S R B C & C O LLP
Chartered Accountants

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Independent Auditor's Review Report on the Quarterly and Half-Yealy Standalone 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 the Knowledge Realty Trust)
One BKC, C-407, Plot no. C-66,
G Block, Bandra Kurla Complex,
Bandra (East), Mumbai - 400051,
Maharashtra, India

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of Knowledge Realty Trust ("the Trust") for the quarter and half year ended September 30, 2025 ("the Statement"), being submitted by the 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, read with 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.

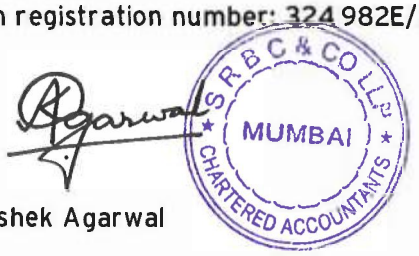
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and 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.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, 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 read with 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.

5. We draw attention to note 8 of 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.

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



per Abhishek Agarwal
Partner
Membership No.: 112773

UDIN: 25112773BMSBVM6376

Mumbai
November 10, 2025

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Statement of Standalone Financial Results for the quarter and half year ended September 30, 2025
(All amounts are in Indian Rupees million, unless otherwise stated)

Particulars	Quarter ended		For the half year ended September 30, 2025	For the period October 10, 2024 to March 31, 2025
	September 30, 2025	June 30, 2025		
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Income				
Dividend income	10,660.00	-	10,660.00	-
Interest income	718.64	-	718.64	-
Total income	11,378.64	-	11,378.64	-
Expenses				
Other expenses (refer note 1)	196.22	9.11	205.33	23.56
Earnings before finance costs, depreciation, amortisation and tax	11,182.42	(9.11)	11,173.31	(23.56)
Finance costs	21.76	-	21.76	-
Depreciation and amortisation expenses	-	-	-	-
Profit / (Loss) before tax	11,160.66	(9.11)	11,151.55	(23.56)
Tax expense:				
Current tax	-	-	-	-
Deferred tax (credit) / charge	-	-	-	-
Profit / (Loss) for the period	11,160.66	(9.11)	11,151.55	(23.56)
Other comprehensive income				
Items that will not be reclassified subsequently to profit or loss				
Re- measurement gain / (loss) on defined benefits obligations	-	-	-	-
Income tax relating to above	-	-	-	-
Total Other comprehensive income / (Loss) for the period	-	-	-	-
Total comprehensive income / (Loss) for the period	11,160.66	(9.11)	11,151.55	(23.56)
Earnings per unit (Not Annualised) (refer note 2)				
- Basic and Diluted (in Rs.)	8.70	Not applicable	8.70	Not applicable

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Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Standalone Statement of Assets and Liabilities
(All amounts are in Indian Rupees million, unless otherwise stated)

Particulars	As at 30 September 2025 (Unaudited)	As at 31 March 2025 (Audited)
Assets		
Non-current assets		
Financial assets		
Investments	4,00,090.35	-
Loans	80,309.46	-
Other financial assets	1.60	-
Non-current tax assets (net)	0.02	-
Total Non-current assets	**4,80,401.43**	**-**
Current assets		
Financial assets		
Cash and cash equivalents	24.94	-
Other bank balances	1,502.34	-
Loans	1,970.00	
Other financial assets	718.41	-
Other current assets	19.72	186.83
Total Current assets	**4,235.41**	**186.83**
Total Assets	**484,636.84**	**186.83**
Equity and Liabilities		
Equity		
Unit Capital	4,41,996.49	-
Other equity	11,127.99	(23.56)
Total Equity	**4,53,124.48**	**(23.56)**
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	29,921.86	-
Total Non-current liabilities	**29,921.86**	**-**
Current liabilities		
Financial liabilities		
Trade payables		
Total outstanding dues of micro and small enterprises	-	-
Total outstanding dues of creditors other than micro and small enterprises	69.95	0.03
Other financial liabilities	1,512.05	210.36
Other current liabilities	8.50	-
Total Current liabilities	**1,590.50**	**210.39**
Total Liabilities	**31,512.36**	**210.39**
Total Equity and Liabilities	**484,636.84**	**186.83**

