

**Date: 13<sup>th</sup> May, 2026**

|                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To,<br>The Corporate Relations Department,<br>The National Stock Exchange of India Limited<br>Exchange Plaza, 5 <sup>th</sup> Floor, Plot No. C/1, G-<br>Block, Bandra-Kurla Complex, Bandra (East),<br>Mumbai – 400051<br><b>Scrip Code: KRT (“Units”)</b> | To,<br>The Corporate Relations Department,<br>Department of Corporate Services,<br>BSE Limited,<br>25 <sup>th</sup> Floor, Phiroze Jeejeebhoy Towers, Dalal Street,<br>Mumbai – 400001<br><b>Scrip Code: 544481 (“Units”), 977158 and 977536 (“Non-<br/>Convertible Debentures”)</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Dear Sir/ Madam,**

**Subject: Newspaper Publication - Financial Results for the quarter and financial year ended 31<sup>st</sup> March, 2026.**

We have enclosed copies of the newspaper advertisements published in the Economic Times (all editions), and Mint (all editions) on Thursday, 14<sup>th</sup> May, 2026, in connection with Knowledge Realty Trust’s approved Audited Consolidated Financial Results for the quarter and financial year ended 31<sup>st</sup> March, 2026.

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 Vaidya**  
**Company Secretary & Compliance Officer**  
**Membership No. A14242**

**Encl: As above**

# INDIA'S *Finest* BUSINESS ADDRESS

## PORTFOLIO HIGHLIGHTS

29

ASSETS

46 MSF

TOTAL LEASABLE AREA\*

6

CITIES

## FY 2026 RESULT HIGHLIGHTS

92%

COMMITTED  
OCCUPANCY

₹21,019 Mn

DISTRIBUTION\*\*

18%

NOI GROWTH YoY


**KNOWLEDGE PARK,  
HYDERABAD**

## FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

## PART I : CONSOLIDATED FINANCIAL RESULTS

(RS. MILLION EXCEPT EPU)

| Particulars                                                                         | FOR THE QUARTER ENDED MARCH 31, 2026 (AUDITED) (REFER NOTE 4) | FOR THE QUARTER ENDED DECEMBER 31, 2025 (UNAUDITED) | FOR THE QUARTER ENDED MARCH 31, 2025 (AUDITED) (REFER NOTE 4 & 6) | FOR THE YEAR ENDED MARCH 31, 2026 (AUDITED) (REFER NOTE 6) | FOR THE YEAR ENDED MARCH 31, 2025 (AUDITED) (REFER NOTE 6) |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------|
| <b>Income</b>                                                                       |                                                               |                                                     |                                                                   |                                                            |                                                            |
| Revenue from operations                                                             | 11,965.46                                                     | 11,787.09                                           | -                                                                 | 30,466.28                                                  | -                                                          |
| Interest income                                                                     | 74.14                                                         | 68.03                                               | -                                                                 | 311.84                                                     | -                                                          |
| Other income                                                                        | 119.70                                                        | 184.23                                              | -                                                                 | 439.82                                                     | -                                                          |
| <b>Total Income</b>                                                                 | <b>12,159.30</b>                                              | <b>12,039.35</b>                                    | <b>-</b>                                                          | <b>31,217.94</b>                                           | <b>-</b>                                                   |
| <b>Expenses</b>                                                                     |                                                               |                                                     |                                                                   |                                                            |                                                            |
| Cost of material and components consumed                                            | 21.94                                                         | 18.93                                               | -                                                                 | 46.45                                                      | -                                                          |
| Operating and maintenance expenses                                                  | 1,150.18                                                      | 1,037.42                                            | -                                                                 | 2,710.98                                                   | -                                                          |
| Employee benefits expense                                                           | 5.17                                                          | 14.86                                               | -                                                                 | 47.21                                                      | -                                                          |
| Other expenses                                                                      | 1,223.72                                                      | 1,104.32                                            | 19.32                                                             | 3,087.51                                                   | 23.56                                                      |
| <b>Total Expenses</b>                                                               | <b>2,401.01</b>                                               | <b>2,175.53</b>                                     | <b>19.32</b>                                                      | <b>5,892.15</b>                                            | <b>23.56</b>                                               |
| <b>Earnings before finance costs, depreciation, amortisation and tax (EBITDA)</b>   | <b>9,758.29</b>                                               | <b>9,863.82</b>                                     | <b>(19.32)</b>                                                    | <b>25,325.79</b>                                           | <b>(23.56)</b>                                             |
| Finance costs                                                                       | 2,360.39                                                      | 2,481.64                                            | -                                                                 | 6,819.52                                                   | -                                                          |
| Depreciation and amortisation expenses                                              | 4,065.69                                                      | 4,051.95                                            | -                                                                 | 10,504.79                                                  | -                                                          |
| <b>Profit / (Loss) before tax</b>                                                   | <b>3,332.21</b>                                               | <b>3,330.23</b>                                     | <b>(19.32)</b>                                                    | <b>8,001.48</b>                                            | <b>(23.56)</b>                                             |
| <b>Tax expense:</b>                                                                 |                                                               |                                                     |                                                                   |                                                            |                                                            |
| Current tax                                                                         | 1,137.13                                                      | 1,043.93                                            | -                                                                 | 2,876.87                                                   | -                                                          |
| Tax adjustments relating to earlier years                                           | (0.07)                                                        | 105.63                                              | -                                                                 | 36.32                                                      | -                                                          |
| Deferred tax (credit) / charge (refer note 3)                                       | 1,121.46                                                      | 117.31                                              | -                                                                 | 1,333.93                                                   | -                                                          |
| <b>Total Tax Expenses</b>                                                           | <b>2,258.52</b>                                               | <b>1,266.87</b>                                     | <b>-</b>                                                          | <b>4,247.12</b>                                            | <b>-</b>                                                   |
| <b>Profit / (Loss) for the period / year</b>                                        | <b>1,073.69</b>                                               | <b>2,063.36</b>                                     | <b>(19.32)</b>                                                    | <b>3,754.36</b>                                            | <b>(23.56)</b>                                             |
| <b>Other comprehensive income for the period / year</b>                             | <b>4.12</b>                                                   | <b>-</b>                                            | <b>-</b>                                                          | <b>4.12</b>                                                | <b>-</b>                                                   |
| <b>Total comprehensive income / (loss) for the period / year</b>                    | <b>1,077.81</b>                                               | <b>2,063.36</b>                                     | <b>(19.32)</b>                                                    | <b>3,758.48</b>                                            | <b>(23.56)</b>                                             |
| <b>Earnings per unit (of Rs. 100 each) (not annualised) Basic and Diluted (Rs.)</b> | <b>0.24</b>                                                   | <b>0.47</b>                                         | <b>NA</b>                                                         | <b>1.32</b>                                                | <b>NA</b>                                                  |

