Date: 10th November, 2025

To,	To,
The Corporate Relations Department, The National Stock Exchange of India Limited Exchange Plaza, 5th Floor, Plot No. C/1, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai – 400051 **Scrip Code**: KRT ("Units")	The Corporate Relations Department, Department of Corporate Services, BSE Limited, 25th Floor, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001 **Scrip Code**: 544481 ("Units"), 977158 ("Non-Convertible Debentures")

Dear Sir/ Madam,

Subject: Press Release and Earnings Presentation of Knowledge Realty Trust ("KRT") for the quarter and half year ended 30th September, 2025.

In continuation to our intimation dated 10th November, 2025 regarding the outcome of the Board Meeting held in connection with the quarter ended 30th September, 2025, of Knowledge Realty Office Management Services Private Limited, Manager to Knowledge Realty Trust on 10th November, 2025, please see enclosed the:

1. Press Release for the quarter and half year ended 30th September, 2025 of Knowledge Realty Trust as **Annexure I**;
2. Earnings Presentation for the quarter and half year ended 30th September, 2025 of Knowledge Realty Trust as **Annexure II**;

The above information will also be uploaded on our website at www.knowledgerealtytrust.com

Kindly take the same on record.

Thanking you,

For and on behalf of Knowledge Realty Trust, acting through its Manager, Knowledge Realty Office Management Services Private Limited

AKSHAY RAJKUMAR SHARMA

Digitally signed by AKSHAY RAJKUMAR SHARMA
Date: 2025.11.10 12:25:43 +05'30'

Akshay Rajkumar Sharma
Compliance Officer
Membership No. A50318

Encl: As above

KNOWLEDGE REALTY TRUST

Knowledge Realty Trust, India's largest REIT, delivers strong results in its first quarter after listing. Occupancy rises to 92%, NOI up 20% YoY; First distribution of Rs. 6,900 million**

Mumbai, India, November 10, 2025: Knowledge Realty Trust (NSE: KRT / BSE: 544481), India's largest** and most geographically diverse office REIT, today announced its quarterly and half-yearly results for the period ended September 30, 2025.

Business Highlights:

- Delivered strong gross leasing of 1.8 million square feet in H1 FY26, comprising 1.2 million square feet of new leases and 0.6 million square feet of renewals, at a 29% average spread.
- Backed by strong leasing momentum, portfolio occupancy rose 340 bps YoY to 92%. Our core markets continue to benefit from the strong market fundamentals (Hyderabad 99% occupied, up 150 bps YoY; Mumbai 88% occupied, up 570 bps YoY and Bengaluru 88% occupied, up 410 bps YoY).
- GCCs and Domestic firms accounted for about 70% of our leasing activity in H1 FY26.
- With a strategic focus on embedded growth, we achieved annual rental escalations on 90%+ of our leasing in H1.

Financial / Distribution Highlights:

- Strong 20% YoY growth in NOI to Rs. 19,544 million for H1 FY26 with NOI margins at a record 89%. Q2 FY26 revenue was Rs. 11,238 million and NOI stood at Rs. 9,881 million.
- Raised Rs. 16,000 million AAA rated listed Non-Convertible Debenture (NCDs) at a competitive coupon of 7.2%.
- Debt refinancing, rate reductions & low cost NCDs have resulted in 7.4% p.a. interest cost; 120 bps annual savings.
- Low LTV of 18% provides significant headroom for growth.
- Declared first distribution of Rs. 6,900 million or Rs. 1.56 per unit.

Shirish Godbole, Chief Executive Officer of Knowledge Realty Trust, said,

"Our IPO in August 2025 marked a significant milestone - not only for KRT but also for India's REIT ecosystem. We are delighted to report our robust maiden results post listing. Revenue grew 17% YoY to Rs. 22,019 million and NOI rose 20% YoY to Rs. 19,544 million with industry-leading margins. We are also happy to announce our first distribution of Rs. 6,900 million (Rs. 1.56 per unit)."

Quaiser Parvez, Chief Operating Officer of Knowledge Realty Trust, said,

"During the first half of FY26, we saw strong momentum with gross leasing of 1.8 million square feet and a healthy spread of 29%. Occupancy continues to trend upward, rising 340 bps YoY and taking portfolio occupancy to 92%, underpinned by GCCs and domestic demand. With a portfolio representing one of India's finest Grade-A office ecosystems, we are well positioned to deliver sustainable growth and long-term value for our unitholders."

IPO Highlights:

- 12x oversubscription – amongst the highest in REITs - with strong participation from domestic insurance and pension funds. IPO entirely a primary issuance with no offer for sale (OFS).
- Rs. 62 billion capital raised (Rs. 14 billion pre-IPO and Rs. 48 billion IPO).
- Proceeds primarily utilized towards debt repayment of Rs. 60 billion resulting in significant LTV reduction from 31% before IPO to 18%.

Investor Materials and Quarterly Investor Call Details

Knowledge Realty Trust has released a package of information on the quarterly results and performance, that includes an earnings presentation covering Q2 FY26 results. All these materials are available in the Investor Relations section of our website at www.knowledgerealtytrust.com. Knowledge Realty Trust will host a conference call on Monday, November 10, 2025 at 16:00 hours Indian Standard Time to discuss the H1/Q2 FY26 results. A replay of the call will be available in the Investor Relations section of our website at www.knowledgerealtytrust.com.

About Knowledge Realty Trust

Knowledge Realty Trust, co-sponsored by Sattva[1] and Blackstone[2], is India's largest REIT** and most geographically diverse office REIT. Its portfolio comprises 29 best-in-class Grade-A office assets totalling 46.4 million square feet as of September 30, 2025, with 37.1 million square feet of Completed Area, 1.2 million square feet under construction area and 8.0 million square feet of future development spread across 6 cities in India. With a multi-market geographical presence and assets comprising both front offices and integrated business parks/centers, our portfolio reflects a broad proxy of the Indian office market. Our portfolio comprises 6 city-center offices and 23 integrated business parks/centers, in the best sub-markets of the country. Our portfolio houses over 450 tenants comprising prominent multinational tenants, including Fortune 500 companies and GCCs, as well as leading domestic corporates.

***Largest REIT in India by Market Capitalization as of September 30, 2025.*

For more information please contact:
Senthil Kumar
Vice President - Investor Relations
Email: ir@knowledgerealtytrust.com
Phone: +91 22 6868 4400

Disclaimer

This press release is prepared for general information purposes only and should be considered in conjunction with the presentation on earnings material for the relevant period. The information contained herein is based on management information and estimates. It is only current as of its date, has not been independently verified and may be subject to change without notice. Knowledge Realty Management Services Private Limited (formerly Trinity Office Management Services Private Limited) ("the **Manager**") in its capacity as the Manager of Knowledge Realty Trust ("**KRT**"), and KRT make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the contents hereof. Each recipient is solely responsible for its own investigation, assessment and analysis of the market and the market position of KRT. KRT does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of KRT or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.

[1] Sattva Developers Private Limited
[2] BREP Asia SG L&T Holding (NQ) Pte. Ltd

This press release also contains certain financial measures which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of KRT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess KRT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of KRT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. Further, actual legal entity names of tenants/occupiers may differ.

Knowledge Realty Trust
Q2 FY26 Earnings Update

10th November 2025

KNOWLEDGE
REALTY TRUST

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I. KRT at a Glance

Sattva Knowledge Park, Hyderabad

India's largest and most geographically diverse office REIT listed on Indian stock exchanges in Aug'25(1)

KNOWLEDGE REALTY TRUST

Initial Public Offering

₹ 48B

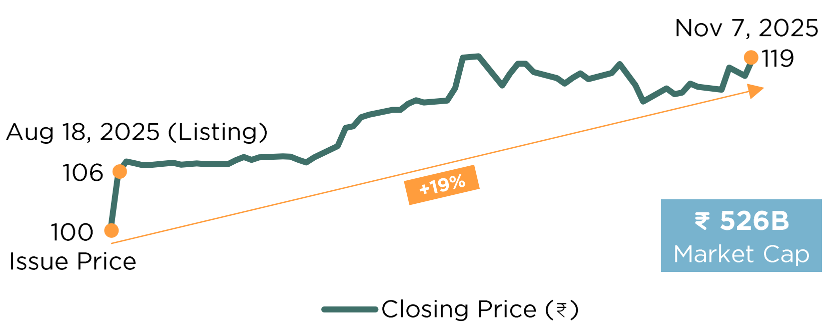
Listing Date

August 18, 2025

Ticker

NSE: KRT | BSE: 544481

PRICE PERFORMANCE SINCE LISTING



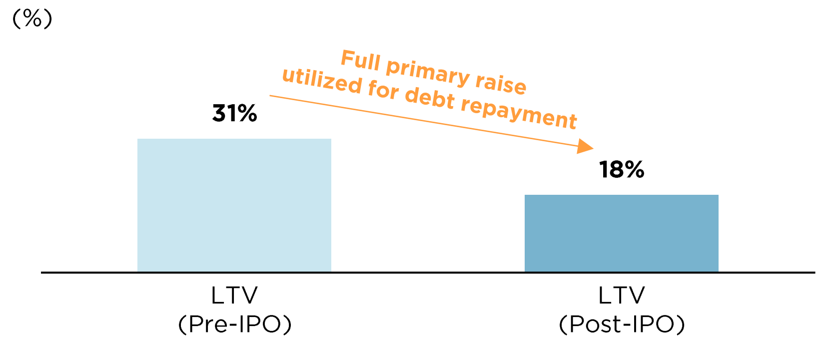
KEY LISTING HIGHLIGHTS

- Strong interest from marquee Indian and global investors
- IPO entirely a primary issuance with no OFS. 79% stake held by Sponsor & Sponsor Group
- Record NII oversubscription among all listed REITs
- ₹ 62B raised (₹ 14B Pre-IPO + ₹ 48B IPO) used primarily for ₹ 60B debt repayment
- Domestic Insurance & Pension Funds contributed to majority of institutional demand

OVERSUBSCRIPTION

IPO	12x	NIIs	16x

SIGNIFICANT LTV REDUCTION

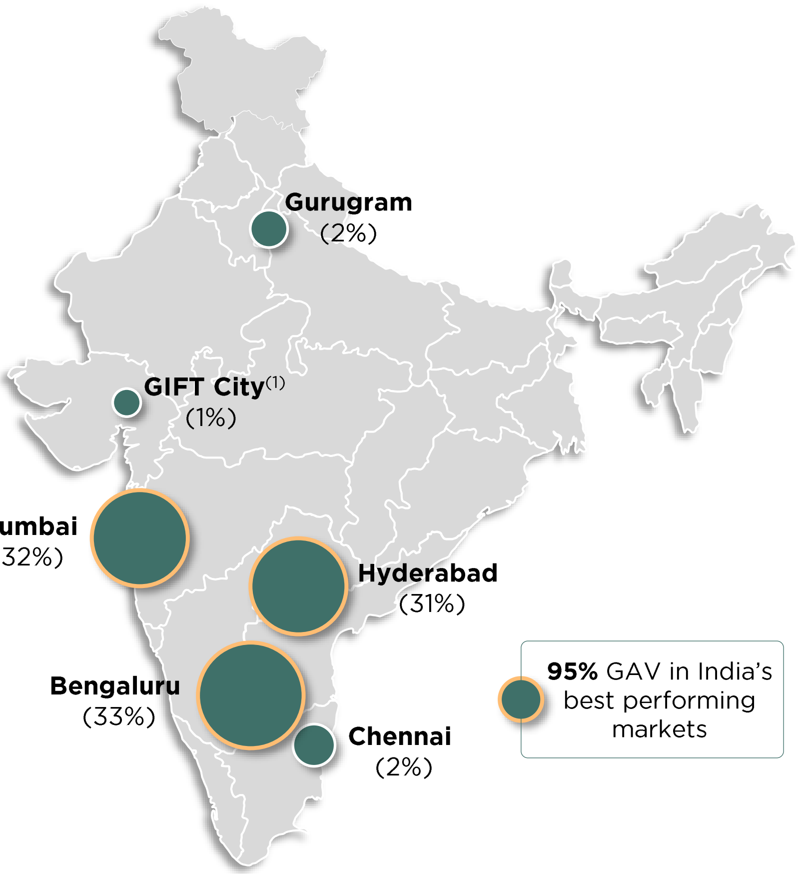


(1) Largest by market capitalization as of Nov 7, 2025

KRT consists of Grade-A office ecosystems representing a broad proxy for India's commercial real estate market

MULTI-MARKET PRESENCE

(% of GAV)



95% GAV in India's best performing markets

KEY HIGHLIGHTS

29
High quality Grade-A assets[2]

46 msf
Total leasable area[3]

92%
Committed Occupancy

22%
MTM

18%
LTV

₹646B
GAV

30%
Front office portfolio[4]

15%
Low SEZ exposure[5]

Brand-agnostic strategy to drive inorganic growth

Note: All figures are as of Sep 30, 2025, unless otherwise specified
(1) Represents Ahmedabad
(2) Includes 23 business parks / centers and 6 city-center office buildings
(3) Completed Area - 37 msf
(4) % of GAV
(5) % of total leasable area

