



Knowledge Realty Trust Q1 FY27 Earnings Update

July 28, 2026



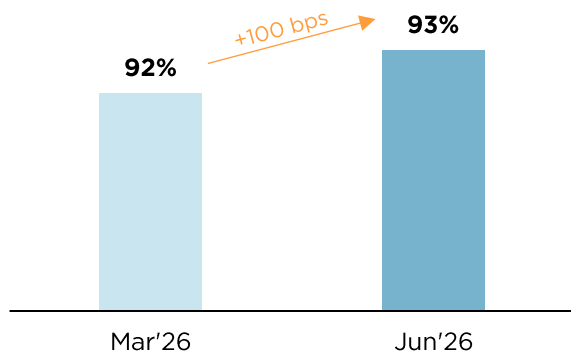
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I. Key Performance Highlights

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

OCCUPANCY UPTICK

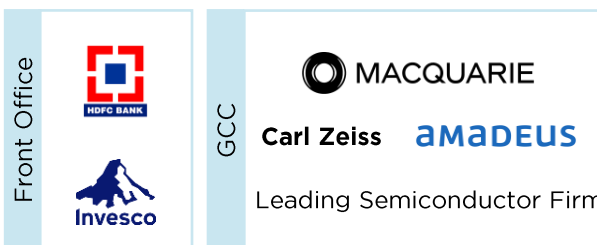


LEASING HIGHLIGHTS

1.4 msf

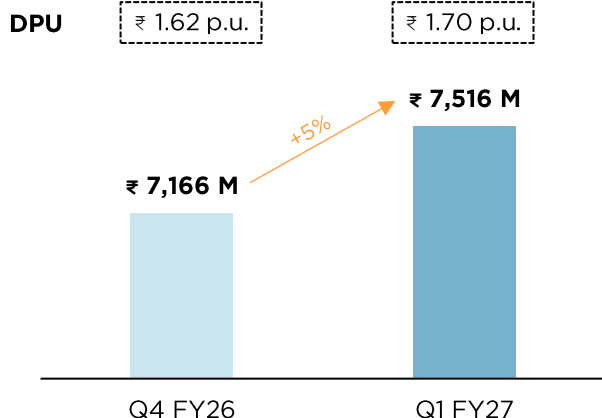
Gross Leasing

93%

 Leasing with Annual Escalations⁽¹⁾

31% Spread⁽²⁾
MTM Realization

High spreads achieved on Q1 leasing

5% QoQ GROWTH IN DISTRIBUTION



REIT LEVEL DEBT RAISE

NCD (Jun'26)

₹ 6,000 M

CP (May'26)

