Date: 03rd November, 2026

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	To, The Corporate Relations Department, Department of Corporate Services, BSE Limited, 25th Floor, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001 **Scrip Code**: 544481 (**"Units"**), 977158, 977536 and 977888 **("Non-Convertible Debentures")** and 732261 **("Commercial Papers")**

Dear Sir / Madam,

Subject: Press Release and Earnings Presentation for the quarter and half year ended 30th September, 2026.

In continuation to our intimation dated 03rd November, 2026, regarding the outcome of the Board Meeting of Knowledge Realty Office Management Services Private Limited, Manager to Knowledge Realty Trust, held in connection with the quarter ended 30th September, 2026, on 03rd November, 2026, please see enclosed the:

1. Press Release for the quarter and half year ended 30th September, 2026 as **Annexure A**; and

2. Earnings Presentation for the quarter and half year ended 30th September, 2026 as **Annexure B**.

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

Kindly take the same on your records.

Thanking you,

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

Ashutosh Pramod Vaidya

Digitally signed by Ashutosh Pramod Vaidya
Date: 2026.11.03 14:12:09 +05'30'

Ashutosh Vaidya
Company Secretary & Compliance Officer
Membership No. A14242

Encl: As above

Annexure - A

Knowledge Realty Trust, India's largest REIT[1], delivers strong Q2 FY27 results.
Revenue up 13% YoY; NOI up 15% YoY; Record distributions of Rs. 7,640 million, up 11% YoY

Mumbai, India, November 3, 2026: Knowledge Realty Trust (NSE: KRT / BSE: 544481), India's largest[1] and most geographically diverse office REIT, announced its quarterly and half-yearly results for the period ended September 30, 2026, today.

Business Highlights:

- Achieved gross leasing of 0.8 million square feet in Q2 FY27, including 0.2 million square feet of pre-leasing, taking cumulative leasing for H1 FY27 to 2.2 million square feet
- Committed occupancy on area basis stands at 93% and on value basis has reached 94%
- Realized average spread of 24% on Q2 leasing; In-place rents grew 7% YoY to Rs. 101 psf pm
- Front office demand drove Mumbai portfolio occupancy to 95%, up 300 bps QoQ and 600 bps since Mar'26. Achieved a 28% spread on 0.6 million square feet re-leased / renewed in Mumbai since Mar'26
- Proactive lease churn carried out in a strong Hyderabad market – about 0.6 million square feet re-priced since listing at 41% spread basis gross rentals
- Expansions by existing tenants contributed 54%[2] of leasing during the quarter, evidencing strong occupier satisfaction and long-term relationships
- Achieved annual escalations in 100% of leasing during the quarter
- Weighted average mark-to-market potential of 25% until FY30
- Achieved portfolio-wide 5-star GRESB rating

Financial / Distribution Highlights:

- For the quarter, revenue grew 13% YoY to Rs. 12,725 million and NOI grew 15% YoY to Rs. 11,404 million
- NOI margin expanded to 90% in Q2 FY27, from 88% in Q2 FY26
- Declared record distributions of Rs. 7,640 million translating to DPU of Rs. 1.72 per unit, up 11% YoY
- 82% of the distribution is tax-efficient in the hands of unitholders
- GAV of Rs. 688,631 million as of September 30, 2026, translating to a NAV of Rs. 127 per unit, up 7% YoY

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

"We are delighted to report another strong quarter, with NOI growing 15% YoY to Rs. 11,404 million and NOI margin expanding to 90%. We declared record distributions of Rs. 7,640 million for the quarter, up 11% YoY, and our DPU has grown sequentially in every quarter since listing. Leasing momentum remained healthy, with gross leasing of 0.8 million square feet during the quarter at an average spread of 24%, taking H1 FY27 leasing to 2.2 million square feet. Our growth levers remain firmly in place – contracted escalations, sizeable mark-to-market potential, vacant area lease-up, economic occupancy convergence and an active development pipeline – while our LTV of 18% provides significant headroom as we evaluate multiple value-accretive opportunities across sponsor and third-party assets."

[1] Largest REIT in India by Market Capitalization as of October 30, 2026
[2] % by Gross Rents for New Leasing and Pre-Leasing

Investor Materials and Quarterly Investor Call Details

Knowledge Realty Trust has released a package of information on the results and performance, which includes an earnings presentation covering Q2 & H1 FY27 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 Tuesday, November 3, 2026, at 17:30 hours Indian Standard Time to discuss the Q2 & H1 FY27 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[3] and Blackstone[4], is India's largest REIT[5] and most geographically diverse office REIT. Its portfolio comprises 29 best-in-class Grade-A office assets totalling 46.5 million square feet as of September 30, 2026, with 37.3 million square feet of Completed Area, 2.6 million square feet under construction area and 6.6 million square feet of future development area 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 475 tenants comprising prominent multinational tenants, including Fortune 500 companies and GCCs, as well as leading domestic corporates.

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

[3] Sattva Developers Private Limited
[4] BREP Asia SG L&T Holding (NQ) Pte. Ltd
[5] Largest REIT in India by Market Capitalization as of October 30, 2026

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 Office 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.

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.

Annexure B



Knowledge Realty Trust
Q2 FY27 Earnings Update

November 3, 2026

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I. Key Performance Highlights

Robust operating and financial performance since listing has led to superior returns for unitholders

OPERATIONAL

92% → 94% *+200 bps*

Committed Occupancy (Sep'25 – Sep'26) **(by Value)**

4.8 msf

Gross Leasing (Q2 FY26 to Q2 FY27)

94 → 101 *+7%*

In-Place Rent (₹ psf) (Sep'25 – Sep'26)

FINANCIAL

9,881 → 11,404 *+15%*

NOI (₹ M) (Q2 FY26 – Q2 FY27)

NIL → 29%

Fixed Rate Debt (%)

109 → 127 *+16%*

NAV (₹ p.u.)

UNITHOLDER

20%

Total Returns[1]

36,176

Total Distributions (₹ M)

16k → 46k *3x*

Unitholder Growth

Note: All figures for the period from listing to September 30, 2026 unless mentioned otherwise
(1) Price returns (for the period from listing to September 30, 2026) + Distributions for four quarters until Q1 FY27

Strong operating performance during the quarter led to robust distribution growth of 11% YoY

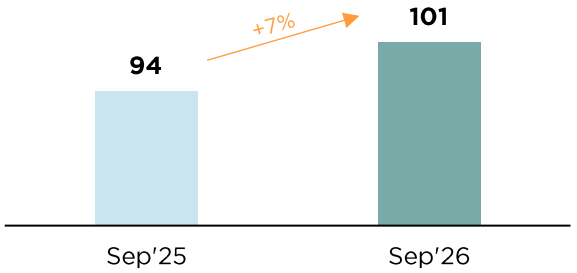
LEASING PERFORMANCE

Gross Leasing[1]	0.8 msf
Committed Occupancy (by Value)	94%
Committed Occupancy (by Area)	93%

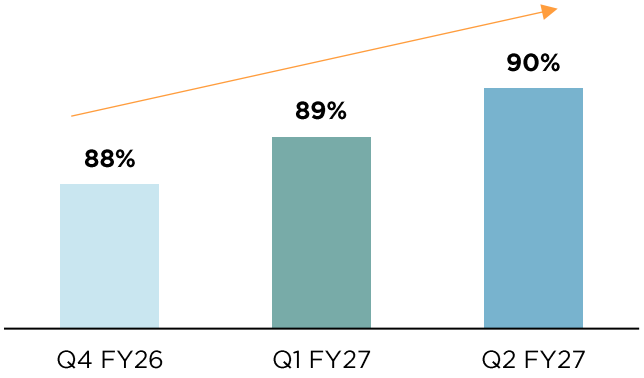
RENTAL GROWTH

(% / ₹ psf)

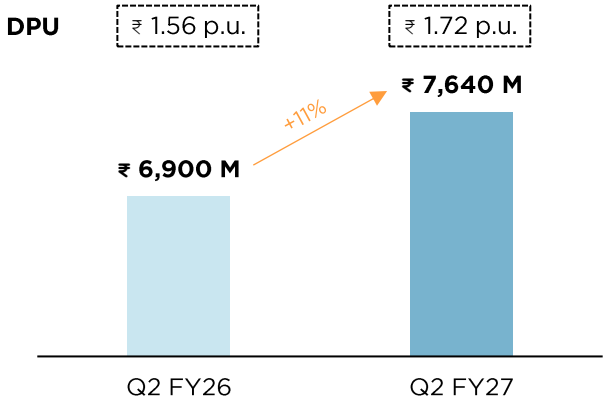
24% Leasing Spread Achieved[2]



NOI MARGIN EXPANSION



11% YoY GROWTH IN DISTRIBUTION

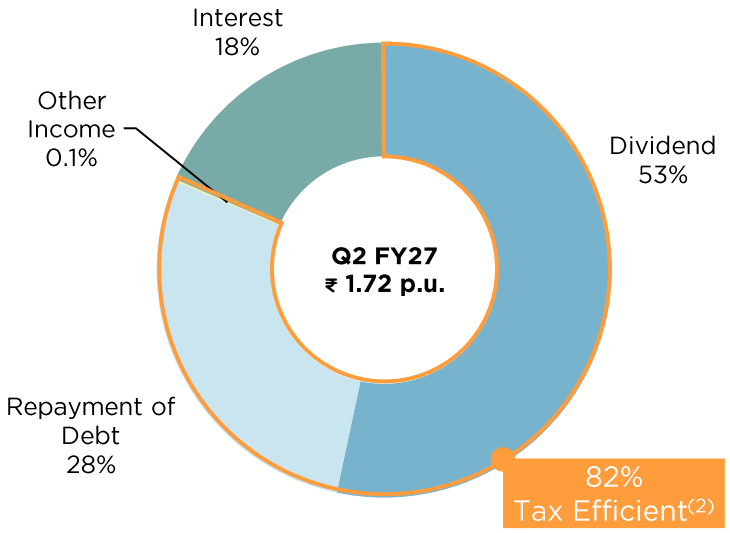


(1) Including 0.2 msf pre-leasing at Sattva Endeavour
(2) Average spread on 0.5 msf

Robust financial performance driven by high operating leverage and embedded growth realization

	Q2 FY26	Q2 FY27	Growth
REVENUE (₹ M)	11,238	12,725	+13%
NOI (₹ M)	9,881	11,404	+15%
EBITDA (₹ M)	9,660	10,940	+13%
DISTRIBUTIONS (₹ M)	6,900	7,640	+11%

Q2 FY27 DISTRIBUTION MIX(1)



(1) The distribution mix may vary in subsequent periods
(2) Tax Efficient is sum of Dividend (Tax Exempt), Repayment of Debt (Tax Deferred) and Other Income (Tax Exempt)



