KNOWLEDGE REALTY TRUST
Extraordinary Meeting

Moderator: Sir, as it is 11:00A.M. you can start the meeting. Thank you.

Mr. Senthil Kumar: Thank you. Good morning, everyone. We welcome you to the Extraordinary Meeting of the unitholders of Knowledge Realty Trust **("KRT/Trust")**. I'm Senthil Kumar, Vice President, Investor Relations at Knowledge Realty Office Management Services Private Limited, the Manager of KRT. This meeting is being held through electronic means in accordance with the SEBI regulations. The video conferencing facility enabling virtual participation in this meeting opened 30 minutes prior to the scheduled time. Please note that after the meeting ends the Insta poll on KFin portal will remain open for 15 minutes to enable the unitholders to cast their votes. The unitholders who have joined this meeting are kept on mute mode to avoid any background noise. If you face any technical issues, please contact the helpline number mentioned in the Meeting Notice.

56 number of unitholders have joined the meeting through video conferencing and hence the quorum is ascertained for conducting the meeting. KRT has received authorization letters from 38 number of corporate unitholders comprising 354,27,50,861 number of units consisting of 79.89% of unit capital of the trust. KRT has also received confirmation on the appointment of Mr. Shivam Agarwal as Chairperson of the meeting. With this I now hand over the meeting proceedings to the Chairperson.

Mr. Sarat Kurup: Shivam, you're on mute.

Mr. Shivam Agarwal: Can you hear me? Sorry about that. Thank you, Senthil. Good morning unitholders. It gives me immense pleasure to welcome you all today to the Extraordinary Meeting of the unitholders of Knowledge Realty Trust. On behalf of the Board of Directors of the Manager of Knowledge Realty Trust, I thank you all for taking the time to join us today. Since we have the requisite quorum present to conduct the proceedings of this meeting, I call the meeting to order.

With this, I would now like to hand over the proceedings of this meeting to Mr. Senthil Kumar.

Mr. Senthil Kumar: Thank you, Mr. Shivam. Let me take this opportunity to introduce you to our Board members, management and other key people who have joined this meeting. Moderator, can you please shift the focus?

I'd like to introduce Mr. Ajay Mahajan. He's an Independent Director. He's the Chairperson of our Audit Committee, Borrowing Committee and Nomination and Remuneration Committee. He's also a member of the Risk Management Committee and Investment committee. Thank you, sir.

I'd like to introduce Mr. Anup Shah. He's an Independent Director. He's the Chairperson of our Risk Management Committee and a member of the Audit Committee and Nomination and Remuneration Committee.

I would now like to introduce you to the Management of Knowledge Realty Trust. Mr. Shirish Godbole, our CEO, Mr. Quaiser Parvez, our COO, Mr. Neeraj Toshniwal, our CFO, Mr. Ravish Agarwal, Vice President - Strategy and Acquisitions, Mr. Sarat Kurup, General Counsel. Mr. Akshay Sharma, Compliance Officer.

The following key persons are also attending the meeting Mr. Abhishek Agarwal, representative from S.R. Batliboi & Associates LLP - Statutory Auditors of KRT. Ms. Prathi Bheda and Mr. Siddharth Pardesi, representative of Axis Trustee Services Limited . - Trustee to KRT. Ms. Rupal Jhaveri, Practicing Company Secretary, present here as the Scrutinizer of the meeting. With this I now invite our CEO Mr. Shirish Godbole to address the unitholders.

Mr. Shirish Godbole: Thank you, Senthil. Good morning and namaskar to all the unitholders. It gives me great pleasure to welcome you to this Extra-ordinary Meeting of our REIT. Just to set the context, we are conducting this meeting to address certain administrative agenda items which will help us in running our company more efficiently. We will, of course, have our first Annual General Meeting post the financial year end which is where we will share with you detailed business updates and our full year financial results. At the outset, I'm glad to mention that our IPO, in August 2025, marked a major milestone for KRT and for India's REIT market. Since listing, we have completed our first quarterly results and maiden distributions. Along with this, our units have delivered over 20% price appreciation since listing. We were included in the FTSE Nareit Global REIT index in December 2025 reflecting growing global recognition. Today, KRT is India's largest REIT by market cap at over ₹50,000 crores with a 46 million sq ft portfolio and 95% of our value is comprised in Mumbai, Hyderabad and Bangalore. Our focus remains on stable income, disciplined growth and long term value creation. I now request our COO and my partner Mr. Quaiser Parvez to share on operating and market perspective.