Sattva Knowledge City
7.3 msf

Sattva Knowledge Park
3.3 msf

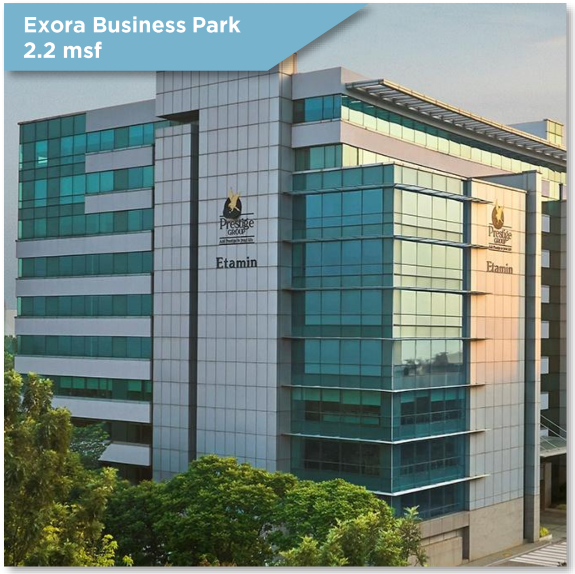
Sattva Knowledge Capital
2.3 msf

Cessna Business Park
4.2 msf

Sattva Horizon
0.6 msf

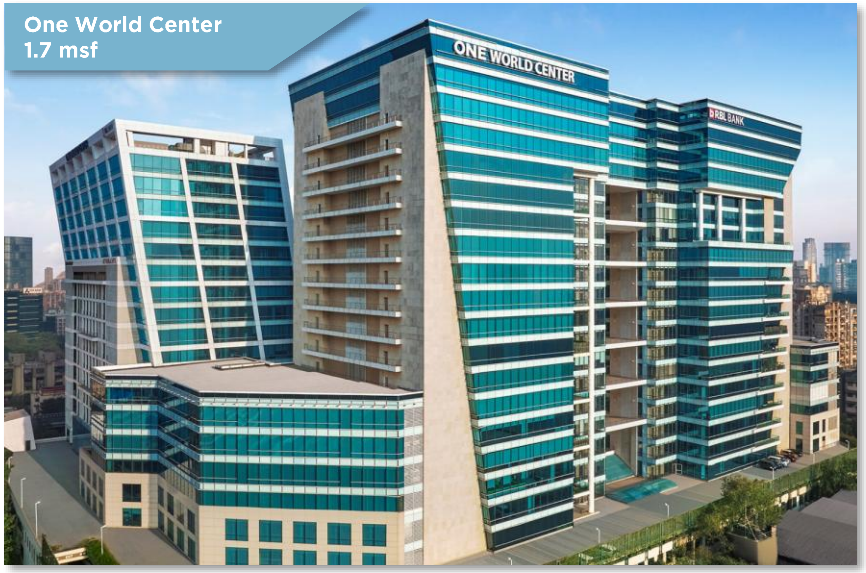
One Trade Tower
0.2 msf

Sattva Knowledge Court
0.9 msf

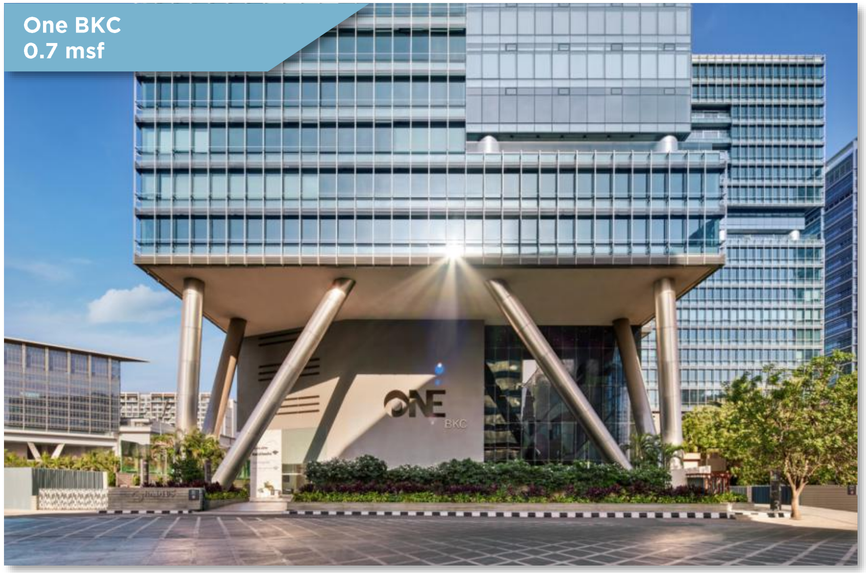


Exora Business Park
2.2 msf

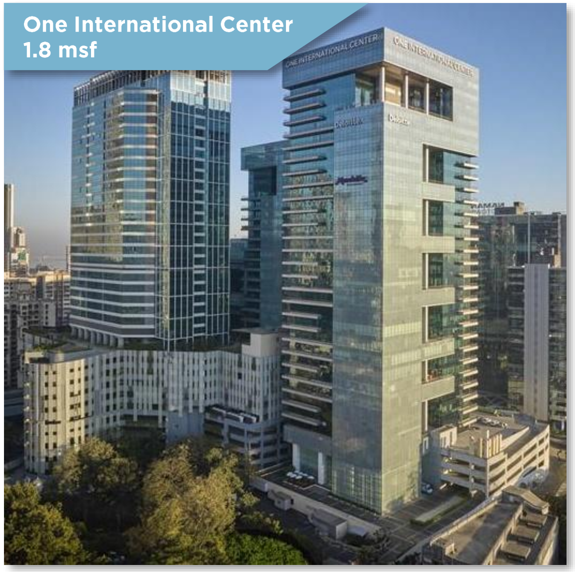
GRADE-A FRONT OFFICES IN MUMBAI'S MOST PROMINENT MICRO-MARKETS



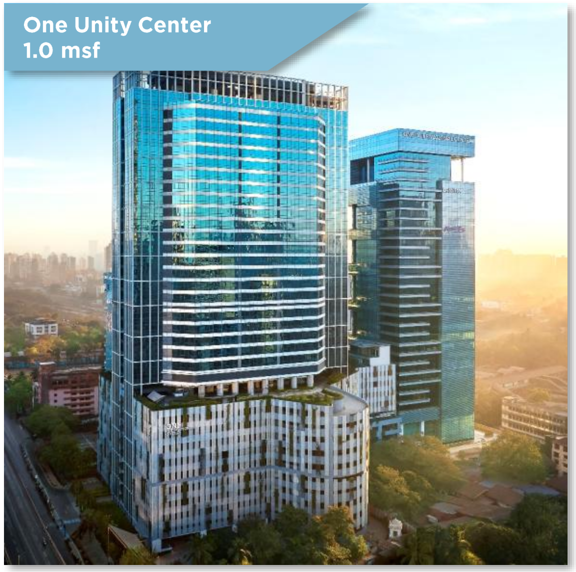
One World Center
1.7 msf



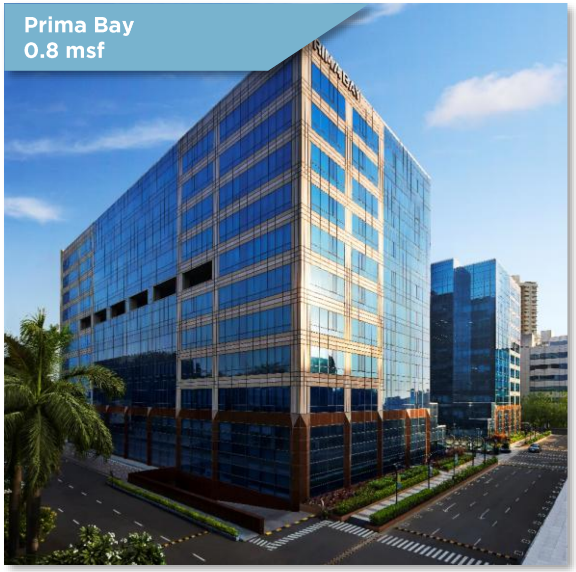
One BKC
0.7 msf



One International Center
1.8 msf



One Unity Center
1.0 msf

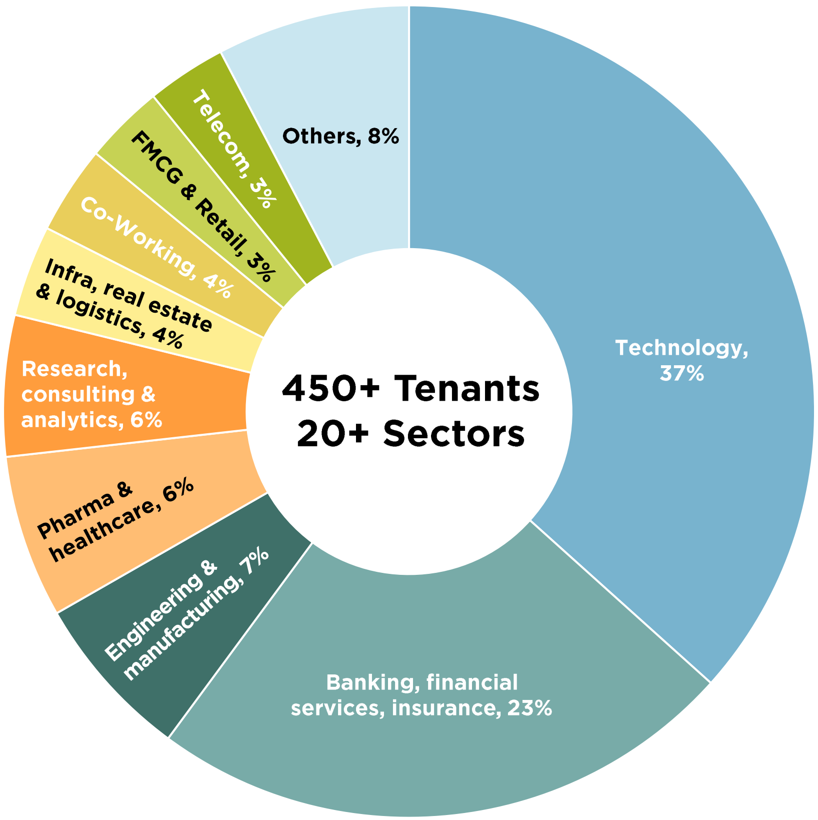


Prima Bay
0.8 msf

Well diversified tenant base, led by GCCs and leading domestic firms

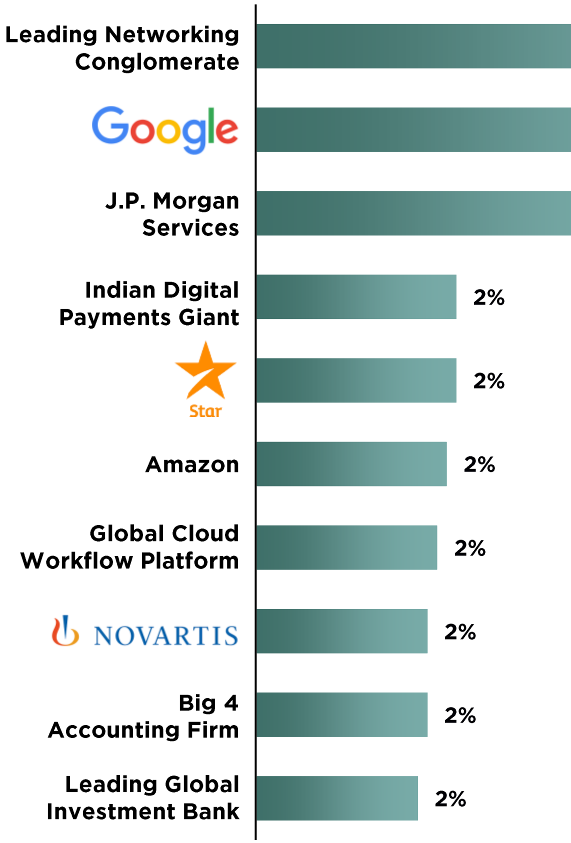
TENANT MIX SECTORS

(% by Gross Rents)(1)



TOP 10 TENANTS (28%)

(% by Gross Rents)(1)



Low Concentration Risk

No IT Services Tenants in Top 10

(1) As of Sep 30, 2025

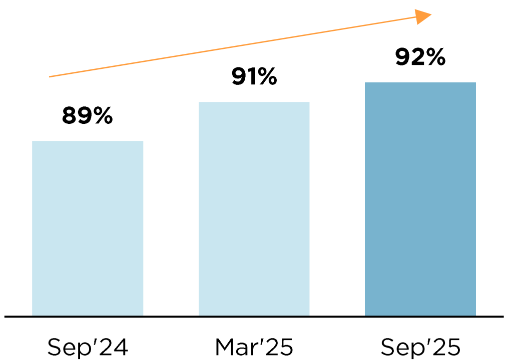
II. Key Performance Highlights

Sattva Knowledge Capital, Hyderabad

Strong leasing momentum and strategic debt refinancing driving distributions in-line with projections

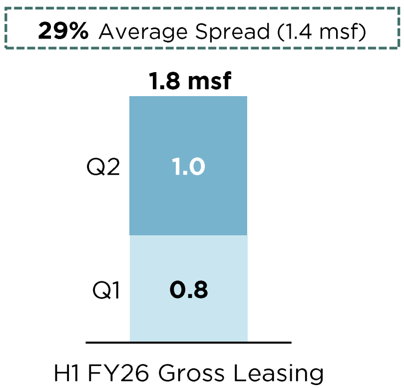
1 COMMITTED OCCUPANCY

(%)



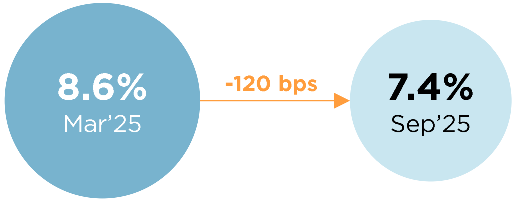
2 LEASING

(msf)



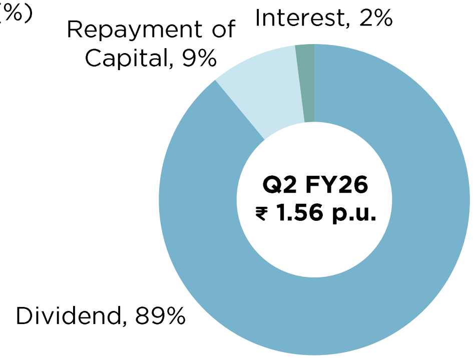
3 DEBT COST

(%)



4 DISTRIBUTION MIX

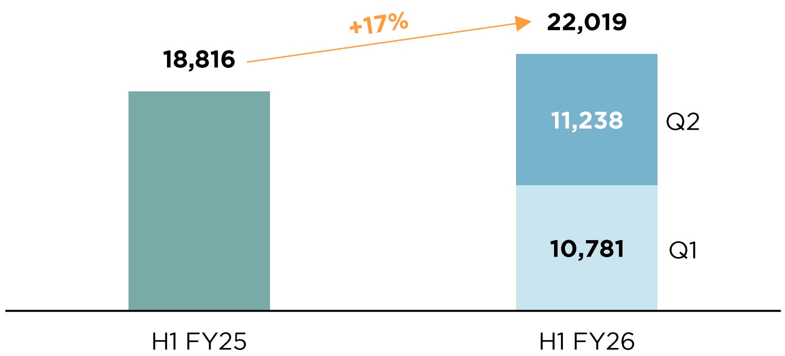
(%)