II. Business Update

Sattva Knowledge Court, Bengaluru

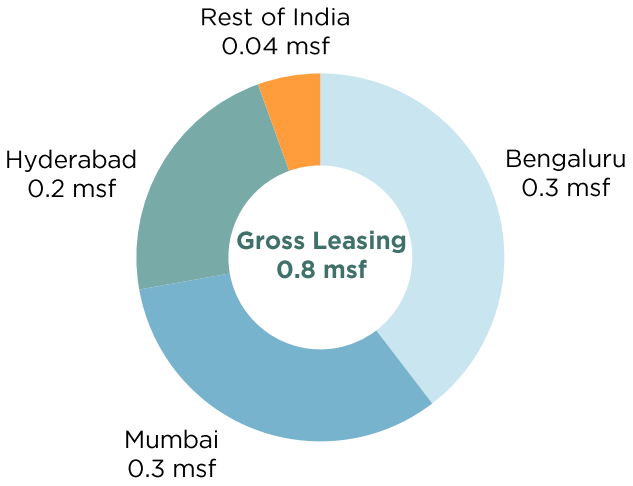
Robust leasing activity at healthy spreads driven by front office and GCC occupiers

Q2 FY27 LEASING BREAKUP

0.5 msf	+	0.1 msf	+	0.2 msf	=	0.8 msf
New Leasing		Renewals		Pre-Leasing		Gross Leasing
25% Re-leasing Spread *(on 0.4 msf)*		**18%** Spread				**24%** Average Spread *(on 0.5 msf)*

CITY WISE LEASING BREAKUP

(msf)



TENANT EXPANSION

(% by Gross Rents)



Occupancy ramp-up across Mumbai portfolio along with strong MTM realization; Further MTM upside available to be realized

SELECT MUMBAI ASSETS

Prima Bay *(0.8 msf)*

88% (Mar'26) → +1200 bps → 100% (Sep'26)

One Unity Center *(1.0 msf)*

84% (Mar'26) → +1100 bps → 95% (Sep'26)

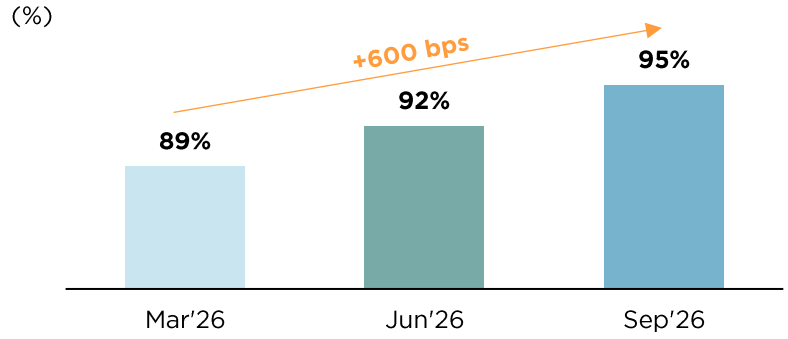
One BKC *(0.8 msf)*

87% (Mar'26) → +900 bps → 96% (Sep'26)

One International Center *(1.8 msf)*

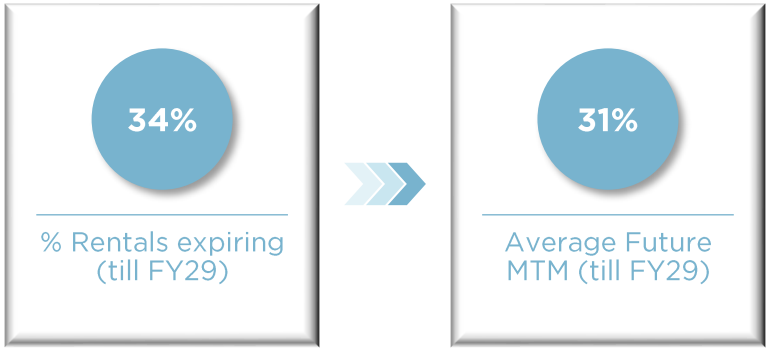
89% (Mar'26) → +700 bps → 96% (Sep'26)

OCCUPANCY RAMP-UP



28% Spread achieved on 0.6 msf Re-leased/Renewed in H1 FY27

FUTURE MTM VISIBILITY

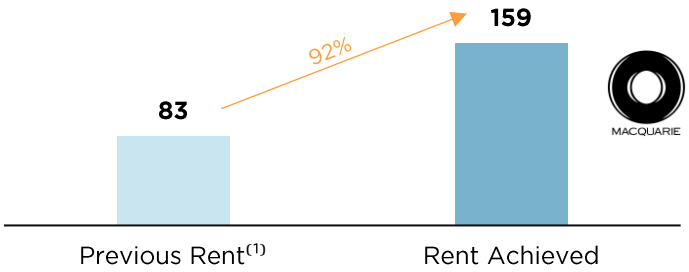


Facilitating proactive churn in a strong Hyderabad market; Fit-out deals offer NOI accretive value additions

0.6 msf
Re-priced area since listing

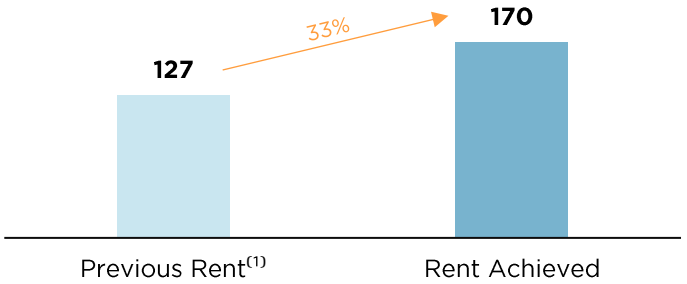
41%
Spread Achieved

Knowledge City | 44 ksf
(₹ psf)

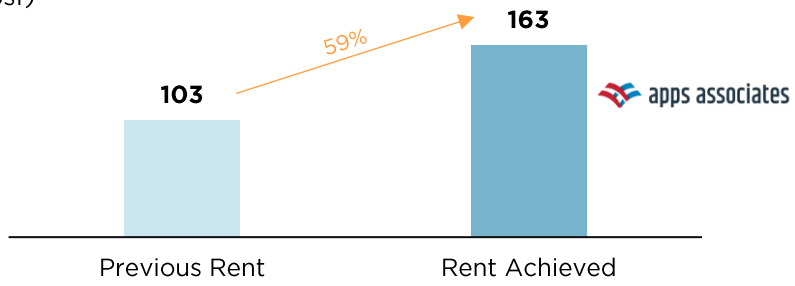


Knowledge Park | 42 ksf
(₹ psf)

Leading Pharmaceutical Firm

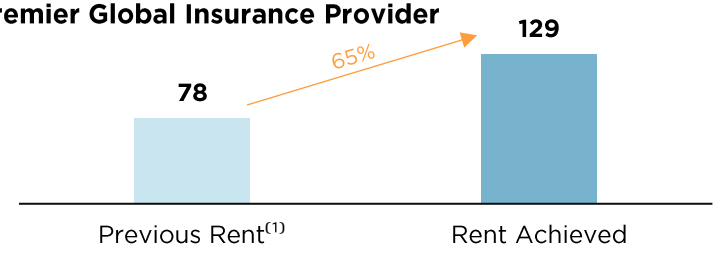


Knowledge City | 23 ksf
(₹ psf)



Knowledge City | 56 ksf
(₹ psf)

Premier Global Insurance Provider



Note: Rents & re-leasing spreads computed on gross rents, which include fit-out and car park rent
(1) Previous Rent adjusted for efficiency improvement

Sustained leasing momentum led by expansions from existing tenants and addition of new marquee tenants

KEY TRANSACTIONS (Q2 FY27)				
Occupier	**Property**	**Sector[1]**	**Type**	**Area ('000 sf)**
New Leases				**650**
Global Corporate Administration Firm	Sattva Endeavour	Technology	GCC	188
L&T Hydrocarbon	Prima Bay	Engg. & Mfg.	Domestic	66
World's largest MF Investment Manager	Sattva Knowledge City	BFSI	GCC	56
Leading Flex Operator	One BKC	Co-Working	Domestic	54
Leading Pharmaceutical Firm	Sattva Knowledge Park	Pharma & Healthcare	GCC	42
Global Infra Consulting Firm	Sattva Knowledge Court	Engg. & Mfg.	GCC	39
RBL Bank	One World Center	BFSI	Domestic	27
Major Life Insurance Provider	One Unity Center	BFSI	Domestic	24
GlobalFoundries	Sattva Knowledge City	Technology	GCC	23
Titan	One Trade Tower	Engg. & Mfg.	Domestic	23
Premier Airline Operator	Sattva Knowledge City	Aviation	MNC	20
Others	Various	Various	Various	88
Renewals				**128**
Amadeus	Exora Business Park	Technology	GCC	41
Makewell	Fintech One	F&B	Domestic	24
Hardcastle	One International Center	FMCG & Retail	Domestic	15
Others	Various	Various	Various	49
Gross Leasing				**778**

(1) BFSI – Banking, Financial Services and Insurance; Engg. & Mfg. – Engineering and Manufacturing



III. Growth Drivers

Cessna Business Park, Bengaluru

AI resilient portfolio fortified by multiple drivers for sustained long-term growth

CONTRACTED REVENUE

93%
Committed Occupancy

7.7 yrs
WALE

5%(p.a.) / **15%**(3 Yrs)
Escalations(1)

- Strong predictable cash flows backed by high occupancy, long WALE & periodic escalations

+

EMBEDDED GROWTH

2.7 msf
Vacant area lease-up

2.6 / 6.6 msf
UC / Future Development Area

21%
MTM Potential

- Substantial NOI accretion in the next 3 years through lease up of Vacant / UC area and MTM realization

+

INORGANIC GROWTH

6.7 msf
Across 4 ROFO assets

KNOWLEDGE REALTY TRUST
Brand-agnostic platform

18%
Low LTV enabling acquisitions

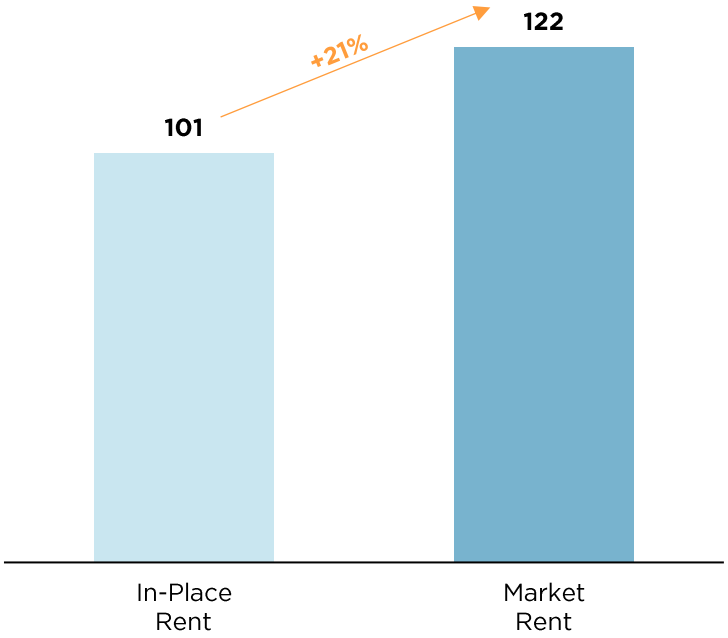
- Inorganic growth potential supported by low LTV, healthy ROFO pipeline and brand agnostic positioning