Mr. Quaiser Parvez: Much appreciated, Shirish, thank you. And good morning, unitholders, from a market perspective, India's office sector continues to show strong demand driven by GCC, BFSI and Technology Services. The calendar year 2025 closed with a record absorption of 82 million sq ft. vacancy levels in our core markets are stabilizing and new supply is becoming more selective. Against this backdrop, KRT's portfolio is well positioned. Our assets are concentrated in the strongest office markets and anchored by high quality tenets with long lease tenures. Operationally, occupancy remains strong, leasing traction is healthy and tenant retention continues to be high. Our focus is on sustaining occupancy and rental growth, improving asset level efficiencies, and disciplined portfolio expansion. And with that update, I will now request our General Counsel, Mr. Sarat Kurup to take up the agenda matters.

Mr. Sarat Kurup: Good morning, everyone. I would like to welcome all the unitholders to the Extra-ordinary Meeting of the Knowledge Realty Trust. The purpose of this meeting is to seek approvals on the matter stated in the Extra-ordinary Meeting Notice. Knowledge Realty Trust REIT has engaged KFin Technologies Limited for hosting this meeting through electronic means and also for providing remote e-voting facility during this meeting. The Manager of the REIT has appointed Rupal Jhaveri and Associates, Practicing Company Secretary to act as Scrutinizer to scrutinize the remote e-voting and e-voting conducted during the meeting and ensure that the same is done in a fair and transparent manner. The Notice of this meeting along with the login credentials have already been circulated to the eligible unitholders. The Notice is also available on the website of Knowledge Realty Trust, the Bombay Stock Exchange Limited and the National Stock Exchange of India Limited. The unitholders may take note that the cutoff date fixed for identifying in the eligible unitholders who shall be entitled to vote through remote e-voting facility and for participation and voting at this meeting was 27th of January 2026. Further, the facility of remote e-voting in respect of the business to be transacted at this meeting began at 9:00 A.M. on 31st January 2026 and ended at 5;00 P.M. on 2nd February 2026 and now has been disabled. As all the resolutions mentioned in the Notice of the Extra-ordinary Meeting have already been put to vote through remote e-voting, there will be no proposing or seconding of the resolutions . Similarly, the facility for appointment of proxy and voting by show of hands by the unitholders is not available at this meeting. The results declared along with the Scrutinizer's Report shall be placed on the websites of Knowledge Realty Trust and KFin. The recorded transcript shall also be made available on the Knowledge Realty Trust website. The facility to express views or ask questions during this meeting was provided to the unitholders by registering themselves from 9:00 A.M.on 23rd of January 2026 upto 5:00 P.M. on 30th of January 2026. Once the question-and-answer session commences, the moderator from KFin will announce names of the unitholders who have registered as speaker unitholders one by one. We request that the questions be limited to the agenda of this meeting. The relevant documents for inspection as mentioned in the Notice of the Extra-ordinary Meeting shall remain open and accessible to the unitholders for inspection during the course of this meeting in electronic mode. The unitholders can also request mentioning their name, Demat account number and mobile number to compliance@knowledgerealtytrust.com. The Notice dated 12th January 2026 convening the First Extra-ordinary Meeting has been emailed to the unitholders and has been posted on the website at www.knowledgerealtytrust.com.

With the chair's permission, I shall now take them as read. Hereafter I request our CFO Mr. Neeraj Toshniwal to appraise the unitholders about the resolutions which require the unitholders' approval.

Moderator, if I may request you to please share the screen.

Mr. Neeraj Toshniwal: Thank you, Sarat. Good morning, everyone.

Item number 1: To ratify the appointment of IVAS Partners as valuer for the Knowledge Realty Trust. This resolution is to be passed with a simple majority.

Item number 2: To ratify the appointment of M/S SRBC Co LLP, Chartered Accountants as Statutory Auditors of Knowledge Realty Trust and their remuneration. This resolution is to be passed with a simple majority.

Item number 3: To approve the aggregate consolidated borrowings and deferred payments of Knowledge Realty Trust up to 35% of the value of the KRT Assets and matters related thereto. This resolution is to be passed with a simple majority.

Item number 4: To approve the borrowings from Axis Bank Limited. This resolution is to be passed with a simple majority.

