KNOWLEDGE REALTY TRUST

**Date: 28th July, 2026**

| | |
|---|---|
| To,<br>The Corporate Relations Department,<br>The National Stock Exchange of India Limited Exchange Plaza, 5th Floor, Plot No. C/1, G-Block, Bandra-Kurla Complex, Bandra (East),<br>Mumbai – 400051<br>**Scrip Code**: KRT | To,<br>The Corporate Relations Department,<br>Department of Corporate Services,<br>BSE Limited,<br>25th Floor, Phiroze Jeejeebhoy Towers, Dalal Street,<br>Mumbai – 400001<br>**Scrip Code**: 544481 (**"Units"**),<br>977158, 977536 and 977888 **("Non-Convertible Debentures")** and 731643 **("Commercial Papers")** |

Dear Sir/ Madam,

**Subject: Press Release and Earnings Presentation for the quarter ended 30th June, 2026.**

In continuation to our intimation dated 28th July, 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 June, 2026, on 28th July, 2026, please see enclosed the:

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

2. Earnings Presentation for the quarter ended 30th June, 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: 2026.07.28 11:35:58 +05'30'

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

**Encl: As above**

**Knowledge Realty Trust, India's largest REIT[1], delivers strong Q1 FY27 results.**
**Revenue & NOI up 15% YoY; Record distributions of Rs. 7,516 million, up 5% QoQ**

**Mumbai, India, July 28, 2026:** Knowledge Realty Trust (NSE: KRT / BSE: 544481), India's largest[1] and most geographically diverse office REIT, announced its quarterly results for the period ended June 30, 2026, today.

**Business Highlights:**

- Portfolio occupancy reached 93%, up 100 bps during the quarter, aided by gross leasing of 1.4 million square feet
- Front office demand contributed over 50%[2] of gross leasing during the quarter
- Realized average spread of 35% on new leasing and 29% on renewals during the quarter
- Mumbai portfolio occupancy reached 92%, up 300 bps QoQ. Front office demand drove Central Mumbai portfolio occupancy to 93%, up 1,400 bps since Mar'25
- KRT's 'Occupier First' strategy resulted in client stickiness and multi-fold growth by existing clientele. 58%[2] of new leasing in the quarter came from existing tenant expansions
- Achieved annual escalations in over 93%[2] of leasing during the quarter

**Financial / Distribution Highlights:**

- For the quarter, revenue and NOI grew 15% YoY to Rs. 12,431 million and Rs. 11,117 million respectively
- Declared record distributions of Rs 7,516 million translating to DPU of Rs 1.70 per unit, up 5% QoQ
- 84% of the distribution is tax-efficient in the hands of unitholders
- Raised debt of Rs 11,000 million during the quarter at a blended rate of 7.2%[3]
- Increased fixed rate debt to 30%, up from 0% at listing, less than a year ago
- Low LTV of 18% enables significant headroom for inorganic growth

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

*"We are delighted to report a strong start to FY27, with both revenue and NOI growing 15% YoY to Rs. 12,431 million and Rs. 11,117 million respectively. Distributions for the quarter were Rs 7,516 million, a robust 5% growth from the last quarter. Portfolio occupancy increased to 93%, driven by robust front-office demand, which contributed over half of our gross leasing during the quarter. With a best-in-class AI resilient portfolio, concentrated in the strongest markets of the country, we are well positioned to deliver multi-year growth to our unitholders."*

[1] Largest REIT in India by Market Capitalization as of July 27, 2026
[2] % by Gross Rents
[3] p.a.p.q. basis

**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 Q1 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, July 28, 2026, at 16:00 hours Indian Standard Time to discuss the Q1 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[4] and Blackstone[5], is India's largest REIT[6] 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 June 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

[4] Sattva Developers Private Limited
[5] BREP Asia SG L&T Holding (NQ) Pte. Ltd
[6] Largest REIT in India by Market Capitalization as of July 27, 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 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.


# Knowledge Realty Trust
# Q1 FY27 Earnings Update

July 28, 2026

KNOWLEDGE
REALTY TRUST

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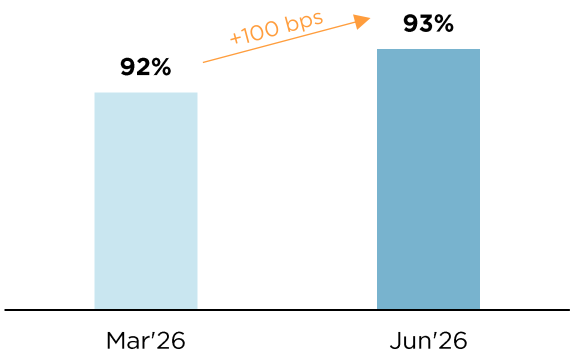
# I. Key Performance Highlights

Sattva Knowledge Court, Bengaluru

# Strong leasing during the quarter led to robust financial performance, distribution rises 5% QoQ

## OCCUPANCY UPTICK




## LEASING HIGHLIGHTS

**1.4 msf**
Gross Leasing

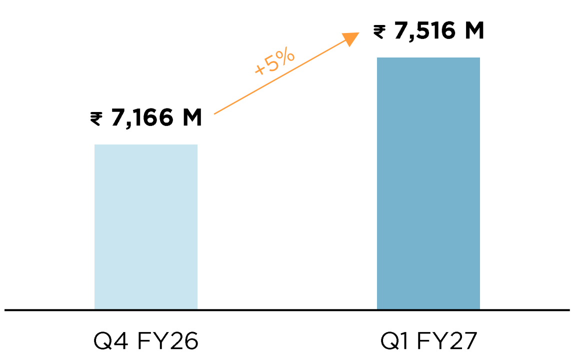
**93%**
Leasing with Annual Escalations[1]

Front Office: HDFC BANK, Invesco

GCC: MACQUARIE, Carl Zeiss, amadeus, Leading Semiconductor Firm

## 5% QoQ GROWTH IN DISTRIBUTION

**DPU** ₹ 1.62 p.u. ₹ 1.70 p.u.




## REIT LEVEL DEBT RAISE

| | |
|---|---|
| NCD (Jun'26) | ₹ 6,000 M |
| CP (May'26) | ₹ 5,000 M |
| Blended Cost of Debt Raise[3] | 7.2% |

**31% Spread[2]**

**MTM Realization**
High spreads achieved on Q1 leasing

**0% → 30%**

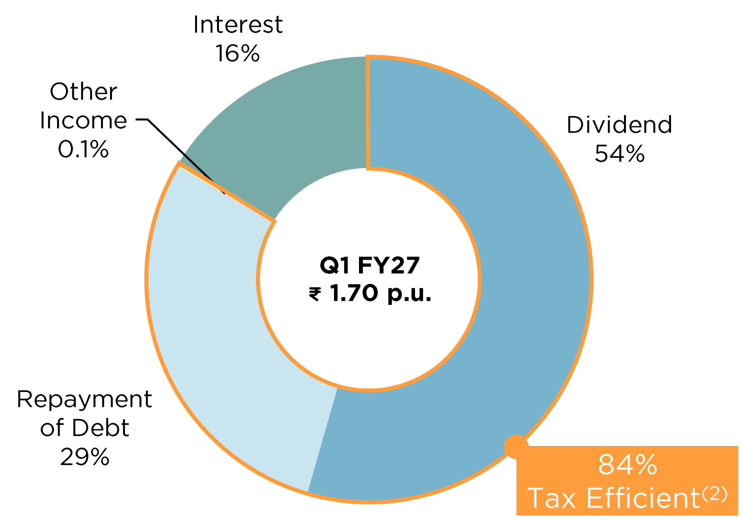
**Fixed Rate Debt**
Diversified the debt mix to 30% fixed rate within a year of listing

(1) % by Gross Rents
(2) Average spread on 1.2 msf
(3) p.a.p.q. basis

# Robust financial performance driven by realization of embedded growth

| | Q1 FY26 | Q1 FY27 | Growth |
|---|---|---|---|
| REVENUE (₹ M) | 10,781 | 12,431 | +15% |
| NOI (₹ M) | 9,663 | 11,117 | +15% |
| EBITDA (₹ M) | 9,504 | 10,721 | +13% |
| DISTRIBUTIONS (₹ M) | NA | 7,516 | NA |

## Q1 FY27 DISTRIBUTION MIX[1]




(1) The distribution mix may vary in subsequent periods
(2) 84% Tax Efficient is sum of 54% Dividend (Tax Exempt), 29% Repayment of Debt (Tax Deferred) and 0.1% Other Income (Tax Exempt)


# II. Growth Drivers

One World Center, Mumbai

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

## CONTRACTED REVENUE

**93%**
Committed Occupancy

**7.9 yrs**
WALE

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

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

## EMBEDDED GROWTH

**2.8 msf**
Vacant area lease-up

**2.6 / 6.6 msf**
UC / Future Development Area

**25%**
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

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Brand-agnostic platform

**18%**
Low LTV enabling acquisitions

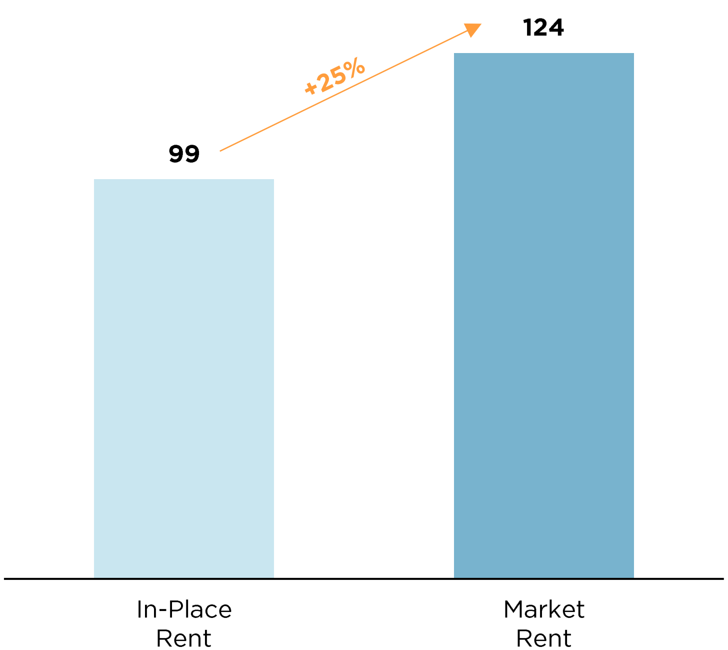
- Inorganic growth potential supported by low LTV, healthy ROFO pipeline and brand agnostic positioning