(1) Typical lease escalation terms; may vary from lease to lease

21% MTM potential at portfolio level; 66% of H2 FY27 expiries already tied-up or under closure at a 23% spread

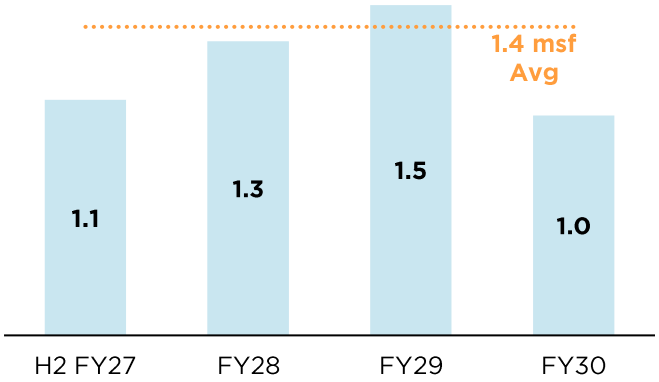
PORTFOLIO MTM POTENTIAL

(₹ psf)



UPCOMING EXPIRIES & MTM POTENTIAL

(msf & %)



	H2 FY27	FY28	FY29	FY30
Base Rentals Expiring (%)	4%	7%	6%	6%
MTM Potential (%)	22%	33%	26%	21%

25% Average Future MTM (till FY30)

Sattva Endeavour to be delivered in Q3 FY27 (25% pre-leased); Sattva Spectrum to be delivered in Q4 FY27







25% Pre-Leased

Sattva Endeavour

Bengaluru

0.7 msf

Leasable Area

Sattva Spectrum

Bengaluru

0.5 msf

Leasable Area

Sattva Global City (New Block)

Bengaluru

1.4 msf

Leasable Area

Healthy ROFO pipeline presenting an opportunity to accelerate growth and enter new markets









4
# of assets

3
# of cities

6.7 msf
Total area

ROFO ASSETS LIST		
ASSET	**LOCATION**	**AREA (msf)**
Sattva Texonic	Bengaluru	1.9
Sattva Verve	Pune	0.7
Sattva Knowledge Hub	Chennai	2.7
Sattva Knowledge Center	Bengaluru	1.4

Image Tower: Inorganic growth potential in the Knowledge cluster of Hyderabad (Sponsor pipeline)





Image Tower	1.6 msf	30%	World's largest MF Investment Manager
HITEC City, Hyderabad	Leasable Area	Pre-leasing	*0.5 msf*



IV. Debt Overview

Sattva Global City, Bengaluru

Monitoring the interest rate environment to optimize financing costs

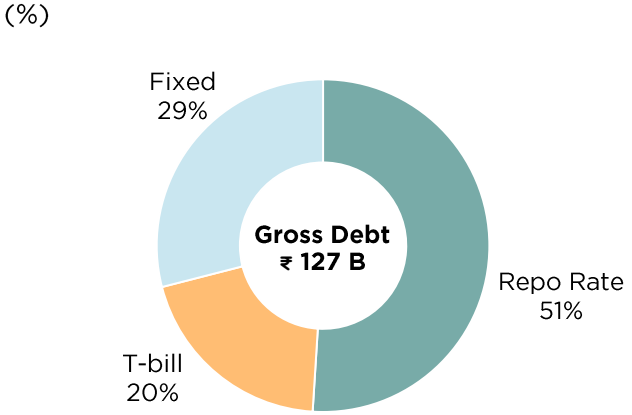
₹ 122 B
Net Debt(1)

7.2%
Average Debt Cost
(As of Sep'26)

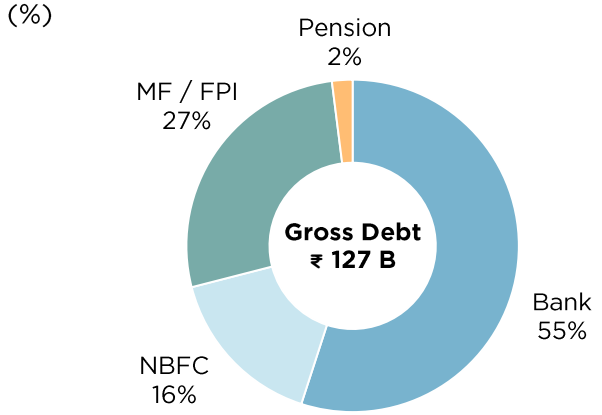
AAA / Stable
CRISIL / ICRA Rating

18%
LTV(2)

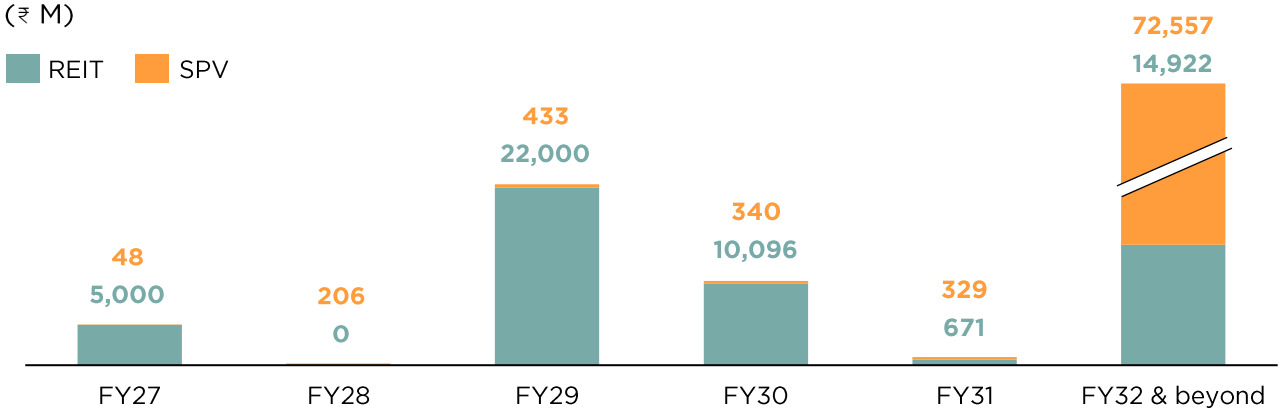
FINANCING BENCHMARKS



LENDER MIX



DEBT MATURITY PROFILE



(1) Net Debt is computed after deducting cash & cash equivalents (post current quarter distribution), investments in mutual funds and bank deposits with a maturity of more than 3 months

(2) LTV = Net debt (post current quarter distribution) / GAV as on Sep 30, 2026

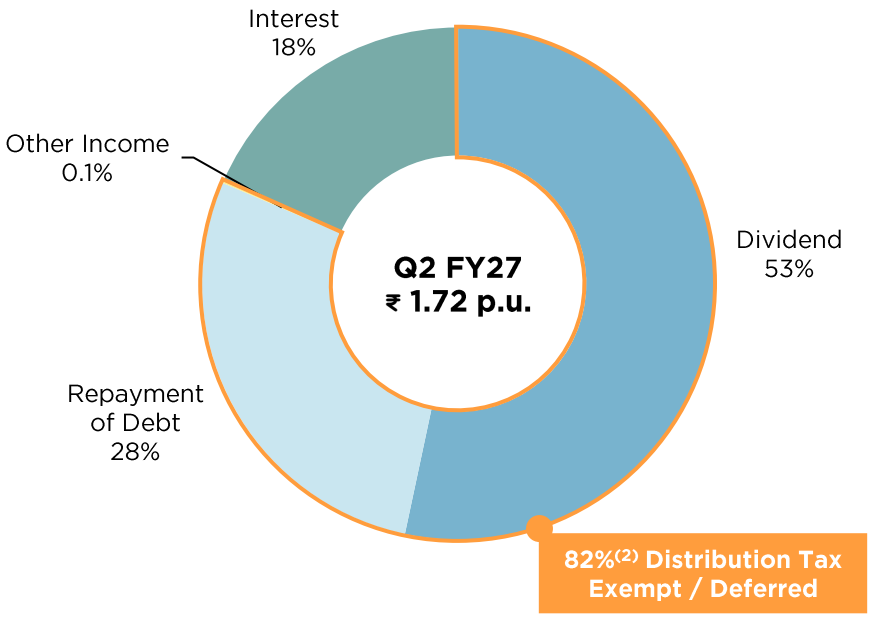


V. Distribution, Valuation & Unitholding Profile

Robust distributions with a highly tax efficient mix for unitholders

DISTRIBUTION MIX(1)

(%)



DISTRIBUTION HIGHLIGHTS

Q2 FY27
Distribution Period

₹ 7,640 M	4,434 M	₹ 1.72
Distribution Amount	Units Outstanding	Distribution Per Unit (DPU)

November 3, 2026
Declaration Date

November 6, 2026
Record Date

On or before November 16, 2026
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
(2) Tax Efficient is sum of Dividend (Tax Exempt), Repayment of Debt (Tax Deferred) and Other Income (Tax Exempt)

NDCF WALKDOWN

(Amounts in ₹ M, unless stated otherwise)