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

Particulars	For the half year ended 30 September 2025 (Unaudited)
Cash flow from operating activities	
Profit before tax	11,151.55
Adjustments for:	
Dividend income	(10,660.00)
Interest income	(718.64)
Finance costs	21.76
Expenses related to initial public offering ('IPO') charged to statement of profit and loss, funded through IPO proceeds	202.79
Operating profit /(loss) before working capital changes	**(2.54)**
Changes in working capital:	
Other assets	-
Trade payables	2.54
Other financial assets (non-current and current)	(1.60)
Other financial liabilities (non-current and current)	-
Net cash flow used in operating activities before taxes	**(1.60)**
Income taxes paid (net of refunds)	(0.02)
Net cash flow used in operating activities	**(1.62)**
Cash flow from investing activities	
Inter-corporate deposits given	(82,279.46)
Investment in equity shares of SPVs	(9,300.39)
Dividend received from SPVs	15,310.00
Interest received	0.23
Net cash flow used in investing activities	**(76,269.62)**
Cash flow from financing activities	
Proceeds from issue of units (net of balance in escrow account for IPO related expenses)	46,497.66
Expenses incurred in relation to IPO	(189.47)
Proceeds from issue of non convertible debentures	16,010.67
Proceeds from other non-current borrowings	13,977.32
Net cash flow generated from financing activities	**76,296.18**
Net increase in cash and cash equivalents	**24.94**
Cash and cash equivalents at the beginning of the period	-
Cash and cash equivalents at the end of the period	**24.94**
Reconciliation with cash and cash equivalents	
Balances with banks:	
- in current accounts	24.94
	24.94

Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Standalone Statement of changes in Unitholder's Equity
(All amounts are in Indian Rupees million, unless otherwise stated)

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A. Unit Capital

Particulars	Number of units	Amount
Balance as at 1 April 2025	-	-
Issue of units	4,43,43,99,541	4,43,439.95
Unit issue expenses	-	(1,443.46)
Balance as at 30 September 2025	**4,43,43,99,541**	**4,41,996.49**

B. Other equity - Retained earnings

Particulars	Amount
Balance as at 1 April 2025	(23.56)
Profit for the period	11,151.55
Other comprehensive income	-
Balance as at 30 September 2025	**11,127.99**

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Knowledge Realty Trust
RN: IN/REIT/24-25/0006
Standalone Statement of Net Assets at Fair Value
(All amounts are in Indian Rupees million, unless otherwise stated)

Disclosure pursuant to guidance under Chapter 4, Paragraph 4.1.5 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (as amended)

(A) Statement of Net Assets at Fair value (NAV)

Particulars	As at 30 September 2025		As at 31 March 2025	
	Book value	Fair value	Book value	Fair value
(A) Total Assets	4,84,636.84	5,54,816.50	186.83	186.83
(B) Total Liabilities	31,512.36	31,512.36	210.39	210.39
(C) Net Assets	4,53,124.48	5,23,304.14	(23.56)	(23.56)
(D) Number of Units	4,43,43,99,541	4,43,43,99,541	Refer note (i) below	
(E) NAV per unit (C) / (D)	102.18	118.01		

Notes:

(i) The Trust has not issued any units till 31 March 2025. Therefore, the disclosures in respect of NAV per unit as at 31 March 2025 has not been disclosed.

(ii) Measurement of fair values:
The fair value of investments in Assets SPVs and Investment entities (together referred as 'SPVs) are computed basis the fair value of the underlying investment properties, investment properties under development, property, plant and equipment and capital work-in-progress (together referred as "Specified assets") as at 30 September 2025 along with book values of other assets and liabilities accounted in the respective SPV financial statements as at 30 September 2025. The fair value of Specified assets have been determined by an independent external property valuer, having appropriately recognized professional qualifications and recent experience in the location and category of the property being valued.

(iii) Valuation technique:
The fair value measurement for all Specified assets have been categorised as Level 3 fair value based on the inputs to the valuation technique used.
The valuer has followed a Discounted Cash Flow method. The valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account existing lease arrangements, expected rental growth rate, vacancy period, occupancy rate and lease incentive costs. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms.