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

# 25% MTM potential at portfolio level; 58% of total FY27 expiries already tied-up at 25% spread

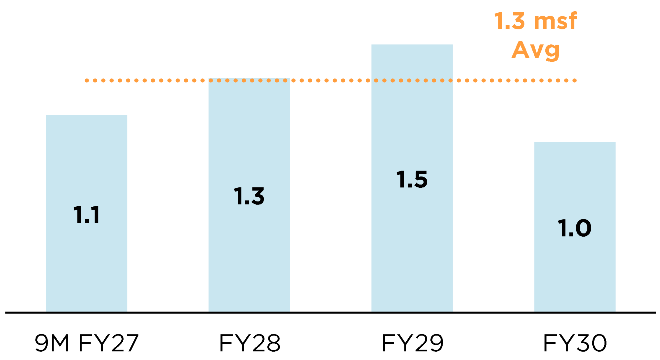
## PORTFOLIO MTM POTENTIAL

(₹ psf)




## UPCOMING EXPIRIES & MTM POTENTIAL

(msf & %)




| | 9M FY27 | FY28 | FY29 | FY30 |
|---|---|---|---|---|
| **Base Rentals Expiring (%)** | 5% | 7% | 6% | 5% |
| **MTM Potential (%)** | 24% | 33% | 27% | 22% |

**26%** | Average Future MTM (till FY30)

# Sattva Spectrum and Sattva Endeavour totaling 1.2 msf to go live in FY27; commenced new block at Sattva Global City




| Sattva Spectrum | Sattva Endeavour | Sattva Global City (New Block) |
|---|---|---|
| Bengaluru | Bengaluru | Bengaluru |
| **0.5 msf** | **0.7 msf** | **1.4 msf** |
| Leasable Area | Leasable Area | Leasable Area |

# III. Business Update

One Unity Center, Mumbai

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# Record leasing at healthy spreads driven by front office occupiers and successful renewals

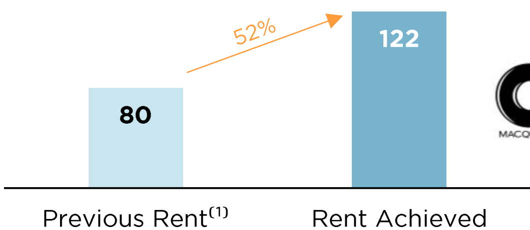
## Q1 FY27 LEASING BREAKUP

| 0.7 msf | + | 0.7 msf | = | 1.4 msf |
|---|---|---|---|---|
| New Leasing | | Renewals | | Gross Leasing |
| **35%** Re-leasing Spread *(on 0.5 msf)* | | **29%** Spread | | **31%** Average Spread *(on 1.2 msf)* |

## EXITS RESULTING IN RE-PRICING OPPORTUNITIES

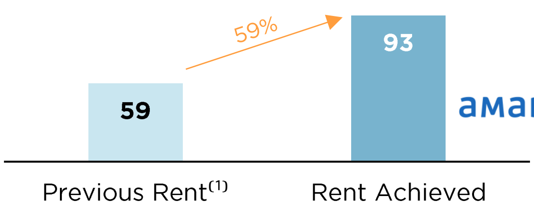
(₹ psf)

**Sattva Knowledge City | 44 ksf**




MACQUARIE

**Exora Business Park | 85 ksf**

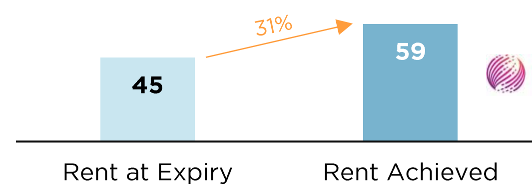



amadeus

## RENEWALS TIED UP AT HEALTHY SPREADS

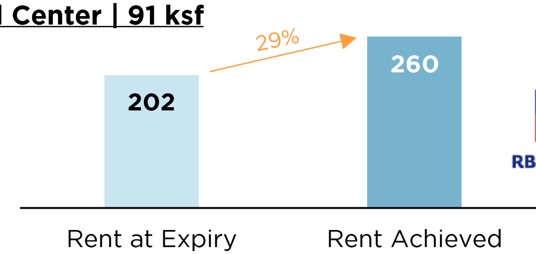
(₹ psf)

**Sattva Global City | 403 ksf**




Mindtree

**One World Center | 91 ksf**



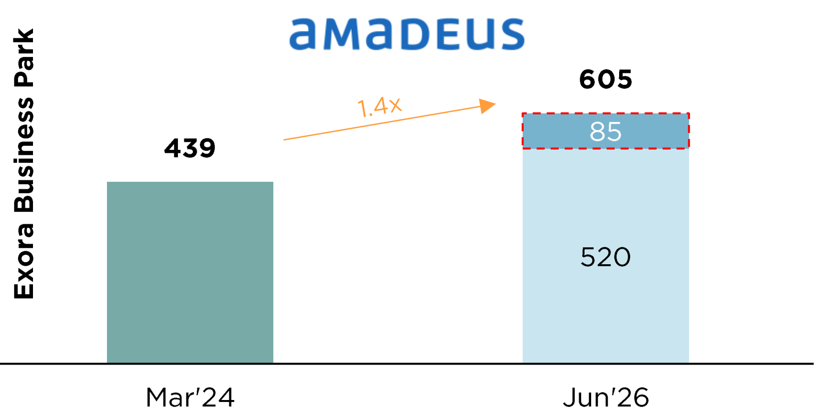

RBL BANK

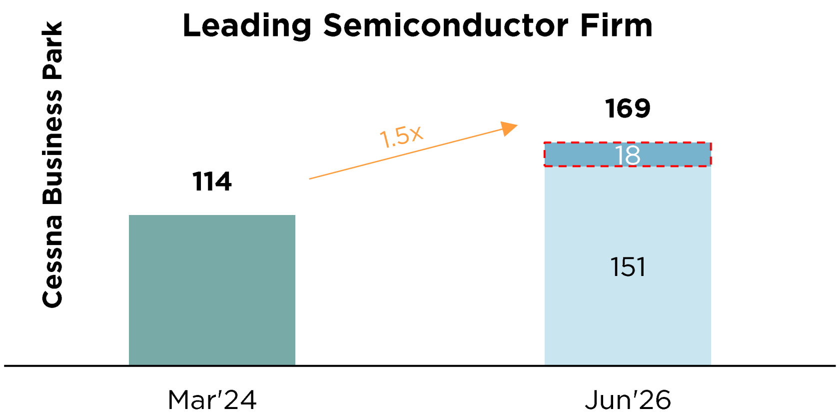
(1) Previous Rent adjusted for efficiency improvement

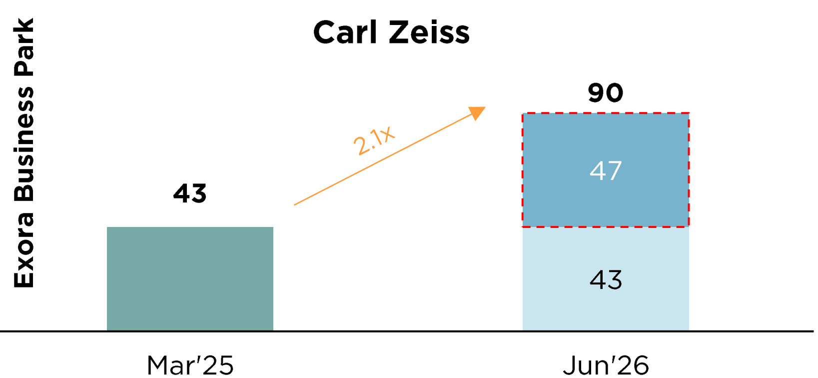
# Tenant stickiness is evidenced by multifold expansion within the portfolio

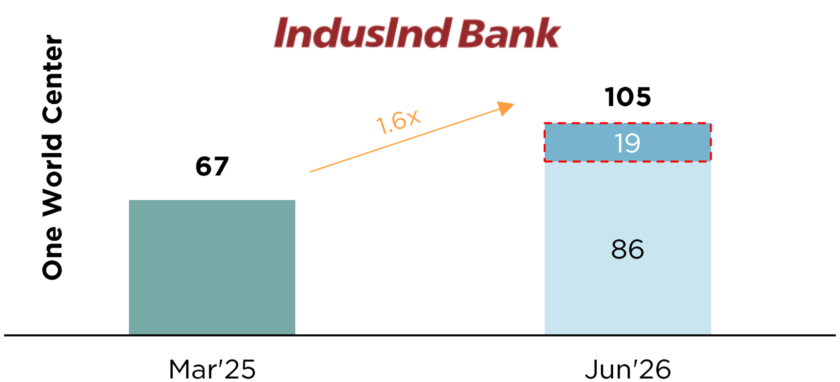
**Leased Area** (ksf)

Expansion in Q1 FY27



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# Sustained leasing momentum led by expansions from existing tenants and continued success with renewals