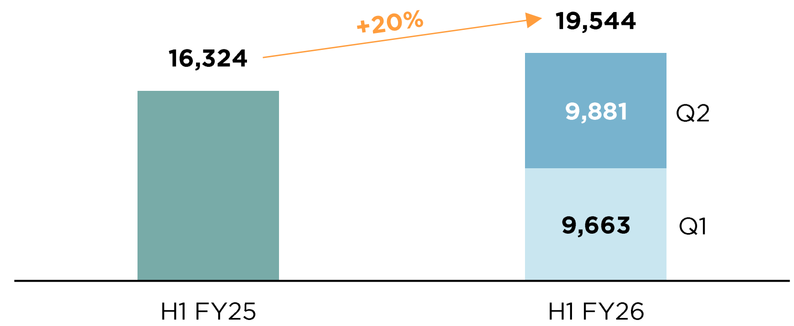
1. Occupancy trending upward (rising 340 bps), underpinned by GCCs and domestic demand
2. Strong momentum with 1.8 msf gross leasing in H1 FY26, achieving 29% average spread
3. Debt refinancing, rate reductions and low-cost bonds resulted in 7.4% avg. debt cost (~120 bps lower, savings of ~₹ 1.6B p.a.)
4. Maiden distribution of ₹ 1.56 per unit, with 98% tax exempt / deferred (FY26 estimate: 86-91%)

Embedded growth realization and effective cost management resulting in superior margins and strong financial performance

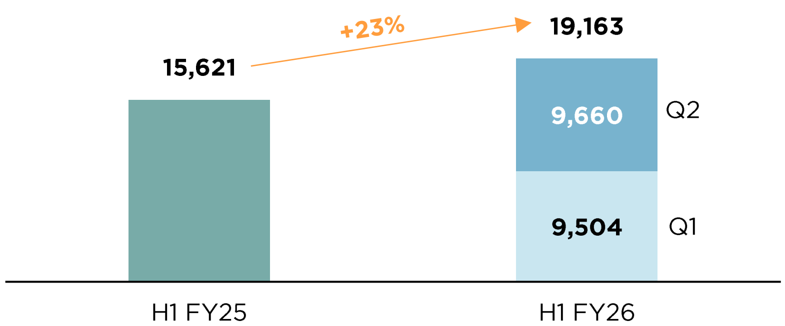
REVENUE (₹ M)



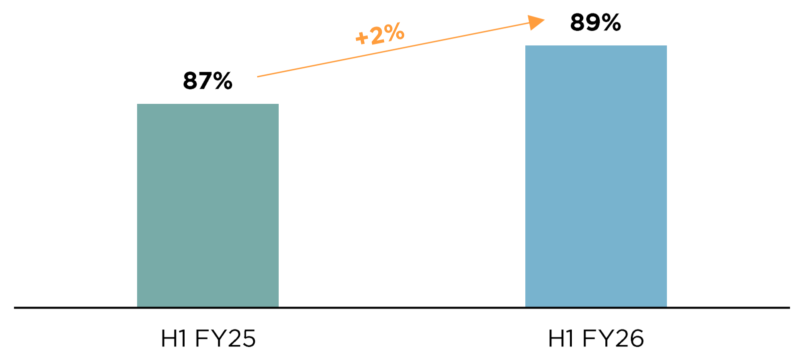
NOI (₹ M)



EBITDA (₹ M)



NOI MARGIN (%)



III. Business Update

Sattva Knowledge Court, Bengaluru

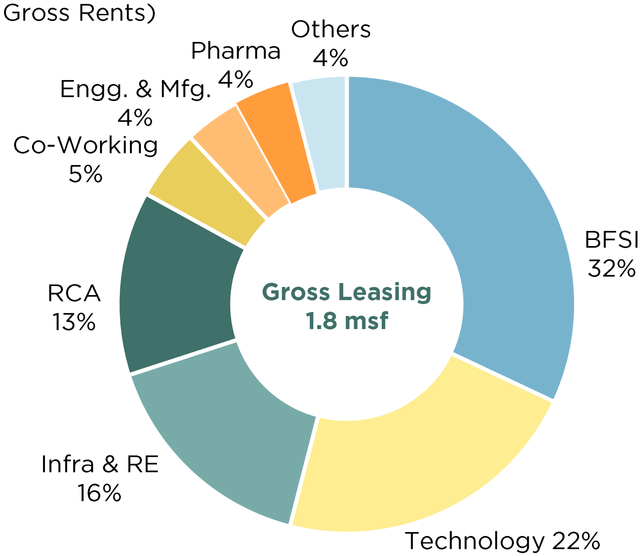
Robust leasing activity at healthy spreads given our portfolio is supported by 'Office for India' and 'Office for the World'

H1 FY26 LEASING BREAKUP

1.2 msf New Leasing	+	0.6 msf Renewals	=	1.8 msf Gross Leasing	8%
26% Re-leasing Spread *(on 0.8 msf)*		**36%** Spread		**29%** Average Spread *(on 1.4 msf)*	Premium to Market Rent on New Leasing

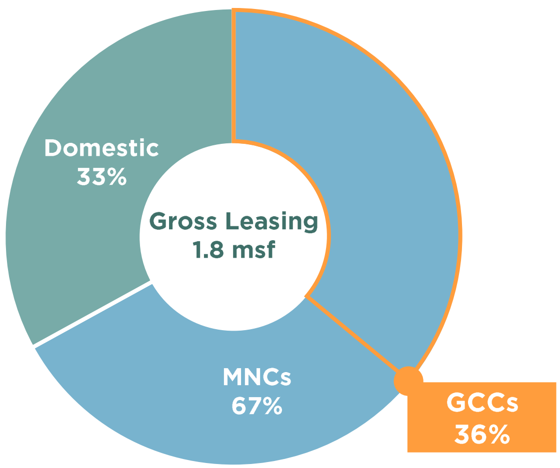
H1 FY26 LEASING ACROSS SECTORS[1]

(% by Gross Rents)



H1 FY26 GROWTH DRIVEN BY GCC & DOMESTIC OCCUPIERS

(% by Gross Rents)



(1) BFSI – Banking, Financial Services and Insurance; Infra & RE – Infrastructure, Real Estate and Logistics; RCA – Research, Consulting and Analytics; Engg. & Mfg. – Engineering and Manufacturing; Pharma – Pharmaceuticals and Healthcare

KNOWLEDGE REALTY TRUST

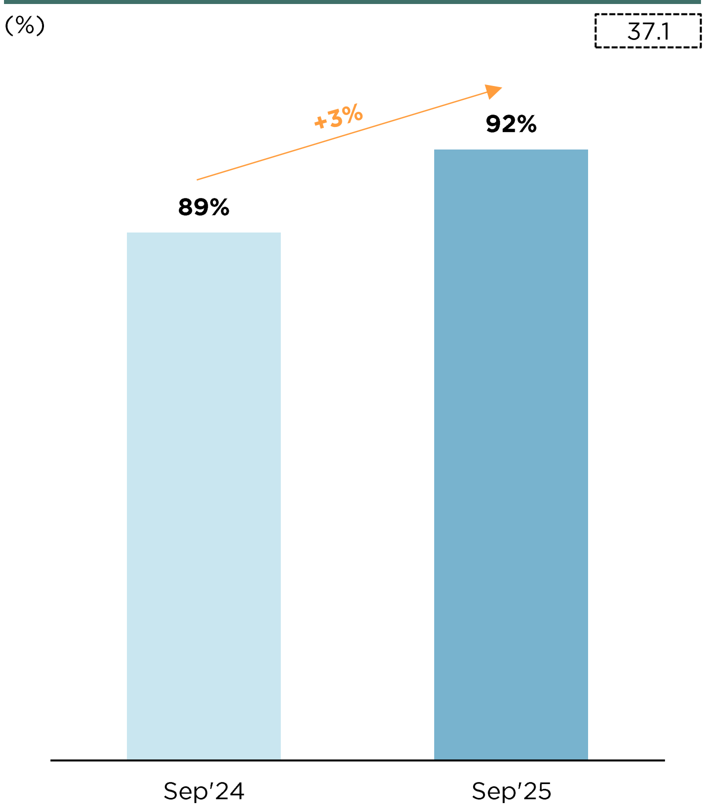
Strong leasing traction led by expansion of existing tenants and addition of new marquee tenants

KEY TRANSACTIONS (H1 FY26)				
Occupier	**Property**	**Sector[1]**	**Type**	**Area ('000 sf)**
New Leases				**1,183**
Leading co-working operator	Sattva Premia	Co-Working	Domestic	113
Global insurance provider	Sattva Knowledge City	BFSI	GCC	112
Leading global investment bank	Sattva Knowledge City	BFSI	GCC	109
Global cloud workflow platform	Sattva Knowledge City	Technology	GCC	78
Security solutions provider	Sattva South Avenue	Engg. & Mfg.	GCC	60
Global clinical research organisation	Sattva Knowledge Court	Pharma	GCC	56
Marsh	One World Center	BFSI	MNC	48
Global risk advisory firm	One Unity Center	RCA	MNC	47
Banking technology platform	Sattva South Avenue	Technology	MNC	46
Large Indian private bank	One BKC	BFSI	Domestic	41
Others	Various	Various	Various	472
Renewals				**601**
Digital transformation partner	Sattva Global City	Technology	Domestic	360
Commodity trading group	One BKC	Infra & RE	GCC	95
Global financial services company	One World Center	BFSI	MNC	25
Others	Various	Various	Various	121
Gross Leasing				**1,784**

(1) BFSI – Banking, Financial Services and Insurance; Infra & RE – Infrastructure, Real Estate and Logistics; RCA – Research, Consulting and Analytics; Engg. & Mfg. – Engineering and Manufacturing; Pharma – Pharmaceuticals and Healthcare

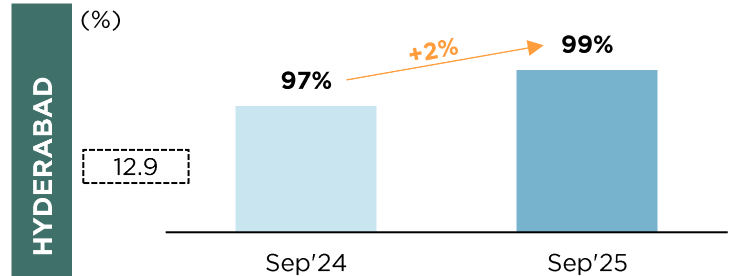
Strong occupancy ramp-up across core markets, driving portfolio occupancy to 92% and towards stabilization

KRT PORTFOLIO

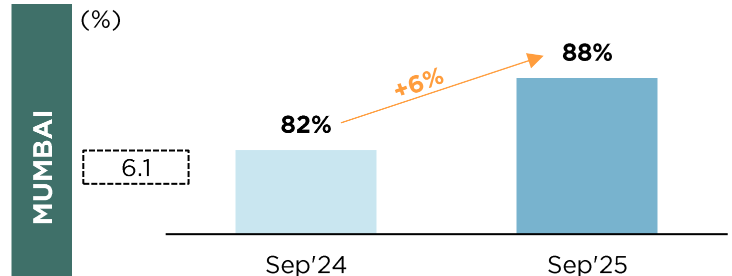


Highly occupied portfolio on path to stabilization

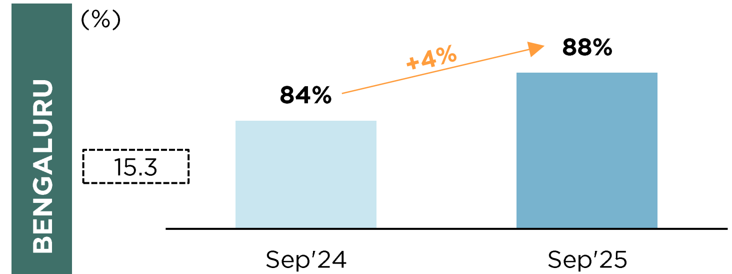
Completed Area



Premium portfolio with near 100% occupancy



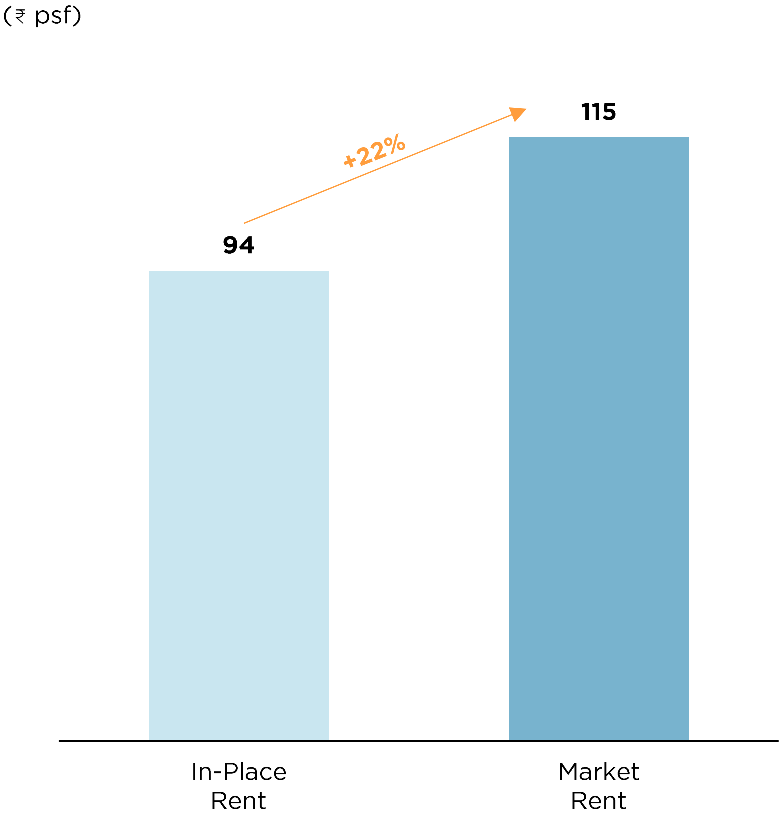
Occupancy uptick coupled with 18% MTM potential