(iv) Break up of Net Asset Value

Particulars	As at 30 September 2025	As at 31 March 2025
Fair value of investments in SPVs	5,53,267.88	-
Add: Other assets	1,548.62	186.83
Total assets	5,54,816.50	186.83
Less: Liabilities	(31,512.36)	(210.39)
Net Assets	5,23,304.14	(23.56)

(v) The Trust holds investments in SPVs which in turn hold the properties. Hence, the breakup of property wise fair values has been disclosed in the consolidated financial results.

(B) Statement of Total Returns at Fair Values

Particulars	For the half year ended 30 September 2025	For the year ended 31 March 2025
Total comprehensive income/ (loss) (A)	11,151.55	(23.56)
Add: Changes in fair value not recognized (refer note below) (B)	8,558.53	-
Total Returns (A+B)	19,710.08	(23.56)

Note:
In the above statement, changes in fair value for the half year ended 30 September 2025 have been computed based on the difference in fair values of Specified assets from the date of acquisition of SPVs to 30 September 2025 adjusted for other assets / liabilities of the respective SPVs. The fair values of the Specified assets as at 30 September 2025 are solely based on the valuation report of the independent valuer appointed under the REIT Regulations.

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

Particulars	For the period ended 30 September 2025 (Unaudited)
Cash flow from operating activities of the Trust	(1.62)
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework	1,711.90
(+) 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.	0.23
(+) 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/ Hold cos 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	(21.76)
(-) 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	1,688.75
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)	6,900.06

Note:

The Board of Directors of the Manager to the Trust, in its meeting held on 10 November 2025, have declared distribution to unitholders of Rs. 1.556 per unit which aggregates to Rs. 6,900.06 million. The distributions of Rs. 1.556 per unit comprises Rs. 0.030 per unit in the form of interest, Rs. 1.388 per unit in the form of dividend, Rs. 0.138 per unit in the form of repayment of capital.

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1 Other expenses

Particulars	Quarter ended 30 September 2025	Quarter ended 30 June 2025	Half year ended 30 September 2025	For the period October 10, 2024 to March 31, 2025
	Unaudited	Unaudited	Unaudited	Audited
Advertisement expense	127.75	8.20	135.95	6.48
Rates and taxes	45.05	0.24	45.29	6.60
Legal and professional fees	10.66	-	10.66	7.50
Travelling and conveyance	7.59	-	7.59	-
Insurance	1.12	0.64	1.76	-
Valuation fees	1.00	-	1.00	-
Audit fees	1.97	0.03	2.00	0.03
Trustee fees	1.08	-	1.08	2.95
Total	196.22	9.11	205.33	23.56

2 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 plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

Particulars	Quarter ended 30 September 2025	Quarter ended 30 June 2025	Half yearly ended 30 September 2025	For the period October 10, 2024 to March 31, 2025
	Unaudited	Unaudited	Unaudited	Audited
Profit / (Loss) for the period	11,160.66	(9.11)	11,151.55	(23.56)
Weighted average number of units (Basic / Diluted)	1,28,22,81,832	-	1,28,22,81,832	-
Earnings per unit (Not Annualised)				
- Basic (Rs. / unit)	8.70	Refer note (i) below	8.70	Refer note (i) below
- Diluted (Rs. / unit)	8.70	Refer note (i) below	8.70	Refer note (i) below

Note (i): The Trust did not issue any units till 30 June 2025. Therefore the disclosures in respect of Earnings per unit is not applicable for the quarter ended June 30, 2025 and for the period October 10, 2024 to March 31, 2025.

