S R B C & CO LLP
Chartered Accountants

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Independent Auditor's Review Report on the Quarterly Consolidated Unaudited Financial Results of Knowledge Realty Trust Pursuant to Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended

To The Board of Directors of
Knowledge Realty Office Management Services Private Limited
(in its capacity as manager of Knowledge Realty Trust)
One BKC, C-407, Plot No. C-66,
G Block, Bandra Kurla Complex,
Bandra (East), Mumbai – 400051

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of Knowledge Realty Trust (the "Trust") and its subsidiaries (the Trust and its subsidiaries together referred to as "the Group") for the quarter ended June 30, 2026 (the "Statement"), being submitted by Knowledge Realty Office Management Services Private Limited (the "Manager") pursuant to the requirement of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended including any guidelines and circulars issued thereunder (together referred as the "REIT Regulations").

2. This Statement, which is the responsibility of the Manager's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), specified under Companies (Indian Accounting Standards) Rules, 2015, as amended, to the extent not contrary to REIT Regulations, and other accounting principles generally accepted in India. The Statement has been approved by the Board of Directors of the Manager. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We have also performed procedures as required by regulation 13(5) of the REIT Regulations, as amended, to the extent applicable.

4. The Statement includes the results of the entities mentioned in Annexure 1 to this report.

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards to the extent not contrary to REIT Regulations, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of REIT Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We draw attention to Note 13 to the Statement, which describes the presentation / classification of "Unit Capital" as "Equity" in order to comply with the mandatory requirements of the relevant REIT Regulations, instead of the applicable requirements of Ind AS 32 – Financial Instruments: Presentation. Our conclusion is not modified in respect of this matter.

7. We did not review the unaudited financial results of 10 subsidiaries included in the Statement, whose unaudited financial results reflect total revenues of Rs. 1,826.85 million, total net profit after tax of Rs. 785.33 million and total comprehensive income of Rs. 785.33 million for the quarter ended June 30, 2026, as considered in the Statement which has been reviewed by their independent auditor.

   These independent auditor's review reports on unaudited financial results of these entities have been furnished to us by the management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such auditor and procedures performed by us as stated above.

   Our conclusion on the Statement in respect of this matter is not modified with respect to our reliance on the work done and reports of the other auditor.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

ADARSH RANKA
Digitally signed by ADARSH RANKA
Date: 2026.07.28 11:10:59 +05'30'

per Adarsh Ranka
Partner
Membership No.: 209567

UDIN: 26209567JWPSSB7281

Bengaluru
July 28, 2026

Annexure 1 – To Review Report

List of subsidiaries included in the Consolidated Unaudited Financial Results

Sr. No.	Name of the Entity
1.	One International Center Private Limited
2.	One World Center Private Limited
3.	Pluto Solista Business Parks Private Limited
4.	BSP Office Management Services Private Limited
5.	One BKC Realtors Private Limited
6.	One BKC Solar Energy Private Limited
7.	Prima Bay Private Limited
8.	Prima Bay Solar Energy Private Limited
9.	Cessna Garden Developers Private Limited
10.	Exora Business Park Private Limited
11.	Pluto Business Parks Private Limited
12.	One Qube Realtors Private Limited
13.	Kosmo One Business Park Private Limited
14.	Pluto Atriza Business Parks Private Limited
15.	Debonair Realtors Private Limited
16.	Harkeshwar Realtors Private Limited
17.	Salarpuria Developers Private Limited
18.	Darshita Edifice Private Limited
19.	Shirasa Regency Park Private Limited
20.	Sattva Knowledge Centre Private Limited (formerly known as Jaganmayi Realtors Private Limited)
21.	Jaganmayi Real Estates Private Limited
22.	Quadro Info Technologies Private Limited
23.	Darshita Hi-Rise Private Limited
24.	Darshita Housing Private Limited
25.	Sattva Properties Management Private Limited
26.	Darshita Infrastructure Private Limited
27.	Devbhumi Realtors Private Limited
28.	Worldwide Realcon Private Limited
29.	Salarpuria Griha Nirman Private Limited
30.	Sattva Infra Management Private Limited
31.	GV Techparks Private Limited

Sr. No.	Name of the Entity
32.	Softzone Tech Park Limited
33.	Sattva Horizon Private Limited (formerly known as Siddeshwari Griha Nirman Private Limited)
34.	NABS Data Zone Private Limited
35.	Devbhumi Elixir Realty Private Limited
36.	Devbhumi Novamagma Projects Private Limited
37.	Devbhumi Opal Realty Ventures Private Limited
38.	Devbhumi Orwell Realty Private Limited
39.	One Unity Center Private Limited

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Consolidated Financial Results
(All amounts are in Indian Rupees million, unless otherwise stated)

Particulars	For the quarter ended			For the year ended
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	Unaudited	Audited	Unaudited	Audited
Income				
Revenue from operations	12,430.56	11,965.46	-	30,466.28
Interest income	86.28	74.14	-	311.84
Other income (refer note 2)	164.65	119.70	-	439.82
Total income	**12,681.49**	**12,159.30**	**-**	**31,217.94**
Expenses				
Cost of material consumed	44.80	21.94	-	46.45
Operating and maintenance expenses (refer note 3)	958.72	1,150.18	-	2,710.98
Employee benefits expense	0.25	5.17	-	47.21
Other expenses (refer note 4)	956.99	1,223.72	9.11	3,087.51
Total expenses	**1,960.76**	**2,401.01**	**9.11**	**5,892.15**
Earnings before finance costs, depreciation, amortisation and tax (EBITDA)	**10,720.73**	**9,758.29**	**(9.11)**	**25,325.79**
Finance costs	2,390.08	2,360.39	-	6,819.52
Depreciation and amortisation expenses	4,100.51	4,065.69	-	10,504.79
Profit / (Loss) before tax for the period / year	**4,230.14**	**3,332.21**	**(9.11)**	**8,001.48**
Tax expense:				
Current tax	1,230.26	1,137.13	-	2,876.87
Tax adjustments relating to earlier year	(0.52)	(0.07)	-	36.32
Deferred tax (credit) / charge (refer note 11)	492.44	1,121.46	-	1,333.93
Total tax expenses	**1,722.18**	**2,258.52**	**-**	**4,247.12**
Profit / (Loss) for the period / year	**2,507.96**	**1,073.69**	**(9.11)**	**3,754.36**
Other comprehensive income				
Items that will not be reclassified subsequently to profit or loss				
Re-measurement (loss) / gain on defined benefits obligations	-	4.12	-	4.12
Income tax relating to above item	-	-	-	-
Total other comprehensive income / (loss) for the period / year	**-**	**4.12**	**-**	**4.12**
Total comprehensive income / (loss) for the period / year	**2,507.96**	**1,077.81**	**(9.11)**	**3,758.48**
Earnings per unit (Not Annualised) (refer note 5)				
- Basic and Diluted (in Rs.)	0.57	0.24	Not Applicable	1.32