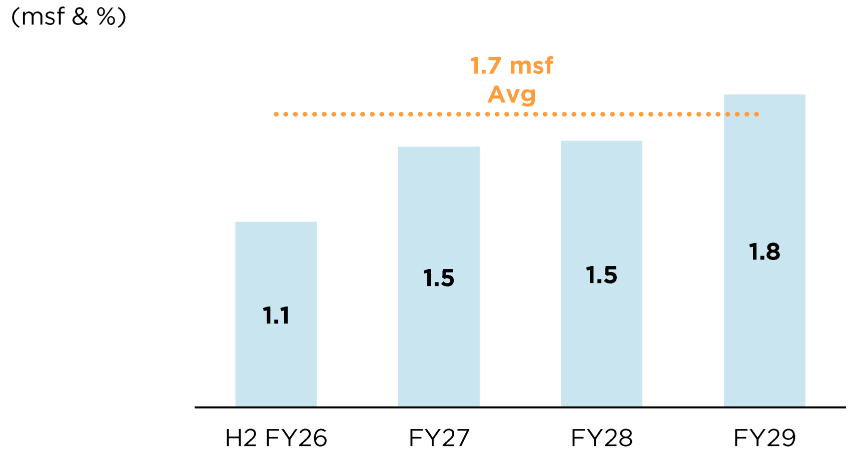
Occupancy ramp-up driven by strong fundamentals

22% MTM potential with staggered future lease expiries, 1.7 msf avg. p.a. through FY29

PORTFOLIO MTM POTENTIAL



UPCOMING EXPIRIES & MTM POTENTIAL

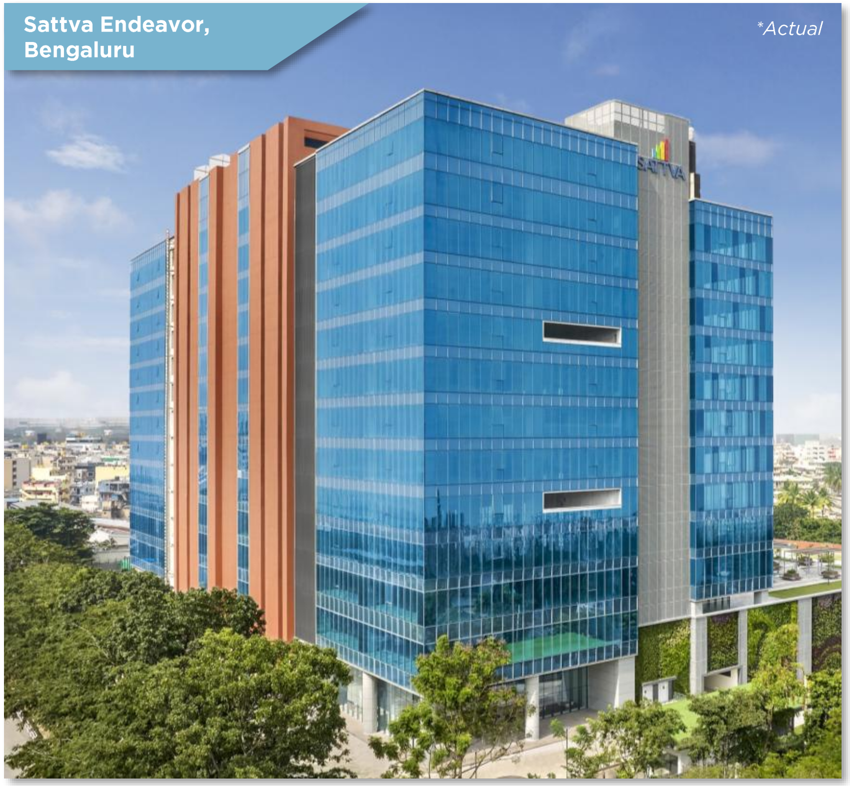


	H2 FY26	FY27	FY28	FY29
Base Rentals Expiring (%)	6%	5%	8%	7%
MTM Potential (%)	19%	24%	30%	21%

24% Average Future MTM (till FY29)

Development at advanced stages to drive revenue and NOI growth

0.5 msf	Q4 FY26
Leasable Area	Target Completion



0.7 msf	Q4 FY26
Leasable Area	Target Completion

IV. Debt Overview

Prima Bay, Mumbai

Debt refinancing, rate reductions and low-cost bonds resulted in 7.4% avg. debt cost, ~120 bps lower

LISTED NCD ISSUANCE

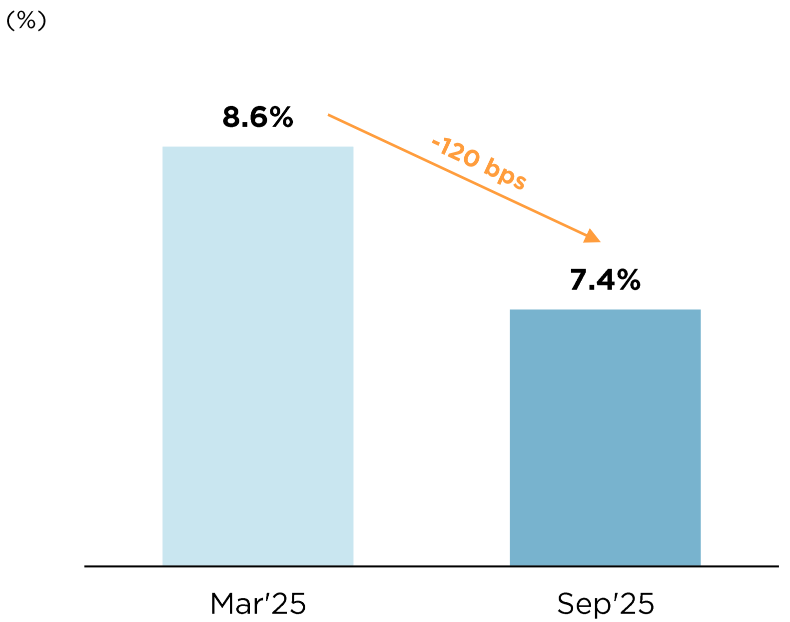
₹ 16B
NCD Amount

7.2%
Interest Cost[1]

3 Years
Maturity

AAA / Stable
CRISIL / ICRA Rating

AVERAGE DEBT COST



Debt Type	Amount (₹ B)	Debt Cost (%)
Floating	115[2]	7.5%
Fixed	16	7.2%
Total	**131[2]**	**7.4%**

(1) % papq
(2) Post ₹ 23B debt repayment from cash balance on Oct 2, 2025

Optimal debt mix to achieve savings from low interest rate environment, low LTV to enable significant growth headroom

₹ 118B

Net Debt[(1)]

7.4%

Average Debt Cost

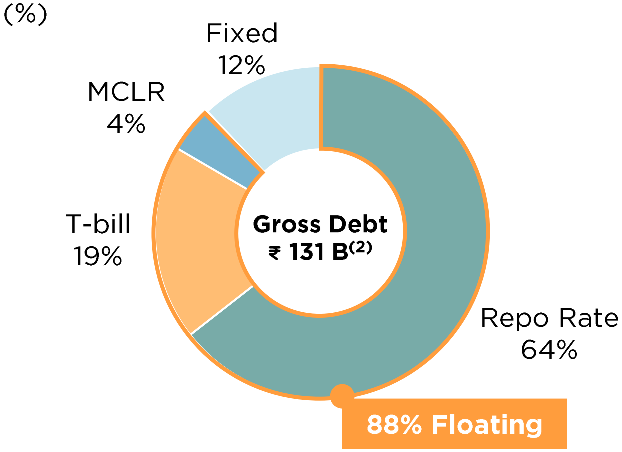
AAA / Stable

CRISIL / ICRA Rating

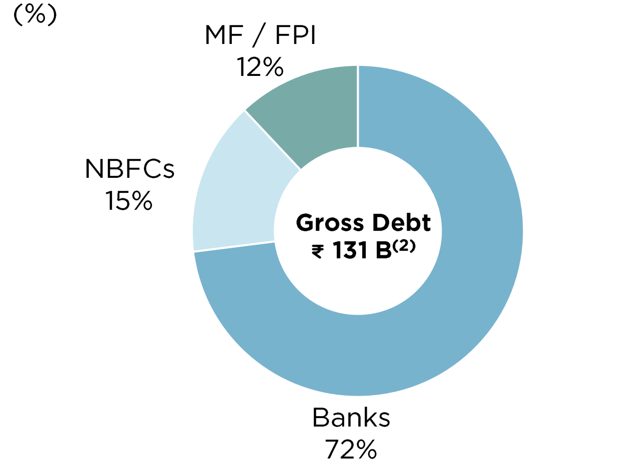
18%

LTV[(3)]

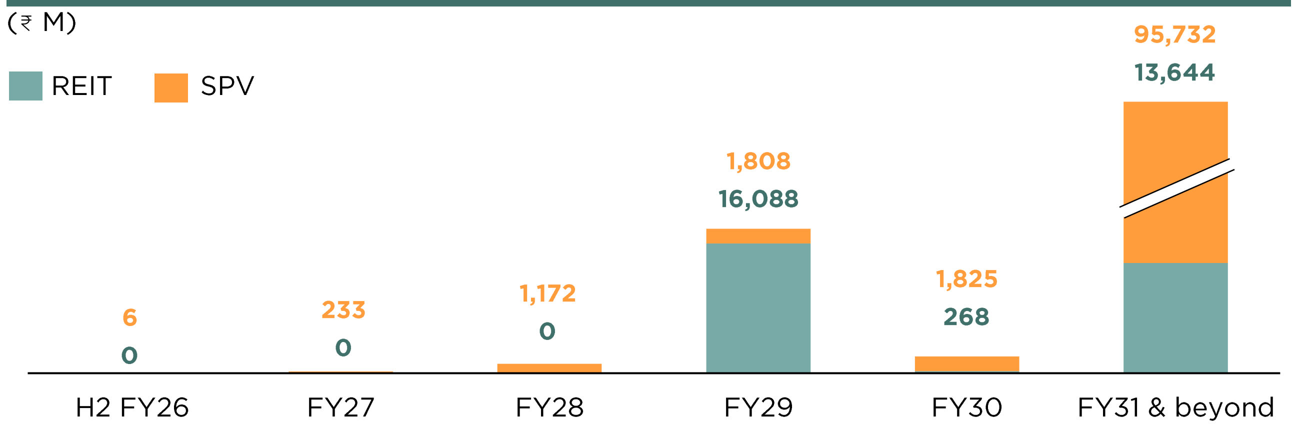
STRUCTURED DEBT PORTFOLIO



LENDER MIX



DEBT MATURITY PROFILE



(1) Net Debt is computed after deducting cash & cash equivalents, investments in Mutual funds and bank deposits with a maturity of more than 3 months
(2) Post ₹ 23B debt repayment from cash balance on Oct 2, 2025
(3) LTV = Net debt (post Q2 FY26 distribution) / GAV as on Sep 30, 2025

V. Distribution, Unitholding & Valuation Profile

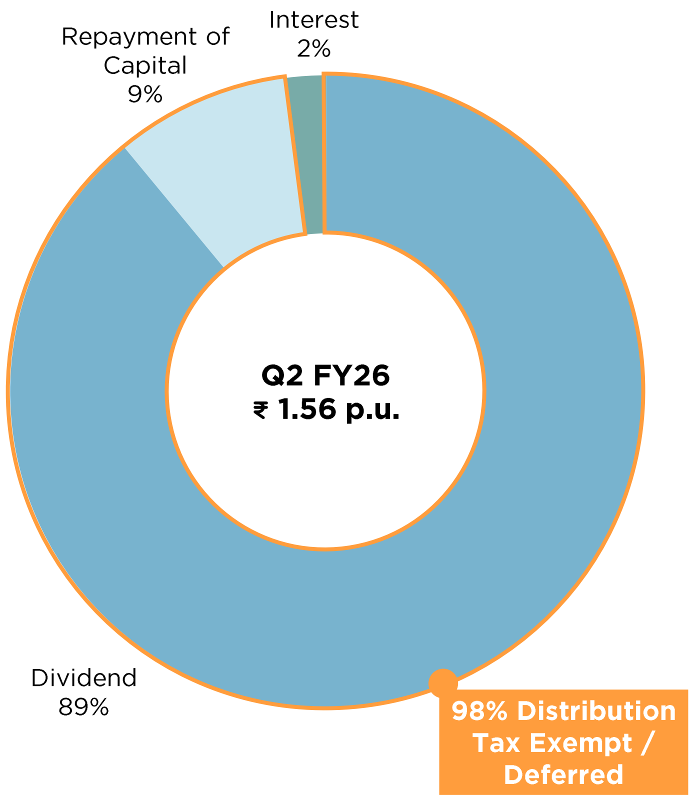
Sattva Horizon, Bengaluru

KNOWLEDGE REALTY TRUST

Strong first distribution offering the most tax efficient mix for unitholders

DISTRIBUTION MIX[1]

(%)



FY26 tax exempt / deferred expected to be 86-91%

DISTRIBUTION HIGHLIGHTS

Q2 FY26
Distribution Period

₹ 6,900M	4,434M	₹ 1.56
Distribution Amount	Units Outstanding	Distribution Per Unit (DPU)

November 10, 2025
Declaration Date

November 13, 2025
Record Date

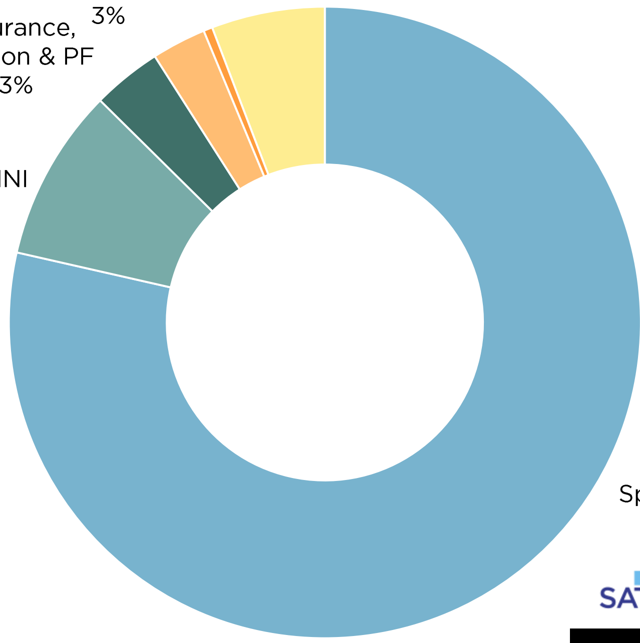
On or before November 20, 2025
Payment Date

