Date: 24th 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: Submission of Presentation to be made during the Meetings with Investors and Analyst to be held on 24th November, 2026.

With reference to our earlier intimation dated 19th November, 2026 regarding the participation of members of the senior management team of Knowledge Realty Office Management Services Private Limited, Manager to Knowledge Realty Trust, in the "**2026 Blackstone Connect**" and the meetings with certain Investors and Analysts scheduled in connection therewith, we further wish to inform you that the presentation proposed to be made during the aforesaid meetings is enclosed herewith as Annexure – A for your reference and records.

The presentation referred to above has been 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: 2026.11.24 12:31:23 +05'30'

Ashutosh Vaidya
Company Secretary & Compliance Officer
Membership No. A14242

Encl: As above

Annexure - A



BLACKSTONE CONNECT 2026

Knowledge Realty Trust

November 24, 2026

I. Market Outlook

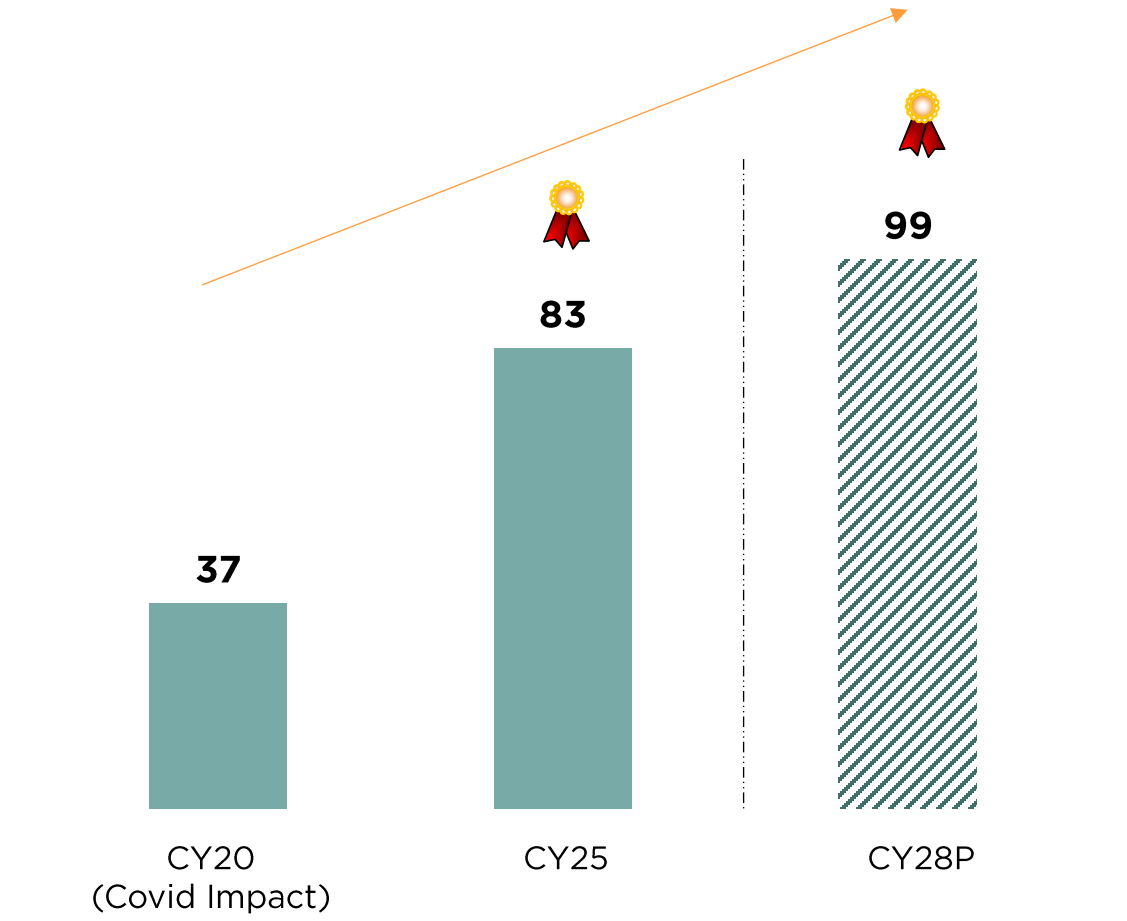


Kosmo One, Chennai

Demand expected to reach record ~100 msf led by GCCs & Front Office

GROSS ABSORPTION

(msf)