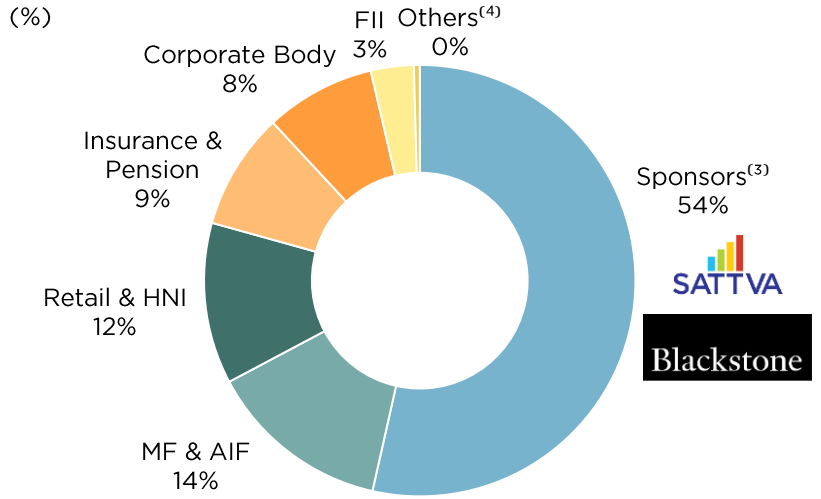
Particulars	Q2 FY27
Revenue from Operations	12,725
Property Taxes and Insurance	(305)
Direct Operating Expenses	(1,017)
NET OPERATING INCOME	**11,404**
Other Income	142
Property Management Fees	(317)
Indirect Operating Expenses	(289)
EBITDA at SPV level	**10,940**
Working Capital and other adjustments	662
Cash Taxes	(1,432)
Interest on Debt	(1,492)
NDCF at SPV level	**8,678**
Distribution from SPVs to REIT	8,678
Interest on Debt at REIT Level	(950)
Other Inflows / (Outflows) at REIT Level	(88)
NDCF at REIT level	**7,641**
DISTRIBUTION	**7,640**
DPU (₹ p.u.)	**1.72**

Diversified unitholding underpinned by marquee institutional investors and a 3x growth in unitholders

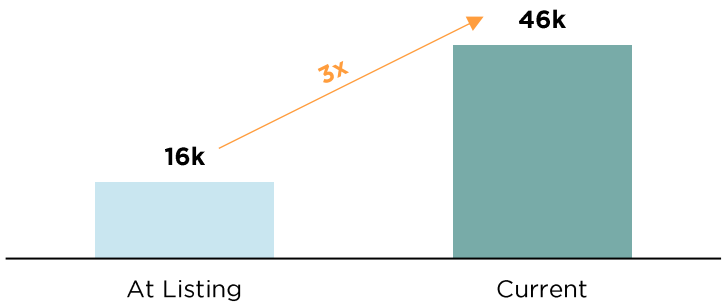
KEY HIGHLIGHTS

₹ 485 B	Market Cap(1)
4,434 M	Units Outstanding
46k+	Total Unitholders

UNITHOLDING PATTERN(2)



UNITHOLDER GROWTH



TOP INSTITUTIONAL INVESTORS

PPFAS MF	HDFC Life	SBI Pension
SBI MF	LIC	360 One
Norges Bank	Manulife	Pictet

(1) As of October 30, 2026
(2) As of September 30, 2026
(3) Sponsor and Sponsor Group
(4) Others include NRI, NBFC, Bank and Trust

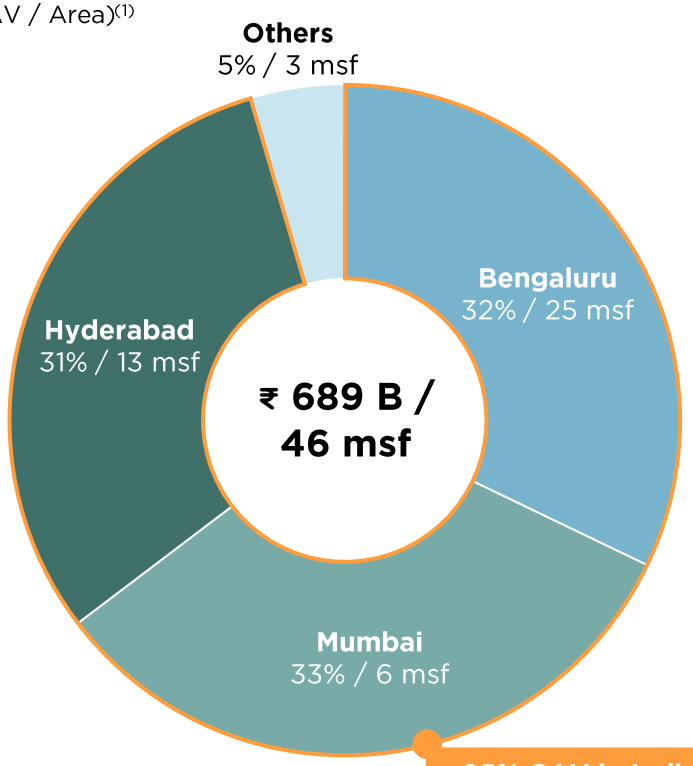
Expansion in portfolio value underscored by geographic breadth and leasing momentum

NAV COMPUTATION AS OF SEPTEMBER 30, 2026

Particulars	Amount (₹ M)
Gross Asset Value (GAV)[1]	6,88,631
Less: Net Liabilities[2]	(1,27,477)
Net Asset Value (NAV)	**5,61,154**
No. of Units (M)	4,434
NAV Per Unit (₹)	**127**

GEOGRAPHICAL SPREAD

(% GAV / Area)[1]



95% GAV in India's Best Performing Office Markets

(1) GAV as of Sep 30, 2026, 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. Sustainability Initiatives

Sustainability-led practices supporting long-term value and governance standards

BUILDING CERTIFICATIONS & AWARDS

5-star
(Portfolio-wide)

LEED certification (O&M)
(9 assets)

BD+C certification
(13 assets)

WELL certification
(10 assets)[1]

LEED Zero Energy
certification (2 assets)

BEE star ratings
(11 assets)

ISO certification
(12 assets)

Energy Efficient Unit award
2025 (5 assets)

IT Park Project of the Year
2025 (Knowledge Park)

Q2 FY27 KEY HIGHLIGHTS

76%
Green-certified portfolio (by Value)

69%
Energy sourced via renewable power

95%
Waste diversion from landfill

28%
Gender diversity ratio

(1) WELL v2 has been obtained by 8 assets, and WELL pre-certification has been obtained by 2 assets