(1) The distribution mix may vary in subsequent periods. The quarterly mix may not be indicative of the annual mix of distribution components

Stable and diversified unitholding backed by marquee investors

UNITHOLDING PATTERN

(%)



KEY HIGHLIGHTS

₹ 526B	Market Cap(2)
4,434M	Units Outstanding
21k+	Total Unitholders

TOP INSTITUTIONAL INVESTORS

LIC	360 One	SBI Life
Tata AIG	UTI MF	SBI Pension
HDFC Life	Kotak Life	SBI General

(1) Others include corporate bodies, NBFCs, banks and trusts
(2) As of Nov 7, 2025

KNOWLEDGE REALTY TRUST

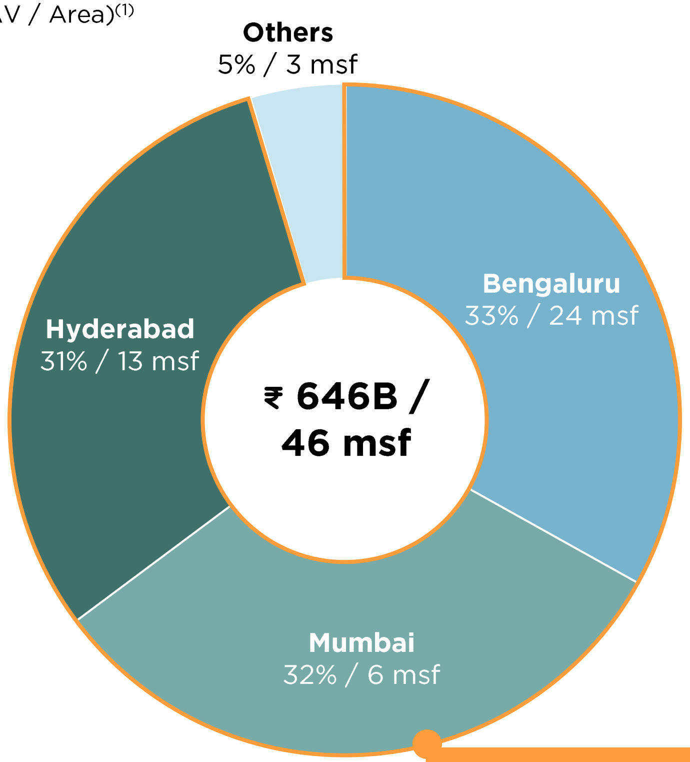
Expansion in portfolio value underscored by geographic breadth and leasing momentum

NAV COMPUTATION AS OF 30TH SEPT 2025

Particulars	Amount (₹ M)
Gross Asset Value (GAV)(1)	6,45,508
Less: Net Liabilities(2)	(1,22,204)
Net Asset Value (NAV)	**5,23,304**
No. of Units (M)	4,434
NAV Per Unit (₹)	**118**

GEOGRAPHICAL SPREAD

(% GAV / Area)(1)



95% GAV in India's Best Performing Office Markets

(1) GAV as of Sep 30, 2025, derived from the Valuation Report issued by independent valuer (iVAS Partners)
(2) Includes Net Debt, Security Deposits and Other Liabilities (net of Other Assets)

VI. ESG Initiatives

Exora Business Park, Bengaluru

Proactive sustainability focus is a key competitive advantage

BUILDING CERTIFICATIONS & AWARDS

GRESB ★★★★★ 2025

5-star, 95/100 score (Ranked 1st amongst peers)(1)

LEED certification (12 assets)(2)

IGBC Green New Building Platinum certification (5 assets)(3)

WELL certification (10 assets)(4)

LEED Zero Energy certification (2 assets)

BEE star ratings (11 assets)

ISO 9001 : 2015, ISO 14001 : 2015, ISO 45001 : 2018

ISO certification (12 assets)

CII Confederation of Indian Industry

Energy Efficient Unit award 2025 (5 assets)

16th Realty+ Conclave & Excellence Awards-2025 Hyderabad

IT Park Project of the Year 2025 (Knowledge Park)

KEY HIGHLIGHTS

76%
Green-certified portfolio (by Value)

74%
Energy sourced via renewable power (H1 FY26)

27%
Gender diversity ratio

50%
Independent Directors on Board

(1) Rating achieved for > 1/3rd of portfolio
(2) Includes LEED core & shell (obtained for 9 assets) and LEED EBOM (obtained for 9 assets)
(3) Including pre-certifications for 2 assets
(4) WELL v2 has been obtained by 8 assets, and WELL pre-certification has been obtained by 2 assets

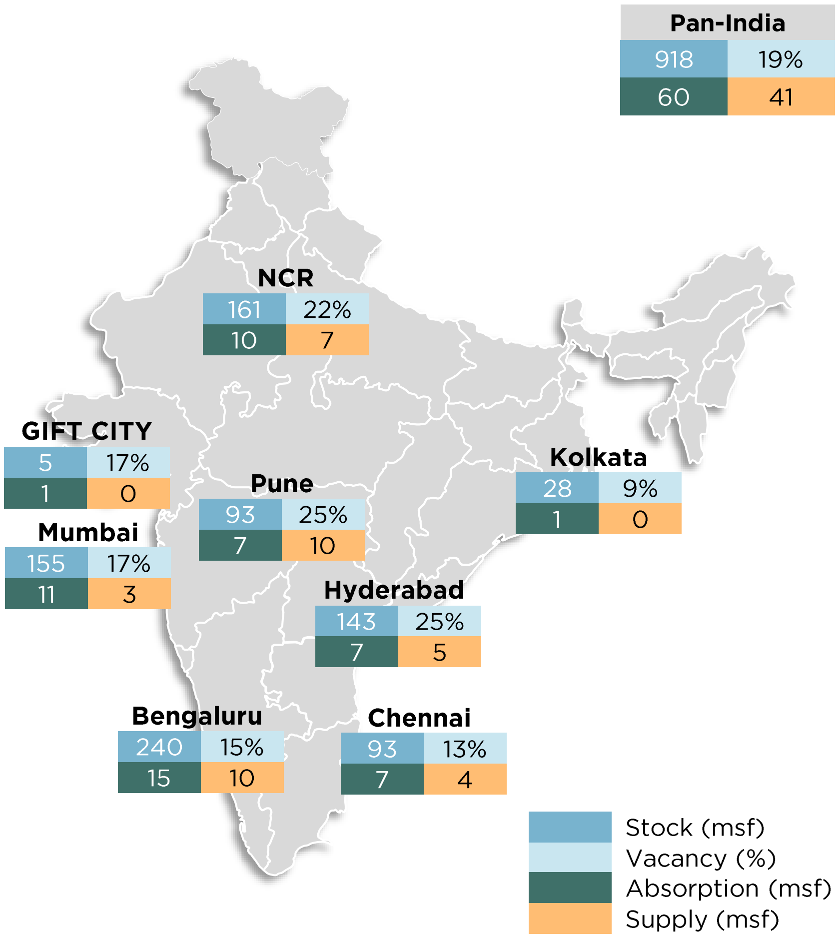
VII. Market Outlook

Cessna Business Park, Bengaluru

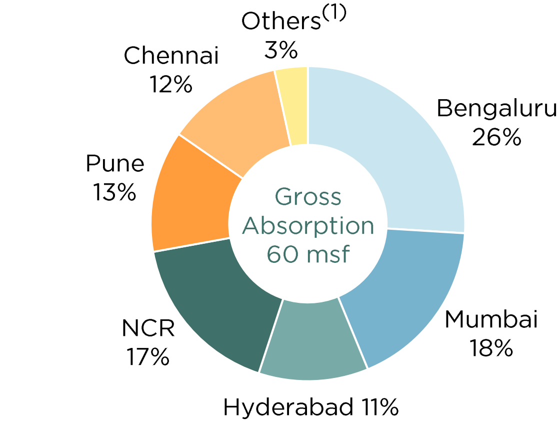
KNOWLEDGE REALTY TRUST

KRT core markets continue to benefit from strong market fundamentals

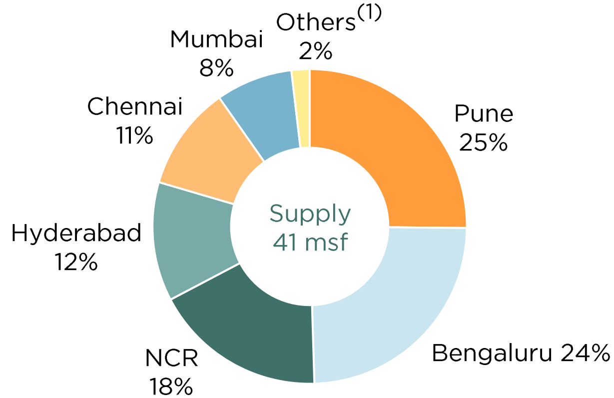
OFFICE MARKET SNAPSHOT



9M CY25 ABSORPTION SHARE



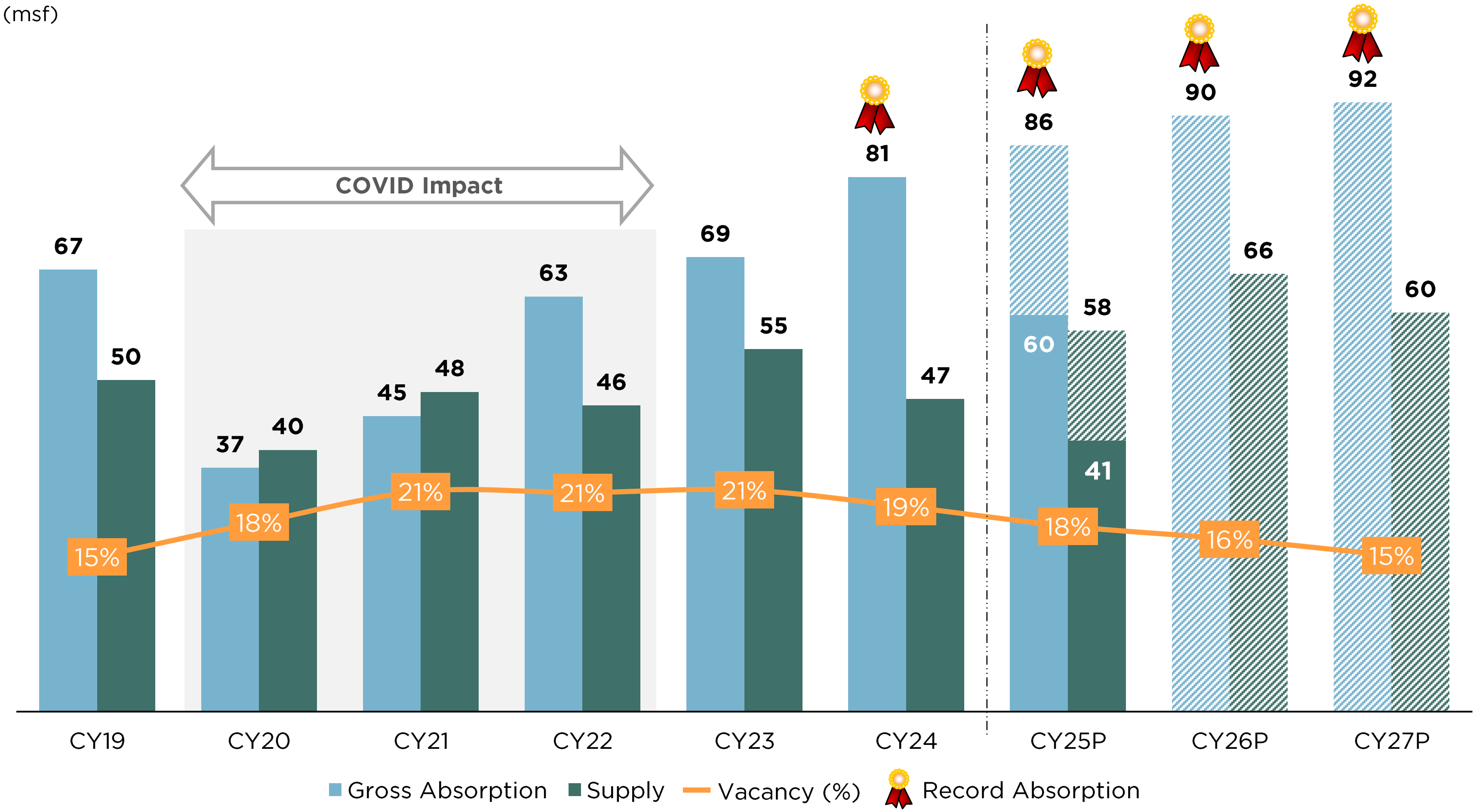
9M CY25 SUPPLY SHARE



Source: CBRE (Stock and Vacancy are as of Sep 30, 2025; Absorption and Supply are for the nine months ended Sep 30, 2025)
(1) Others include Kolkata and GIFT City

Record demand for Grade-A office to outpace projected supply

GROSS ABSORPTION AND SUPPLY



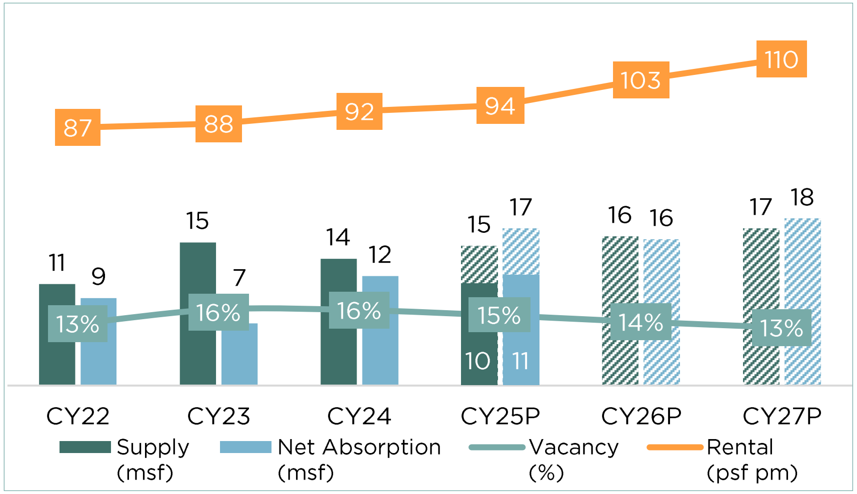
Source: CBRE

1st
Largest Net Absorption Globally(1)