3 Ratios

Sl No	Ratios	Quarter ended 30 September 2025	Quarter ended 30 June 2025	Half year ended 30 September 2025	For the period October 10, 2024 to March 31, 2025
		Unaudited	Unaudited	Unaudited	Audited
(a)	debt-equity ratio	0.07	Not applicable	0.07	Not applicable
(b)	debt service coverage ratio	513.90	Not applicable	513.48	Not applicable
(c)	interest service coverage ratio	513.90	Not applicable	513.48	Not applicable
(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)	4,53,124.48	(32.67)	4,53,124.48	(23.56)
(g)	net profit / (loss) after tax (Rs. in million)	11,160.66	(9.11)	11,151.55	(23.56)
(h)	earnings per unit (basic / diluted)	8.70	Not applicable	8.70	Not applicable
(i)	current ratio	2.66	0.88	2.66	0.89
(j)	long term debt to working capital	11.31	Not applicable	11.31	Not applicable
(k)	bad debts to account receivable ratio	Not applicable	Not applicable	Not applicable	Not applicable
(l)	current liability ratio	0.05	1.00	0.05	1.00
(m)	total debts to total assets	0.06	Not applicable	0.06	Not applicable
(n)	debtors' turnover	Not applicable	Not applicable	Not applicable	Not applicable
(o)	operating margin percent	Not applicable	Not applicable	Not applicable	Not applicable
(p)	net profit margin percent	0.98	Not applicable	0.98	Not applicable
(q)	asset cover ratio	18.49	Not applicable	18.49	Not applicable
(r)	inventory turnover	Not applicable	Not applicable	Not applicable	Not applicable
(s)	net operating income (Rs. in million)	Not applicable	Not applicable	Not applicable	Not applicable
(t)	distribution per unit	1.56	Not applicable	1.56	Not applicable
(u)	asset cover for NCDs (at book value)	1.70	Not applicable	1.70	Not applicable

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
(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 year 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) Debtors' 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 (excluding Ind AS adjustments) / 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 (excluding processing fees)
(n) Inventory turnover ratio = Cost of materials consumed / Average inventory

Notes:
1 Total borrowings = Non-current borrowings + Current borrowings + Interest accrued
2 Unitholder's equity = Unit Capital + Other equity + Corpus
3 Long term debt = Non-current borrowings (excluding current maturities of non-current debt and lease liabilities) + Interest accrued on debts (Non-current)
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

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4 During the quarter ended 30 September 2025, the Trust has acquired 100% equity shares of 28 Asset SPVs and 4 Investment Entities for a consideration of Rs. 395,439.95 million in exchange of its 3,954.40 million units of Rs.100 each.

5 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 has issued 480.00 million units for cash, at a price of Rs. 100.00 per unit aggregating to Rs. 48,000.00 million. Details of utilisation of proceeds of IPO are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 30 September 2025	Unutilised amount as at 30 September 2025
Partial or full repayment or prepayment of certain financial indebtedness of the Asset SPVs and the Investment Entities	46,400.00	46,400.00	-
Expense related to IPO*	1,600.00	97.66	1,502.34
Total	48,000.00	46,497.66	1,502.34

*amount utilised excludes payment made from current account of the Trust amounting to Rs. 91.80 million, pending to be withdrawn from escrow account

6 Details of utilisation of proceeds of Non Convertible Debentures are as follows

Particulars	Objects of the issue as per the Information Memorandum	Amount
NCD raised during the period ended 30 September 2025	Refer Note (i) below	16,000.00
Actual utilisation during the period ended 30 September 2025		(16,000.00)
Unutilised amount as at 30 September 2025		-

Note (i)
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.

7 The above standalone financial results of Knowledge Realty Trust have been prepared in accordance with requirements of SEBI (Real Estate Investment Trusts) Regulation, 2014, as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 (as amended) for real estate investment trusts dated July 11, 2025 and other circulars issued thereunder, Indian Accounting Standards (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.

8 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 as per the distribution policy of the Trust. 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 have 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.

9 The standalone financial results of the Trust were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 10 November 2025.

10 Commitments and Contingent Liabilities
There are no amount of claims against the Trust that are not acknowledged as debts or guarantees or other amounts for which the Trust is contingently liable. There are no commitments as at 30 September 2025.

11 The Trust has only one operating segment. Hence, disclosure under Ind AS 108, "Operating Segments" are not applicable.

12 The Trust was incorporated on 10 October 2024. Accordingly, the comparative figures for the quarter and half year ended 30 September 2024 have not been reported in the standalone financial results. Further as Trust has acquired SPVs during the quarter ended 30 September 2025, figures for the current quarter and half year ended 30 September 2025 do not represent the full period figures.

13 The figures of previous periods have been reclassified / regrouped for better presentation in the financial results and to confirm to the current period's classifications / disclosures. This does not have any impact on the profits / (loss) and hence, no change in the basic and diluted earnings per unit of previous period.

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
Director
DIN: 00088987
Place: Mumbai
Date: 10 November 2025

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 10 November 2025

Sahish Godbole
Chief Executive Officer
Place: Mumbai
Date: 10 November 2025

Neeraj Toshniwal
Chief Financial Officer
Place: Mumbai
Date: 10 November 2025

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