## PART II : KNOWLEDGE REALTY TRUST ('TRUST') EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

- The above is an extract of the detailed format of quarter and year ended March 31, 2026 results filed with the Stock Exchanges. The full format for the quarter and year ended results are available on the websites of the BSE Limited and National Stock Exchange (NSE) of India Limited and is also available on the Knowledge Realty Trust's website [www.knowledgerealty-trust.com](http://www.knowledgerealty-trust.com).
- The Consolidated Financial Results of Knowledge Realty Trust for the quarter and year ended March 31, 2026 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their meeting held on May 13, 2026.
- This includes one-time write off of MAT credit amounting to Rs. 870 million pursuant to amendments introduced to the MAT provisions under the Income Tax Act, 2025 for quarter and year ended March 31, 2026.
- The figures for the quarter ended March 31, 2026 are the derived figures between the audited figures in respect of the year ended March 31, 2026 and the published year-to-date figures upto period ended December 31, 2025 which were subject to limited review. Similarly, the figures for the quarter ended March 31, 2025 are the derived figures between the audited figures in respect of the year ended March 31, 2025 and unaudited year-to-date figures upto period ended December 31, 2024.
- The Consolidated Financial Results have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time ("REIT Regulations"), Indian Accounting Standard (Ind AS), as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 as amended, to the extent not inconsistent with the REIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India.
- The Trust was incorporated on October 10, 2024 and has acquired SPVs during the quarter ended September 30, 2025 hence, figures for the quarter and year ended March 31, 2025 are not comparable. Further, figures for the year ended March 31, 2026 does not represent the full year figures and NDCF for the year ended March 31, 2026 constitutes figures from quarter ended September 30, 2025.
- The Trust has only one operating segment. Hence, disclosure under Ind AS 108, "Operating Segments" are not applicable.

## PART III : NET DISTRIBUTABLE CASH FLOWS (NDCF) (RS. MILLION UNLESS OTHERWISE STATED)

| S.NO | PARTICULARS                         | FOR THE QUARTER ENDED MARCH 31, 2026 | FOR THE QUARTER ENDED DECEMBER 31, 2025 | FOR THE YEAR ENDED MARCH 31, 2026** |
|------|-------------------------------------|--------------------------------------|-----------------------------------------|-------------------------------------|
| 1    | Net Distributable Cash Flows        | 7,166.11                             | 6,953.55                                | 21,019.72                           |
| 2    | Distribution Payout ratio           | 99.99%                               | 99.99%                                  | 99.99%                              |
| 3    | Distributions                       | 7,165.99                             | 6,953.14                                | 21,019.19                           |
| 4    | No. of units outstanding            | 4,434.40                             | 4,434.40                                | 4,434.40                            |
| 5    | Distribution Per Unit (DPU) (in Rs) | 1.616                                | 1.568                                   | 4.740                               |

The Board of Directors of the Manager to the Trust, in its meeting held on May 13, 2026, have declared distribution to unitholders of Rs. 1.616 per unit which aggregates to Rs. 7,165.99 million. The distribution of Rs. 1.616 per unit comprises Rs. 0.981 per unit in the form of dividend, Rs. 0.207 per unit in the form of interest, Rs. 0.426 per unit in the form of repayment of debt and Rs. 0.002 per unit in the form of other income. The cumulative distribution for the nine months ended March 31, 2026 aggregates to Rs. 21,019.19 million (Rs. 4.740 per unit).