₹ 5,000 M

 Blended Cost of Debt Raise⁽³⁾
7.2%

0% → 30%
Fixed Rate Debt

Diversified the debt mix to 30% fixed rate within a year of listing

(1) % by Gross Rents

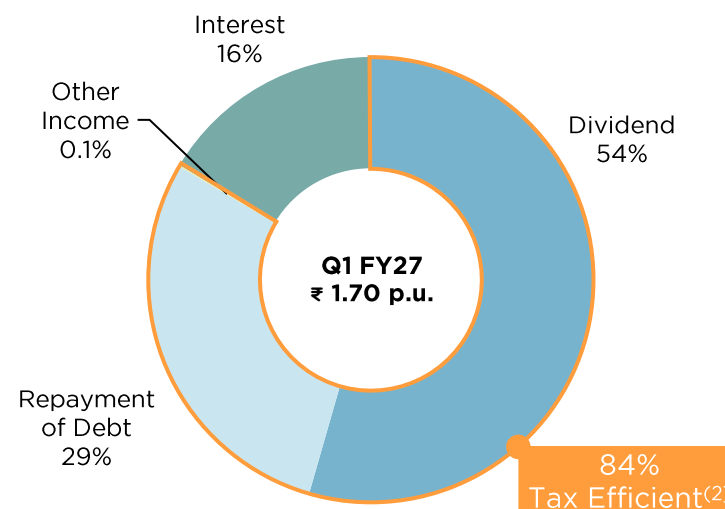
(2) Average spread on 1.2 msf

(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

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



Brand-agnostic
platform

18%

Low LTV enabling
acquisitions

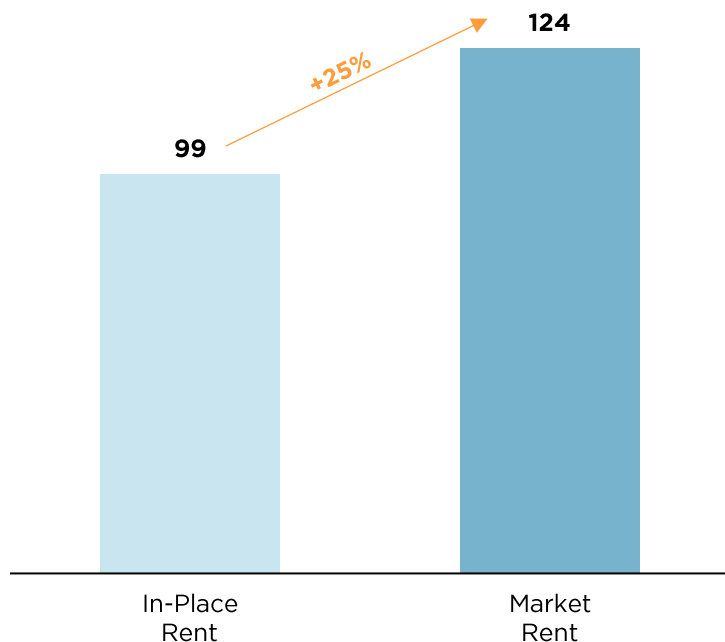
✓ Inorganic growth potential supported by low LTV, healthy ROFO pipeline and brand agnostic positioning

(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

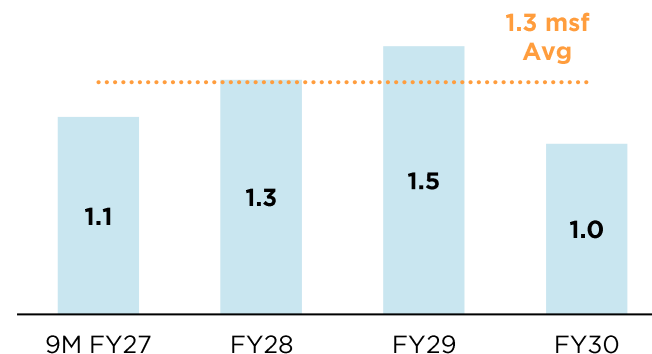
PORTFOLIO MTM POTENTIAL

(₹ psf)



UPCOMING EXPIRIES & MTM POTENTIAL

(msf & %)



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

Bengaluru

0.5 msf

Leasable Area

Sattva Endeavour

Bengaluru

0.7 msf

Leasable Area

Sattva Global City (New Block)