GCC GROWTH IN INDIA

India GCC Outlook

2x

125+ new GCC entrants per year projected in India over the next few years versus 60 per year a decade ago

GCC Headcount

150 to 170 msf

incremental demand over the next 5 years

1 - 1.4 mn new jobs projected by 2031 taking the GCC headcount to **3.3 - 3.7 mn**

Note: For additional details, please see notes at the end of the presentation

II. KRT at a Glance

One BKC, Mumbai

India's largest & most geographically diverse office REIT[1]

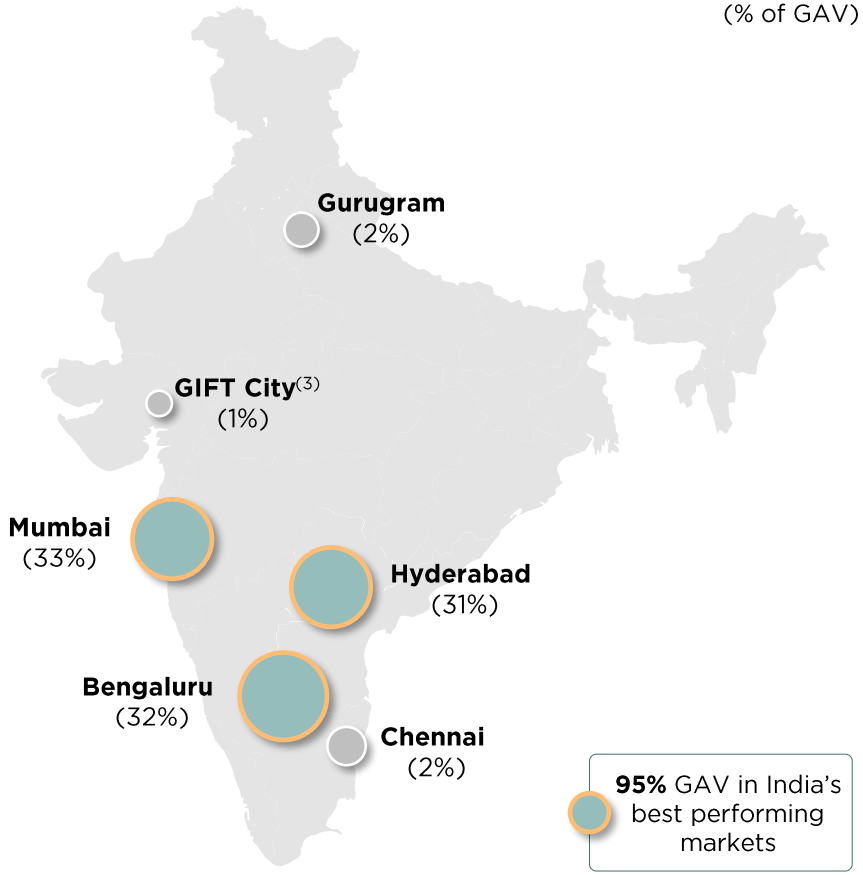
SCALE

29
GRADE-A ASSETS

6
CITIES

46 msf
TOTAL LEASABLE AREA[2]

(% of GAV)



95% GAV in India's best performing markets

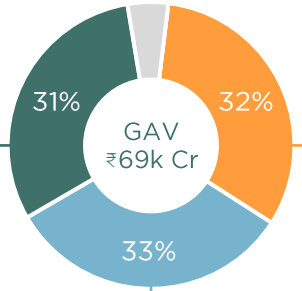
FINANCIAL STRENGTH

₹69k Cr
GROSS ASSET VALUE[4]

₹50k Cr
MARKET CAP[5]

18%
LTV

Three core markets; a diversified tenant ecosystem



Hyderabad

GCC Hub

86%
of assets in HITEC City(1)

₹ 120-140 (vs ₹ 82 In-Place)
Significant growth in Core Market Rent

Mumbai

Front Office Hub

90%
of assets in Central Mumbai & BKC(1)

89% to 95%
Occupancy ramp-up since Mar'26

Bengaluru

Growth Hub

58%
of assets in ORR(1)

9.2 msf
Development Potential

Is AI a threat to office demand?