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Trust level NDCF

Particulars	**For the quarter ended 30 June 2026 Unaudited**	**For the quarter ended 31 March 2026 Audited**	**For the year ended 31 March 2026* Audited**
Cashflows from operating activities of the Trust	(101.74)	(95.93)	(195.65)
(+) Cash flows received from SPVs / Investment entities which represent distributions of NDCF computed as per relevant framework	8,429.78	7,949.71	17,261.87
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	6.12	11.70	23.73
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following	-	-	-
• Applicable capital gains and other taxes	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-
• Directly attributable transaction costs	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account. However, amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(814.31)	(699.37)	(1,281.54)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with financial institution , or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	-	-
(-) any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-
NDCF at Trust Level	**7,519.85**	**7,166.11**	**15,808.41**
Add: Distribution from surplus cash reserves (excluding cash surplus utilised to grant ICD to SPVs)	-	-	5,211.31
NDCF at Trust level (including distribution from surplus cash reserves)	**7,519.85**	**7,166.11**	**21,019.72**

Notes:

The Board of Directors of the Manager to the Trust, in its meeting held on 28 July 2026, have declared distribution to unitholders of Rs. 1.695 per unit which aggregates to Rs. 7,516.31 million. The distribution of Rs. 1.695 per unit comprises Rs. 0.922 per unit in the form of dividend, Rs. 0.278 per unit in the form of interest, Rs. 0.494 per unit in the form of repayment of debt and Rs. 0.001 per unit in the form of other income.

As the Trust had acquired the SPVs during the quarter ended 30 September 2025, the NDCF for the quarter ended 30 June 2025 has not been disclosed.

*NDCF for the year ended 31 March 2026 is calculated from the date of acquisition of SPVs and hence does not represent full year NDCF.

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the quarter ended 30 June 2026
SPV wise NDCF

Particulars	OICPL	OWCPL	PSBPPL	BOMSPL	OBRPL	OBSEPL	PBPL	PBSEPL	CGDPL	EBPPL	PBPPL
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	1,354.01	944.99	10.28	21.44	706.25	(0.44)	304.08	4.47	641.61	283.25	68.35
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	-	-	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	30.21	12.42	0.08	0.33	2.37	0.03	1.47	0.01	15.72	4.72	2.72
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	(332.40)	-	-	(258.15)	-	(144.34)	-	-	(189.24)	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-	-	-	-	6.11	2.87	-
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-
NDCF for HoldCo / SPVs	**1,384.22**	**625.01**	**10.36**	**21.77**	**450.47**	**(0.41)**	**161.21**	**4.48**	**663.44**	**101.60**	**71.07**
Add: Distribution from surplus cash reserves	-	-	-	-	-	-	-	-	-	-	-
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**1,384.22**	**625.01**	**10.36**	**21.77**	**450.47**	**(0.41)**	**161.21**	**4.48**	**663.44**	**101.60**	**71.07**

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the quarter ended 30 June 2026
SPV wise NDCF

Particulars	**OQRPL**	**KOBPL**	**PABPPL**	**DBRPL**	**HKRPL**	**SDPL**	**DEPL**	**SRPPL**	**SKCPL**	**JREPL**	**QITPL**	**DHRPL**
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	180.07	324.32	65.79	28.68	39.49	5.02	13.40	7.89	118.48	19.87	23.13	186.29
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	-	-	-	-	-	-	0.57
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	2.45	4.15	3.34	0.22	1.90	0.14	0.21	1.03	1.51	0.98	0.44	1.95
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	(96.65)	-	-	-	-	-	-	-	-	-	(27.57)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	0.67	-	1.73	2.61	0.76	-	-	-	-	5.54	1.24
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	(0.04)	-	-	-	-	-	-
NDCF for HoldCo / SPVs	**182.52**	**232.49**	**69.13**	**30.63**	**44.00**	**5.88**	**13.61**	**8.92**	**119.99**	**20.85**	**29.11**	**162.48**
Add: Distribution from surplus cash reserves	-	-	-	-	-	-	-	-	-	-	-	-
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**182.52**	**232.49**	**69.13**	**30.63**	**44.00**	**5.88**	**13.61**	**8.92**	**119.99**	**20.85**	**29.11**	**162.48**

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the quarter ended 30 June 2026
SPV wise NDCF

Particulars	DHPL	SPMPL	DIPL	DRPL	WRPL	SGNPL	SIMPL	GVTPL	STPL	SHPL	NABS
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	(4.92)	139.35	336.23	1,676.77	820.31	97.74	232.37	321.13	561.69	102.14	(1.98)
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	-	-	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	0.07	2.96	5.73	21.28	5.32	0.68	11.12	4.53	4.99	1.66	0.25
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	(0.02)	(46.11)	-	(282.04)	-	-	(0.33)	(5.83)	-	(0.04)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-	5.43	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-
NDCF for HoldCo / SPVs	**(4.85)**	**142.29**	**295.85**	**1,698.05**	**543.59**	**103.85**	**243.49**	**325.33**	**560.85**	**103.80**	**(1.77)**
Add: Distribution from surplus cash reserves	-	-	-	-	-	-	-	-	-	-	-
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**(4.85)**	**142.29**	**295.85**	**1,698.05**	**543.59**	**103.85**	**243.49**	**325.33**	**560.85**	**103.80**	**(1.77)**

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the quarter ended 30 June 2026
SPV wise NDCF

Particulars	DERPL	DORPL	DNPPL	DORVPL	OUCPL
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	(0.10)	(0.10)	(0.07)	(0.69)	(0.05)
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-
NDCF for HoldCo / SPVs	**(0.10)**	**(0.10)**	**(0.07)**	**(0.69)**	**(0.05)**
Add: Distribution from surplus cash reserves	-	-	-	-	-
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**(0.10)**	**(0.10)**	**(0.07)**	**(0.69)**	**(0.05)**

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the quarter ended 31 March 2026
SPV wise NDCF