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

sd/-  
 Ashutosh Vaidya  
 Compliance Officer

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SCAN THE QR CODE  
 TO VIEW THE FINANCIAL  
 RESULTS ON THE WEBSITE  
 OF THE COMPANY




DISCLAIMER: \*As of March 31, 2026\*\*Refer to note 6 of Part II  
 The publication has been prepared for general information purposes only and not as part of any statutory requirement and does not constitute any recommendation, invitation or offer to purchase, subscribe or sell any units or other securities. The information contained herein should be read together with our standalone and consolidated financial results available on website of the Knowledge Realty Trust and stock exchanges. No representation or warranty is made on any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the market position, business and performance of Knowledge Realty Trust. This advertisement contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Management. Actual results may be different from the expectations expressed or implied by this information and there can be no assurance that the expectations reflected in this information will prove to be correct. Further, certain information presented herein is based on management information, assumptions and estimates is not audited or reviewed by an auditor or based on accounting principles. The reader should not consider such items as an alternative to the financial results of the Knowledge Realty Trust based on accounting principles. SEBI Registration number - IN/REIT/24-25/0006 | Principal place of business : One BKC, C Wing 407, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, Maharashtra, India. [www.knowledgerealtytrust.com](http://www.knowledgerealtytrust.com)

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## PORTFOLIO HIGHLIGHTS

29  
ASSETS46 MSF  
TOTAL LEASABLE AREA\*6  
CITIES

## FY 2026 RESULT HIGHLIGHTS

92%  
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NOI GROWTH YTD

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| <b>Income</b>                                                                       |                                                               |                                                     |                                                                   |                                                            |                                                            |
| Revenue from operations                                                             | 11,965.46                                                     | 11,787.09                                           | -                                                                 | 30,466.28                                                  | -                                                          |
| Interest income                                                                     | 74.14                                                         | 68.03                                               | -                                                                 | 311.84                                                     | -                                                          |
| Other income                                                                        | 119.70                                                        | 184.23                                              | -                                                                 | 439.82                                                     | -                                                          |
| <b>Total Income</b>                                                                 | <b>12,159.30</b>                                              | <b>12,039.35</b>                                    | -                                                                 | <b>31,217.94</b>                                           | -                                                          |
| <b>Expenses</b>                                                                     |                                                               |                                                     |                                                                   |                                                            |                                                            |
| Cost of material and components consumed                                            | 21.94                                                         | 18.93                                               | -                                                                 | 46.45                                                      | -                                                          |
| Operating and maintenance expenses                                                  | 1,150.18                                                      | 1,037.42                                            | -                                                                 | 2,710.98                                                   | -                                                          |
| Employee benefits expense                                                           | 5.17                                                          | 14.86                                               | -                                                                 | 47.21                                                      | -                                                          |
| Other expenses                                                                      | 1,223.72                                                      | 1,104.32                                            | 19.32                                                             | 3,087.51                                                   | 23.56                                                      |
| <b>Total Expenses</b>                                                               | <b>2,401.01</b>                                               | <b>2,175.53</b>                                     | 19.32                                                             | <b>5,892.15</b>                                            | 23.56                                                      |
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| Finance costs                                                                       | 2,360.39                                                      | 2,481.64                                            | -                                                                 | 6,819.52                                                   | -                                                          |
| Depreciation and amortisation expenses                                              | 4,065.69                                                      | 4,051.95                                            | -                                                                 | 10,504.79                                                  | -                                                          |
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| <b>Total Tax Expenses</b>                                                           | <b>2,258.52</b>                                               | <b>1,266.87</b>                                     | -                                                                 | <b>4,247.12</b>                                            | -                                                          |
| <b>Profit / (Loss) for the period / year</b>                                        | <b>1,073.69</b>                                               | <b>2,063.36</b>                                     | (19.32)                                                           | <b>3,754.36</b>                                            | (23.56)                                                    |
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For and on behalf of the Knowledge Realty Trust acting through its Manager  
**Knowledge Realty Office Management Services Private Limited**

sd/-  
 Ashutosh Vaidya  
 Compliance Officer

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SCAN THE QR CODE  
 TO VIEW THE FINANCIAL  
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 OF THE COMPANY