Bengaluru

1.4 msf

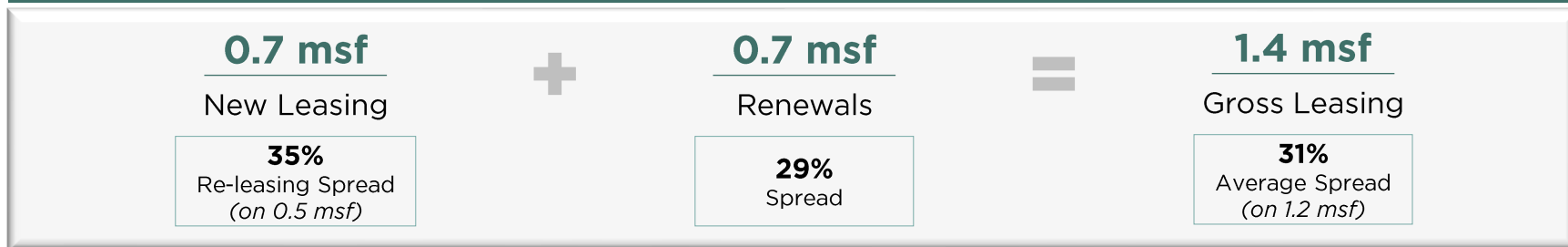
Leasable Area



III. Business Update

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

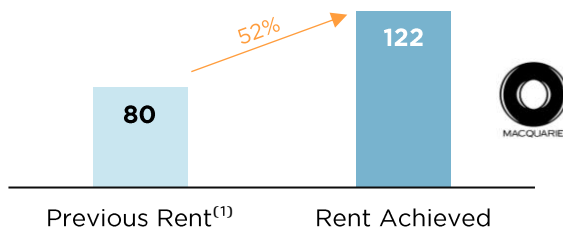
Q1 FY27 LEASING BREAKUP



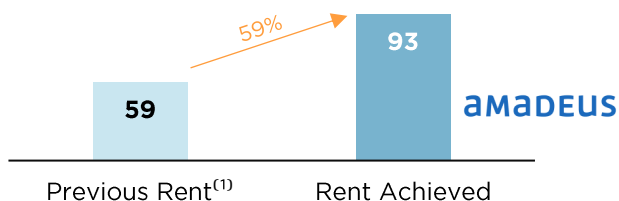
EXITS RESULTING IN RE-PRICING OPPORTUNITIES

(₹ psf)

Sattva Knowledge City | 44 ksf



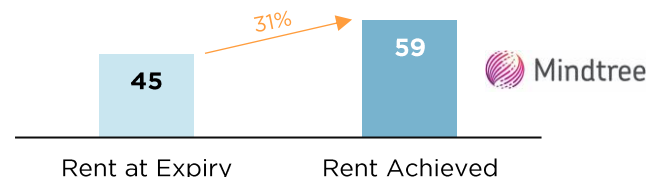
Exora Business Park | 85 ksf



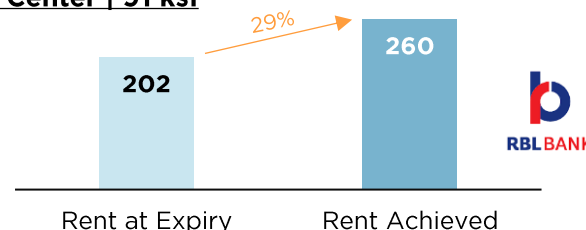
RENEWALS TIED UP AT HEALTHY SPREADS

(₹ psf)

Sattva Global City | 403 ksf



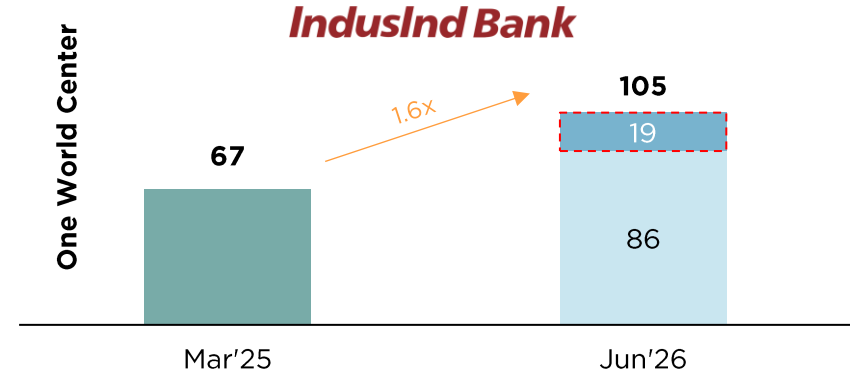
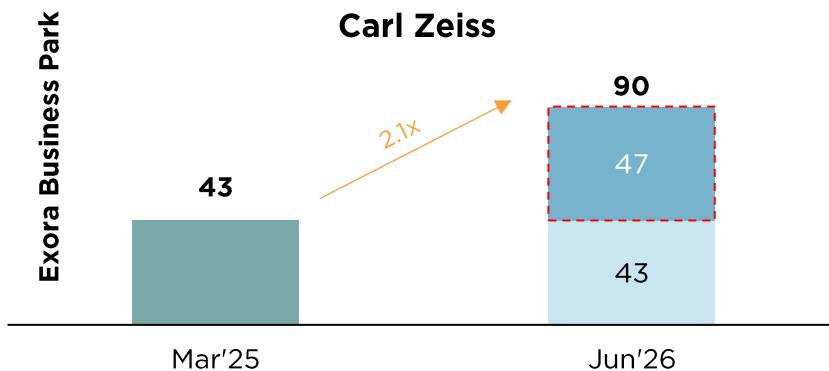
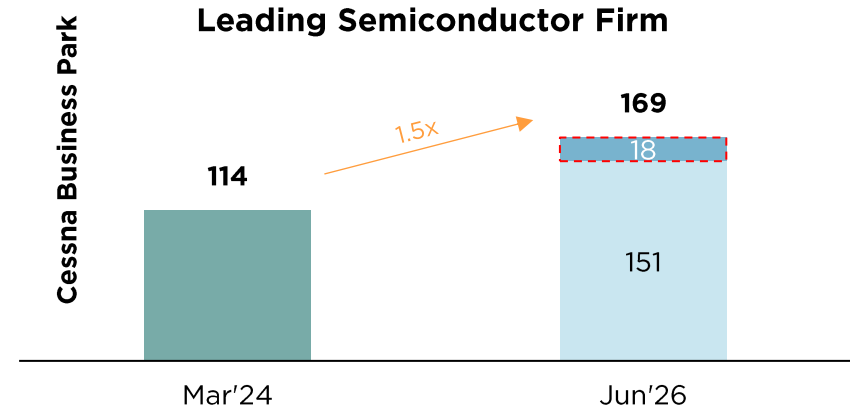
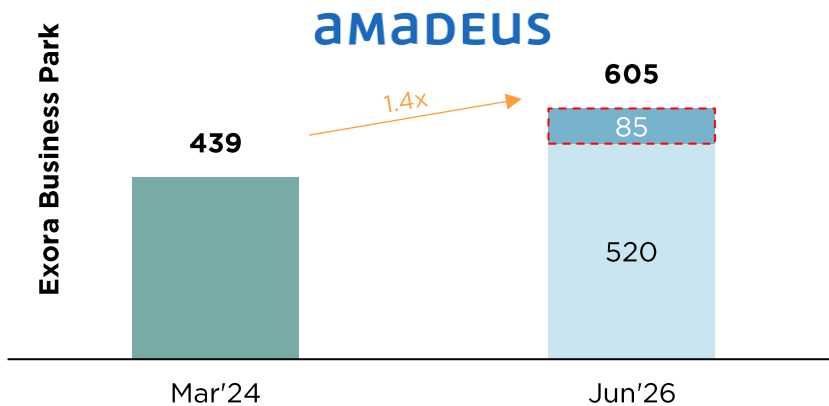
One World Center | 91 ksf