Particulars	OICPL	OWCPL	PSBPPL	BOMSPL	OBRPL	OBSEPL	PBPL	PBSEPL	CGDPL	EBPPL	PBPPL
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	1,293.59	1,022.34	(78.27)	(33.85)	574.11	8.67	290.98	9.27	671.66	459.57	150.09
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	-	-	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	8.20	12.30	0.56	0.22	3.85	0.15	3.76	0.17	5.06	1.15	1.70
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(96.44)	(363.85)	-	-	(253.58)	-	(141.72)	-	-	(184.14)	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	-	(1.19)	-	(1.16)	-	-	-	(6.11)	(2.87)	-
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-
NDCF for HoldCo / SPVs	**1,205.35**	**670.79**	**(78.90)**	**(33.63)**	**323.22**	**8.82**	**153.02**	**9.44**	**670.61**	**273.71**	**151.79**
Add: Distribution from surplus cash reserves	-	-	-	-	-	-	-	-	150.00	-	50.00
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**1,205.35**	**670.79**	**(78.90)**	**(33.63)**	**323.22**	**8.82**	**153.02**	**9.44**	**820.61**	**273.71**	**201.79**

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the quarter ended 31 March 2026
SPV wise NDCF

Particulars	OQRPL	KOBPL	PABPPL	DBRPL	HKRPL	SDPL	DEPL	SRPPL	SKCPL	JREPL	QITPL	DHRPL
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	145.83	273.10	80.89	10.17	59.39	3.74	22.22	32.11	119.55	0.70	11.11	161.91
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	0.17	0.23	0.17	-	-	-	-	1.17	3.30
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	1.82	2.87	2.75	0.20	0.16	0.13	0.28	0.43	1.57	0.84	0.36	1.49
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	(93.94)	(0.01)	-	-	-	-	-	(3.85)	-	-	(27.78)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	(1.10)	-	(1.73)	(2.61)	(0.76)	-	-	-	-	(5.54)	(1.24)
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-
NDCF for HoldCo / SPVs	**147.65**	**180.93**	**83.63**	**8.80**	**57.17**	**3.28**	**22.50**	**32.54**	**117.27**	**1.54**	**7.10**	**137.68**
Add: Distribution from surplus cash reserves	50.00	-	-	-	-	-	-	-	-	-	-	-
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**197.65**	**180.93**	**83.63**	**8.80**	**57.17**	**3.28**	**22.50**	**32.54**	**117.27**	**1.54**	**7.10**	**137.68**

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the quarter ended 31 March 2026
SPV wise NDCF

Particulars	DHPL	SPMPL	DIPL	DRPL	WRPL	SGNPL	SIMPL	GVTPL	STPL	SHPL	NABS
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	(8.01)	156.32	219.43	1,912.66	775.98	69.28	108.03	445.58	240.52	90.24	0.21
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	0.35	-	1.86	1.17	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	0.02	4.08	1.26	18.80	9.38	2.48	8.54	3.22	4.45	1.39	0.43
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	(0.04)	(70.58)	-	(287.57)	-	(0.04)	(9.94)	(10.37)	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-	(5.43)	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-
NDCF for HoldCo / SPVs	**(7.99)**	**160.36**	**150.11**	**1,931.46**	**497.79**	**66.68**	**116.53**	**440.72**	**235.77**	**91.63**	**0.64**
Add: Distribution from surplus cash reserves	-	-	-	450.00	-	-	300.00	50.00	-	-	-
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**(7.99)**	**160.36**	**150.11**	**2,381.46**	**497.79**	**66.68**	**416.53**	**490.72**	**235.77**	**91.63**	**0.64**

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the quarter ended 31 March 2026
SPV wise NDCF

Particulars	DERPL	DORPL	DNPPL	DORVPL	OUCPL
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	-	-	-	-	-
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-
NDCF for HoldCo / SPVs	**-**	**-**	**-**	**-**	**-**
Add: Distribution from surplus cash reserves	-	-	-	-	-
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**-**	**-**	**-**	**-**	**-**

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the year ended 31 March 2026*
SPV wise NDCF

Particulars	OICPL	OWCPL	PSBPPL	BOMSPL	OBRPL	OBSEPL	PBPL	PBSEPL	CGDPL	EBPPL	PBPPL
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	2,657.86	2,000.97	(77.76)	(11.35)	1,118.29	10.21	797.98	7.38	1,510.77	1,238.60	225.47
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	-	-	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	28.24	37.72	7.33	2.78	18.18	2.62	17.17	2.29	47.83	13.44	4.43
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(569.79)	(1,006.19)	-	-	(734.47)	(1.88)	(437.21)	(1.38)	(65.36)	(538.71)	(8.62)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	(10.40)	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	-	(1.19)	-	(1.16)	-	-	-	-	(2.87)	-
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	(20.93)	-	-	-	-	-	-	-	-	-	-
NDCF for HoldCo / SPVs	**2,095.38**	**1,032.50**	**(71.62)**	**(8.57)**	**400.84**	**10.95**	**377.95**	**8.29**	**1,493.26**	**700.06**	**221.28**
Add: Distribution from surplus cash reserves	-	-	150.00	-	-	-	-	-	150.00	-	50.00
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**2,095.38**	**1,032.50**	**78.38**	**(8.57)**	**400.84**	**10.95**	**377.95**	**8.29**	**1,643.26**	**700.06**	**271.28**

*NDCF for the year ended 31 March 2026 is calculated from the date of acquisition of SPVs and hence does not represent full year NDCF.

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the year ended 31 March 2026*
SPV wise NDCF

Particulars	OQRPL	KOBPL	PABPPL	DBRPL	HKRPL	SDPL	DEPL	SRPPL	SKCPL	JREPL	QITPL	DHRPL
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	412.57	606.97	186.81	36.68	98.21	(14.16)	44.98	96.43	203.76	40.55	37.72	454.16
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	0.54	0.72	0.54	-	-	-	-	3.62	10.65
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	7.59	9.79	8.94	0.48	8.56	1.45	0.65	1.27	2.60	1.92	8.82	3.61
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(24.34)	(268.25)	(2.62)	-	-	-	(0.96)	(0.62)	(45.54)	(2.98)	-	(82.99)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	(7.83)	-	-	-	-	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	(1.10)	-	(1.73)	(2.61)	(0.76)	-	-	-	-	(5.54)	(1.24)
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	(0.99)	-
NDCF for HoldCo / SPVs	**395.82**	**339.58**	**193.13**	**35.97**	**104.88**	**(12.93)**	**44.67**	**97.08**	**160.82**	**39.49**	**43.63**	**384.19**
Add: Distribution from surplus cash reserves	50.00	-	-	-	990.00	22.50	15.00	-	-	-	2,240.00	-
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**445.82**	**339.58**	**193.13**	**35.97**	**1,094.88**	**9.57**	**59.67**	**97.08**	**160.82**	**39.49**	**2,283.63**	**384.19**

*NDCF for the year ended 31 March 2026 is calculated from the date of acquisition of SPVs and hence does not represent full year NDCF.