**KEY TRANSACTIONS (Q1 FY27)**

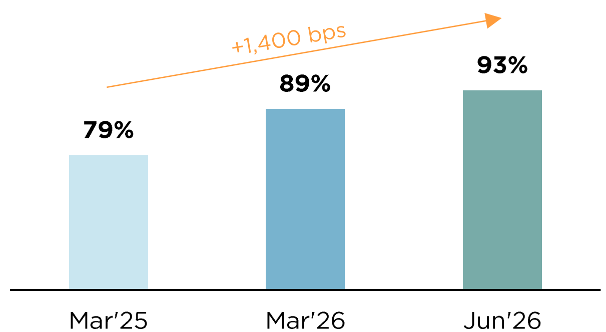
| Occupier | Property | Sector[1] | Type | Area ('000 sf) |
|---|---|---|---|---|
| **New Leases** | | | | **650** |
| Large Indian Bank | One International Center | BFSI | Domestic | 98 |
| Amadeus | Exora Business Park | Technology | GCC | 85 |
| Alorica | Sattva Global City | Technology | Domestic | 84 |
| Postman | Sattva Knowledge Court | Technology | GCC | 56 |
| Carl Zeiss | Exora Business Park | Engg. & Mfg. | GCC | 47 |
| Macquarie | Sattva Knowledge City | BFSI | GCC | 44 |
| Quattro | Prima Bay | Technology | MNC | 40 |
| Invesco | One Unity Center | BFSI | MNC | 34 |
| Apps Associates | Sattva Knowledge City | RCA | Domestic | 23 |
| Others | Various | Various | Various | 138 |
| **Renewals** | | | | **728** |
| Mindtree | Sattva Global City | Technology | Domestic | 403 |
| RBL Bank | One World Center | BFSI | Domestic | 91 |
| Textron | Sattva Global City | Aviation | GCC | 79 |
| IndusInd | One World Center | BFSI | Domestic | 67 |
| Kone | Kosmo One | Engg. & Mfg. | GCC | 49 |
| Others | Various | Various | Various | 38 |
| **Gross Leasing** | | | | **1,377** |

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

# Front office demand drove Central Mumbai portfolio occupancy up 14% since Mar'25

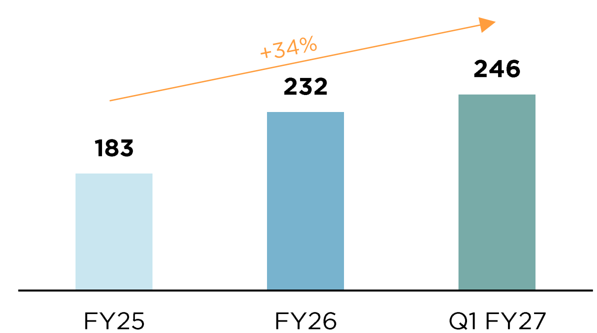
## PERFORMANCE HIGHLIGHTS[1]

### Committed Occupancy (%)




### Marginal Rentals[2]

(₹ psf / pm)




## FRONT OFFICE OCCUPIERS

### Domestic

CORPORATE HQs

### Multinational

Front Office provides strong growth and distinctive portfolio diversity

(1) One International Center, One Unity Center and One World Center combined
(2) Marginal Rental is the rent achieved for leasing completed in the stated period

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

Sports Olympiad,
9 Assets

The Court Championship,
One World Center


International Yoga Day,
Sattva Global City

Corporate Sports League,
Sattva Global City

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# Enhancing occupier experience to drive tenant retention and support long-term value creation

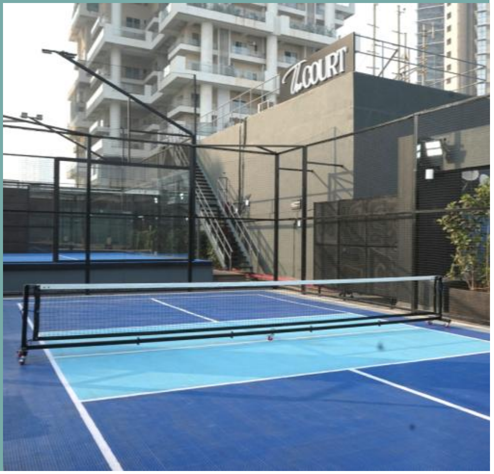
Baan Phad Thai,
Sattva Knowledge City


Underdoggs Restaurant,
Sattva Knowledge Park


Terrai Restaurant,
Sattva Knowledge Park

The Pavilion (Convention Center),
One International Center

Padel Court,
One World Center



Multi-Purpose Sport Zone,
Sattva Global City

# IV. Debt Overview


Sattva Cosmo Lavelle, Bengaluru

# Monitoring the interest rate environment to optimize financing costs

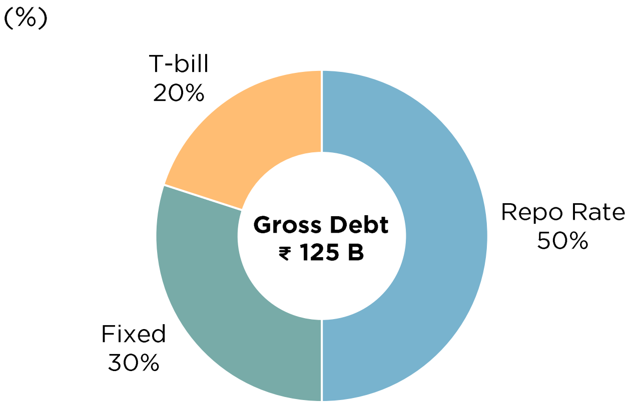
**₹ 121 B**
Net Debt[1]

**7.2%**
Average Debt Cost

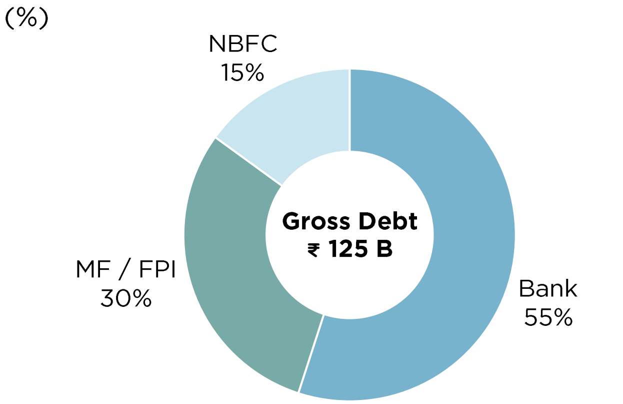
**AAA / Stable**
CRISIL / ICRA Rating

**18%**
LTV[2]

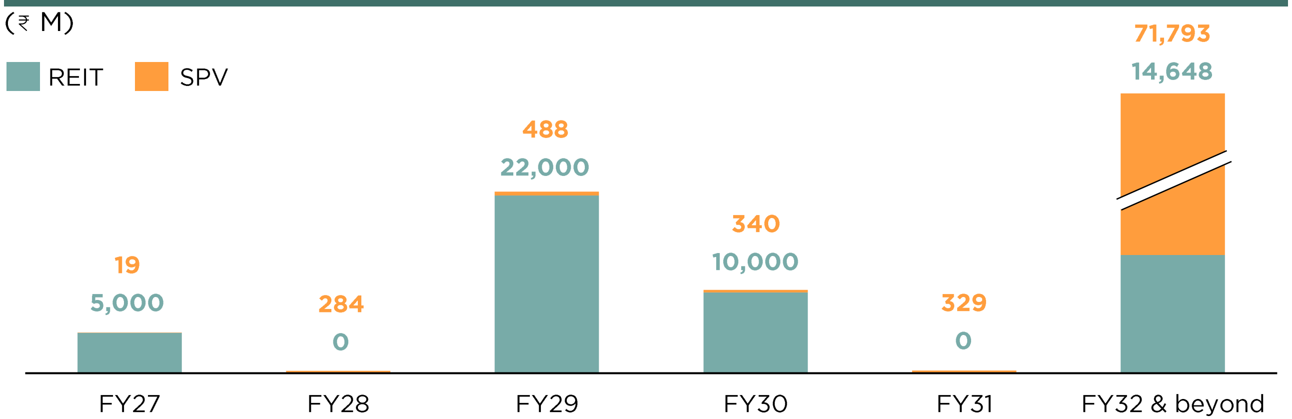
## FINANCING BENCHMARKS




## 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 Mar 31, 2026


# V. Distribution & Unitholding Profile

Sattva Horizon, Bengaluru

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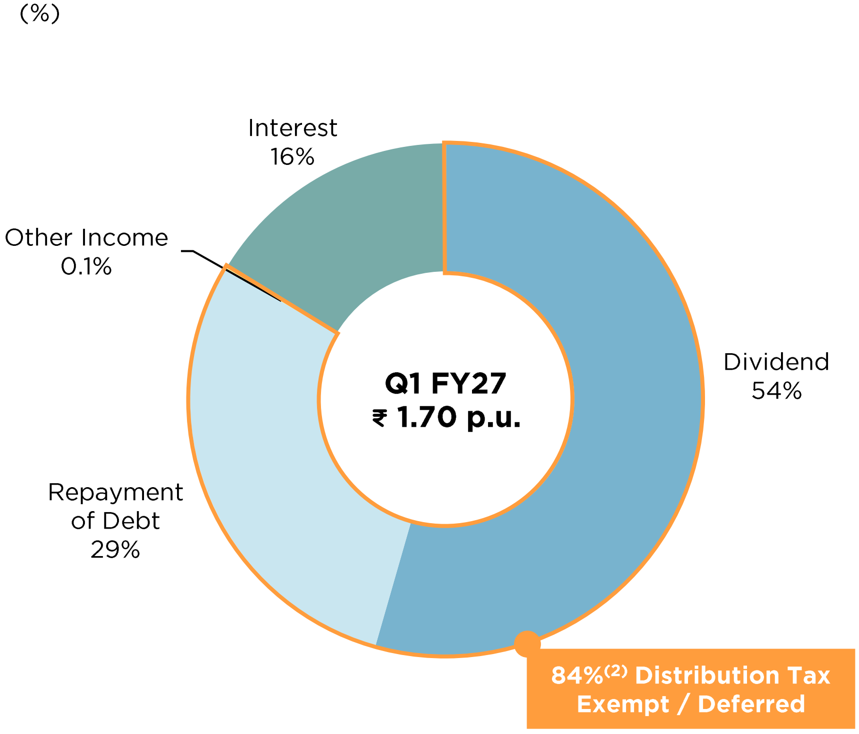
# Robust distributions with a highly tax efficient mix for unitholders

## DISTRIBUTION MIX[1]




## DISTRIBUTION HIGHLIGHTS

**Q1 FY27**
Distribution Period

| ₹ 7,516 M | 4,434 M | ₹ 1.70 |
|---|---|---|
| Distribution Amount | Units Outstanding | Distribution Per Unit (DPU) |

**July 28, 2026**
Declaration Date

**July 31, 2026**
Record Date

**On or before August 7, 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) 84% Tax Efficient is sum of 54% Dividend (Tax Exempt), 29% Repayment of Debt (Tax Deferred) and 0.1% Other Income (Tax Exempt)

