Date: 16th 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 **("Units")**	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"),** 732901 ("**Commercial Papers**")

Dear Sir/ Madam,

Subject: Disclosure of order passed in respect of ongoing legal proceedings involving One Qube

With reference to the subject matter, please note that as disclosed in the Final Offer Document dated August 12, 2025, filed by the Knowledge Realty Trust ("**Trust**") in relation to its initial public offer and subsequently in the annual report of the Trust for the Financial Year ended March 31, 2026, and the half yearly report of the Trust for the Financial Year ending on March 31, 2027, One Qube Realtors Private Limited ("**OQRPL**"), being one of the asset SPVs of the Trust and the owner of One Qube (the "**Property**"), had received notice of a third party litigation before the High Court of Judicature at Delhi whereby an order dated December 15, 2023, (the "**One Qube Order**") had been issued by the Civil Court of Gurugram, against the predecessors in title of One Qube, directing the attachment and sale of the Property. Pursuant to the One Qube Order, the Civil Court of Gurugram a warrant of sale dated January 18, 2024, (the "**Warrant of Sale**") for the Property. Immediately upon becoming aware of such litigation, OQRPL sought to be impleaded in the matter and filed an intervention application dated January 25, 2024, seeking, *inter alia*, to stay the Warrant of Sale and modify the One Qube Order to the extent it relates to the Property ("**Intervention Application**"). The High Court of Judicature at Delhi, by way of its order dated January 25, 2024, had *inter alia* stayed the execution of the sale of the property under the Warrant of Sale. The High Court of Judicature at Delhi had directed OQRPL to maintain *status quo* with respect to the sale of the Property, until the disposal of the Intervention Application.

Pursuant to an order dated August 20, 2025, (the "**High Court Order**") the Delhi High Court noted that the Property was outside its territorial jurisdiction and, accordingly, set aside the Warrant of Sale, issued a fresh precept to the District Court, Gurugram, and required the decree holder to file separate execution proceedings before the court of competent jurisdiction stating that the objection by OQRPL to attachment and sale of the Property has to be adjudicated upon by such court. Pursuant to the High Court Order, the matter was taken up before the District Court, Gurugram. The District Court, Gurugram, has pursuant to its order dated November 11, 2026 (received by OQRPL on November 16, 2026) (the "**District Court Order**"), clarified that OQRPL can proceed against the judgement debtors and that OQRPL is not liable to pay any part of the decretal award, while not accepting the objections filed by OQRPL. OQRPL proposes to file an appeal before the concerned High Court.

As per the summary valuation report dated November 3, 2026 issued by iVAS Partners, Independent Valuer, represented by its Partner Mr. Shubhendu Saha along with report on market intelligence services provided by CBRE South Asia Private Limited dated November 3, 2026, One Qube has a market value of ₹10,551 million as of September 30, 2026, representing 1.53% of the total Gross Asset Value of the Trust. Further, One Qube has revenue from operations of ₹370 million for the six months ended September 30, 2026, representing 1.47% of the total revenue from operations of the Trust's portfolio and contributed towards 2.09% of the total NDCF declared by the Trust for the six months ended September 30, 2026.

Kindly take the same on your records.

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: 2026.11.16 22:15:55 +05'30'

Ashutosh Vaidya
Company Secretary & Compliance Officer
Membership No. A14242