VII. Elevating Occupier Experience

Sattva Knowledge Court, Bengaluru

Premium F&B outlets added to the portfolio, elevating occupier experience

Boojee Café, One BKC



The Dimsum Room Izakaya, One BKC



Theory Patisserie & Café, Sattva Knowledge Park



Karta, Sattva Knowledge City



Life At KRT - Elevating the KRT experience through tenant engagement initiatives

Sunday Soul Sante, Sattva Global City





7,500+
Visitors

220+
Stalls

Navratri Celebration, Sattva Knowledge City



Book Fair, Sattva Knowledge Park & One World Center







Celebrating One Year of India's Finest Business Address with our Occupiers











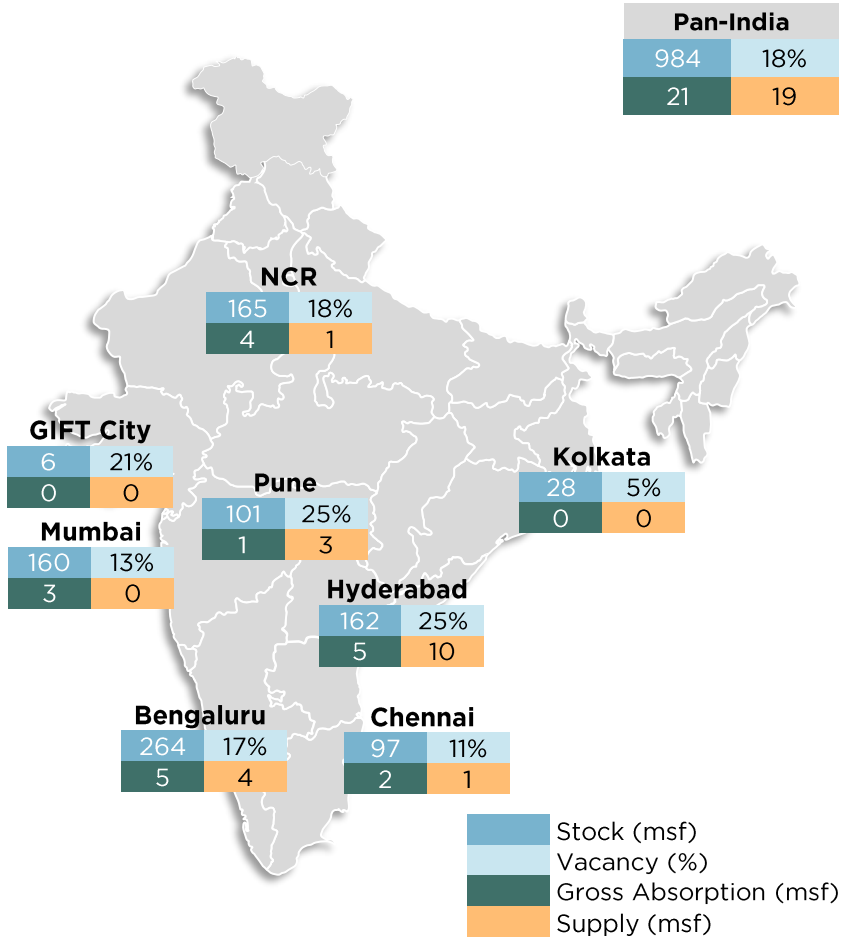


VIII. Market Outlook

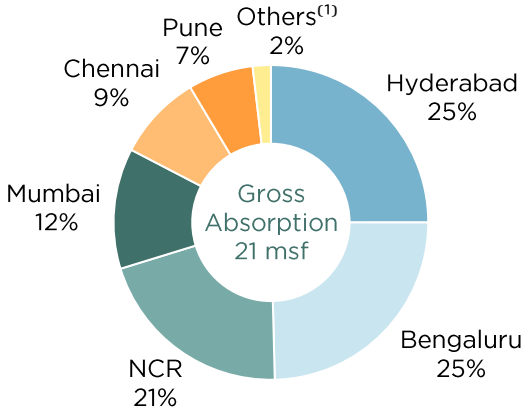
Prima Bay, Mumbai

Strong fundamentals across KRT core markets driving positive leasing outlook

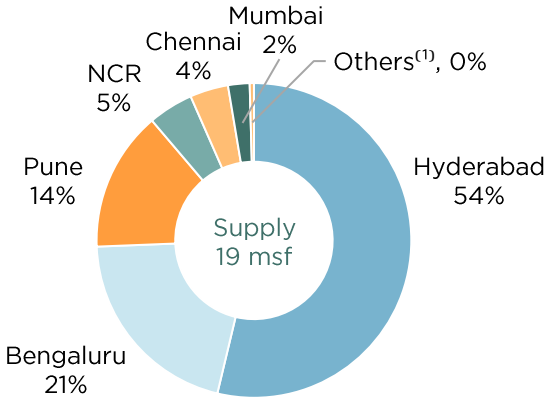
Q3 CY26 OFFICE MARKET SNAPSHOT



Q3 CY26 GROSS ABSORPTION SHARE



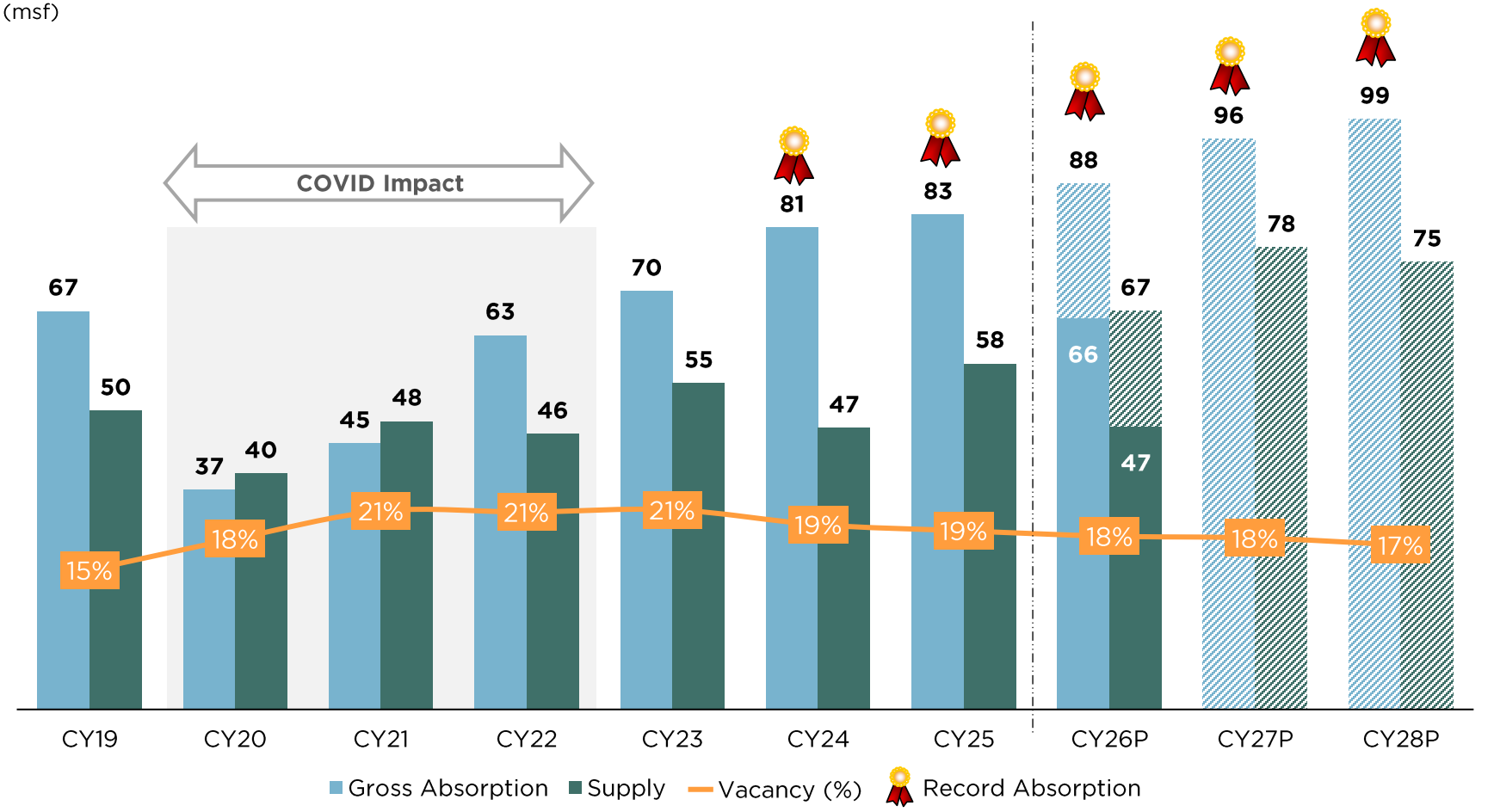
Q3 CY26 SUPPLY SHARE



Source: Data from CBRE (Stock and Vacancy are as of September 30, 2026; Absorption and Supply are for the three months ended September 30, 2026)
(1) Others include Kolkata and GIFT City

Record demand for Grade-A office to outpace projected supply

GROSS ABSORPTION AND SUPPLY



Source: Data from CBRE

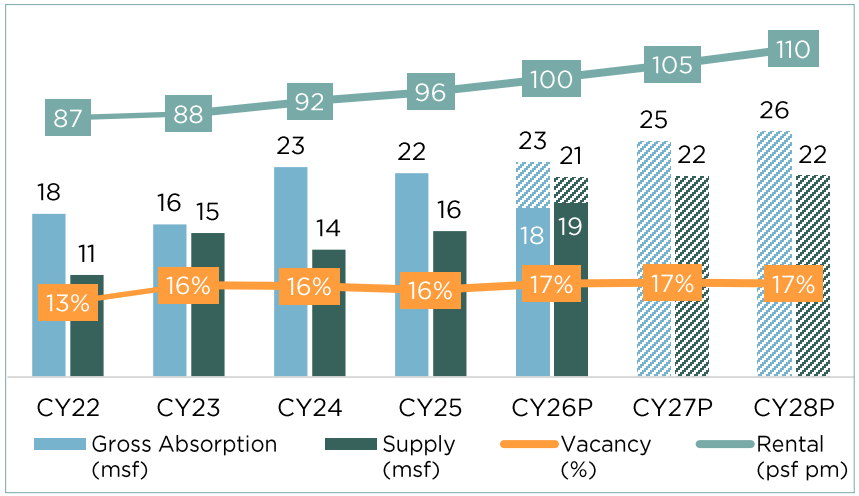
BENGALURU: KRT CORE MARKET

1st
Largest Net Absorption(1)

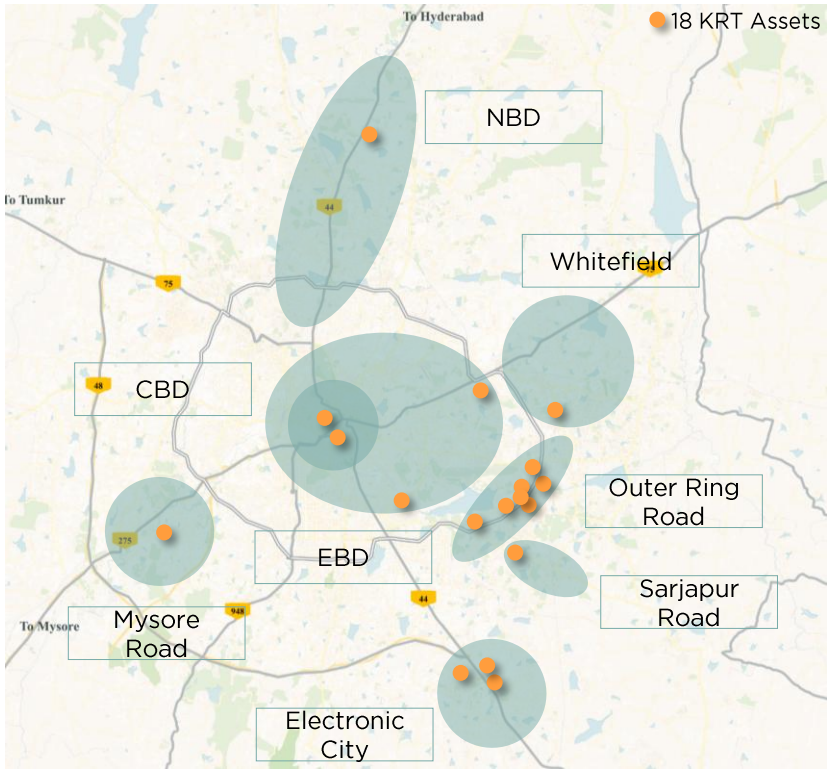
27%
Share of pan-India total office stock(2)

41%
GCC Leader in India(3)

4th
Largest Technology hub globally(4)



KRT's BENGALURU PRESENCE



Outer Ring Road (ORR)

Dominant Micro-market of India

9%
of India's stock(2)

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

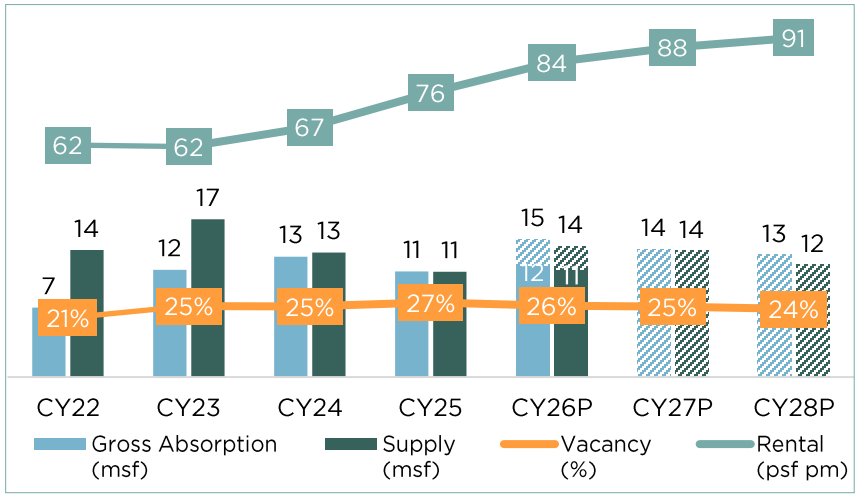
Source: Data from CBRE
(1) CY2016 – Q3 CY2026
(2) As of September 30, 2026
(3) Share of office space leasing by GCC during CY2022 – 9M CY2026
(4) Ministry of MSME, Government of India
(5) % of KRT stock in ORR to total KRT Bengaluru stock by Completed Area

2nd
Largest Net Absorption(1)

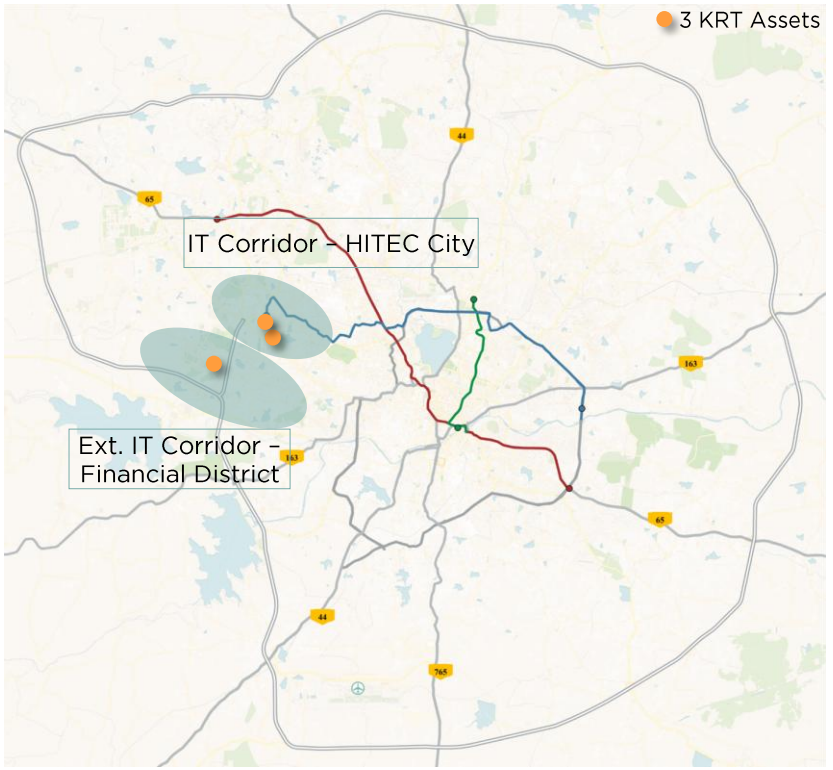
21%
2nd highest GCC Leasing in India(2)

