

Date: 15th September, 2025

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
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Dear Sir/ Madam,

Subject: Outcome of the Meeting of the Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to Knowledge Realty Trust, held on 15th September, 2025.

We wish to inform you that the Board of Directors (“**Board**”) of Knowledge Realty Office Management Services Private Limited (“**Manager**”), Manager to Knowledge Realty Trust (“**KRT**”) at its meeting held on 15th September, 2025, has inter-alia considered and approved the following:

- (i) Raising of funds through fresh issuance of 1,60,000 (One Lakh Sixty Thousand only) non-convertible debentures on private placement basis (“**NCDs**”) having face value of INR 1,00,000/- (Indian Rupees One Lakh only) each for an aggregate principal amount of up to INR 16,00,00,00,000 (Rupees One Thousand and Six Hundred Crores only) in one or more transactions, and/or in one or more series and/or tranches from one or more eligible investors including multilateral financial institutions, by KRT. The details as required under the SEBI Master Circular for compliance with the provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 by listed entities dated November 11, 2024 (“**SEBI Master Circular**”) are detailed in enclosed **Annexure-A**.
- (ii) Availing of a term loan (lease rental discounting) facility, by KRT for an aggregate principal amount of up to INR 1,600,00,00,000 (Indian Rupees One Thousand and Six Hundred Crores only) (“**Term Loan**”) including a flexi term loan facility for an aggregate principal amount of up to INR 200,00,00,000 (Indian Rupees Two Hundred Crores only) as a sub-limit to the Term Loan (“**Flexi Term Loan Facility**”) (collectively with the Term Loan Facility is hereinafter referred to as the “**Facility**”) from Bajaj Housing Finance Limited, in one or more tranches.
- (iii) In principal approval to raise or avail indebtedness through such manner and mode as may be permitted under Applicable Law, including non-convertible debentures, commercial paper and/or term loans, in one or more transactions or tranches, aggregate consolidated borrowings and deferred payments of the KRT along any of its special purpose vehicles (the “**SPVs**”), any of its holding companies (the “**HoldCos**”) or any of its other portfolio entities (collectively with the SPVs and the Holdcos, the “**Portfolio Assets**”), net of cash and cash equivalents in such manner so that total consolidated net indebtedness of KRT & Portfolio Assets should not exceed twenty five (25%) per cent of the latest available Gross Asset Value as on the date of raising of such indebtedness.

(iv) Approval for KRT to become the Member of Indian REITS Association (“IRA”) and to appoint Mr. Shirish Godbole, Chief Executive Officer as the Nominee of the Trust to be appointed on the Board of IRA.

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

The meeting commenced at 08:00 AM. IST and concluded at 08:30 AM. IST.

Kindly take the same on your records.

Thanking you,

Yours faithfully,

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

Akshay Sharma
Compliance Officer
Membership No. A50318

APPROVAL OF THE RAISING OF FUNDS THROUGH FRESH ISSUANCE OF NON-CONVERTIBLE DEBENTURES (NCDs).

The details as required under the SEBI Master Circular November 11, 2024 are as under:

Sl. No.	Particulars	Disclosure
1	Type of securities proposed to be issued (viz. equity shares, convertibles etc.).	Non-Convertible Debentures (“NCDs”)
2	Type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.);	Private Placement
3	Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately);	<p>(i) Total number of securities proposed to be issued: 1,60,000 (One Lakh and Sixty Thousand) NCDs having face value of INR 1,00,000/- (Indian Rupees One Lakh only)</p> <p>(ii) Total amount for which the securities will be issued: INR 16,00,00,00,000 (Rupees One Thousand and Six Hundred Crores only)</p>
4	In case of preferential issue the listed entity shall disclose the following additional details to the stock exchange(s): <ul style="list-style-type: none"> i. names of the investors; ii. post allotment of securities - outcome of the subscription, issue price / allotted price (in case of convertibles), number of investors; iii. in case of convertibles - intimation on conversion of securities or on lapse of the tenure of the instrument 	One or more eligible investors including multilateral financial institutions (the “Investors”, reference to which term shall mean and include transferees, assignees and/or novatees of the Investors from time to time) as may decided by KRT.
5	In case of issuance of debt securities or other non-convertible securities the listed entity shall disclose following additional details to the stock exchange(s):	
i.	Size of the issue;	Raising of funds through fresh issuance of 1,60,000 (One Lakh and Sixty Thousand) NCDs having face value of INR 1,00,000/- (Indian Rupees One Lakh only) each for an aggregate principal amount of up to INR 16,00,00,00,000 (Rupees One Thousand and Six Hundred Crores only) in one or more transactions, and/or in one or more series and/or tranches from one or more

		eligible investors including multilateral financial institutions, by KRT.
ii.	Whether proposed to be listed? If yes, name of the stock exchange(s);	Yes, to be Listed on BSE Limited (BSE).
iii.	Tenure of the instrument - date of allotment and date of maturity	3 years from the deemed date of allotment.
iv.	Coupon/interest offered, schedule of payment of coupon/interest and principal;	To be determined on the Electronic Book Platform.
v.	Charge/security, if any, created over the assets;	<p>a) First ranking <i>pari passu</i> charge by way of hypothecation to be created by Devbhumi Realtors Private Limited (“DRPL” or “SPV”, reference to which term shall mean and include transferees, assignees and/or successors) over identified bank accounts and receivables of DRPL from the property to be mortgaged as security for the Debentures;;</p> <p>b) First ranking <i>pari passu</i> charge by way of mortgage to be created by DRPL over its identified immovable properties at Hyderabad.</p>
vi.	Contractual Comfort	Corporate guarantee to be issued by DRPL.
vii.	Special right/interest/privileges attached to the instrument and changes thereof;	Not applicable
viii.	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal;	Not applicable, please refer details in point ix below
ix.	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any;	2% p.a. on the overdue amounts from the date of occurrence of an event of default on account of non-payment of the coupon or principal amounts on the relevant due date for the duration of such event of default continuing.
x.	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures;	Not applicable