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the year ended 31 March 2026*
SPV wise NDCF

Particulars	DHPL	SPMPL	DIPL	DRPL	WRPL	SGNPL	SIMPL	GVTPL	STPL	SHPL
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	(19.11)	223.92	434.88	4,308.31	1,839.76	178.25	88.40	934.88	681.42	195.10
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	1.08	-	5.79	3.62	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	2.37	16.49	3.20	206.44	16.99	14.85	37.10	18.60	81.26	1.39
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	(0.14)	(279.82)	(53.11)	(784.47)	-	(0.16)	(169.01)	(38.86)	(26.95)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-	(5.43)	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	(1.42)	-	-	(37.53)	-	(0.11)	-	-	-
NDCF for HoldCo / SPVs	**(16.74)**	**238.85**	**158.26**	**4,461.64**	**1,034.75**	**188.75**	**125.23**	**790.26**	**727.44**	**169.54**
Add: Distribution from surplus cash reserves	180.00	2,030.00	54.97	11,677.31	-	2,580.00	3,400.00	750.00	-	-
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**163.26**	**2,268.85**	**213.23**	**16,138.95**	**1,034.75**	**2,768.75**	**3,525.23**	**1,540.26**	**727.44**	**169.54**

*NDCF for the year ended 31 March 2026 is calculated from the date of acquisition of SPVs and hence does not represent full year NDCF.

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Net Distributable Cashflows (NDCF)
(All amounts are in Indian Rupees millions, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

For the year ended 31 March 2026*
SPV wise NDCF

Particulars	NABS	DERPL	DORPL	DNPPL	DORVPL	OUCPL
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	(38.22)	-	-	-	-	-
(+) Cash Flows received from SPVs which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments.	1.30	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(0.05)	-	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i) loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv) agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-
NDCF for HoldCo / SPVs	**(36.97)**	**-**	**-**	**-**	**-**	**-**
Add: Distribution from surplus cash reserves	-	-	-	-	-	-
NDCF for HoldCo / SPVs (including distribution from surplus cash reserves)	**(36.97)**	**-**	**-**	**-**	**-**	**-**

*NDCF for the year ended 31 March 2026 is calculated from the date of acquisition of SPVs and hence does not represent full year NDCF.

(All amounts are in Indian Rupees million, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 4, Paragraph 4.6.5 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

1 Statement of Net Borrowing Ratio

	Particulars	As at 30 June 2026 Unaudited	As at 31 March 2026 Audited
A.	Borrowings*	124,543.44	123,586.44
B.	Deferred Payments	-	-
C.	Cash and Cash Equivalents	4,433.99	6,265.53
D.	Aggregate Borrowings and Deferred Payments net of Cash and Cash Equivalents (A+B-C)	120,109.45	117,320.91
E.	Value of REIT assets**	674,110.88	674,110.88
F.	**Net Borrowings Ratio (D/E) (In times)**	**0.18**	**0.17**

* Borrowings = Long-term borrowings + Short-term borrowings
** In accordance with the REIT Regulations, 2014, the Trust is required to conduct valuation of REIT assets from independent external property valuer on half yearly basis. Accordingly, the value of REIT assets as at 30 June 2026 is considered based on the valuation report issued by such independent external property valuer for REIT assets as at 31 March 2026.

i Break-up of Borrowings

Pertaining to	Type	Lender	As at 30 June 2026 Unaudited	As at 31 March 2026 Audited
Secured:				
One World Center Private Limited	Term loan	Punjab National Bank	16,434.81	20,434.19
One World Center Private Limited	Overdraft	Punjab National Bank	951.97	1,033.40
One BKC Realtors Private Limited	Term loan	Indian Bank	14,069.60	14,069.32
One BKC Realtors Private Limited	Overdraft	Indian Bank	692.23	596.14
Prima Bay Private Limited	Term loan	State Bank of India	7,851.47	7,851.08
Prima Bay Private Limited	Overdraft	State Bank of India	450.37	466.26
Exora Business Park Private Limited	Term loan	State Bank of India	10,211.44	10,209.77
Exora Business Park Private Limited	Overdraft	State Bank of India	890.26	849.97
Kosmo One Business Park Private Limited	Term loan	State Bank of India	5,279.00	5,278.95
Kosmo One Business Park Private Limited	Overdraft	State Bank of India	354.38	281.83
Darshita Hi-Rise Private Limited	Term loan	Axis Bank Limited	1,502.64	1,502.43
Darshita Hi-Rise Private Limited	Overdraft	Axis Bank Limited	192.22	22.17
Sattva Properties Management Private Limited	Overdraft	Federal Bank Limited	44.77	46.01
Darshita Infrastructure Private Limited	Term loan	Federal Bank Limited	2,485.70	1,842.63
Darshita Infrastructure Private Limited	Term loan	Axis Bank Limited	-	695.57
Darshita Infrastructure Private Limited	Overdraft	Federal Bank Limited	-	39.11
Darshita Infrastructure Private Limited	Overdraft	Axis Bank Limited	166.94	69.84
Worldwide Realcon Private Limited	Term loan	Axis Bank Limited	10,430.12	9,570.79
Worldwide Realcon Private Limited	Term loan	Bajaj Housing Finance Limited	-	6,108.43
Worldwide Realcon Private Limited	Overdraft	Axis Bank Limited	471.97	401.69
GV Techparks Private Limited	Term loan	State Bank of India	-	96.64
GV Techparks Private Limited	Overdraft	State Bank of India	185.82	-
Softzone Tech Park Limited	Overdraft	Federal Bank Limited	99.23	386.65
Softzone Tech Park Limited	Overdraft	Bank of Maharashtra	-	5.06
Softzone Tech Park Limited	Term loan	Federal Bank Limited	251.84	191.09
Knowledge Realty Trust	Term loan	Bajaj Housing Finance Limited	13,976.46	13,976.04
Knowledge Realty Trust	Overdraft	Bajaj Housing Finance Limited	625.68	1,595.98
Knowledge Realty Trust	NCD Series - I	NA*	15,965.20	15,961.33
Knowledge Realty Trust	NCD Series - II	NA*	10,003.75	10,004.07
Knowledge Realty Trust	NCD Series - III	NA*	5,994.82	-
Knowledge Realty Trust	Commercial papers (CP)	NA*	4,960.75	-
Total			**124,543.44**	**123,586.44**

*Pursuant to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 (as amended) dated 11 July 2025, the names of lenders are required to be given for borrowings. Listed Non-Convertible Debenture (NCD) and listed Commercial Paper (CP) are actively traded in the secondary market, resulting in frequent changes in ownership and therefore, lender names for these instrument have not been provided.