~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: Data from CBRE / JLL
(1) CY2016 – Q3 CY2026
(2) Share of office space leasing by GCC during CY2022 – 9M CY2026
(3) JLL
(4) Knight Frank India Prime City Index Report (2024–25)
(5) CY2022 – Q3 CY2026
(6) % of KRT stock in HITEC City to total KRT Hyderabad stock

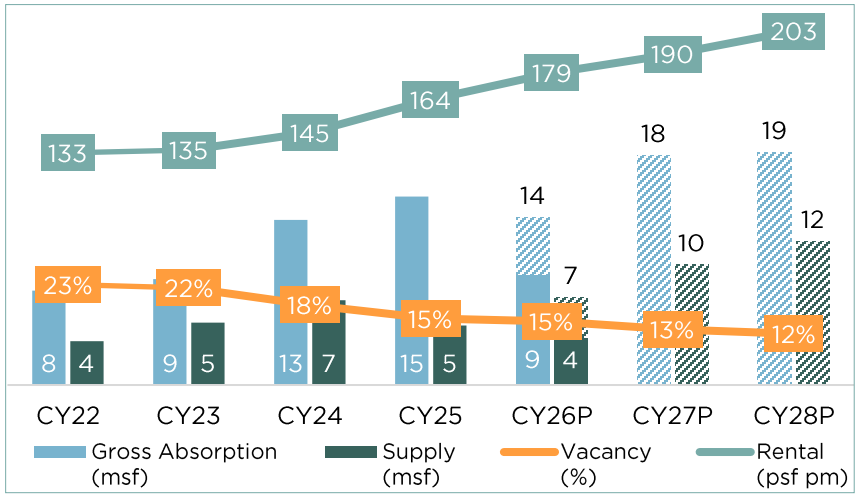
MUMBAI: KRT CORE MARKET

4th
Largest share of pan-India total office stock(1)

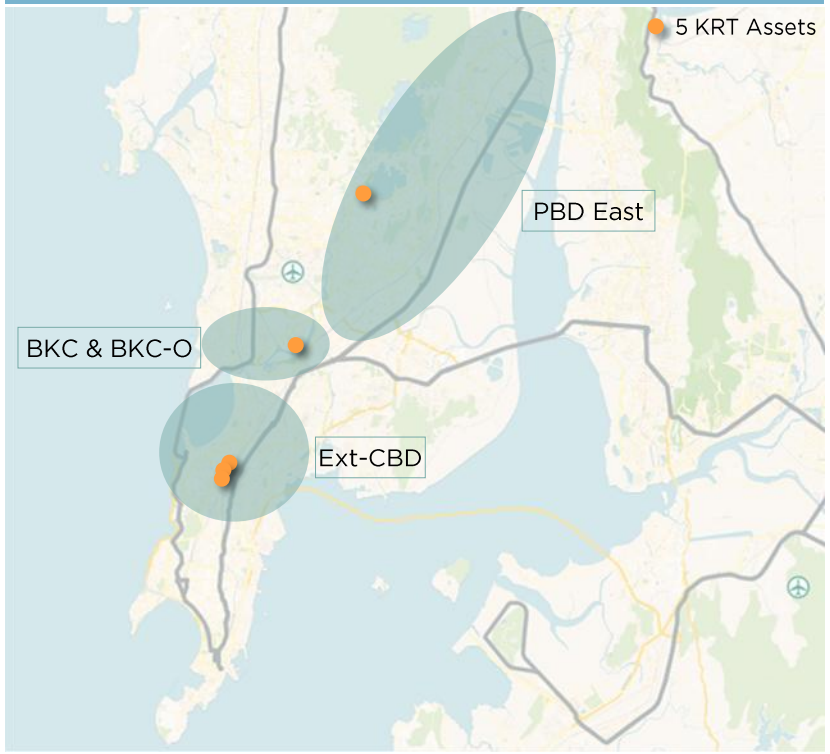
29%
of India's Direct Tax collection(2)

25%
BFSI space take up(3)

3.9%
$140B contribution to GDP(4)



KRT's MUMBAI PRESENCE



Ext-CBD

11%
Annual Rental growth(5)

3.1%
Projected CY27 vacancy

BKC and BKC-O

8%
Annual Rental growth(5)

3.5%
Vacancy in BKC & BKC-O(1)

Source: Data from CBRE
(1) As of September 30, 2026
(2) FY25 (Financial Express)
(3) Share of absorption during 9M CY2026
(4) Estimated from data published by MMRDA and RBI, 2024
(5) CY2022 – 9M CY2026



IX. Supplementary Databook

One BKC, Mumbai

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%**	**80**	**111**	***38%***	**2,01,380**	***29%***	**11.1**
Sattva Knowledge City	7.3	-	7.3	100%	83	120	*44%*	1,18,783	*17%*	9.7
Sattva Knowledge Park	3.3	-	3.3	96%	80	120	*49%*	54,399	*8%*	9.5
Sattva Knowledge Capital	2.3	-	2.3	100%	69	68	*(2%)*	28,198	*4%*	19.1
Mumbai	**6.1**	**-**	**6.1**	**95%**	**218**	**250**	***15%***	**2,20,382**	***32%***	**3.3**
One International Center	1.8	-	1.8	96%	189	220	*16%*	55,954	*8%*	2.3
One Unity Center	1.0	-	1.0	95%	205	245	*20%*	33,882	*5%*	4.8
One World Center	1.8	-	1.8	93%	218	255	*17%*	63,345	*9%*	2.9
One BKC	0.8	-	0.8	96%	370	416	*12%*	47,757	*7%*	3.4
Prima Bay	0.8	-	0.8	100%	165	165	*0%*	19,444	*3%*	3.7
Bengaluru	**15.3**	**9.2**	**24.6**	**86%**	**78**	**88**	***12%***	**2,03,320**	***30%***	**10.0**
Cessna Business Park	4.2	-	4.2	94%	72	95	*31%*	48,006	*7%*	14.3
Sattva Global City	4.2	8.0	12.2	80%	60	60	*0%*	40,560	*6%*	9.6
Exora Business Park	2.2	-	2.2	82%	92	100	*9%*	35,180	*5%*	6.3
Sattva Softzone	1.0	-	1.0	86%	102	107	*5%*	16,910	*2%*	4.3
Sattva Knowledge Court	0.9	-	0.9	99%	74	80	*8%*	11,484	*2%*	10.5
Sattva Horizon	0.6	-	0.6	100%	62	66	*6%*	5,916	*1%*	18.0
Others (12 assets)[2]	2.2	1.2	3.5	79%	105	108	*3%*	45,264	*7%*	7.8
Rest of India	**2.9**	**-**	**2.9**	**96%**	**58**	**70**	***20%***	**30,101**	***4%***	**5.8**
Kosmo One, Chennai	1.9	-	1.9	97%	46	57	*24%*	15,806	*2%*	4.5
One Qube, Gurugram	0.6	-	0.6	90%	112	125	*12%*	10,119	*1%*	6.8
Fintech One, GIFT City	0.5	-	0.5	98%	50	63	*27%*	4,176	*1%*	7.9
Sub-Total (Office)	**37.3**	**9.2**	**46.5**	**93%**	**101**	**122**	***21%***	**6,55,183**	***95%***	**7.7**
Solar	-	-	63.0 MW	-	-	-	-	4,110	*1%*	-
Maintenance Services	-	-	-	-	-	-	-	29,339	*4%*	-
Sub-Total (Other Assets)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**33,449**	***5%***	**-**
Total Portfolio	**37.3**	**9.2**	**46.5 / 63.0 MW**	**93%**	**101**	**122**	***21%***	**6,88,631**	***100%***	**7.7**

(1) UC – Under Construction; FDA – Future Development Area
(2) Others include 12 assets namely Sattva Techpoint, One Trade Tower, Sattva Touchstone, Sattva Infozone, Sattva Magnificia (I & II), Sattva South Avenue, Sattva Eminence, Sattva Cosmo Lavelle, Sattva Premia, Sattva Supreme, Sattva Endeavour and Sattva Spectrum