*(Amounts in ₹ M, unless stated otherwise)*

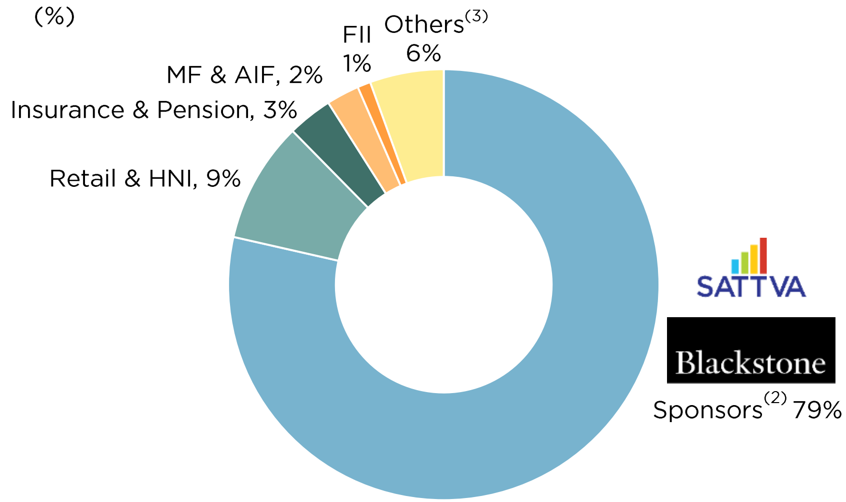
| Particulars | Q1 FY27 |
|---|---|
| Revenue from Operations | 12,431 |
| Property Taxes and Insurance | (310) |
| Direct Operating Expenses | (1,004) |
| **NET OPERATING INCOME** | **11,117** |
| Other Income | 245 |
| Property Management Fees | (306) |
| Indirect Operating Expenses | (237) |
| **EBITDA at SPV level** | **10,818** |
| Working Capital and other adjustments | 258 |
| Cash Taxes | (1,071) |
| Interest on Debt | (1,576) |
| **NDCF at SPV level** | **8,430** |
| Distrubution from SPVs to REIT | 8,430 |
| Interest on Debt at REIT Level | (814) |
| Other Inflows / (Outflows) at REIT Level | (96) |
| **NDCF at REIT level** | **7,520** |
| **DISTRIBUTION** | **7,516** |
| **DPU (₹ p.u.)** | **1.70** |

# Stable and diversified unitholding underpinned by marquee institutional investors and a 2.5x growth in unitholders

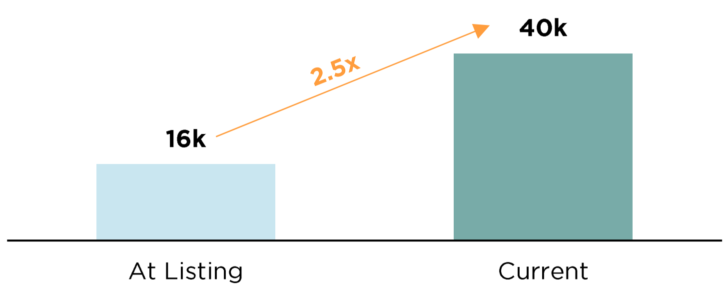
## KEY HIGHLIGHTS

| | |
|---|---|
| ₹ 523 B | Market Cap(1) |
| 4,434 M | Units Outstanding |
| 40k+ | Total Unitholders |

## UNITHOLDING PATTERN




## UNITHOLDER GROWTH




## TOP INSTITUTIONAL INVESTORS

| | | |
|---|---|---|
| LIC | 360 One | SBI Life |
| UTI MF | SBI Pension | HDFC Life |
| Kotak Life | SBI General | WhiteOak |

(1) As of July 27, 2026
(2) Sponsor and Sponsor Group
(3) Others include corporate bodies, NBFCs, trusts and clearing members


# VI. Sustainability Initiatives

Exora Business Park, Bengaluru

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

## BUILDING CERTIFICATIONS & AWARDS

5-star, 95/100 score (Ranked 2nd amongst peers)[1]

LEED certification (O&M) (9 assets)

BD+C certification (13 assets)

WELL certification (10 assets)[2]

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)

## Q1 FY27 KEY HIGHLIGHTS

**76%**
Green-certified portfolio (by Value)

**66%**
Energy sourced via renewable power

**95%**
Waste diversion from landfill

**25%**
Gender diversity ratio

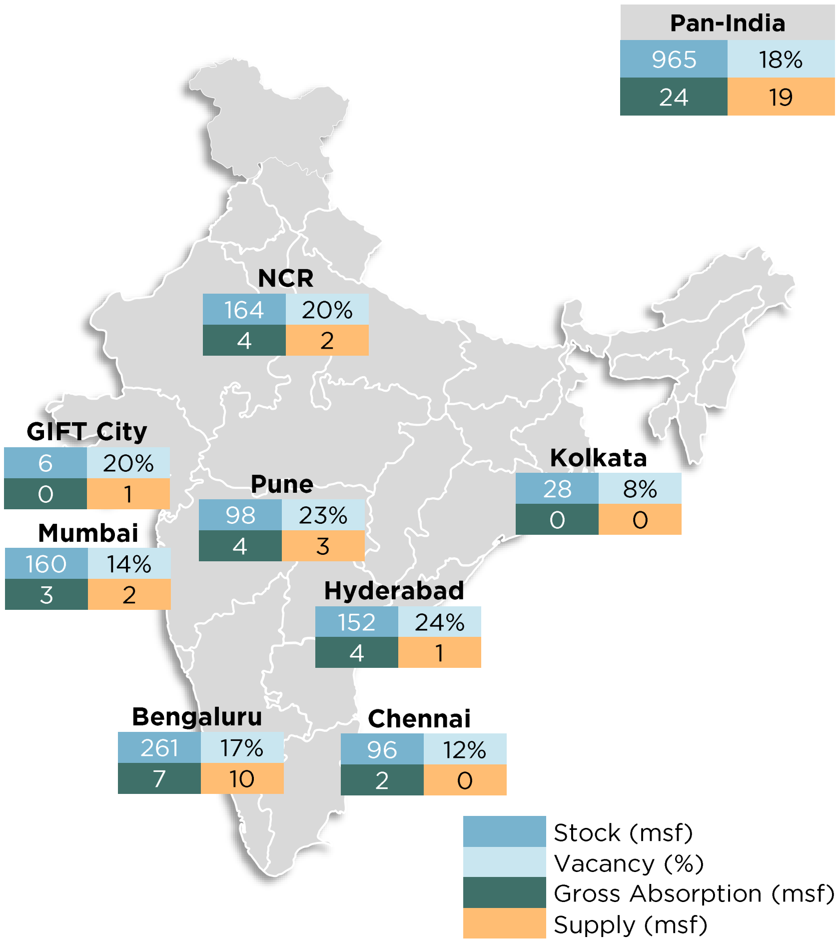
(1) Rating achieved for > 1/3rd of portfolio
(2) WELL v2 has been obtained by 8 assets, and WELL pre-certification has been obtained by 2 assets