(All amounts are in Indian Rupees million, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 4, Paragraph 4.6.5 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

1 Statement of Net Borrowing Ratio (Contd.)

ii Break-up of cash and cash equivalents

Name of the Entity	As at 30 June 2026 Unaudited	As at 31 March 2026 Audited
One International Center Private Limited	172.32	719.15
One World Center Private Limited	628.61	362.64
Pluto Solista Business Parks Private Limited	32.87	38.23
BSP Office Management Services Private Limited	63.20	105.44
One BKC Realtors Private Limited	616.56	448.95
One BKC Solar Energy Private Limited	4.39	13.43
Prima Bay Private Limited	250.17	211.25
Prima Bay Solar Energy Private Limited	0.21	11.00
Cessna Garden Developers Private Limited	6.86	713.96
Exora Business Park Private Limited	478.08	622.25
Pluto Business Parks Private Limited	0.21	220.89
One Qube Realtors Private Limited	17.85	227.58
Kosmo One Business Park Private Limited	294.75	141.01
Pluto Atriza Business Parks Private Limited	0.16	122.33
Debonair Realtors Private Limited	0.68	12.35
Harkeshwar Realtors Private Limited	0.84	2.08
Salarpuria Developers Private Limited	0.77	9.56
Darshita Edifice Private Limited	0.71	26.88
Shirasa Regency Park Private Limited	8.51	3.55
Sattva Knowledge Centre Private Limited	0.28	121.53
Jaganmayi Real Estates Private Limited	69.58	43.93
Quadro Info Technologies Private Limited	0.67	5.01
Darshita Hi-Rise Private Limited	174.96	2.65
Darshita Housing Private Limited	1.56	0.27
Sattva Properties Management Private Limited	52.56	167.12
Darshita Infrastructure Private Limited	92.09	73.34
Devbhumi Realtors Private Limited	477.09	651.75
Worldwide Realcon Private Limited	405.68	101.18
Salarpuria Griha Nirman Private Limited	0.49	71.82
Sattva Infra Management Private Limited	70.33	217.90
GV Techparks Private Limited	220.64	332.69
Softzone Tech Park Limited	15.62	150.51
Sattva Horizon Private Limited	27.86	111.18
NABS Data Zone Private Limited	2.72	61.07
Devbhumi Elixir Realty Private Limited	0.90	1.00
Devbhumi Orwell Realty Private Limited	0.90	1.00
Devbhumi Novamagma Projects Private Limited	0.93	1.00
Devbhumi Opal Realty Ventures Private Limited	0.30	1.00
One Unity Center Private Limited	0.45	0.50
Knowledge Realty Trust	240.63	136.55
Total	**4,433.99**	**6,265.53**

(All amounts are in Indian Rupees million, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 4, Paragraph 4.6.5 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

1 Statement of Net Borrowing Ratio (Contd.)

iii Value of REIT assets

Name of the SPV	Name of the property	As at 30 June 2026 Unaudited	As at 31 March 2026 Audited
One International Center Private Limited	One International Center & One Unity Center	87,127.89	87,127.89
One World Center Private Limited	One World Center	61,786.19	61,786.19
Pluto Solista Business Parks Private Limited	CAM Bengaluru - II	4,733.60	4,733.60
BSP Office Management Services Private Limited	CAM Mumbai	4,173.00	4,173.00
One BKC Realtors Private Limited	One BKC	46,278.67	46,278.67
Prima Bay Private Limited	Prima Bay	18,486.29	18,486.29
Cessna Garden Developers Private Limited	Cessna Business Park	46,786.35	46,786.35
Exora Business Park Private Limited	Exora Business Park	33,884.42	33,884.42
Pluto Business Parks Private Limited	One Trade Tower	5,248.09	5,248.09
One Qube Realtors Private Limited	One Qube	9,821.05	9,821.05
Kosmo One Business Park Private Limited	Kosmo One	15,274.64	15,274.64
Pluto Atriza Business Parks Private Limited	Fintech One	4,224.57	4,224.57
One BKC Solar Energy Private Limited	One BKC Solar	315.87	315.87
Prima Bay Solar Energy Private Limited	Prima Bay Solar	276.34	276.34
Debonair Realtors Private Limited	Sattva Eminence	2,090.21	2,090.21
Harkeshwar Realtors Private Limited	Sattva Cosmo Lavelle	2,845.10	2,845.10
Salarpuria Developers Private Limited	Sattva Premia	1,247.40	1,247.40
Darshita Edifice Private Limited	Sattva Magnificia - I	1,241.47	1,241.47
Shirasa Regency Park Private Limited	Karnataka Solar - I	2,282.23	2,282.23
Sattva Knowledge Centre Private Limited	Sattva Knowledge Capital	6,431.57	6,431.57
Jaganmayi Real Estates Private Limited	Sattva South Avenue	3,599.87	3,599.87
Quadro Info Technologies Private Limited	Sattva Infozone	3,760.82	3,760.82
Darshita Hi-Rise Private Limited	Sattva Knowledge Court	11,182.14	11,182.14
Darshita Housing Private Limited	Sattva Endeavour	5,825.53	5,825.53
Sattva Properties Management Private Limited	CAM Bengaluru - I	7,042.70	7,042.70
Darshita Infrastructure Private Limited	Sattva Knowledge Capital	20,833.77	20,833.77
Devbhumi Realtors Private Limited	Sattva Knowledge City	117,332.78	117,332.78
Worldwide Realcon Private Limited	Sattva Knowledge Park	52,513.24	52,513.24
Salarpuria Griha Nirman Private Limited	Sattva Techpoint	7,185.80	7,185.80
Sattva Infra Management Private Limited	CAM Hyderabad	11,988.30	11,988.30
GV Tech Parks Private Limited	Sattva Global City	44,147.73	44,147.73
Softzone Tech Park Limited	Sattva Softzone	17,152.68	17,152.68
Softzone Tech Park Limited	Sattva Magnificia - II	1,768.14	1,768.14
Softzone Tech Park Limited	Sattva Touchstone	3,605.78	3,605.78
Softzone Tech Park Limited	Sattva Supreme	724.91	724.91
Softzone Tech Park Limited	Sattva Spectrum	4,283.09	4,283.09
Sattva Horizon Private Limited	Sattva Horizon	5,515.48	5,515.48
NABS Datazone Private Limited	Karnataka Solar - II	1,093.17	1,093.17
Devbhumi Elixir Realty Private Limited	NA*	-	-
Devbhumi Orwell Realty Private Limited	NA*	-	-
Devbhumi Novamagma Projects Private Limited	NA*	-	-
Devbhumi Opal Realty Ventures Private Limited	NA*	-	-
One Unity Center Private Limited	NA**	-	-
Knowledge Realty Trust	NA	-	-
Total		**674,110.88**	**674,110.88**