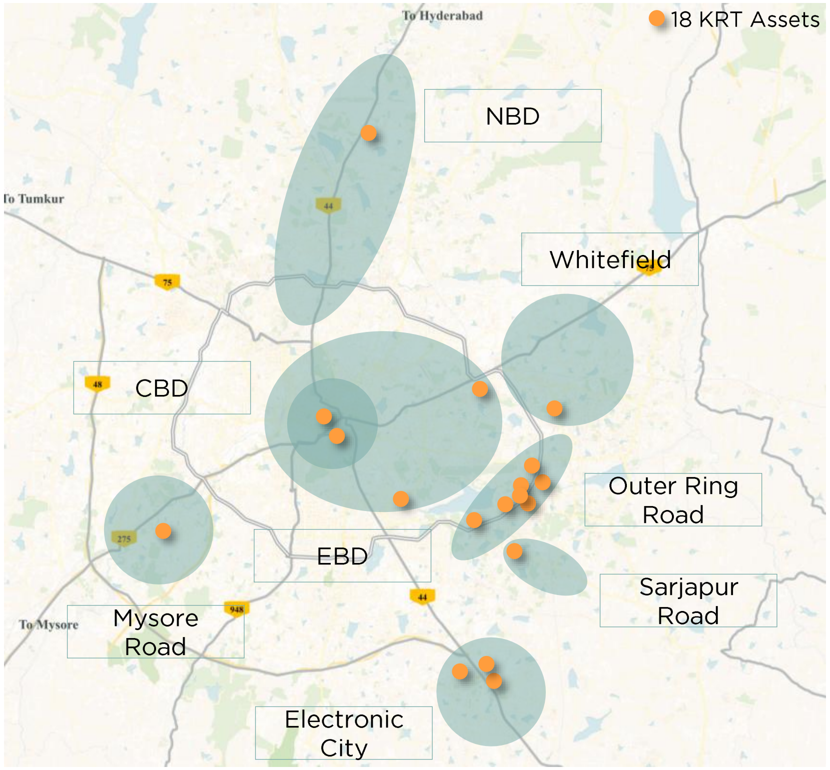
26%
Share of pan-India total office stock(2)

43%
GCC Leader in India(3)

4th
Largest Technology hub globally(4)



KRT's BENGALURU PRESENCE



Outer Ring Road (ORR)

Dominant Micro-market of India

8%
of India's stock(2)

53%
of KRT's Bengaluru stock in ORR(5)

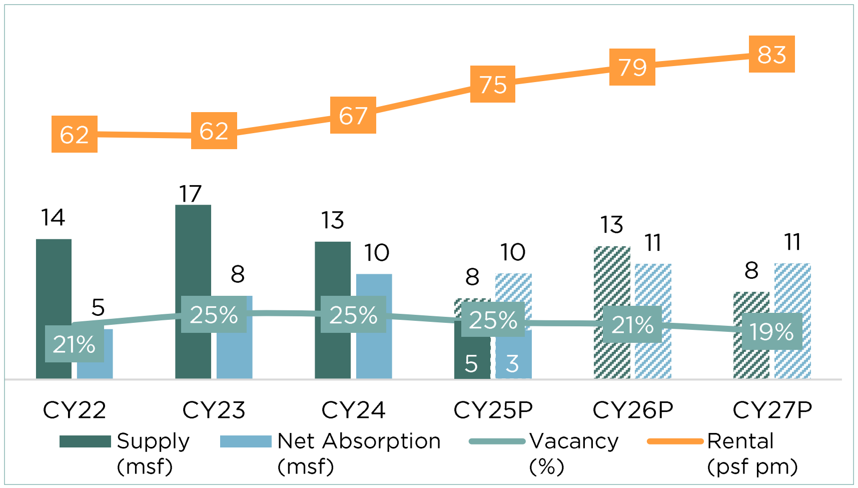
Source: CBRE
(1) CY2016–Q1CY2025
(2) As of Sep 30, 2025
(3) Share of office space leasing by GCC during CY2022-Q1CY2025
(4) Ministry of MSME, Government of India
(5) % of KRT stock in ORR to total KRT Bengaluru stock

2nd
Largest Net Absorption Globally(1)

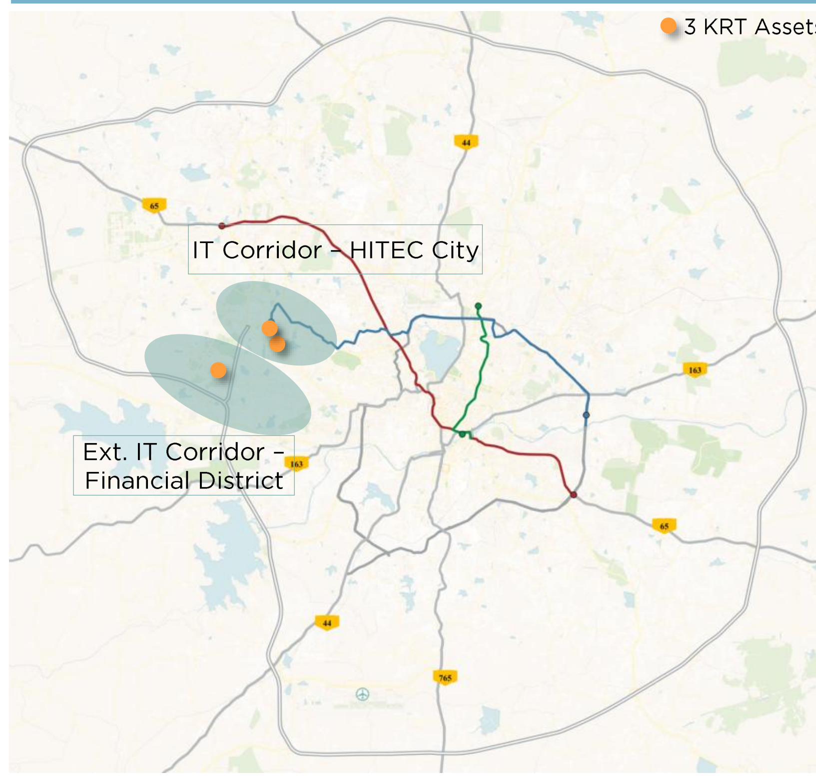
20%
2nd highest GCC Leasing in India(2)

~1M
Tech Workforce in Telangana(3)

2nd
Best Infrastructure in India(4)



KRT's HYDERABAD PRESENCE



IT CORRIDOR - HITEC CITY

Dominant Micromarket of Hyderabad

62%
HITEC City share of net absorption in Hyderabad(5)

82%
of KRT's Hyderabad stock in HITEC(6)

Source: CBRE / JLL
(1) CY2016–Q1CY2025
(2) Share of office space leasing by GCC during CY2022-Q1CY2025
(3) JLL
(4) Knight Frank India Prime City Index Report (2024-25)
(5) CY2016–Q3CY2025
(6) % of KRT stock in HITEC City to total KRT Hyderabad stock

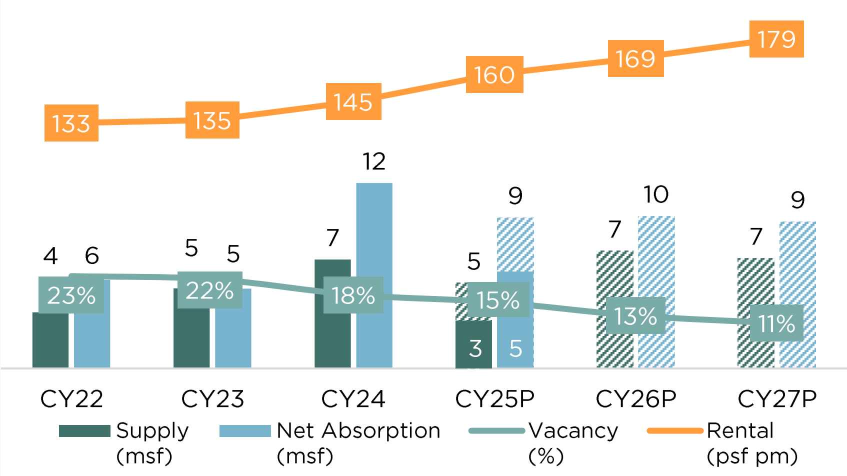
KNOWLEDGE REALTY TRUST

3rd
Largest share of pan-India total office stock[1]

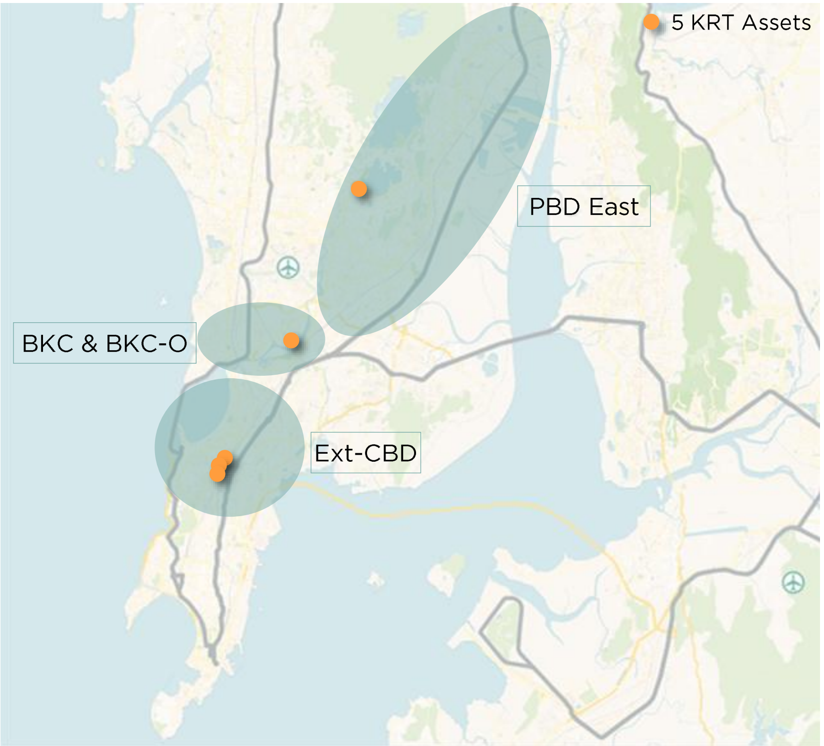
29%
of India's Direct Tax collection[2]

31%
BFSI space take up[3]

3.9%
$ 140B contribution to GDP[4]



KRT's MUMBAI PRESENCE



Ext-CBD

7.9%
Annual Rental growth[5]

5.3%
Projected CY27 vacancy given muted supply

BKC and BKC-O

7.6%
Annual Rental growth[5]

5.7%
Vacancy in BKC & BKC-O

Source: CBRE
(1) As of Q3CY2025
(2) FY25 (Financial Express)
(3) Share of absorption during 9MCY25
(4) Estimated from data published by MMRDA and RBI, 2024
(5) CY2021-9MCY2025

VIII. Supplementary Databook

Kosmo One, Chennai

KEY PORTFOLIO STATISTICS

Asset	Completed Area (msf)	UC & FD Area[(1)] (msf)	Total Leasable Area (msf)	Committed Occupancy (%)	Rent (₹ psf pm)		*MTM %*	GAV		WALE (Yrs)
					In-place	Market		₹ M	*% Total*	
Hyderabad	**12.9**	**-**	**12.9**	**99%**	**77**	**100**	***31%***	**1,86,839**	***29%***	**12.0**
Sattva Knowledge City	7.3	-	7.3	100%	79	108	*37%*	1,10,814	*17%*	10.5
Sattva Knowledge Park	3.3	-	3.3	97%	79	108	*38%*	49,833	*8%*	10.3
Sattva Knowledge Capital	2.3	-	2.3	100%	66	66	*(1%)*	26,191	*4%*	20.1
Mumbai	**6.1**	**-**	**6.1**	**88%**	**204**	**240**	***18%***	**2,00,862**	***31%***	**3.3**
One International Center	1.8	-	1.8	87%	176	205	*16%*	49,582	*8%*	2.7
One Unity Center	1.0	-	1.0	70%	184	240	*30%*	31,013	*5%*	6.0
One World Center	1.7	-	1.7	91%	196	235	*20%*	55,944	*9%*	3.0
One BKC	0.7	-	0.7	95%	338	413	*22%*	45,893	*7%*	2.4
Prima Bay	0.8	-	0.8	95%	165	160	*(3%)*	18,428	*3%*	4.1
Bangalore	**15.3**	**9.2**	**24.5**	**88%**	**76**	**88**	***16%***	**1,94,326**	***30%***	**10.0**
Cessna Business Park	4.2	-	4.2	97%	72	95	*33%*	46,083	*7%*	14.1
Sattva Global City	4.1	8.0	12.1	80%	57	60	*5%*	39,165	*6%*	8.4
Exora Business Park	2.2	-	2.2	92%	88	100	*14%*	33,827	*5%*	6.3
Sattva Softzone	1.0	-	1.0	91%	101	105	*4%*	16,985	*3%*	5.8
Sattva Knowledge Court	0.9	-	0.9	99%	71	75	*5%*	10,877	*2%*	12.0
Sattva Horizon	0.6	-	0.6	100%	62	65	*5%*	5,156	*1%*	19.0
Sattva Endeavour	0.0	0.7	0.7	-	-	-	-	5,624	*1%*	-
Other (11 assets)[(2)]	2.2	0.5	2.7	75%	100	111	*11%*	36,609	*6%*	6.9
Rest of India	**2.9**	**-**	**2.9**	**94%**	**55**	**68**	***24%***	**28,332**	***4%***	**6.4**
Kosmo One, Chennai	1.9	-	1.9	95%	43	55	*28%*	14,511	*2%*	4.7
One Qube, Gurugram	0.6	-	0.6	88%	103	120	*16%*	9,650	*1%*	8.0
Fintech One, GIFT City	0.5	-	0.5	98%	48	62	*29%*	4,172	*1%*	8.9
Sub-Total (Office)	**37.1**	**9.2**	**46.4**	**92%**	**94**	**115**	***22%***	**6,10,358**	***95%***	**8.1**
Solar	-	-	63.0 MW	-	-	-	-	3,684	*1%*	-
Maintenance Services	-	-	-	-	-	-	-	31,465	*5%*	-
Sub-Total (Other Assets)	**-**	**-**	**-**	**-**	**-**	**-**	***-***	**35,149**	***5%***	**-**
Total Portfolio	**37.1**	**9.2**	**46.4 / 63.0 MW**	**92%**	**94**	**115**	***22%***	**6,45,508**	***100%***	**8.1**