Item number 5: To approve the Demerger of Devbhumi Realtors Private Limited. This resolution is to be passed with a simple majority.

Item number 6: To approve the Demerger of One International Center Private Limited. This resolution is to be passed with a simple majority.

With this, all agenda items in relation to this meeting are completed. Further, I would like to inform you that we have received two questions from unitholders.

Question number 01. As per regulations, the term of appointment of an auditor should be for a five-year period. Why are you appointing for a shorter period?

The appointment is for a shorter period. Reason being it pertains to the period prior to listing until conclusion of the first Annaul Meeting for FY 25-26.

Question number 02. Whether the demerger triggers any regulatory approvals apart from NCLT?

All regulatory approvals as a part of the process of NCLT will be obtained.

Now I would request the moderator to proceed with the speakers who have registered themselves for the question-and-answer session.

Moderator: Thank you, sir. We call our first speaker, Mr. Manjit Singh. I request you to unmute your audio, switch on your camera and proceed, sir Mr. Manjit Singh.. Looks like some audio connectivity. Yeah, Mr. Manjit Singh, please go ahead, sir. You are available currently. So, there is no response from the speaker, sir and we call over the last speaker, Mr. Sarvajit Singh. I request you to unmute your audio, switch on your camera and proceed, sir. Mr. Sarvajit Singh, please go ahead, sir.

Mr. Sarvajit Singh: Hello.

Moderator: You're audible. Please go ahead.

Mr. Sarvajit Singh: Hello.

Mr. Shirish Godbole: Yes. Please go ahead.

Mr. Sarvajit Singh: Hello.

Mr. Shirish Godbole: Please go ahead.

Mr. Sarvajit Singh: Sir. अन्मयूट ही नहीं हो रहा है यहां पे तो।

Moderator: Sir, you are audible, sir. Please go ahead.

Mr. Sarvajit Singh: Chairman, sir. First of all, good morning to you all, the Board of Directors, all the staff of Knowledge Realty Trust limited and my fellow shareholders. The way you highlighted our company's progress in your opening remarks truly reflects the strong vision and the bright future that lies ahead for us. Our company has a solid face value, and you have consistently rewarded shareholders with timely dividends. Sir, my only small concern is that if the Company Secretary could at least make one courtesy call to the shareholders who have registered as speakers—just to inform them that they will be speaking at the AGM or EGM—it would further strengthen our company's professionalism and communication. I would also like to thank the moderator for giving me the opportunity to speak today. Lastly, Sir, I request you to please share a brief overview of our plans for the next 24 months. Thank you, sir. Thank you so much.

Mr. Shirish Godbole: Thank you.

Moderator: This concludes our speaker session.

Mr. Shirish Godbole: Appreciate the comments. You know, As we had mentioned earlier, we will hold the Annual Meeting after the results are announced. At that time, we will present our plans for the future, that's where we will discuss those plans and this meeting was set for specific agenda items which is what we've addressed here. But we thank you for your wishes. And yes, with you know, luck from God, we will continue to do as well as we are doing. Yeah

Mr. Sarat Kurup: Moderator sir, is the question done?

Moderator: There are no other questions, sir.

Mr. Shirish Godbole: Okay.

Mr. Sarat Kurup: In case any further clarifications are required by the unitholders, they can reach out to the Compliance Officer and Investor Relations of the Manager of KRT. With this now I hand over the meeting proceedings to the Chairman for concluding speech.

Mr. Shivam Agarwal: Thank you, Sarat. With this, the firstExtra-ordinary Meeting of Knowledge Realty Trust comes to a conclusion. I want to thank all the unitholders for their presence and involvement. My sincere thanks to the Board of Directors and the management team, to all the unitholders present here today, and also for those who could not join us today but have been a part of our growth journey. We remain fully committed to the business and to deliver to our unitholders. I now authorize Sarat Kurup to conduct the voting procedure and conclude the meeting.

Mr. Sarat Kurup: Thank you, Shivam. Unitholders who are present in this meeting and who have not yet cast their vote can do so now by availing the e-voting facility. Let me inform everyone that the e-voting facility shall remain open for the next 15 minutes. The requisite quorum was present throughout the meeting. And the result of the Extra-ordinary Meeting will be announced by the Knowledge Realty Trust on or before 5th of February 2026. Thank you.

Mr. Shirish Godbole: Thank you.