*wholly owned subsidiaries of Devbhumi Realtors Private Limited
**wholly owned subsidiary of One International Center Private Limited

(All amounts are in Indian Rupees million, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 4, Paragraph 4.6.5 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

1 Statement of Net Borrowing Ratio (Contd.)

iv Details of security and assets cover ratio against NCDs

Particulars	Security Terms	Assets cover ratio	As at 30 June 2026* Unaudited	As at 31 March 2026* Audited
NCD - Series - I	The NCD is secured against a) First ranking pari passu mortgage over the undivided 21.73% share of the Devbhumi Realtors Private Limited in the Land (i.e. 6.52 acres) with respect to Block E-2, situated at Survey No. 83/1 in Phase I of Cyberabad Knowledge City, Raidurg Panmaktha Village, Serilingampally Mandal, Ranga Reddy District; b) First ranking pari passu hypothecation over the escrow account into which all cashflows of the mortgaged property will be deposited and hypothecation over all such cashflows, both present and future; and c) Corporate guarantee from Devbhumi Realtors Private Limited, capped to the aggregate outstanding debt.	1.97 (As at 31 March 2026 : 1.97)	16,021.60	16,021.60
NCD - Series - II	The NCD is secured against a) First ranking pari passu mortgage over the undivided 18.50% share of Devbhumi Realtors Private Limited in the land (i.e. 5.55 acres) with respect to Block D, situated at Survey No. 83/1 in Phase I of Cyberabad Knowledge City, Raidurg Panmaktha Village, Serilingampally Mandal, Ranga Reddy District; b) First ranking pari passu hypothecation over the escrow account into which all cashflows from mortgaged property will be deposited and hypothecation over all such cashflows, both present and future; and c) Corporate guarantee from Devbhumi Realtors Private Limited, capped to the aggregate outstanding debt.	1.73 (As at 31 March 2026 : 2.78)	10,045.01	10,045.01
NCD - Series - III	The NCD is secured against a) First ranking pari passu mortgage over the undivided 18.50% share of Devbhumi Realtors Private Limited in the land (i.e. 5.55 acres) with respect to Block D, situated at Survey No. 83/1 in Phase I of Cyberabad Knowledge City, Raidurg Panmaktha Village, Serilingampally Mandal, Ranga Reddy District; b) First ranking pari passu hypothecation over the escrow account into which all cashflows from mortgaged property will be deposited and hypothecation over all such cashflows, both present and future; and c) Corporate guarantee from Devbhumi Realtors Private Limited, capped to the aggregate outstanding debt.	1.73 (As at 31 March 2026 : NA) (Refer Note iii)	6,004.84	-

*including premium received and excluding IND AS impact

Notes

(i) Asset Cover ratio is based on market value of the assets.

(ii) The NCDs are listed on the Bombay Stock Exchange.

(iii) Series - III NCDs were issued by the Trust on 19 June 2026, accordingly the asset cover ratio as at 31 March 2026 has not been disclosed in the above table.

(All amounts are in Indian Rupees million, unless otherwise stated)

2 Other income

Particulars	For the quarter ended			For the year ended
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	Unaudited	Audited	Unaudited	Audited
Gain on Mutual funds classified as FVTPL	97.00	79.64	-	312.49
Sale of scrap	21.70	1.36	-	16.67
Profit on sale of PPE and investment property	0.18	2.56	-	3.59
Liabilities written back	30.40	26.58	-	87.88
Miscellaneous income	15.37	9.56	-	19.19
Total	**164.65**	**119.70**	**-**	**439.82**

3 Operating and maintenance expenses

Particulars	For the quarter ended			For the year ended
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	Unaudited	Audited	Unaudited	Audited
Power and fuel (net of recoveries)	105.72	67.07	-	210.32
Manpower charges	465.26	428.93	-	1,117.59
Repairs and maintenance related to operation	353.64	615.76	-	1,273.32
Other operating expenses	34.10	38.42	-	109.75
Total	**958.72**	**1,150.18**	**-**	**2,710.98**

4 Other expenses

Particulars	For the quarter ended			For the year ended
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	Unaudited	Audited	Unaudited	Audited
Legal and professional fees	81.40	163.53	-	355.43
Audit fees	18.50	16.96	0.03	66.66
Valuation fees	3.26	5.80	-	11.30
Trustee fees	1.33	1.31	-	3.82
Rates and taxes (including property taxes)	319.39	338.30	0.24	916.17
Insurance expense	16.71	20.92	0.64	57.60
Property management fee (refer note 6)	306.40	291.88	-	754.89
REIT Management fee (refer note 6)	84.56	82.05	-	163.47
Repairs and maintenance - others	16.57	124.13	-	170.57
Advertisement expenses	8.04	27.21	8.20	186.41
Travelling and conveyance	-	1.27	-	11.41
Corporate social responsibility expenses	61.71	68.82	-	118.90
Allowances for expected credit losses	3.55	67.09	-	74.03
Loss on sale / discard of PPE and investment property	-	3.31	-	3.31
Other installation charges	5.05	6.36	-	25.70
Bad debts / Advances written off	21.91	3.37	-	112.88
Miscellaneous expenses	8.61	1.41	-	54.96
Total	**956.99**	**1,223.72**	**9.11**	**3,087.51**

(All amounts are in Indian Rupees million, unless otherwise stated)

5 Earnings Per Unit (EPU)

Basic EPU is calculated by dividing the profits for the period / year attributable to unitholder of the Trust by the weighted average number of units outstanding during the period / year. Diluted EPU is calculated by dividing the profits attributable to unit holders of the Trust by the weighted average number of units outstanding during the period / year plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

Particulars	For the quarter ended			For the year ended
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	Unaudited	Audited	Unaudited	Audited
Profit / (Loss) for the period / year	2,507.96	1,073.69	(9.11)	3,754.36
Weighted average number of units (Basic / Diluted)	4,434,399,541	4,434,399,541	-	2,854,022,717
Earnings per unit (Not Annualised)				
- Basic and Diluted (in Rs.)	0.57	0.24	Refer Note below	1.32

Note : The Trust had not issued any units till 30 June 2025. Therefore the disclosures in respect of Earnings per unit is not applicable for the quarter ended 30 June 2025.