(1) UC – Under Construction; FDA – Future Development Area
(2) Represents assets which have less than 0.5 msf of Total Leasable Area

Asset	H2 FY26		FY27		FY28		FY29	
	Area ('000 sf) / % of Base Rentals	In-place Rent (₹ psf pm) / MTM (%)	Area ('000 sf) / % of Base Rentals	In-place Rent (₹ psf pm) / MTM (%)	Area ('000 sf) / % of Base Rentals	In-place Rent (₹ psf pm) / MTM (%)	Area ('000 sf) / % of Base Rentals	In-place Rent (₹ psf pm) / MTM (%)
Hyderabad	**-**	**-**	**-**	**-**	**254 / 2%**	**96 / 27%**	**85 / 1%**	**79 / 62%**
Sattva Knowledge City	-	-	-	-	254 / 4%	96 / 27%	85 / 1%	79 / 62%
Sattva Knowledge Park	-	-	-	-	-	-	-	-
Sattva Knowledge Capital	-	-	-	-	-	-	-	-
Mumbai	**523 / 13%**	**261 / 21%**	**622 / 12%**	**195 / 23%**	**741 / 15%**	**215 / 35%**	**731 / 14%**	**222 / 20%**
One International Center	106 / 7%	177 / 19%	313 / 21%	182 / 21%	250 / 16%	173 / 34%	235 / 16%	196 / 24%
One Unity Center	-	-	-	-	47 / 8%	207 / 31%	47 / 7%	213 / 34%
One World Center	46 / 3%	207 / 16%	301 / 22%	204 / 24%	214 / 15%	209 / 27%	374 / 26%	238 / 17%
One BKC	273 / 39%	334 / 27%	8 / 1%	328 / 36%	161 / 21%	310 / 51%	17 / 3%	425 / 15%
Prima Bay	98 / 14%	173 / (5%)	-	-	68 / 9%	170 / 6%	57 / 7%	169 / 12%
Bengaluru	**504 / 5%**	**98 / 15%**	**555 / 3%**	**57 / 23%**	**438 / 5%**	**119 / 16%**	**557 / 5%**	**89 / 9%**
Cessna Business Park	127 / 4%	97 / 0%	-	-	86 / 3%	92 / 17%	200 / 7%	113 / (1%)
Sattva Global City	126 / 6%	65 / (5%)	480 / 16%	51 / 26%	13 / 1%	63 / 7%	20 / 1%	63 / 12%
Exora Business Park	175 / 10%	100 / 2%	41 / 2%	93 / 16%	139 / 6%	77 / 47%	42 / 2%	80 / 47%
Sattva Softzone	-	-	9 / 1%	119 / (5%)	32 / 5%	113 / 5%	-	-
Sattva Knowledge Court	-	-	-	-	-	-	-	-
Sattva Horizon	-	-	-	-	-	-	-	-
Sattva Endeavour	-	-	-	-	-	-	-	-
Others (11 assets)(1)	77 / 8%	147 / 64%	25 / 1%	76 / 11%	168 / 17%	173 / 6%	294 / 14%	76 / 13%
Rest of India	**37 / 1%**	**48 / 17%**	**318 / 9%**	**43 / 36%**	**96 / 3%**	**58 / 8%**	**421 / 12%**	**47 / 45%**
Kosmo One, Chennai	37 / 2%	48 / 17%	318 / 18%	43 / 36%	96 / 6%	58 / 8%	407 / 21%	44 / 47%
One Qube, Gurugram	-	-	-	-	-	-	14 / 3%	118 / 21%
Fintech One, GIFT City	-	-	-	-	-	-	-	-
Total Portfolio	**1,065 / 6%**	**176 / 19%**	**1,495 / 5%**	**111 / 24%**	**1,528 / 8%**	**158 / 30%**	**1,794 / 7%**	**133 / 21%**

(1) Represents assets which have less than 0.5 msf of Total Leasable Area

KNOWLEDGE REALTY TRUST

Description	Rating	Fixed/ Floating	Total Facility (₹ M)	O/s Principal (₹ M)	Interest Rate (%)	Principal Repayment Schedule (₹ M)						Total (₹ M)
						H2 FY26	FY27	FY28	FY29	FY30	FY31 & Beyond	
REIT Level												
NCD	CRISIL / ICRA AAA	Fixed	16,000	16,000	7.2%	-	-	-	16,000	-	-	16,000
Term Loan	CRISIL / ICRA AAA	Floating	14,000	14,000	7.6%	-	-	-	88	268	13,644	14,000
Sub-total (A)			**30,000**	**30,000**	**7.4%**	**-**	**-**	**-**	**16,088**	**268**	**13,644**	**30,000**
SPV Level												
LRD (Kosmo One)	CARE A	Floating	7,400	5,736	7.3%	-	-	-	-	-	5,736	5,736
LRD (Prima Bay)	CARE A	Floating	9,500	8,270	7.3%	-	-	-	-	-	8,270	8,270
LRD (One BKC)	CRISIL AAA	Floating	21,120	15,971	7.5%	-	-	-	-	-	15,971	15,971
LRD (One Unity Center)	ICRA AAA	Floating	11,500	10,678	7.4%	-	-	-	-	-	10,678	10,678
LRD (One World Center)	ICRA AAA	Floating	25,000	22,432	7.4%	-	-	-	-	31	22,400	22,432
LRD (Exora Business Park)	ICRA AAA	Floating	12,000	11,250	7.3%	-	-	-	-	-	11,250	11,250
LRD (Knowledge Court)	CRISIL AAA	Floating	3,500	1,586	7.5%	-	-	-	-	-	1,586	1,586
LRD (Knowledge Capital)	CRISIL AAA	Floating	6,000	4,869	8.2%	-	67	410	472	507	3,413	4,869
LRD (Knowledge Capital)	CRISIL AAA	Floating	1,150	884	7.5%	6	74	79	88	91	547	884
LRD (Knowledge Capital)	CRISIL AAA	Floating	2,750	1,988	7.3%	-	73	184	206	213	1,312	1,988
LRD (Sattva Softzone)	CRISIL AAA	Floating	3,582	383	8.6%	-	-	212	171	-	-	383
LRD (Sattva Touchstone)	CRISIL AAA	Floating	1,440	443	7.5%	-	19	177	193	55	-	443
CAM Hyderabad	NA	Floating	19	19	7.5%	-	-	-	-	-	19	19
LRD (Knowledge Park)	CRISIL AAA	Floating	11,250	10,140	7.5%	-	-	36	384	538	9,183	10,140
LRD (Knowledge Park)	CRISIL AAA	Floating	6,750	6,127	7.5%	-	-	75	294	390	5,368	6,127
Sub-total (B)			**1,22,961**	**1,00,775**	**7.5%**	**6**	**233**	**1,172**	**1,808**	**1,825**	**95,732**	**1,00,775**
TOTAL (A+B)			**1,52,961**	**1,30,775**	**7.4%**	**6**	**233**	**1,172**	**17,895**	**2,093**	**1,09,376**	**1,30,775**

Note: LRD comprises of Term Loan and OD facilities

Particulars	Revenue from Operations				(Amounts in ₹ M)
	Three months ended		Six months ended		
	Sep 30, 2025	Jun 30, 2025	Sep 30, 2025	Sep 30, 2024	Variance (%)
Hyderabad					
Sattva Knowledge City	1,930	1,862	3,792	3,631	4%
Sattva Knowledge Park	810	696	1,506	889	69%
Sattva Knowledge Capital	481	478	959	558	72%
Mumbai					
One BKC	853	806	1,659	1,351	23%
One World Center	940	899	1,839	1,689	9%
One International Center, One Unity Center	1,171	1,151	2,323	1,883	23%
Prima Bay	422	408	830	777	7%
Bengaluru					
Cessna Business Park	963	962	1,925	1,865	3%
Exora Business Park	602	598	1,199	1,011	19%
Sattva Global City	565	538	1,103	876	26%
Sattva Softzone Complex(1)	384	378	763	794	(4%)
Sattva Knowledge Court	199	204	403	385	5%
Sattva Horizon	105	-	105	-	NA
Sattva Endeavour	-	-	-	-	NA
Others(2)	404	422	827	881	(6%)
Rest of India					
Kosmo One, Chennai	320	317	637	601	6%
One Qube, Gurugram	157	138	295	162	82%
Fintech One, GIFT City	75	77	152	38	304%
Sub-Total (Office)	**10,382**	**9,934**	**20,316**	**17,390**	**17%**
Solar	56	73	129	27	377%
Maintenance Services	1,480	1,466	2,946	3,174	(7%)
Sub-Total (Ancillary Assets)	**1,536**	**1,539**	**3,075**	**3,201**	**(4%)**
Inter Property Eliminations(3)	(680)	(691)	(1,371)	(1,775)	
Total Portfolio	**11,238**	**10,781**	**22,019**	**18,816**	**17%**

(1) Sattva Softzone Complex includes Sattva Softzone, Sattva Touchstone, Sattva Magnifica II, Sattva Spectrum and Sattva Supreme
(2) Others include Sattva Techpoint, One Trade Tower, Sattva Infozone, Sattva Magnificia I, Sattva South Avenue, Sattva Eminence, Sattva Cosmo Lavalle, Sattva Premia
(3) Primarily on account of revenue of CAM Mumbai, CAM Bengaluru—II, One BKC Solar and Prima Bay Solar as these assets recover income from certain Asset SPVs, who further recover it from tenants.

Particulars	Net Operating Income				(Amounts in ₹ M)
	Three months ended		Six months ended		
	Sep 30, 2025	Jun 30, 2025	Sep 30, 2025	Sep 30, 2024	Variance (%)
Hyderabad					
Sattva Knowledge City	1,882	1,812	3,695	3,531	5%
Sattva Knowledge Park	776	658	1,435	850	69%
Sattva Knowledge Capital	476	473	949	549	73%
Mumbai					
One BKC	754	712	1,466	1,169	25%
One World Center	807	771	1,578	1,443	9%
One International Center, One Unity Center	956	937	1,894	1,474	29%
Prima Bay	365	354	720	669	8%
Bengaluru					
Cessna Business Park	873	873	1,746	1,691	3%
Exora Business Park	516	511	1,027	848	21%
Sattva Global City	479	469	948	728	30%
Sattva Softzone Complex(1)	362	358	720	716	1%
Sattva Knowledge Court	189	195	384	363	6%
Sattva Horizon	91	(0)	91	(0)	NA
Sattva Endeavour	-	-	-	(0)	NA
Others(2)	349	382	731	749	(2%)
Rest of India					
Kosmo One, Chennai	249	241	489	454	8%
One Qube, Gurugram	123	104	228	93	145%
Fintech One, GIFT City	62	63	125	11	1029%
Sub-Total (Office)	**9,309**	**8,915**	**18,223**	**15,338**	**19%**
Solar	34	51	86	10	780%
Maintenance Services	539	723	1,262	1,491	(15%)
Sub-Total (Ancillary Assets)	**573**	**775**	**1,348**	**1,500**	**(10%)**
Inter Property Eliminations(3)	(1)	(27)	(27)	(515)	
Total Portfolio	**9,881**	**9,663**	**19,544**	**16,324**	**20%**

(1) Sattva Softzone Complex includes Sattva Softzone, Sattva Touchstone, Sattva Magnifica II, Sattva Spectrum and Sattva Supreme
(2) Others include Sattva Techpoint, One Trade Tower, Sattva Infozone, Sattva Magnificia I, Sattva South Avenue, Sattva Eminence, Sattva Cosmo Lavalle, Sattva Premia
(3) Primarily on account of revenue of CAM Mumbai, CAM Bengaluru—II, One BKC Solar and Prima Bay Solar as these assets recover income from certain Asset SPVs, who further recover it from tenants.