AI automates routine, process-driven work and increases the value of strategic work

Demand is shifting to high-quality assets and top-tier occupiers

THE KRT EDGE

Right Occupiers in the Right Buildings

WHO OCCUPIES OUR SPACE

46% **GCC[1]**
R&D, engineering, analytics and AI hubs of global firms

32% **Front Office[1]**
Client-facing, decision-making headquarters

Zero Traditional IT Services companies in Top 10 tenants[2]

WHERE WE ARE, WHAT WE OWN

01 Presence in India's best markets
And the best micro-markets within them

02 Superior asset quality
Scale, infrastructure, sustainability

03 Future-proofed assets
Continuous asset enhancement

04 The KRT Community
Collaborative amenitised workspaces; 100+ F&B options, year-round events

III. Our Performance



Sattva Knowledge Park, Hyderabad

Mumbai Case Study: Occ. up 600 bps in 6 months; 31% MTM upside ahead

SELECT MUMBAI ASSETS

Prima Bay *(0.8 msf, Powai)*

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

One Unity Center *(1.0 msf, Lower Parel)*

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

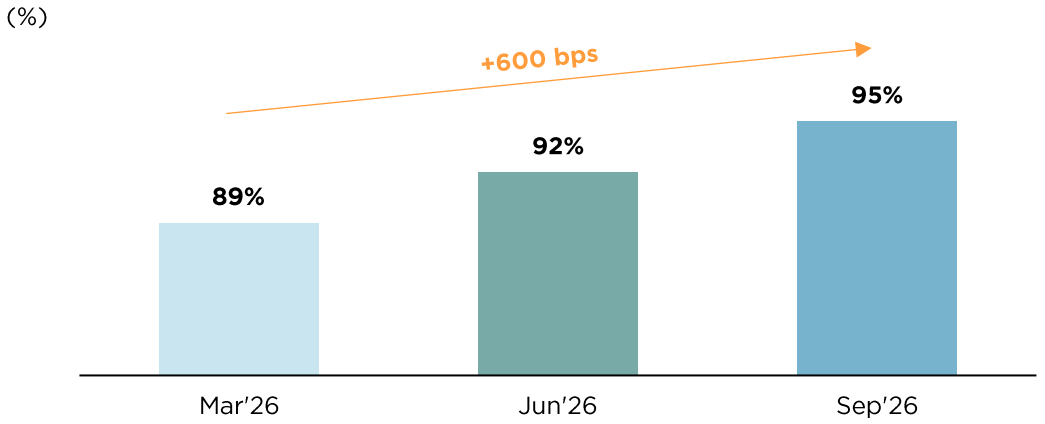
One BKC *(0.8 msf, BKC)*

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

One International Center *(1.8 msf, Lower Parel)*

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



KRT Wide: Robust operating & financial performance led to superior returns

OPERATIONAL

92% → 94%

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

94 → 101 *+7%*

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

FINANCIAL

988 → 1,140 *+15%*

NOI (₹ Cr) (Q2 FY26 – Q2 FY27)

NIL → 29%

Fixed Rate Debt (%)

UNITHOLDER

20%

Total Returns[1]

109 → 127 *+17%*

NAV (₹ p.u.)