# VII. Market Outlook

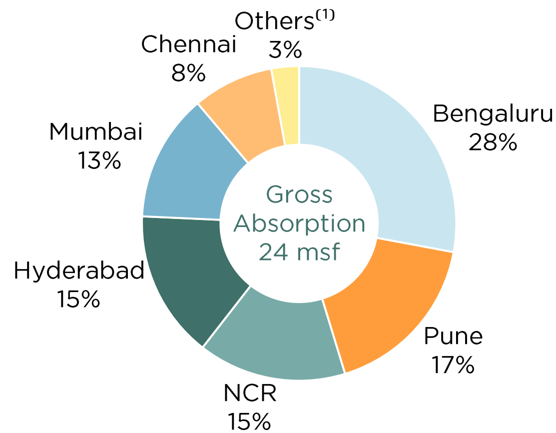
Cessna Business Park, Bengaluru

# Strong fundamentals across KRT core markets driving positive leasing outlook

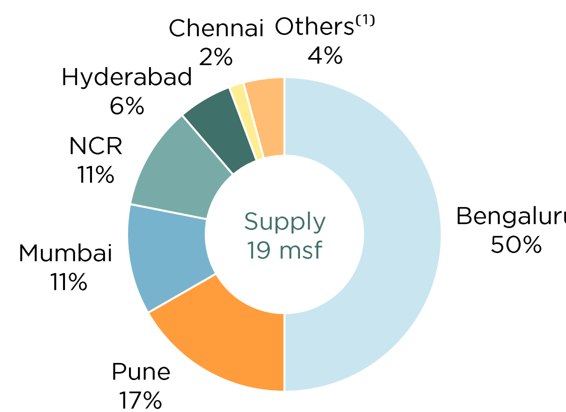
## Q2 CY26 OFFICE MARKET SNAPSHOT




## Q2 CY26 GROSS ABSORPTION SHARE

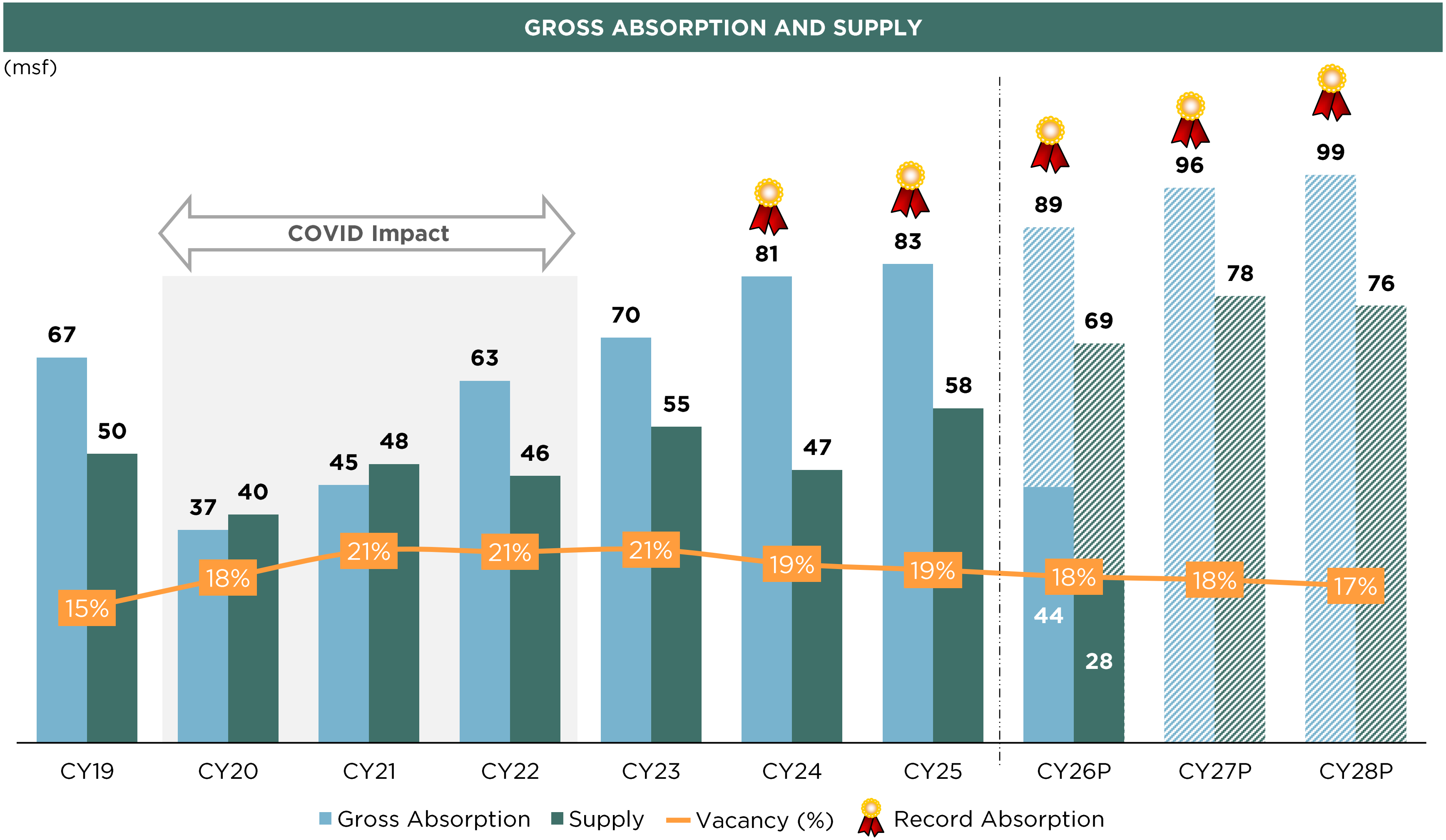



## Q2 CY26 SUPPLY SHARE




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

# Record demand for Grade-A office to outpace projected supply



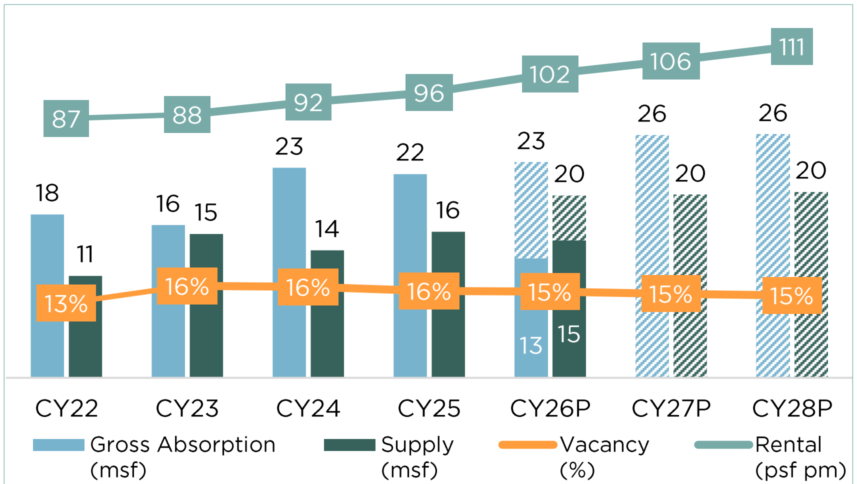

Source: Data from CBRE

**1st**
Largest Net Absorption(1)

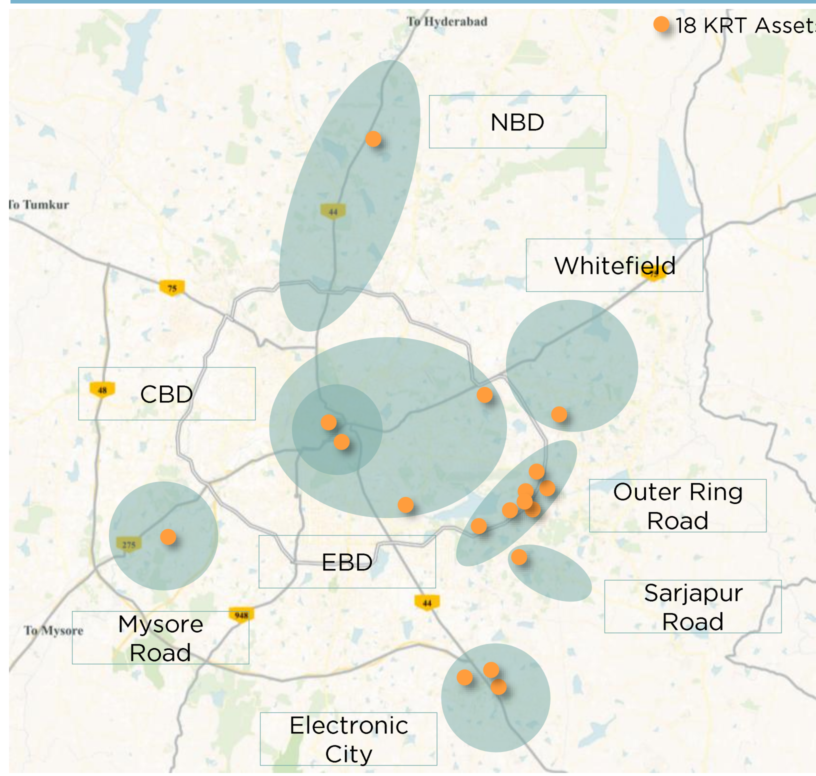
**27%**
Share of pan-India total office stock(2)

**42%**
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)

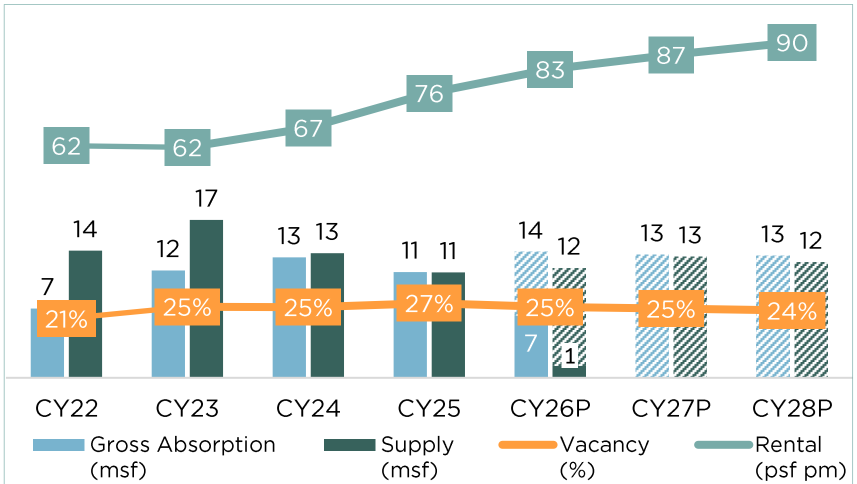
Source: Data from CBRE
(1) CY2016 – Q2 CY2026
(2) As of June 30, 2026
(3) Share of office space leasing by GCC during CY2022 - H1 CY2026
(4) Ministry of MSME, Government of India
(5) % of KRT stock in ORR to total KRT Bengaluru stock by Completed Area

**2nd**
Largest Net Absorption(1)

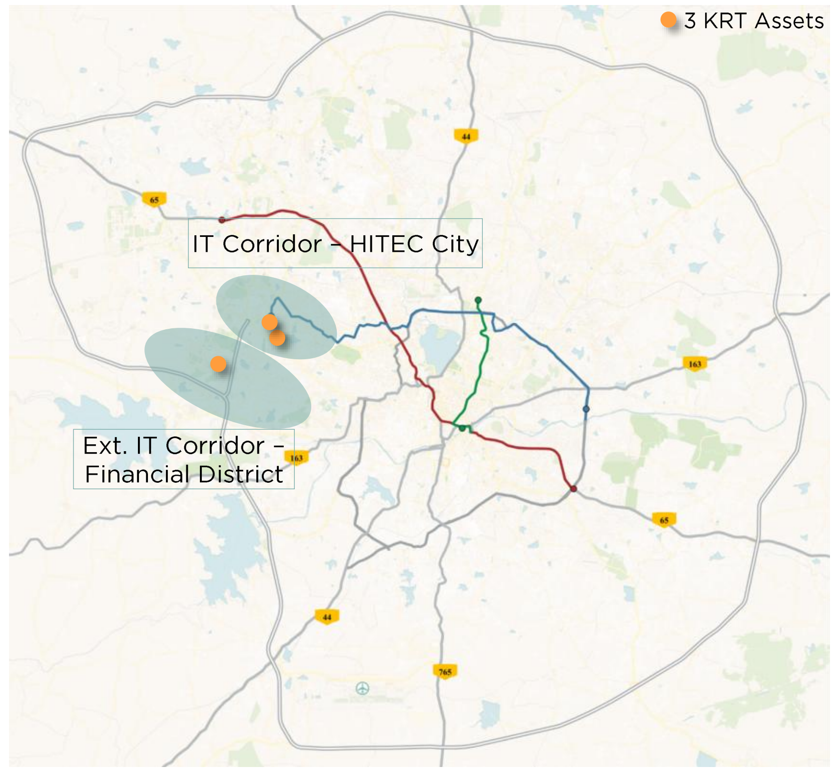
**20%**
2nd highest GCC Leasing in India(2)