6 Investment management fees:

Property Management fee

Pursuant to the Property Management Agreement dated 24 July 2025, the Manager is entitled to a fee of 3% of the Facility Rentals. The fees is paid to the Manager in consideration of the property management services offered by the Manager. Property Management fee for the quarter ended 30 June 2026 amounts to Rs. 306.4 millions (quarter ended 31 March 2026 : Rs. 291.88 millions). There are no changes during the period in the methodology for computation of fees paid to Manager.

REIT Management fee

Pursuant to the Investment Management Agreement dated 10 October 2024, Investment Manager is entitled to fees @ 1% of distributions, exclusive of applicable taxes. The fees has been determined for undertaking management of the Trust and its investments.
The REIT Management fees (including GST) for the quarter ended 30 June 2026 amounts to Rs. 84.56 millions (quarter ended 31 March 2026 : Rs. 82.05 millions). There are no changes during the period in the methodology for computation of fees paid to Manager.

7 Disclosure required as per Paragraph 4.18.2 of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 and Chapter XVII, Part III of SEBI master circular no. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated 15 October 2025 r/w Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. No.	Ratios	As at / For the quarter ended			As at / For the year ended 31 March 2026
		30 June 2026	31 March 2026	30 June 2025	
		Unaudited	Audited	Unaudited	Audited
(a)	debt-equity ratio	0.29	0.29	Not applicable	0.29
(b)	debt service coverage ratio	4.88	4.52	Not applicable	3.98
(c)	interest service coverage ratio	4.88	4.52	Not applicable	3.99
(d)	outstanding redeemable preference shares	Not applicable	Not applicable	Not applicable	Not applicable
(e)	capital redemption reserve / debenture redemption reserve	Not applicable	Not applicable	Not applicable	Not applicable
(f)	net worth (Rs. in million)	427,245.00	431,872.95	(32.67)	431,872.95
(g)	net profit / (loss) after tax (Rs. in million)	2,507.96	1,077.81	(9.11)	3,758.48
(h)	earnings per unit (basic / diluted) (Rs.)	0.57	0.24	Not applicable	1.32
(i)	current ratio	0.69	0.85	0.88	0.85
(j)	long term debt to working capital	(15.44)	(41.54)	Not applicable	(41.54)
(k)	bad debts to account receivable ratio	0.01	0.03	Not applicable	0.08
(l)	current liability ratio	0.17	0.13	1.00	0.13
(m)	total debts to total assets	0.22	0.21	Not applicable	0.21
(n)	debtor's turnover	5.28	4.90	Not applicable	12.47
(o)	operating margin percent	89.43%	88.03%	Not applicable	88.43%
(p)	net profit margin percent	20.00%	9.00%	Not applicable	12.00%
(q)	asset cover ratio	5.57	5.62	Not applicable	5.62
(r)	inventory turnover	Not applicable	Not applicable	Not applicable	Not applicable
(s)	net operating income (Rs. in million)	11,116.68	10,533.38	Not applicable	26,940.76
(t)	distribution per unit (Rs.)	1.70	1.62	Not applicable	4.74
(u)	asset cover for NCDs (at book value)	1.25	1.53	Not applicable	1.53

The following definitions have been considered for the purpose of computation of ratios and other information

(a) Debt equity ratio = Total borrowings[1] / Unitholders Equity[2]
(b) Debt service coverage ratio = Earnings before finance costs, depreciation, amortisation and tax / [Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability) + Scheduled principal repayments made during the period to the extent not refinanced]
(c) Interest service coverage ratio = Earnings before finance costs, depreciation, amortisation and tax / Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability)
(d) Net worth = Unitholder's Equity[2]
(e) Current ratio = Current assets / Current liabilities
(f) Long term debt to working capital ratio = Long term debt[3]/ Working capital[4]
(g) Current liability ratio = Current liabilities / Total liabilities
(h) Total debt to total assets = Total debt[5] / Total assets
(i) Debtor's Turnover = Revenue from operations / Average trade receivable
(j) Bad debts to account receivable ratio = Bad debts (including provision for doubtful debts) / Average trade receivable
(k) Operating margin = Net operating income / Revenue from operations
(l) Net profit margin = Profit after exceptional Items and tax / Total income
(m) Asset cover ratio = Fair value of Gross Assets / Total borrowings[1] (excluding processing fees)
(n) Net operating income = Revenue from operation - operating and maintenance expenses (excluding certain one time repair expenses) - insurance - property tax

Notes
1 Total borrowings = Non-current borrowings + Current borrowings + Accrued Interest
2 Unitholder's Equity = Unit Capital + Other equity + 'Distribution - Repayment of capital'
3 Long term debt = Non-current borrowings (excluding current maturities of non-current debt and lease liability)
4 Working capital = Current asset - Current liabilities
5 Total Debt = Non current borrowings (including current maturities of long term borrowings and excluding processing fees) + current borrowings and interest accrued

(All amounts are in Indian Rupees million, unless otherwise stated)

8 Details of utilisation of IPO proceeds:

On 18 August 2025, the units of the Trust were listed on Bombay Stock Exchange ('BSE') and National Stock Exchange ('NSE'). As part of IPO, the Trust had issued 480.00 million units for cash, at a price of Rs. 100.00 per unit aggregating to Rs. 48,000.00 million.