IV. Growth Outlook

Sattva Global City, Bengaluru

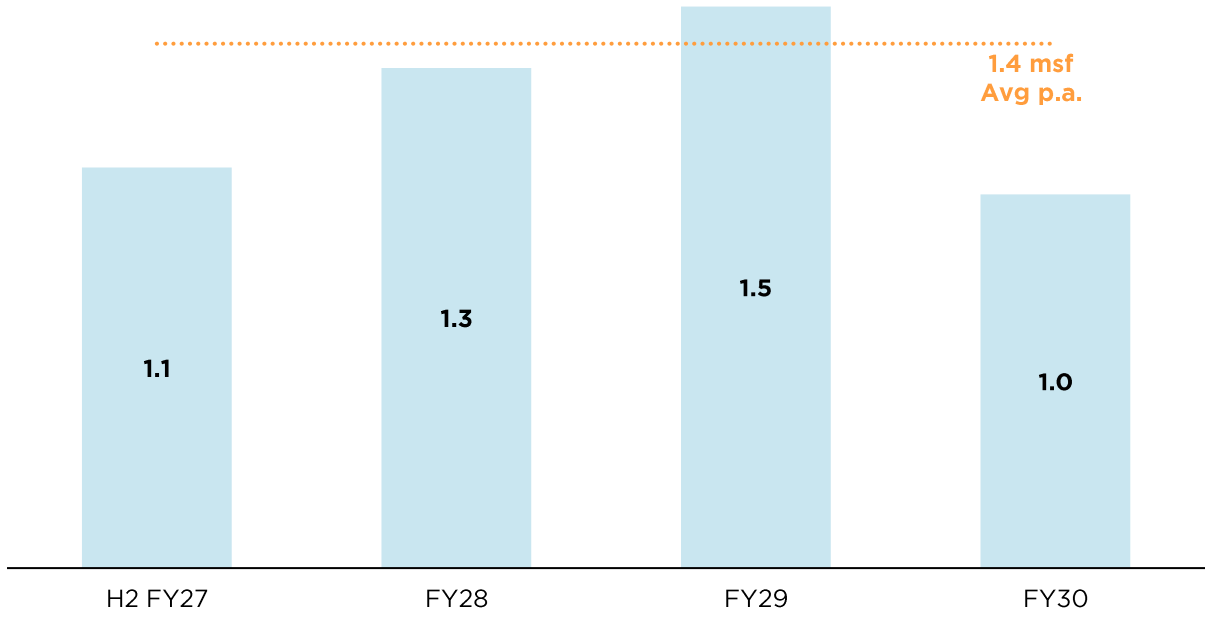
Scheduled MTM opportunity: 25% realizable over the near term

25%

Realizable average future MTM (till FY30)

Upcoming Expiries and MTM Potential

(msf & %)

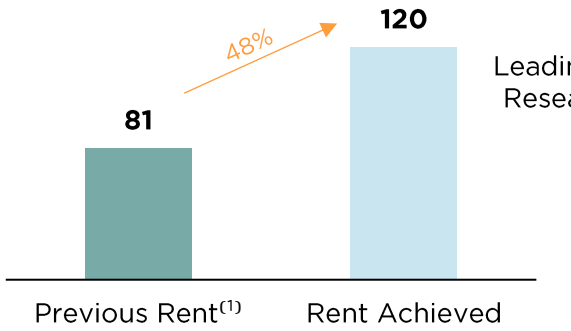


	H2 FY27	FY28	FY29	FY30
Base Rentals Expiring (%)	4%	7%	6%	6%
MTM Potential (%)	22%	33%	26%	21%

Exits unlock efficiency gains and fresh mark-to-market potential

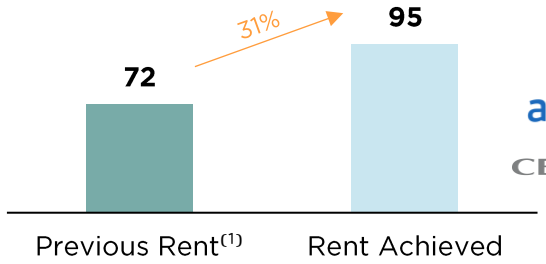
BENGALURU

Sattva Knowledge Court | 56 ksf
(₹ psf)



Leading Clinical Research Firm

Exora Business Park | 152 ksf
(₹ psf)



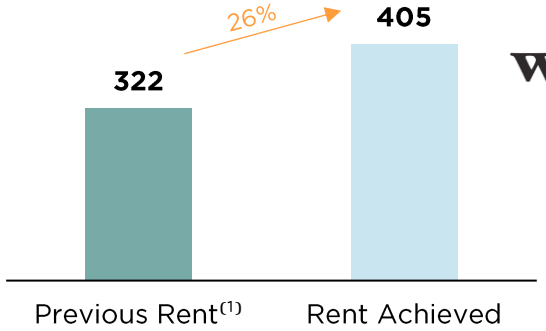
Carl Zeiss

amadeus

CERAGON

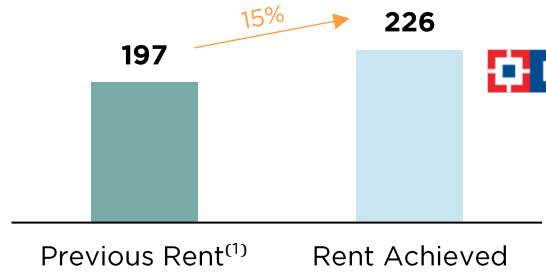
MUMBAI

One BKC | 103 ksf(2)
(₹ psf)



wework

One International Center | 98 ksf
(₹ psf)