**~1M**
Tech Workforce in Telangana(3)

**2nd**
Best Infrastructure in India(4)




## KRT's HYDERABAD PRESENCE




**IT CORRIDOR - HITEC CITY**

**Dominant Micromarket of Hyderabad**

**67%**
HITEC City share of net absorption in Hyderabad(5)

**82%**
of KRT's Hyderabad stock in HITEC(6)

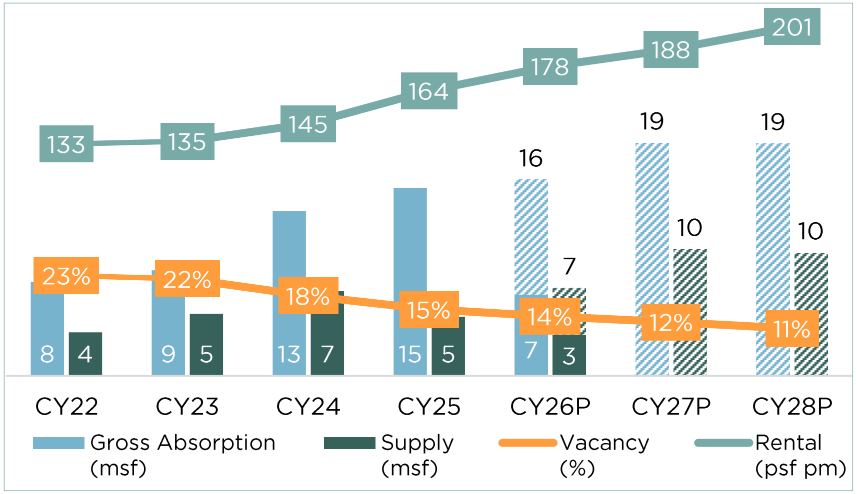
Source: Data from CBRE / JLL
(1) CY2016 – Q2 CY2026
(2) Share of office space leasing by GCC during CY2022 – H1 CY2026
(3) JLL
(4) Knight Frank India Prime City Index Report (2024-25)
(5) CY2022 – Q2 CY2026
(6) % of KRT stock in HITEC City to total KRT Hyderabad stock

**3rd**
Largest share of pan-India total office stock(1)

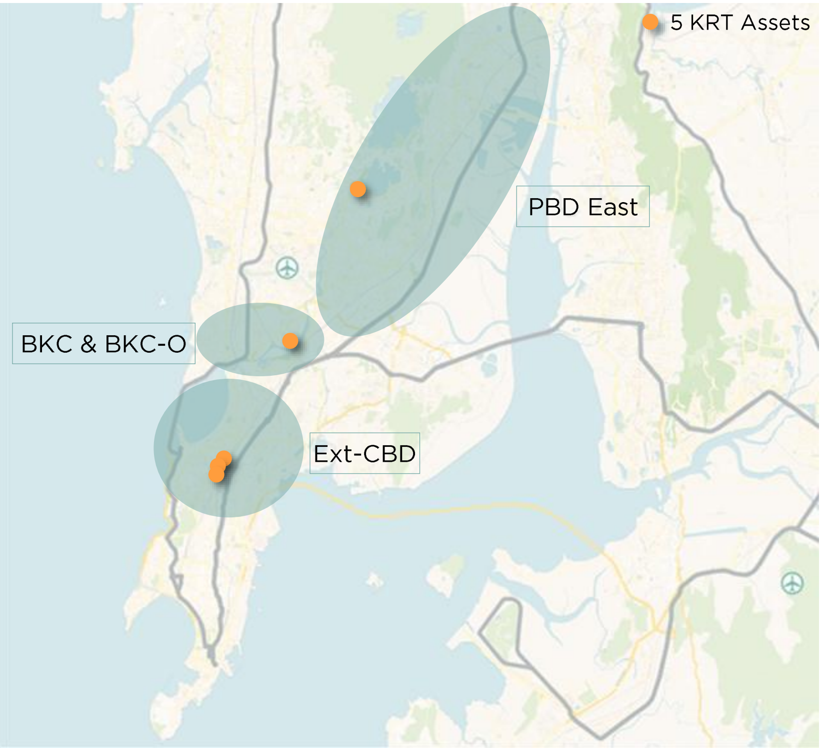
**29%**
of India's Direct Tax collection(2)

**32%**
BFSI space take up(3)

**3.9%**
$140B contribution to GDP(4)




## KRT's MUMBAI PRESENCE




## Ext-CBD

**11%**
Annual Rental growth(5)

**7.0%**
Projected CY27 vacancy

## BKC and BKC-O

**9%**
Annual Rental growth(5)

**3.6%**
Vacancy in BKC & BKC-O(1)

Source: Data from CBRE
(1) As of June 30, 2026
(2) FY25 (Financial Express)
(3) Share of absorption during H1 CY2026
(4) Estimated from data published by MMRDA and RBI, 2024
(5) CY2022 - H1 CY2026


# VIII. Supplementary Databook

Kosmo One, Chennai

# 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%** | **79** | **112** | ***42%*** | **1,97,111** | ***29%*** | **11.3** |
| Sattva Knowledge City | 7.3 | - | 7.3 | 99% | 81 | 122 | *49%* | 1,17,333 | *17%* | 9.8 |
| Sattva Knowledge Park | 3.3 | - | 3.3 | 96% | 80 | 122 | *51%* | 52,513 | *8%* | 9.8 |
| Sattva Knowledge Capital | 2.3 | - | 2.3 | 100% | 69 | 69 | *(0%)* | 27,265 | *4%* | 19.3 |
| **Mumbai** | **6.1** | **-** | **6.1** | **92%** | **215** | **254** | ***18%*** | **2,13,679** | ***32%*** | **3.4** |
| One International Center | 1.8 | - | 1.8 | 96% | 185 | 223 | *21%* | 54,157 | *8%* | 2.3 |
| One Unity Center | 1.0 | - | 1.0 | 90% | 200 | 248 | *24%* | 32,971 | *5%* | 5.1 |
| One World Center | 1.8 | - | 1.8 | 92% | 215 | 258 | *20%* | 61,786 | *9%* | 3.2 |
| One BKC | 0.8 | - | 0.8 | 87% | 367 | 421 | *15%* | 46,279 | *7%* | 3.6 |
| Prima Bay | 0.8 | - | 0.8 | 93% | 163 | 167 | *2%* | 18,486 | *3%* | 4.0 |
| **Bengaluru** | **15.3** | **9.2** | **24.6** | **87%** | **78** | **90** | ***15%*** | **1,97,872** | ***29%*** | **10.2** |
| Cessna Business Park | 4.2 | - | 4.2 | 95% | 71 | 96 | *36%* | 46,786 | *7%* | 14.2 |
| Sattva Global City | 4.2 | 8.0 | 12.2 | 81% | 60 | 61 | *1%* | 39,926 | *6%* | 9.7 |
| Exora Business Park | 2.2 | - | 2.2 | 82% | 91 | 101 | *11%* | 33,884 | *5%* | 6.3 |
| Sattva Softzone | 1.0 | - | 1.0 | 86% | 102 | 108 | *6%* | 17,153 | *3%* | 5.1 |
| Sattva Knowledge Court | 0.9 | - | 0.9 | 95% | 73 | 81 | *11%* | 11,182 | *2%* | 11.3 |
| Sattva Horizon | 0.6 | - | 0.6 | 100% | 62 | 67 | *8%* | 5,515 | *1%* | 18.3 |
| Others (12 assets)[2] | 2.2 | 1.2 | 3.4 | 80% | 103 | 109 | *6%* | 43,426 | *6%* | 7.9 |
| **Rest of India** | **2.9** | **-** | **2.9** | **96%** | **57** | **71** | ***24%*** | **29,320** | ***4%*** | **6.0** |
| Kosmo One, Chennai | 1.9 | - | 1.9 | 97% | 46 | 58 | *26%* | 15,275 | *2%* | 4.8 |
| One Qube, Gurugram | 0.6 | - | 0.6 | 92% | 107 | 127 | *19%* | 9,821 | *1%* | 7.1 |
| Fintech One, GIFT City | 0.5 | - | 0.5 | 98% | 49 | 64 | *29%* | 4,225 | *1%* | 8.1 |
| **Sub-Total (Office)** | **37.3** | **9.2** | **46.5** | **93%** | **99** | **124** | ***25%*** | **6,37,983** | ***95%*** | **7.9** |
| Solar | - | - | 63.0 MW | - | - | - | - | 3,968 | *1%* | - |
| Maintenance Services | - | - | - | - | - | - | - | 32,159 | *5%* | - |
| **Sub-Total (Other Assets)** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **36,127** | ***5%*** | **-** |
| **Total Portfolio** | **37.3** | **9.2** | **46.5 / 63.0 MW** | **93%** | **99** | **124** | ***25%*** | **6,74,111** | **100%** | **7.9** |

(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 Lavalle, Sattva Premia, Sattva Supreme, Sattva Endeavour and Sattva Spectrum