(1) Previous Rent adjusted for efficiency improvement

Tenant stickiness is evidenced by multifold expansion within the portfolio

Leased Area (ksf)
Expansion in Q1 FY27



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

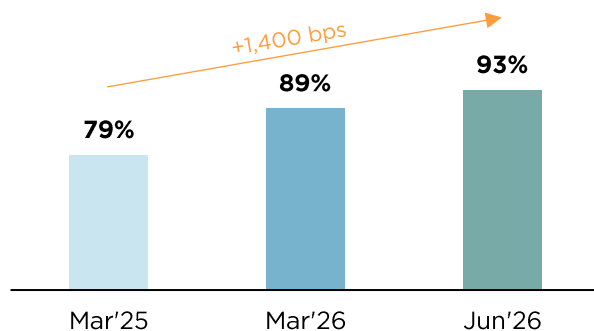
KEY TRANSACTIONS (Q1 FY27)				
Occupier	Property	Sector ⁽¹⁾	Type	Area ('000 sf)
New Leases				650
Large Indian Bank	One International Center	BFSI	Domestic	98
Amadeus	Exora Business Park	Technology	GCC	85
Alorica	Sattva Global City	Technology	Domestic	84
Postman	Sattva Knowledge Court	Technology	GCC	56
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

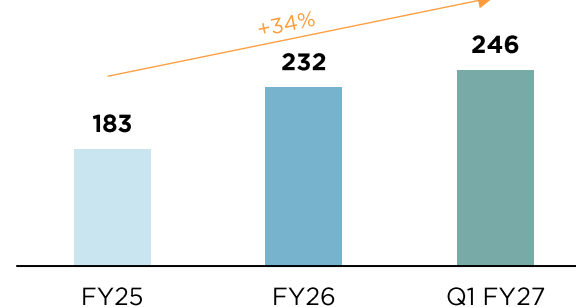
PERFORMANCE HIGHLIGHTS⁽¹⁾

Committed Occupancy (%)



Marginal Rentals⁽²⁾

(₹ psf / pm)