HDFC BANK

Creating repricing opportunities in a strong Hyderabad market

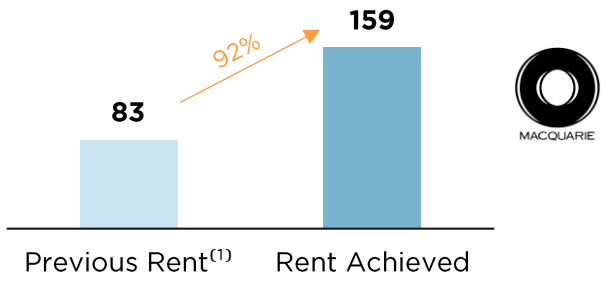
0.6 msf
Re-priced area since listing

41%
Spread achieved

₹ 43 psf
Incremental rent from re-leasing spreads

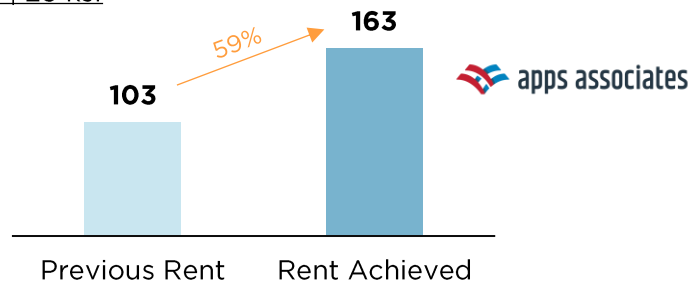
Fit-outs
offer NOI accretive adjacencies

Knowledge City | 44 ksf
(₹ psf)



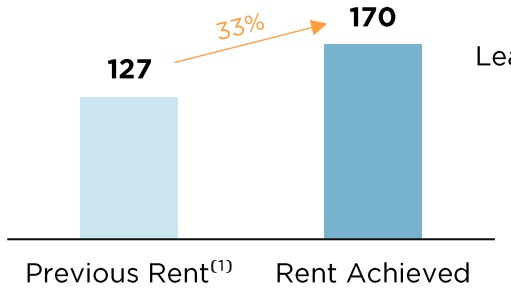
MACQUARIE

Knowledge City | 23 ksf
(₹ psf)



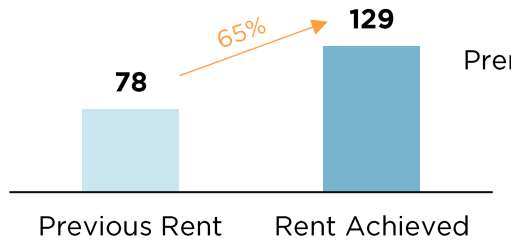
apps associates

Knowledge Park | 42 ksf
(₹ psf)



Leading Pharma Firm

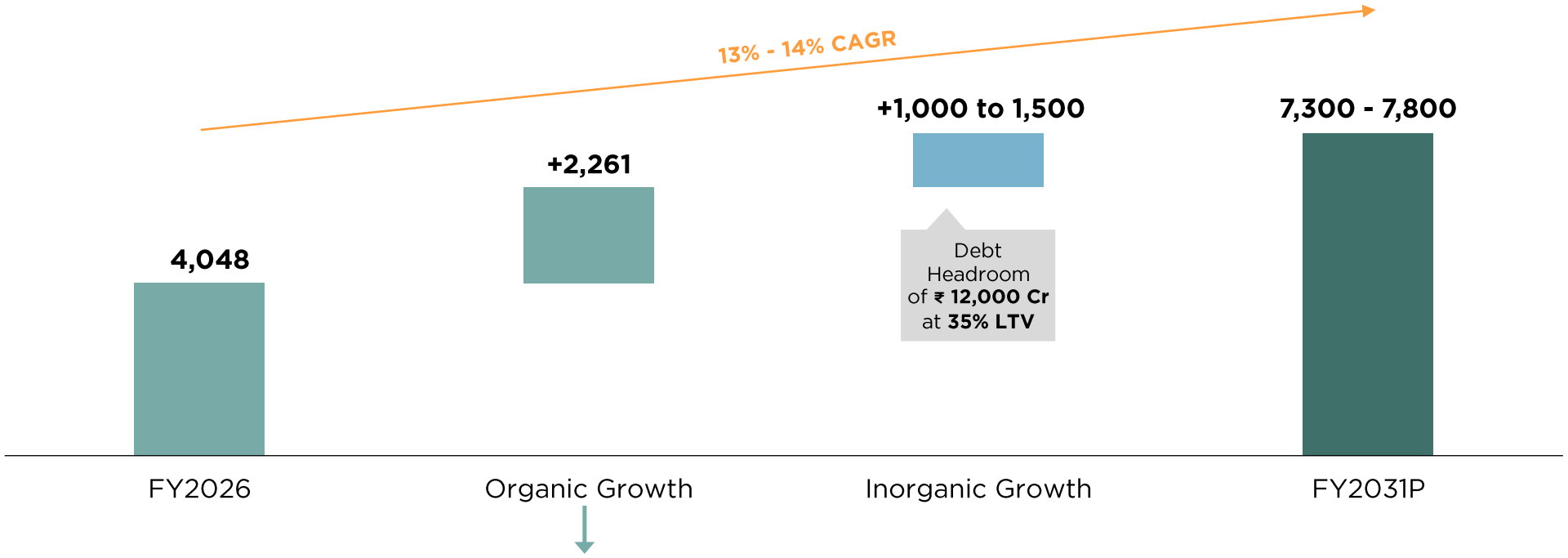
Knowledge City | 56 ksf
(₹ psf)