# LEASE EXPIRY SCHEDULE

| Asset | 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** | **56 / 1%** | ***113 / 12%*** | **85 / 1%** | ***90 / 47%*** | **85 / 1%** | ***90 / 54%*** | **61 / 1%** | ***99 / 48%*** |
| Sattva Knowledge City | 56 / 1% | *113 / 12%* | 85 / 1% | *90 / 47%* | 85 / 1% | *90 / 54%* | 61 / 1% | *99 / 48%* |
| Sattva Knowledge Park | - | - | - | - | - | - | - | - |
| Sattva Knowledge Capital | - | - | - | - | - | - | - | - |
| **Mumbai** | **594 / 10%** | ***190 / 28%*** | **724 / 14%** | ***216 / 38%*** | **675 / 12%** | ***224 / 25%*** | **705 / 12%** | ***230 / 22%*** |
| One International Center | 444 / 28% | *183 / 26%* | 237 / 14% | *172 / 41%* | 179 / 12% | *197 / 29%* | 461 / 30% | *218 / 23%* |
| One Unity Center | - | - | 47 / 6% | *207 / 30%* | 47 / 5% | *213 / 33%* | 47 / 6% | *249 / 20%* |
| One World Center | 142 / 8% | *203 / 32%* | 210 / 13% | *212 / 33%* | 374 / 23% | *238 / 24%* | 110 / 7% | *246 / 26%* |
| One BKC | 8 / 1% | *328 / 33%* | 161 / 21% | *310 / 48%* | 17 / 3% | *425 / 13%* | 31 / 5% | *409 / 24%* |
| Prima Bay | - | - | 68 / 9% | *170 / 7%* | 57 / 8% | *169 / 13%* | 55 / 8% | *190 / 6%* |
| **Bengaluru** | **212 / 3%** | ***114 / 4%*** | **440 / 5%** | ***109 / 18%*** | **357 / 3%** | ***76 / 16%*** | **202 / 1%** | ***75 / 6%*** |
| Cessna Business Park | 54 / 2% | *102 / (2%)* | 86 / 3% | *92 / 14%* | - | - | - | - |
| Sattva Global City | 9 / 0% | *41 / 53%* | 36 / 1% | *53 / 24%* | 20 / 1% | *63 / 10%* | 161 / 7% | *70 / 4%* |
| Exora Business Park | 41 / 3% | *93 / 13%* | 139 / 7% | *77 / 43%* | 42 / 2% | *80 / 44%* | - | - |
| Sattva Softzone | 9 / 1% | *119 / (6%)* | 32 / 4% | *113 / 5%* | - | - | - | - |
| Sattva Knowledge Court | - | - | - | - | - | - | - | - |
| Sattva Horizon | - | - | - | - | - | - | - | - |
| Others (12 assets)(1) | 99 / 7% | *135 / 3%* | 147 / 13% | *163 / 10%* | 294 / 11% | *76 / 12%* | 41 / 2% | *93 / 12%* |
| **Rest of India** | **270 / 7%** | ***44 / 35%*** | **96 / 3%** | ***51 / 22%*** | **421 / 12%** | ***47 / 46%*** | **10 / 0%** | ***42 / 64%*** |
| Kosmo One, Chennai | 270 / 14% | *44 / 35%* | 96 / 6% | *51 / 22%* | 407 / 22% | *44 / 48%* | 10 / 0% | *42 / 64%* |
| One Qube, Gurugram | - | - | - | - | 14 / 3% | *118 / 23%* | - | - |
| Fintech One, GIFT City | - | - | - | - | - | - | - | - |
| **Total Portfolio** | **1,131 / 5%** | ***137 / 24%*** | **1,345 / 7%** | ***162 / 33%*** | **1,538 / 6%** | ***134 / 27%*** | **977 / 5%** | ***188 / 22%*** |

(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 Lavalle, Sattva Premia, Sattva Supreme, Sattva Endeavour and Sattva Spectrum

| Description | Rating | Fixed/ Floating | Total Facility (₹ M) | O/s Principal (₹ M) | Interest Rate (%) | Principal Repayment Schedule (₹ M) | | | | | | Total (₹ M) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | 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 | 6.9% | 5,000 | - | - | - | - | | 5,000 |
| Loan Facility | CRISIL / ICRA AAA | Floating | 16,000 | 14,648 | 7.2% | - | - | - | - | - | 14,648 | 14,648 |
| **Sub-total (A)** | | | **53,000** | **51,648** | **7.3%** | **5,000** | **-** | **22,000** | **10,000** | **-** | **14,648** | **51,648** |
| **SPV Level** | | | | | | | | | | | | |
| LRD (One World Center) | ICRA AAA | Floating | 25,000 | 17,449 | 7.2% | - | - | - | - | - | 17,449 | 17,449 |
| LRD (One BKC) | CRISIL AAA | Floating | 21,120 | 14,859 | 7.3% | - | - | - | - | - | 14,859 | 14,859 |
| LRD (Exora Business Park) | ICRA AAA | Floating | 12,000 | 11,188 | 7.1% | - | - | - | - | - | 11,188 | 11,188 |
| LRD (Prima Bay) | CRISIL AAA | Floating | 9,500 | 8,325 | 7.2% | - | - | - | - | - | 8,325 | 8,325 |
| LRD (Knowledge Park) | CRISIL AAA | Floating | 11,250 | 6,734 | 7.3% | - | - | - | - | - | 6,734 | 6,734 |
| LRD (Kosmo One) | CRISIL AAA | Floating | 7,400 | 5,636 | 7.4% | - | - | - | - | - | 5,636 | 5,636 |
| LRD (Knowledge Park) | CRISIL AAA | Floating | 6,750 | 4,158 | 7.3% | - | - | - | - | - | 4,158 | 4,158 |
| LRD (Knowledge Capital) | CRISIL AAA | Floating | 2,750 | 1,813 | 7.3% | - | 84 | 206 | 213 | 232 | 1,078 | 1,813 |
| LRD (Knowledge Court) | CRISIL AAA | Floating | 3,500 | 1,698 | 7.3% | - | - | - | - | - | 1,698 | 1,698 |
| LRD (Knowledge Capital) | CRISIL AAA | Floating | 1,150 | 826 | 7.3% | 19 | 79 | 88 | 91 | 97 | 452 | 826 |
| LRD (Sattva Touchstone) | CRISIL AAA | Floating | 1,440 | 350 | 7.3% | - | 120 | 194 | 36 | - | - | 350 |
| LRD (Global City) | CRISIL AAA | Floating | 2,500 | 169 | 7.2% | - | - | - | - | - | 169 | 169 |
| CAM Bangalore | NA | Floating | 47 | 47 | 7.5% | - | - | - | - | - | 47 | 47 |
| CAM Hyderabad | NA | Floating | 19 | - | 7.5% | - | - | - | - | - | - | - |
| **Sub-total (B)** | | | **1,04,426** | **73,253** | **7.2%** | **19** | **284** | **488** | **340** | **329** | **71,793** | **73,253** |
| **TOTAL (A+B)** | | | **1,57,426** | **1,24,901** | **7.2%** | **5,019** | **284** | **22,488** | **10,340** | **329** | **86,441** | **1,24,901** |

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 | | |
| | Jun 30, 2026 | Jun 30, 2025 | Variance (%) |
| **Hyderabad** | | | |
| Sattva Knowledge City | 2,146 | 1,862 | 15% |
| Sattva Knowledge Park | 855 | 696 | 23% |
| Sattva Knowledge Capital | 491 | 478 | 3% |
| **Mumbai** | | | |
| One BKC | 854 | 806 | 6% |
| One World Center | 1,119 | 899 | 24% |
| One International Center, One Unity Center | 1,534 | 1,151 | 33% |
| Prima Bay | 397 | 408 | (3%) |
| **Bengaluru** | | | |
| Cessna Business Park | 943 | 962 | (2%) |
| Exora Business Park | 494 | 598 | (17%) |
| Sattva Global City | 667 | 538 | 24% |
| Sattva Softzone Complex(1) | 462 | 378 | 22% |
| Sattva Knowledge Court | 217 | 204 | 7% |
| Sattva Horizon | 115 | - | NA |
| Others(2) | 504 | 422 | 20% |
| **Rest of India** | | | |
| Kosmo One, Chennai | 347 | 317 | 9% |
| One Qube, Gurugram | 195 | 138 | 42% |
| Fintech One, GIFT City | 83 | 77 | 8% |
| **Sub-Total (Office)** | **11,421** | **9,934** | **15%** |
| Solar | 120 | 73 | 64% |
| Maintenance Services | 1,574 | 1,466 | 7% |
| **Sub-Total (Ancillary Assets)** | **1,694** | **1,539** | **10%** |
| Inter Property Eliminations(3) | (684) | (691) | NA |
| **Total Portfolio** | **12,431** | **10,781** | **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 Lavalle 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 | | |
| | Jun 30, 2026 | Jun 30, 2025 | Variance (%) |
| **Hyderabad** | | | |
| Sattva Knowledge City | 2,088 | 1,812 | 15% |
| Sattva Knowledge Park | 825 | 658 | 25% |
| Sattva Knowledge Capital | 485 | 473 | 3% |
| **Mumbai** | | | |
| One BKC | 761 | 712 | 7% |
| One World Center | 990 | 771 | 28% |
| One International Center, One Unity Center | 1,310 | 937 | 40% |
| Prima Bay | 343 | 354 | (3%) |
| **Bengaluru** | | | |
| Cessna Business Park | 854 | 873 | (2%) |
| Exora Business Park | 402 | 511 | (21%) |
| Sattva Global City | 586 | 469 | 25% |
| Sattva Softzone Complex(1) | 438 | 358 | 22% |
| Sattva Knowledge Court | 205 | 195 | 5% |
| Sattva Horizon | 108 | (0) | NA |
| Others(2) | 451 | 382 | 18% |
| **Rest of India** | | | |
| Kosmo One, Chennai | 273 | 241 | 13% |
| One Qube, Gurugram | 161 | 104 | 55% |
| Fintech One, GIFT City | 69 | 63 | 9% |
| **Sub-Total (Office)** | **10,349** | **8,915** | **16%** |
| Solar | 89 | 51 | 73% |
| Maintenance Services | 680 | 697 | (2%) |
| **Sub-Total (Ancillary Assets)** | **769** | **749** | **3%** |
| **Total Portfolio** | **11,117** | **9,663** | **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 Lavalle and Sattva Premia