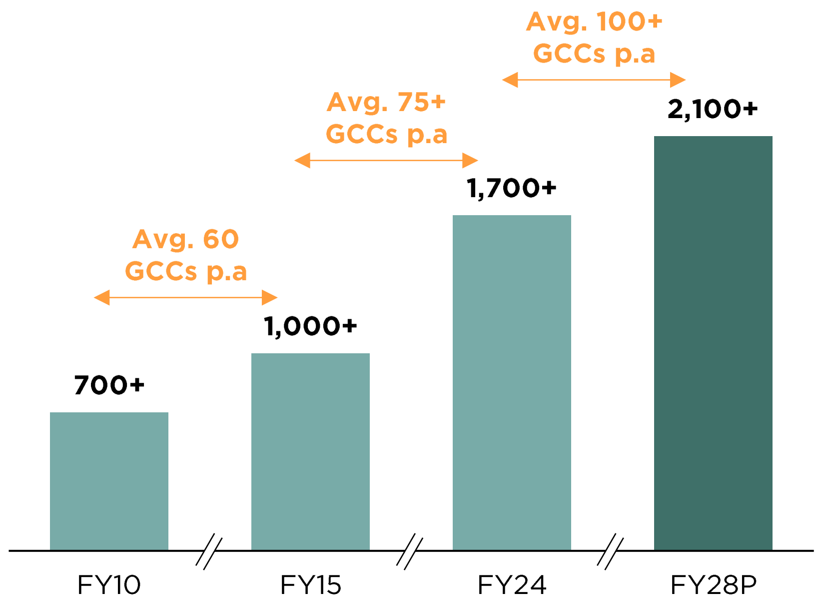
IX. Appendix

One BKC, Mumbai

India is the 'GCC Capital of the World' with a 58% market share in global outsourcing

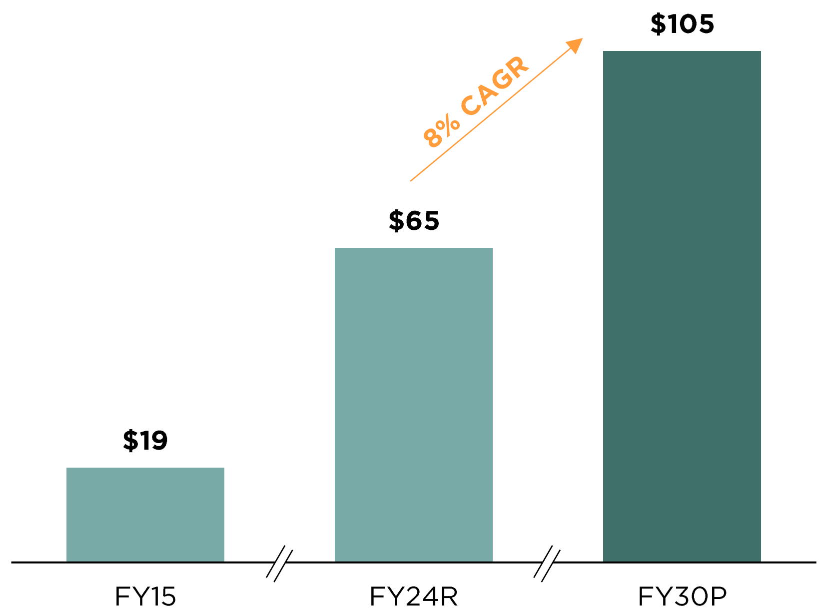
GCC Growth in India

(# of occupiers)



GCCs Revenue in India

($B)



~40% Share of leasing by GCCs(1)

>60% Fortune 500 cos drive innovation via GCCs(2)

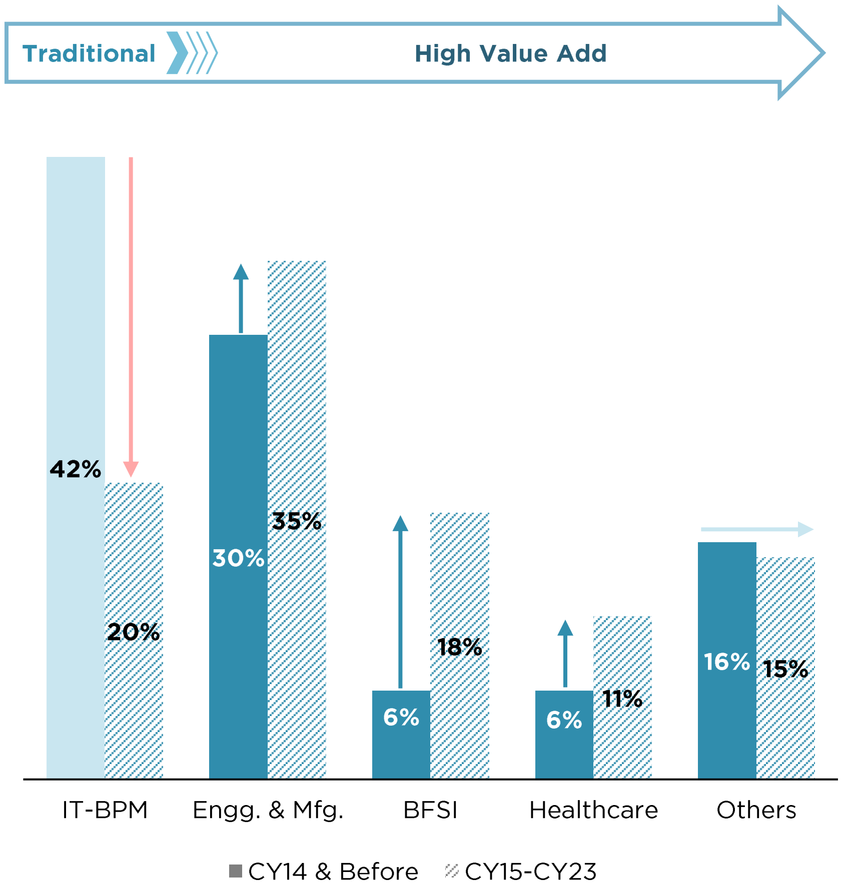
~1.9M # of GCC employees(3)

Source: CBRE
(1) 9MCY25
(2) As of Dec 2024
(3) As of FY24

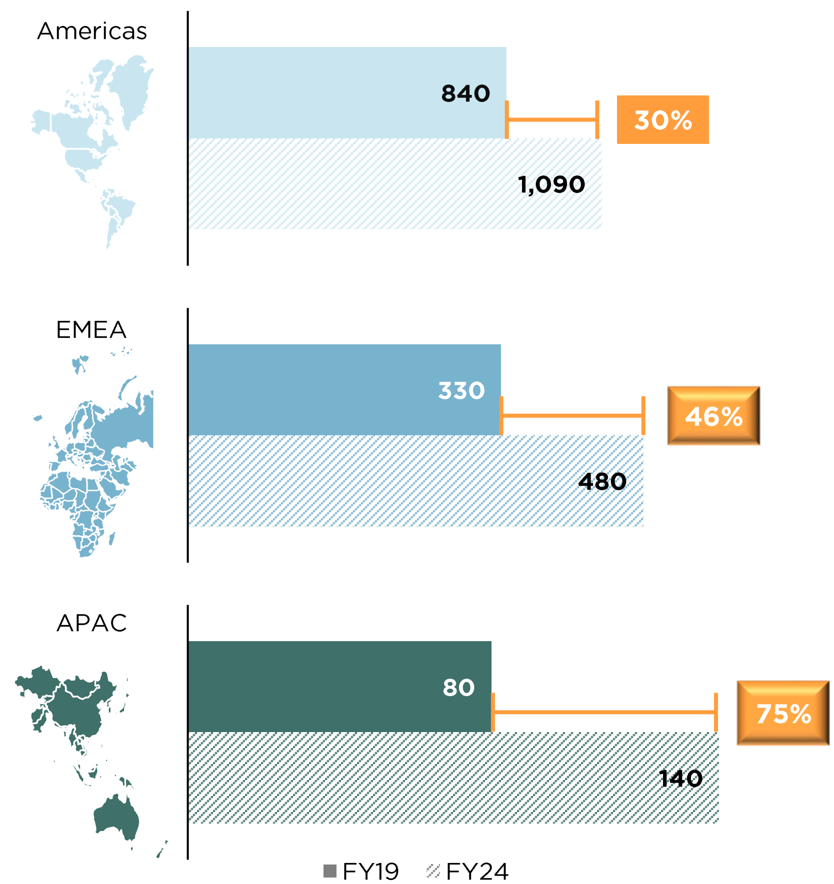
KNOWLEDGE REALTY TRUST

GCCs in India charting new paths focused on high-value add sectors and geographical diversification

India GCC Sector Mix
(% Share)

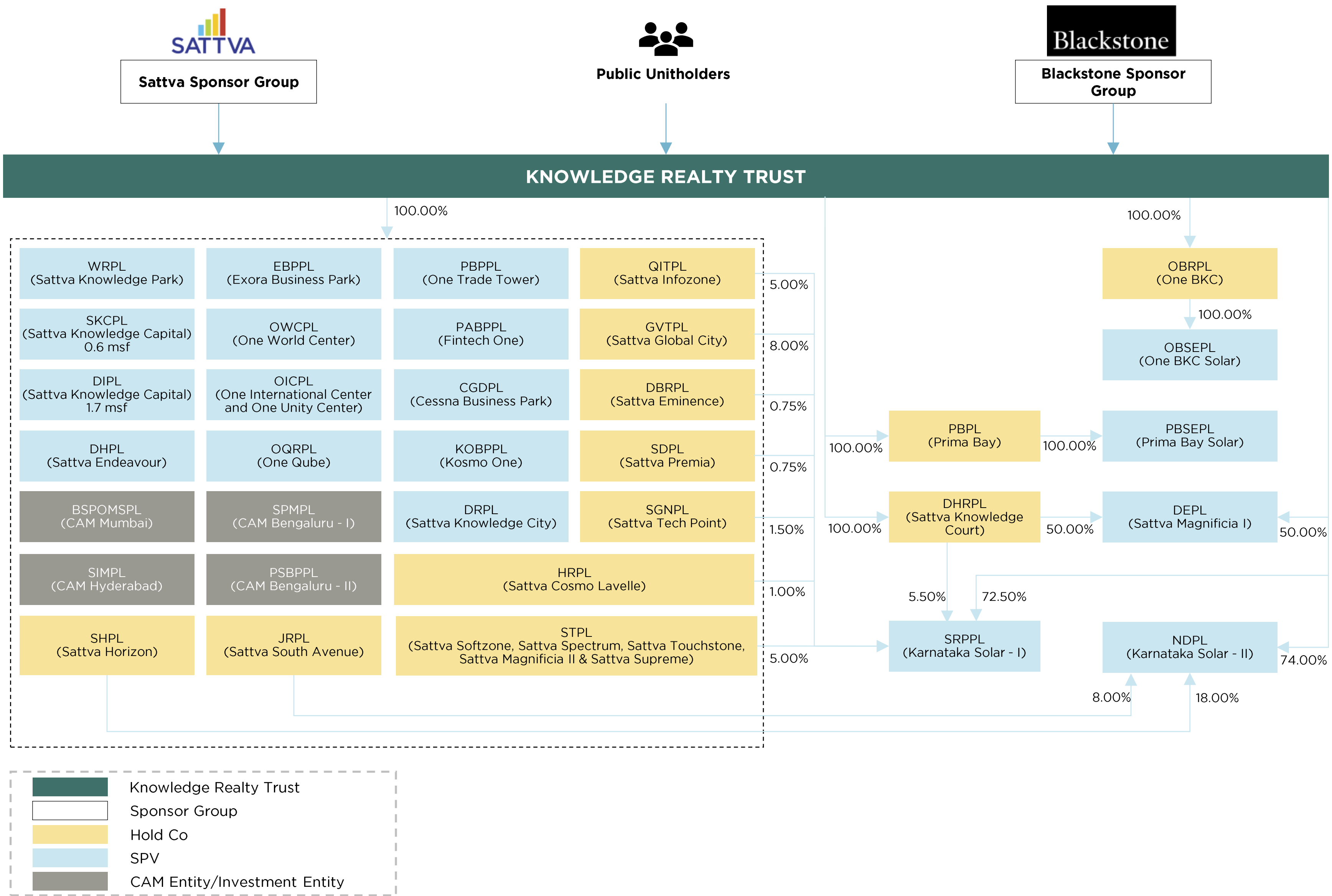


GCCs in India Basis HQ
(# of occupiers)



Source: Cushman & Wakefield, NASSCOM

HOLDING STRUCTURE



REPUTED BOARD MEMBERS WITH WEALTH OF EXPERIENCE ACROSS BUSINESSES

Non-Executive Directors

Tuhin Parikh

- Vice Chairman, Blackstone Real Estate Asia
- Previously at: TCG Urban Infrastructure Holding Limited (Director)

Asheesh Mohta

- Head, Blackstone Real Estate India
- Previously at: The Chatterjee Group (Assistant Vice President)

Bijay Kumar Agarwal

- Founder, Sattva Group
- Named 'Global Indian of the Year' by Asia One Magazine in 2018, 'Business Leader of the Year' by ET Now in 2020

Shivam Agarwal

- VP, Strategic Growth – Sattva Group
- Manages Sattva Group's investor relations, branding, marketing and public relations function

Independent Directors

Anup Shah

- Founder, ASLF Law Offices
- Receiver of 'ICON' award and recognized among the 'top 100 advocates' by Indian Business Law Journal for five consecutive years

Ajay Mahajan

- Ex-Managing Director and CEO, CARE Ratings
- Previously at: Bank of America (Managing Director), UBS AG, Yes Bank, IDFC First Bank (Head of commercial and wholesale banking)

Bhavna Thakur

- Previously at: Davis Polk & Wardwell, Paul, Weiss, Rifkind, Wharton & Garrison, Everstone, TIFIN group, Morgan Stanley Advantage Services and Citigroup Global Markets India

Sunil Bhumralkar

- Strategic Advisor to Technology & Automotive companies
- Served as Senior Audit Partner at S R Batliboi & Associates LLP for over 20 years

Notes:

- All figures in this presentation are as of September 30, 2025, unless otherwise specified
- All figures corresponding to year denoted with "FY" are as of or for the one-year period ending (as may be relevant) March 31st of the respective year. Similarly, all figures corresponding to year denoted with "CY" are as of or for the one-year period ending (as may be relevant) March 31st of the respective year
- Some of the figures in this Presentation have been rounded-off to the nearest decimal for the ease of presentation

Key Terms and Definitions:

1. Base Rentals – Rental income contracted from the leasing of Completed Area; does not include fit-out, parking income and other income from F&B, retail, telecom and other amenity tenants
2. Committed Area - Area for which (a) an agreement to lease / letter of intent has been signed, (b) lease commencement date is after the relevant fiscal / period and the building has received occupancy certificate prior to the relevant fiscal / period and (c) area for which a Hard Option is available with agreed future leasing conditions and the building has received occupancy certificate prior to the relevant fiscal / period
3. Committed Occupancy (%) = (Occupied Area + Committed Area) / Completed Area
4. Completed Area – The Leasable Area of a property for which occupancy certificate has been received
5. DPU – Distributions per unit
6. GCCs – Global capability centers, which are offshore services hubs established by MNCs to perform strategic functions, leveraging knowledge-based talent, cost and operational efficiencies
7. Gross Rentals - Gross Rentals is the sum of Base Rentals, fit-out, car parking income and other income from F&B, retail, telecom and other amenity tenants from Occupied Area
8. Leasable Area / Total Leasable Area (sf) – Total square footage that can be occupied by a tenant for the purpose of determining a tenant's rental obligations. Leasable Area is the sum of Completed Area, Under Construction Area and Future Development Area
9. LTV - The ratio of the net indebtedness of Knowledge Realty Trust to its GAV, expressed as a percentage
10. msf - Million square feet
11. MTM – Mark to Market
12. Occupied Area - Completed Area for which lease agreements / lease and licence agreements have been signed with tenants
13. psf pm - per square feet per month
14. Re-leasing spread - Refers to the change in rent per square foot between new and expiring leases, expressed as a percentage
15. WALE - Weighted Average Lease Expiry (weighted according to Base Rentals (as defined above)). Calculated assuming tenants for Occupied Area exercise all their renewal options post expiry of their initial commitment period as per terms of lease contract

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