LEASE EXPIRY SCHEDULE

Asset	H2 FY27		FY28		FY29		FY30	
	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	**11 / 0%**	***100 / 26%***	**106 / 1%**	***89 / 48%***	**85 / 1%**	***115 / 21%***	**50 / 0%**	***93 / 57%***
Sattva Knowledge City	11 / 0%	*100 / 26%*	85 / 1%	*90 / 47%*	85 / 2%	*115 / 21%*	50 / 1%	*93 / 57%*
Sattva Knowledge Park	-	-	21 / 1%	*86 / 54%*	-	-	-	-
Sattva Knowledge Capital	-	-	-	-	-	-	-	-
Mumbai	**562 / 9%**	***190 / 28%***	**744 / 13%**	***214 / 37%***	**652 / 12%**	***225 / 25%***	**701 / 13%**	***231 / 21%***
One International Center	412 / 24%	*183 / 26%*	242 / 13%	*169 / 44%*	176 / 11%	*197 / 29%*	461 / 32%	*218 / 23%*
One Unity Center	-	-	47 / 5%	*207 / 30%*	47 / 5%	*213 / 33%*	47 / 6%	*249 / 20%*
One World Center	142 / 8%	*203 / 32%*	210 / 13%	*212 / 33%*	374 / 26%	*237 / 24%*	110 / 8%	*247 / 25%*
One BKC	8 / 1%	*328 / 33%*	157 / 21%	*314 / 46%*	17 / 3%	*425 / 13%*	27 / 5%	*438 / 15%*
Prima Bay	-	-	88 / 12%	*169 / 7%*	38 / 5%	*167 / 15%*	55 / 9%	*190 / 6%*
Bengaluru	**252 / 3%**	***117 / (5%)***	**404 / 5%**	***115 / 18%***	**357 / 3%**	***76 / 16%***	**247 / 2%**	***81 / 8%***
Cessna Business Park	16 / 1%	*126 / (21%)*	86 / 3%	*92 / 14%*	-	-	-	-
Sattva Global City	-	-	-	-	20 / 1%	*63 / 10%*	161 / 7%	*70 / 4%*
Exora Business Park	85 / 6%	*122 / (14%)*	139 / 7%	*77 / 43%*	42 / 2%	*80 / 44%*	45 / 3%	*107 / 14%*
Sattva Softzone	114 / 15%	*114 / (2%)*	32 / 4%	*113 / 5%*	-	-	-	-
Sattva Knowledge Court	-	-	-	-	-	-	-	-
Sattva Horizon	-	-	-	-	-	-	-	-
Others (12 assets)[(1)]	36 / 2%	*108 / 15%*	147 / 14%	*165 / 9%*	294 / 13%	*76 / 12%*	41 / 2%	*93 / 12%*
Rest of India	**256 / 7%**	***44 / 35%***	**96 / 3%**	***51 / 22%***	**421 / 12%**	***47 / 46%***	**10 / 0%**	***42 / 64%***
Kosmo One, Chennai	256 / 13%	*44 / 35%*	96 / 6%	*51 / 22%*	407 / 21%	*44 / 48%*	10 / 1%	*42 / 64%*
One Qube, Gurugram	-	-	-	-	14 / 3%	*118 / 23%*	-	-
Fintech One, GIFT City	-	-	-	-	-	-	-	-
Total Portfolio	**1,081 / 4%**	***137 / 22%***	**1,349 / 7%**	***163 / 33%***	**1,515 / 6%**	***134 / 26%***	**1,008 / 6%**	***185 / 21%***

(1) Others include 12 assets namely Sattva Techpoint, One Trade Tower, Sattva Touchstone, Sattva Infozone, Sattva Magnificia (I & II), Sattva South Avenue, Sattva Eminence, Sattva Cosmo Lavelle, Sattva Premia, Sattva Supreme, Sattva Endeavour and Sattva Spectrum

DEBT OVERVIEW

Description	Rating	Fixed/ Floating	Total Facility (₹ M)	O/s Principal (₹ M)	Interest Rate (%)	Principal Repayment Schedule (₹ M)						Total (₹ M)
						H2 FY27	FY28	FY29	FY30	FY31	FY32 & Beyond	
REIT Level												
NCD	CRISIL / ICRA AAA	Fixed	16,000	16,000	7.2%	-	-	16,000	-	-	-	16,000
NCD	CRISIL / ICRA AAA	Fixed	10,000	10,000	7.5%	-	-	-	10,000	-	-	10,000
NCD	CRISIL / ICRA AAA	Fixed	6,000	6,000	7.5%	-	-	6,000	-	-		6,000
CP	CRISIL A1	Fixed	5,000	5,000	7.0%	5,000	-	-	-	-		5,000
Loan Facility	CRISIL / ICRA AAA	Floating	16,000	15,689	7.2%	-	-	-	96	671	14,922	15,689
Sub-total (A)			**53,000**	**52,689**	**7.3%**	**5,000**	**-**	**22,000**	**10,096**	**671**	**14,922**	**52,689**
SPV Level												
LRD (One World Center)	ICRA AAA	Floating	25,000	17,975	7.2%	-	-	-	-	-	17,975	17,975
LRD (One BKC)	CRISIL AAA	Floating	21,120	14,962	7.3%	-	-	-	-	-	14,962	14,962
LRD (Exora Business Park)	ICRA AAA	Floating	12,000	11,228	7.3%	-	-	-	-	-	11,228	11,228
LRD (Prima Bay)	CRISIL AAA	Floating	9,500	8,355	7.1%	-	-	-	-	-	8,355	8,355
LRD (Knowledge Park)	CRISIL AAA	Floating	11,250	6,839	7.3%	-	-	-	-	-	6,839	6,839
LRD (Kosmo One)	CRISIL AAA	Floating	7,400	5,654	7.1%	-	-	-	-	-	5,654	5,654
LRD (Knowledge Park)	CRISIL AAA	Floating	6,750	4,158	7.3%	-	-	-	-	-	4,158	4,158
LRD (Knowledge Capital)	CRISIL AAA	Floating	2,750	1,961	7.3%	48	184	206	213	232	1,078	1,961
LRD (Knowledge Court)	CRISIL AAA	Floating	3,500	1,625	7.3%	-	-	-	-	-	1,625	1,625
LRD (Knowledge Capital)	CRISIL AAA	Floating	1,150	673	7.3%	-	-	33	91	97	452	673
LRD (Sattva Touchstone)	CRISIL AAA	Floating	1,440	252	7.3%	-	22	194	36	-	-	252
LRD (Global City)	CRISIL AAA	Floating	2,500	186	7.1%	-	-	-	-	-	186	186
CAM Bangalore	NA	Floating	47	45	7.5%	-	-	-	-	-	45	45
CAM Hyderabad	NA	Floating	19	-	7.5%	-	-	-	-	-	-	-
Sub-total (B)			**1,04,426**	**73,913**	**7.2%**	**48**	**206**	**433**	**340**	**329**	**72,557**	**73,913**
TOTAL (A+B)			**1,57,426**	**1,26,602**	**7.2%**	**5,048**	**206**	**22,433**	**10,436**	**1,000**	**87,479**	**1,26,602**

Note: Loan Facility at REIT Level and LRD at SPV Level comprises of both Term Loan and OD facilities

Particulars	Revenue from Operations (Amounts in ₹ M)					
	Three months ended			Six months ended		
	Sep 30, 2026	Sep 30, 2025	Variance (%)	Sep 30, 2026	Sep 30, 2025	Variance (%)
Hyderabad						
Sattva Knowledge City	2,206	1,930	14%	4,352	3,792	15%
Sattva Knowledge Park	881	810	9%	1,736	1,506	15%
Sattva Knowledge Capital	500	481	4%	991	959	3%
Mumbai						
One BKC	844	853	(1%)	1,697	1,659	2%
One World Center	1,158	940	23%	2,277	1,839	24%
One International Center, One Unity Center	1,642	1,171	40%	3,175	2,323	37%
Prima Bay	416	422	(2%)	813	830	(2%)
Bengaluru						
Cessna Business Park	935	963	(3%)	1,878	1,925	(2%)
Exora Business Park	570	602	(5%)	1,063	1,199	(11%)
Sattva Global City	654	565	16%	1,321	1,103	20%
Sattva Softzone Complex[(1)]	449	384	17%	911	763	19%
Sattva Knowledge Court	234	199	18%	451	403	12%
Sattva Horizon	115	105	9%	229	105	119%
Others[(2)]	525	404	30%	1,029	827	24%
Rest of India						
Kosmo One, Chennai	358	320	12%	705	637	11%
One Qube, Gurugram	195	157	24%	390	295	32%
Fintech One, GIFT City	83	75	10%	166	152	9%
Sub-Total (Office)	**11,762**	**10,382**	**13%**	**23,183**	**20,316**	**14%**
Solar	119	56	113%	239	129	85%
Maintenance Services	1,524	1,480	3%	3,098	2,946	5%
Sub-Total (Ancillary Assets)	**1,644**	**1,536**	**7%**	**3,337**	**3,075**	**9%**
Inter Property Eliminations[(3)]	(680)	(680)	NA	(1,364)	(1,371)	NA
Total Portfolio	**12,725**	**11,238**	**13%**	**25,156**	**22,019**	**14%**

(1) Sattva Softzone Complex includes Sattva Softzone, Sattva Touchstone, Sattva Magnificia 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 Lavelle and 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, 2026	Sep 30, 2025	Variance (%)	Sep 30, 2026	Sep 30, 2025	Variance (%)
Hyderabad						
Sattva Knowledge City	2,166	1,882	15%	4,254	3,695	15%
Sattva Knowledge Park	856	776	10%	1,681	1,435	17%
Sattva Knowledge Capital	490	476	3%	975	949	3%
Mumbai						
One BKC	750	754	(1%)	1,511	1,466	3%
One World Center	1,030	807	28%	2,019	1,578	28%
One International Center, One Unity Center	1,430	956	50%	2,740	1,894	45%
Prima Bay	362	365	(1%)	705	720	(2%)
Bengaluru						
Cessna Business Park	837	873	(4%)	1,691	1,746	(3%)
Exora Business Park	475	516	(8%)	877	1,027	(15%)
Sattva Global City	570	479	19%	1,156	948	22%
Sattva Softzone Complex[(1)]	407	362	13%	845	720	17%
Sattva Knowledge Court	221	189	17%	426	384	11%
Sattva Horizon	108	91	17%	217	91	139%
Others[(2)]	477	349	37%	927	731	27%
Rest of India						
Kosmo One, Chennai	283	249	14%	556	489	14%
One Qube, Gurugram	162	123	31%	323	228	42%
Fintech One, GIFT City	69	62	12%	138	125	11%
Sub-Total (Office)	**10,693**	**9,309**	**15%**	**21,042**	**18,223**	**15%**
Solar	88	34	156%	176	86	106%
Maintenance Services	624	538	16%	1,304	1,235	6%
Sub-Total (Ancillary Assets)	**711**	**572**	**24%**	**1,480**	**1,320**	**12%**
Total Portfolio	**11,404**	**9,881**	**15%**	**22,521**	**19,544**	**15%**

(1) Sattva Softzone Complex includes Sattva Softzone, Sattva Touchstone, Sattva Magnificia 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 Lavelle and Sattva Premia