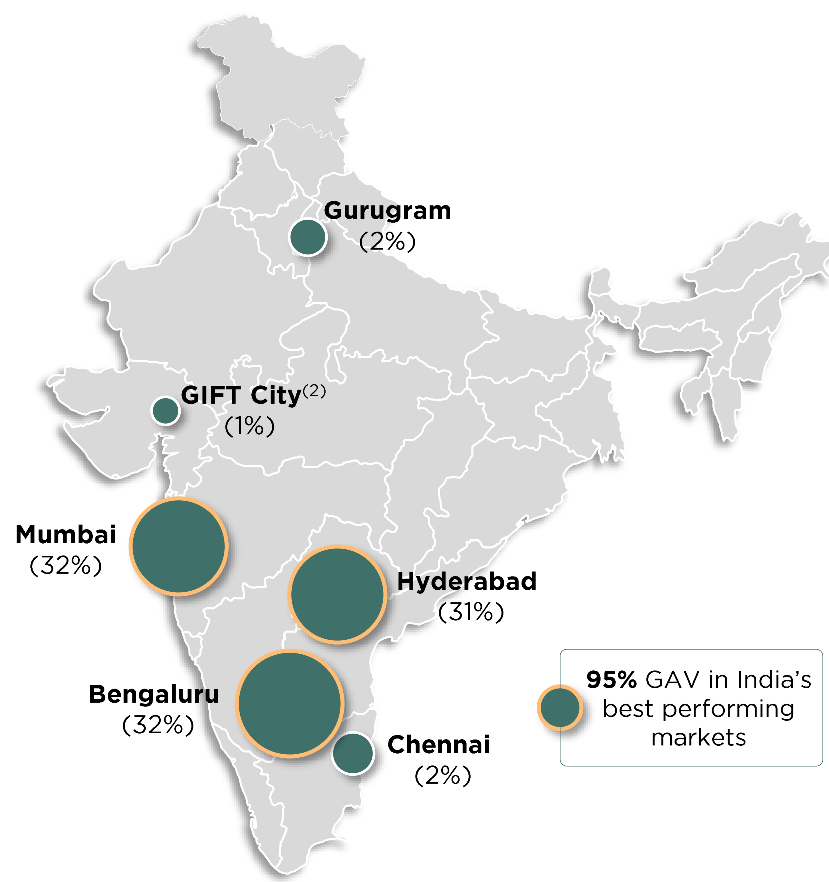
# IX. KRT at a Glance

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

**25%**
MTM

**18%**
LTV

**₹674B**
GAV[4]

**31%**
Front office portfolio[5]

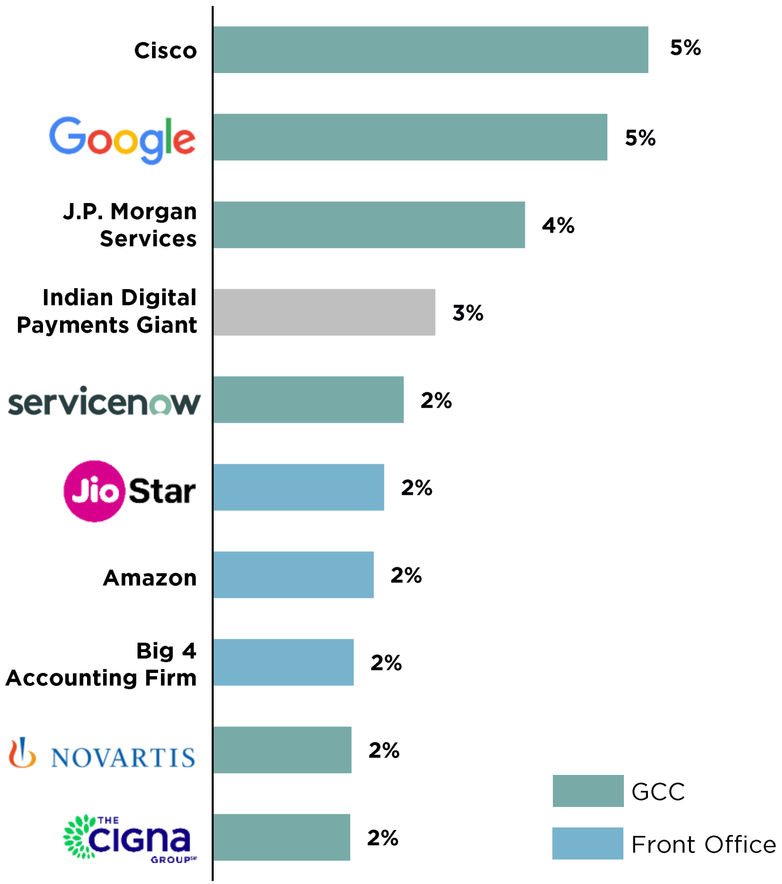
**14%**
Low SEZ exposure[6]

Brand-agnostic strategy to drive inorganic growth

(1) By market capitalization as of July 27, 2026
(2) Represents Ahmedabad
(3) Completed Area - 37 msf
(4) As of March 31, 2026
(5) % of GAV
(6) % of total leasable area

# AI Resilient portfolio anchored by marquee Front Office and GCC occupiers

## TOP 10 TENANTS(1) (28%)




## AI RESILIENT OCCUPIER PROFILE

**46%**

GCC(1)

**31%**

Front Office(2)

Note: Cisco and Amazon operate both GCC and Front Office functions; Google's operations also includes certain non-GCC functions

(1) % by Gross Rents

(2) % of GAV

## BEST-IN-CLASS BUSINESS PARKS IN HYDERABAD

Sattva Knowledge City
7.3 msf

Sattva Knowledge Park
3.3 msf


Sattva Knowledge Capital
2.3 msf

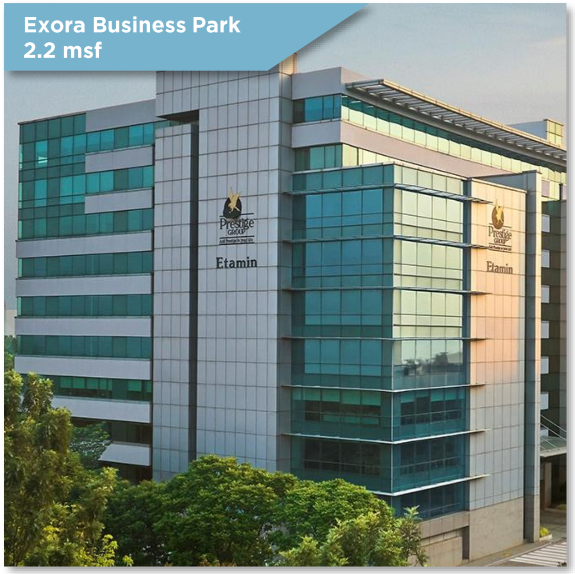
# DOMINANT PRESENCE IN BENGALURU, INDIA'S BEST PERFORMING OFFICE MARKET

Cessna Business Park
4.2 msf

Sattva Horizon
0.6 msf

One Trade Tower
0.2 msf

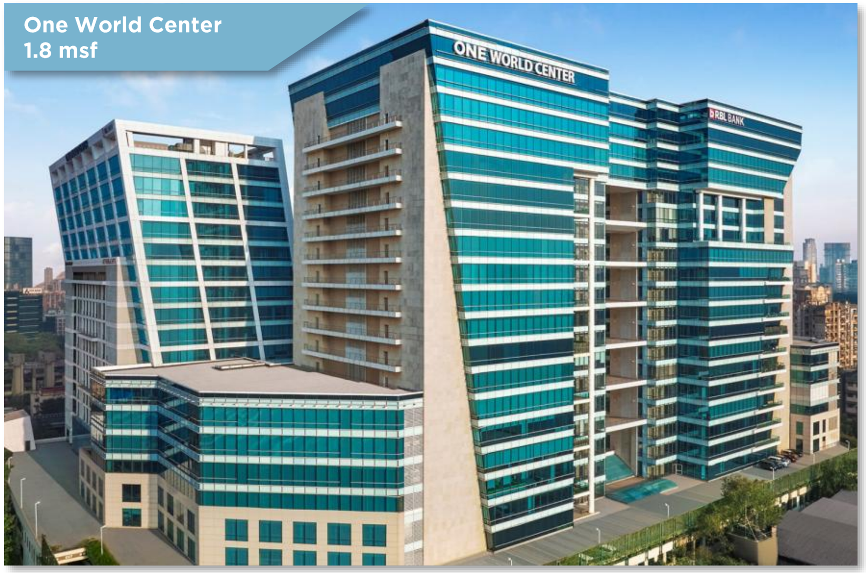
Sattva Knowledge Court
0.9 msf



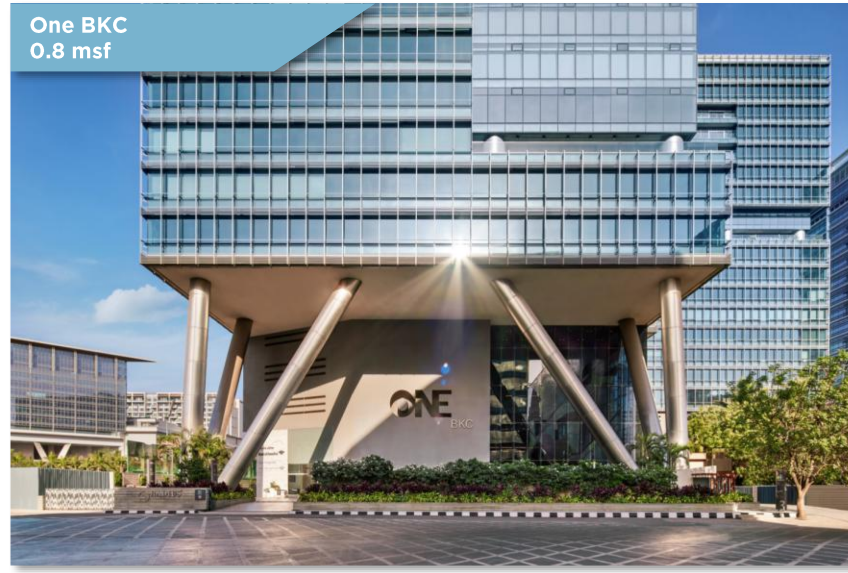

Exora Business Park
2.2 msf

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

One World Center
1.8 msf



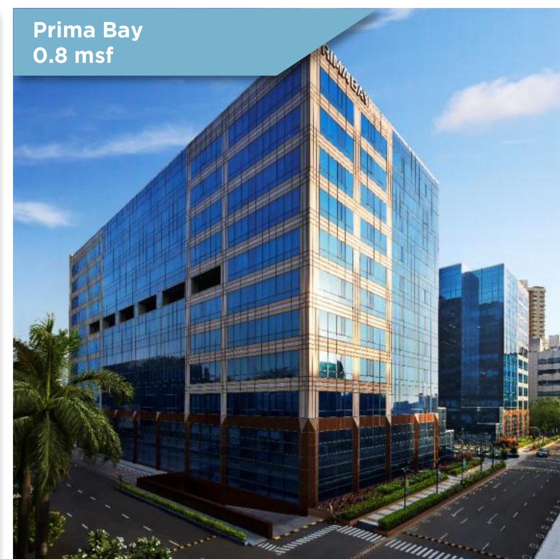

One BKC
0.8 msf




One International Center
1.8 msf

One Unity Center
1.0 msf

Prima Bay
0.8 msf



Notes:

- All figures in this presentation are as of June 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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