Premier Insurance Firm

NOI projected to nearly double in 5 years at 13% - 14% CAGR

(₹ Cr)



Breakup	Contracted Growth[1]	Vacant Lease-up	MTM Potential	New Construction[2]	Total
Amount (₹ Cr)	1,300	409	354	198	**2,261**
Contribution %	*57%*	*18%*	*16%*	*9%*	

Acquisition Pipeline: 32 msf driven by Sponsor & Third-Party assets

32 msf
Pan-India Acquisition Pipeline

14.4 msf
Sponsor Group Assets

+ 6.7 msf
ROFO Pipeline

+ 10.9 msf
Third-Party Assets

Image Tower, Hyderabad (1.6 msf)



Sattva Texonic, Bengaluru (1.9 msf)



Sattva Verve, Pune (0.7 msf)



Sattva Knowledge City, Chennai (2.7 msf)



KRT: Built to Compound

India's Largest & Most Geographically Diverse Office REIT

#1

Largest
Indian REIT[1]

6 cities

Most geographically
diverse Indian office REIT

Renowned Sponsors & Professional Management Team

Blackstone

World's largest alternative
asset manager;

$1.4T AUM[2]

SATTVA
TRUST, IT'S WHAT WE BUILD.

India's leading developer
with AAA CRISIL rating;

80+ msf delivered

Inorganic Growth Potential

32 msf

Acquisition Pipeline

Brand neutral platform

18%

LTV[2]

Robust Business Model with Strong Growth

13% - 14%

Projected
NOI CAGR[3]

2/3rd

Embedded
Growth

Notes

All numbers across the presentation have been rounded off to the nearest decimal / integer

Page 2:
Source: Data from CBRE, JLL, ANSR, Embark, Nasscom & Zinnov

Page 4:
(1) By market capitalization as of November 19, 2026
(2) Completed Area - 37 msf
(3) Represents Ahmedabad
(4) As of September 30, 2026
(5) As of November 19, 2026

Page 5:
(1) % by Gross Rents

Page 6:
(1) % by Gross Rents
(2) As of September 30, 2026

Page 9:
All figures for the period since listing till 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

Page 12:
Rents & re-leasing spreads computed on gross rents, which include fit-out and car park rent
(1) Previous Rent adjusted for efficiency improvement
(2) Area leased to multiple tenants. All tenants not disclosed due to consent limitation.

Page 13:
Rents & re-leasing spreads computed on gross rents, which include fit-out and car park rent
(1) Previous Rent adjusted for efficiency improvement

Page 14:
Impact on NOI from solar assets, vacancy allowance, NOI from CAM services, Ind-AS adjustments, direct expenses, downtime and inter property eliminations have not been shown separately since the net impact is a marginally small positive number
(1) Includes impact majorly from Contracted Escalations and from leases which are contracted as of March 31, 2026, but did not yield rentals for the full year during FY2026
(2) Leasing of area pursuant to newly constructed area is driven by Sattva Endeavour and Sattva Spectrum and Future Development in Sattva Global City

Page 16:
(1) By market capitalization as of November 19, 2026
(2) As of September 30, 2026
(3) FY26-31P

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