FRONT OFFICE OCCUPIERS

Domestic



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



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

Monitoring the interest rate environment to optimize financing costs

₹ 121 B

Net Debt⁽¹⁾

7.2%

Average Debt Cost

AAA / Stable

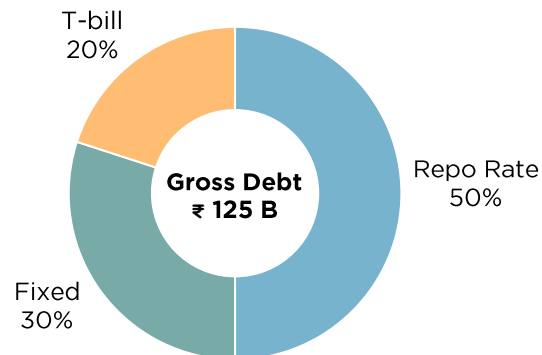
CRISIL / ICRA Rating

18%

LTV⁽²⁾

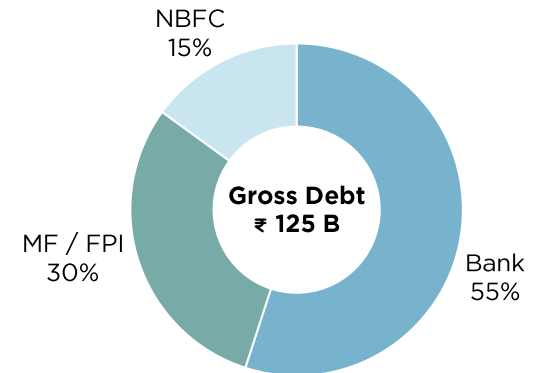
FINANCING BENCHMARKS

(%)



LENDER MIX

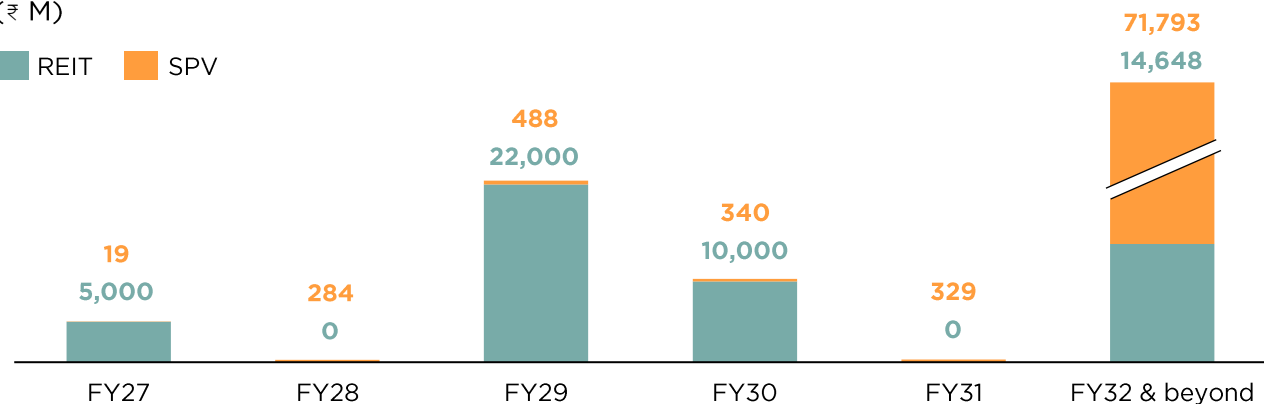
(%)



DEBT MATURITY PROFILE

(₹ M)