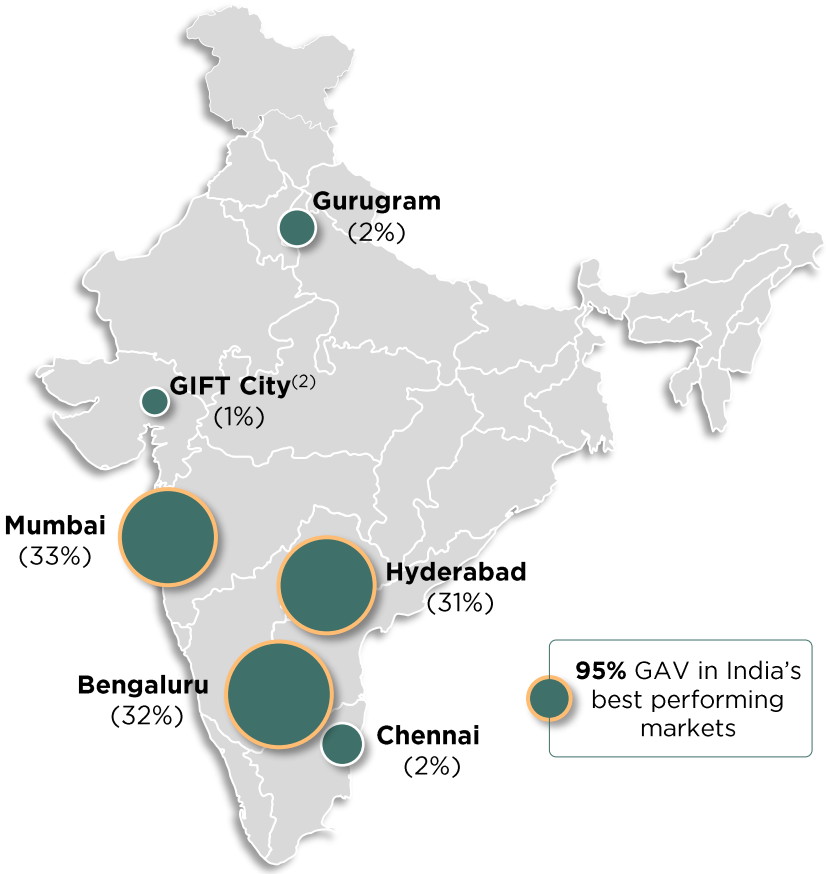
X. KRT at a Glance

One BKC, Mumbai

India's largest REIT[1] comprising Grade-A office ecosystems representing a broad proxy for India's commercial RE market

MULTI-MARKET PRESENCE

(% of GAV)



KEY HIGHLIGHTS

29
High quality Grade-A assets

46 msf
Total leasable area[3]

93%
Committed Occupancy

21%
MTM

18%
LTV

₹689B
GAV[4]

32%
Front office portfolio[5]

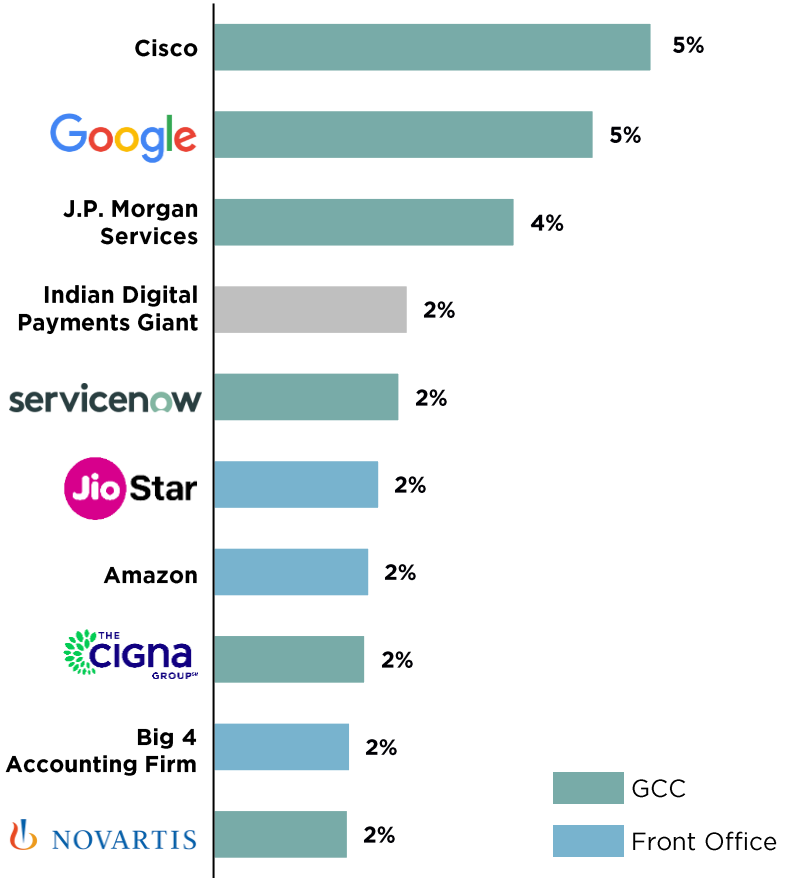
14%
Low SEZ exposure[6]

Brand-agnostic strategy to drive inorganic growth

(1) By market capitalization as of October 30, 2026
(2) Represents Ahmedabad
(3) Completed Area - 37 msf
(4) As of September 30, 2026
(5) % by Gross Rents
(6) % of total leasable area

AI Resilient portfolio anchored by marquee Front Office and GCC occupiers

TOP 10 TENANTS[1] (27%)



AI RESILIENT OCCUPIER PROFILE

46%
GCC[1]

32%
Front Office[1]

Note: Cisco and Amazon operate both GCC and Front Office functions; Google's operations also includes certain non-GCC functions
(1) % by Gross Rents

BEST-IN-CLASS BUSINESS PARKS IN HYDERABAD

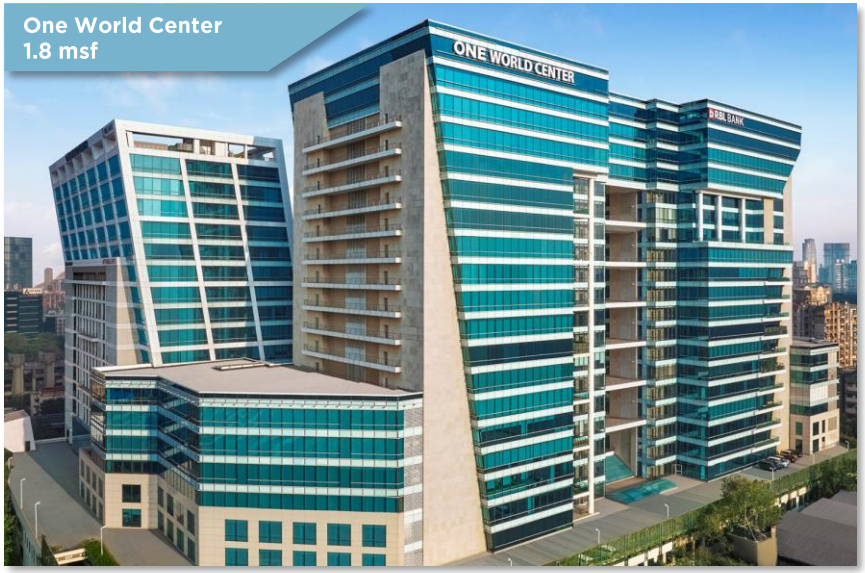




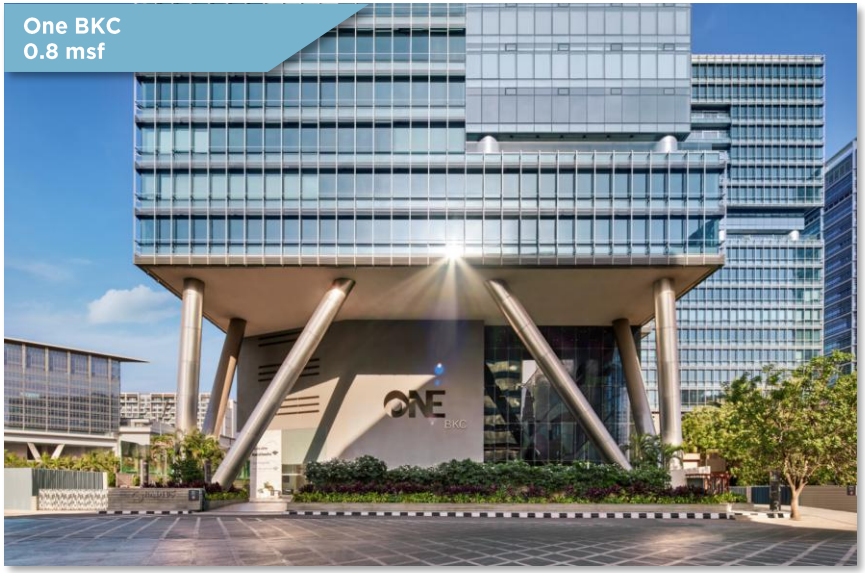


GRADE-A FRONT OFFICES IN MUMBAI'S MOST PROMINENT MICRO-MARKETS

KNOWLEDGE REALTY TRUST



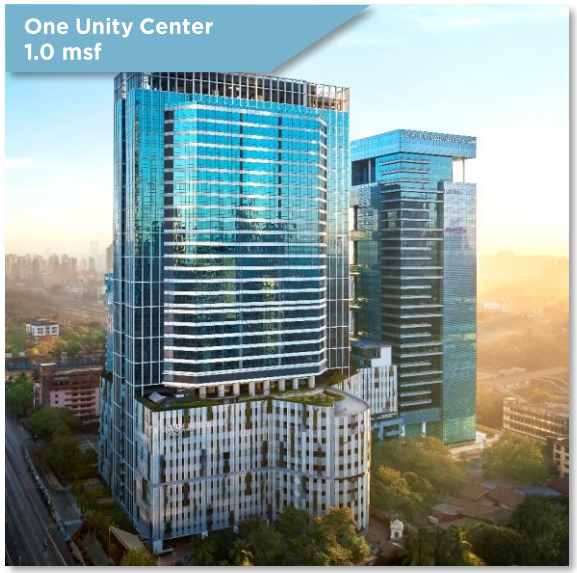
One World Center
1.8 msf



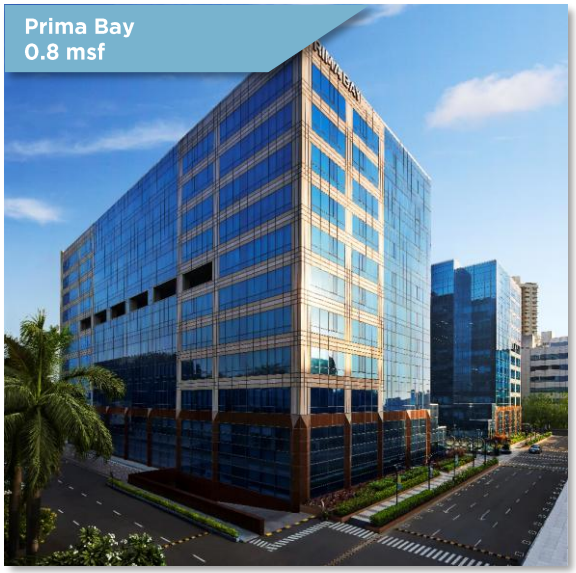
One BKC
0.8 msf



One International Center
1.8 msf



One Unity Center
1.0 msf



Prima Bay
0.8 msf

DOMINANT PRESENCE IN BENGALURU, INDIA'S BEST PERFORMING OFFICE MARKET











Notes:

- All figures in this presentation are as of September 30, 2026, 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) December 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 – Distribution 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. Repayment of Debt (Distribution Mix) – Repayment of Debt by SPVs to Trust
16. 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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