Objects of the issue as per the Prospectus	Proposed utilisation	Utilised till 30 June 2026	Unutilised amount as at 30 June 2026
Partial or full repayment or prepayment of certain financial indebtedness of the Asset SPVs and the Investment Entities	46,400.00	46,400.00	-
Expenses related to IPO	1,600.00	1,576.71	23.29
Total	**48,000.00**	**47,976.71**	**23.29**

9 Details of utilisation of proceeds of Non Convertible Debentures ('NCDs') are as follows:

Particulars	Series I	Series II	Series III
Objects of the issue as per the Debenture Trust Deed	Refer Note (i)	Refer Note (ii)	Refer Note (iii)
NCDs raised during the year ended 31 March 2026 (including premium received)	16,021.60	10,045.01	-
Actual utilisation during the year ended 31 March 2026	(16,021.60)	(10,045.01)	-
Unutilised amount as at 31 March 2026	**-**	**-**	**-**
NCDs raised during the quarter ended 30 June 2026 (including premium received)	-	-	6,004.84
Actual utilisation during the quarter ended 30 June 2026	-	-	(5,974.84)
Unutilised amount as at 30 June 2026	**-**	**-**	**30.00**

Notes:

(i) (a) Extending monies to one or more SPVs including by way of Shareholder Debt and / or equity infusions and / or subscribing to any other securities issued by any such SPV, utilised by SPV for repayment of its existing financial indebtedness, refurbishment expenses and / or working capital requirements, other general corporate purposes including, without limitation, payment of fees and expenses in connection with the Issue;

(b)acquisition of any assets and / or investments (including acquisition of or investment in any SPV (including any investment entity) by way of providing loans and/or subscribing to the shares and / or any other securities issued by that SPV (including any investment entity) and / or refinancing of any present or future indebtedness acquired, refurbishment expenses and / or working capital requirements of assets acquired pursuant thereto; and

(c) other general corporate purposes including, without limitation, payment of fees and other expenses in connection with the Issue.

(ii) (a) extending monies to one or more SPVs (including any investment entity) including by way of shareholder debt and / or equity infusions and / or subscribing to any other securities issued by any such SPV (including any investment entity) where the proceeds of such moneys are utilised by the relevant SPV (including any investment entity) for the repayment of its existing indebtedness (in part or in full), refurbishment expenses and/ or working capital requirements of the relevant SPVs (including any investment entity); and

(b) other general corporate purposes including, without limitation, payment of fees and other expenses in connection with the Issue.

(iii) (a) extending monies to one or more Special Purpose Vehicles (“SPVs”) (including any Investment Entity) including by way of Shareholder Debt and / or equity infusions and / or subscribing to any other securities issued by any such SPV (including any Investment Entity) where the proceeds of such moneys are utilized by the relevant SPV (including any Investment Entity) for the repayment of its existing financial indebtedness (in part or in full), refurbishment expenses, towards capital expenditure and / or working capital requirements of the relevant SPVs (including any Investment Entity); and

(b) other general corporate purposes including, without limitation, payment of fees and expenses in connection with the Issue.

10 Details of utilisation of proceeds of Commercial Papers ('CPs') are as follows:

Particulars	Amount
Objects of the issue as per the Key Information Document	Refer note below
CPs raised during the quarter ended 30 June 2026	4,915.44
Actual utilisation during the quarter ended 30 June 2026	(4,915.44)
Unutilised amount as at 30 June 2026	-

Note:

(a) extending monies to one or more SPVs (including any investment entity) including by way of shareholder debt and / or equity infusions and / or subscribing to any other securities issued by any such SPV (including any investment entity) where the proceeds of such moneys are utilised by the relevant SPV (including any investment entity) for the repayment of its existing financial indebtedness (in part or in full), refurbishment expenses and/ or working capital requirements of the relevant SPVs (including any investment entity); and

(b) other general corporate purposes including, without limitation, payment of fees and other expenses in connection with the Issue.

11 During the year ended 31 March 2026, the Finance Act, 2026 had introduced amendments to the Minimum Alternate Tax (MAT) provisions under the Income-tax Act, 2025 ("the Act"). Pursuant to these amendments, no new MAT credit shall be available in respect of MAT paid on or after 1 April 2026, and the utilisation of MAT credit accumulated up to such date shall be subject to specified conditions and restrictions. Accordingly, the Group had reassessed the recoverability of its recognized MAT credit entitlement and, based on such evaluation, an amount of Rs. 870 million was charged as deferred tax expense in the consolidated statement of profit and loss for the quarter and year ended 31 March 2026.

12 The above consolidated financial results of Knowledge Realty Trust have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 (as amended) dated 11 July 2025; Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations.

13 Under the provisions of the REIT Regulations, the Trust is required to distribute to Unitholders not less than 90% of the net distributable cash flows of the Trust in each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Trust to pay to its Unitholders. Hence, the Unit Capital is a compound financial instrument which contain both equity and liability components in accordance with Ind AS 32-Financial Instruments: Presentation. However, in accordance with REIT Regulations, the unit capital has been classified as equity. Consistent with Unit Capital being classified as equity, the distributions to Unitholders is presented in Other Equity and not as finance cost. In line with the above, the distribution payable to unit holders is recognised as liability when the same is approved by the Manager.

14 The Group has only one operating segment viz. leasing of commercial office buildings and parks. Hence, disclosure under Ind AS 108, "Operating Segments" is not applicable.

15 There were no significant adjusting events that occurred subsequent to the reporting period.

16 The consolidated financial results of Knowledge Realty Trust were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 28 July 2026.

17 The figures for the quarter ended 31 March 2026 are the derived figures between the audited figures in respect of the year ended 31 March 2026 and the published year-to-date figures upto period ended 31 December 2025, which were subject to limited review.

18 The Trust has acquired SPVs during the quarter ended 30 September 2025, hence the figures for the quarter ended 30 June 2025 are not comparable and figures for year ended 31 March 2026 do not represent the full period figures.

19 The figures of previous year / periods have been reclassified / regrouped for better presentation in the consolidated financial results and to conform to the current period's classifications / disclosures. This does not have any impact on the profits / (loss) or basic and diluted earnings per unit of previous periods / year.

For and on behalf of the Board of Directors of
Knowledge Realty Office Management Services Private Limited
(as a Manager to Knowledge Realty Trust)

BIJAY KUMAR AGARWAL
Digitally signed by BIJAY KUMAR AGARWAL
Date: 2026.07.28 10:55:41 +05'30'

Bijay Kumar Agarwal
Chairman and Non-Executive Director
DIN: 00088987

Place: Bengaluru
Date: 28 July 2026

SHIRISH B GODBOLE
Digitally signed by SHIRISH B GODBOLE
Date: 2026.07.28 10:49:28 +05'30'

Shirish Godbole
Chief Executive Officer

Place: Mumbai
Date: 28 July 2026

NEERAJ TOSHNIWAL
Digitally signed by NEERAJ TOSHNIWAL
Date: 2026.07.28 10:47:42 +05'30'

Neeraj Toshniwal
Chief Financial Officer

Place: Mumbai
Date: 28 July 2026