REIT SPV



(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

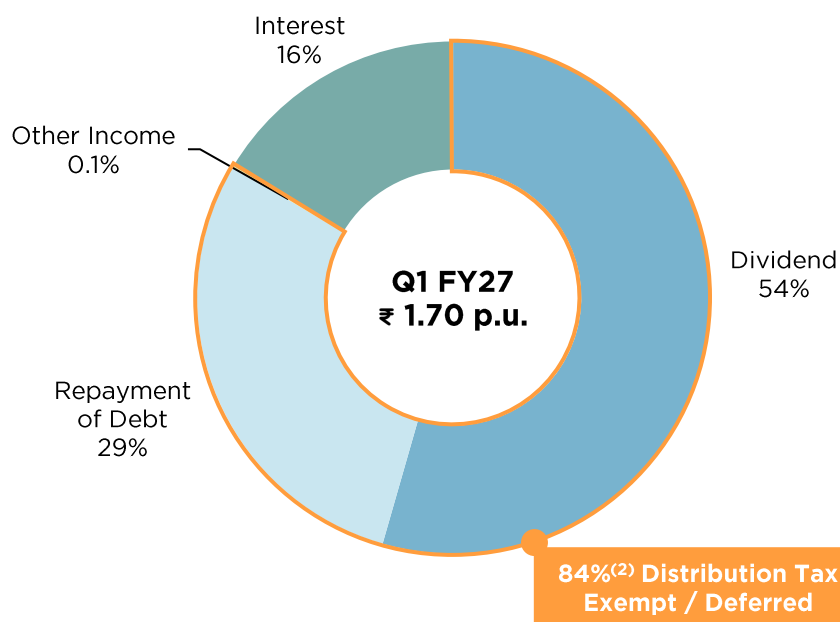


V. Distribution & Unitholding Profile

Robust distributions with a highly tax efficient mix for unitholders

DISTRIBUTION MIX⁽¹⁾

(%)



DISTRIBUTION HIGHLIGHTS

Q1 FY27

Distribution Period

₹ 7,516 M

Distribution
Amount

4,434 M

Units
Outstanding

₹ 1.70

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
Distribution 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⁾

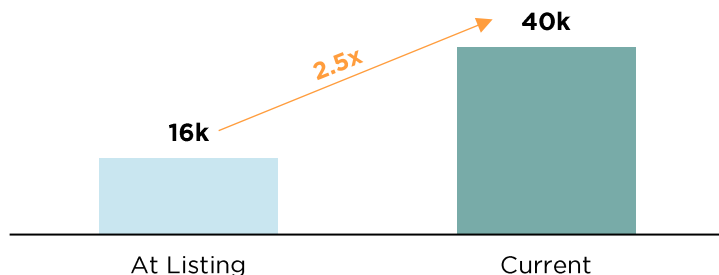
4,434 M

Units Outstanding

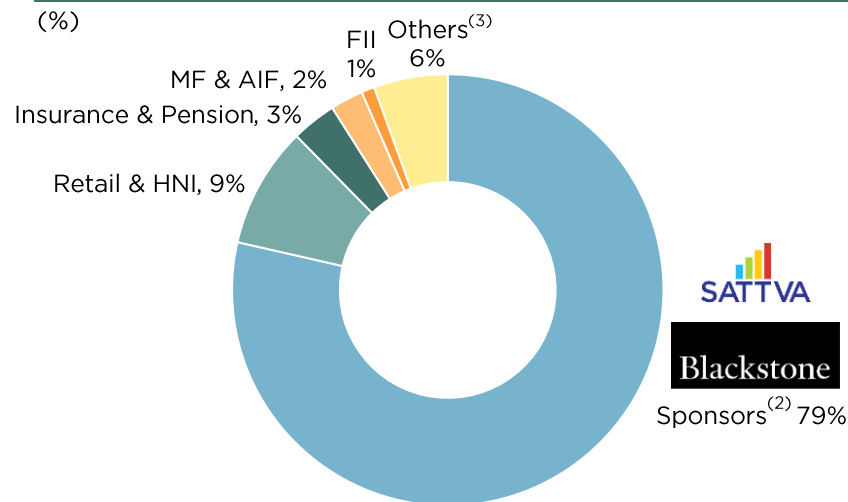
40k+

Total Unitholders

UNITHOLDER GROWTH



UNITHOLDING PATTERN



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

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

BUILDING CERTIFICATIONS & AWARDS



G R E S B
★★★★★ 2025

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⁾

LEEDZero

LEED Zero Energy
certification (2 assets)



BEE star ratings
(11 assets)



ISO certification
(12 assets)



Confederation of Indian Industry

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

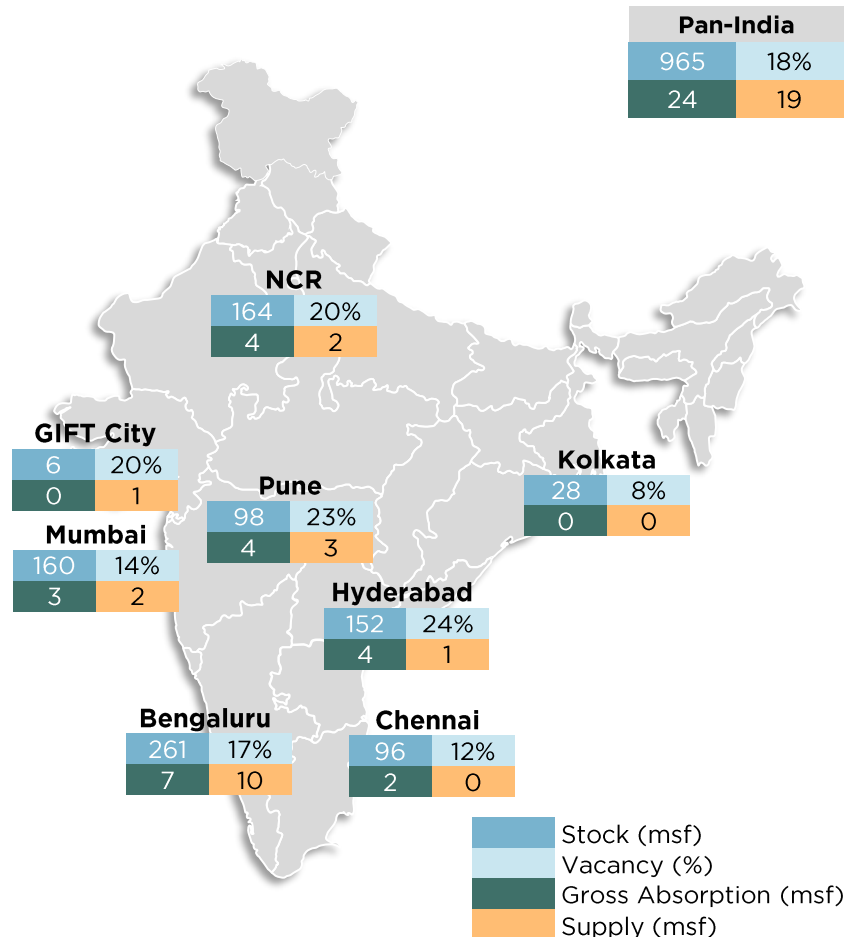
(2) WELL v2 has been obtained by 8 assets, and WELL pre-certification has been obtained by 2 assets



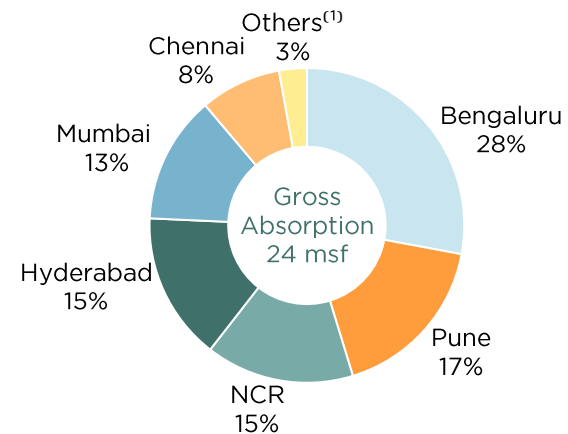
VII. Market Outlook

Strong fundamentals across KRT core markets driving positive leasing outlook

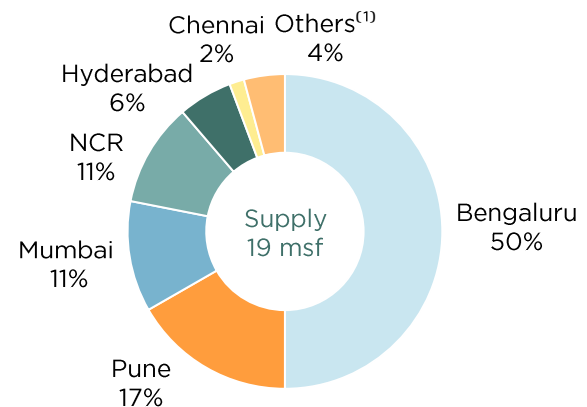
Q2 CY26 OFFICE MARKET SNAPSHOT



Q2 CY26 GROSS ABSORPTION SHARE



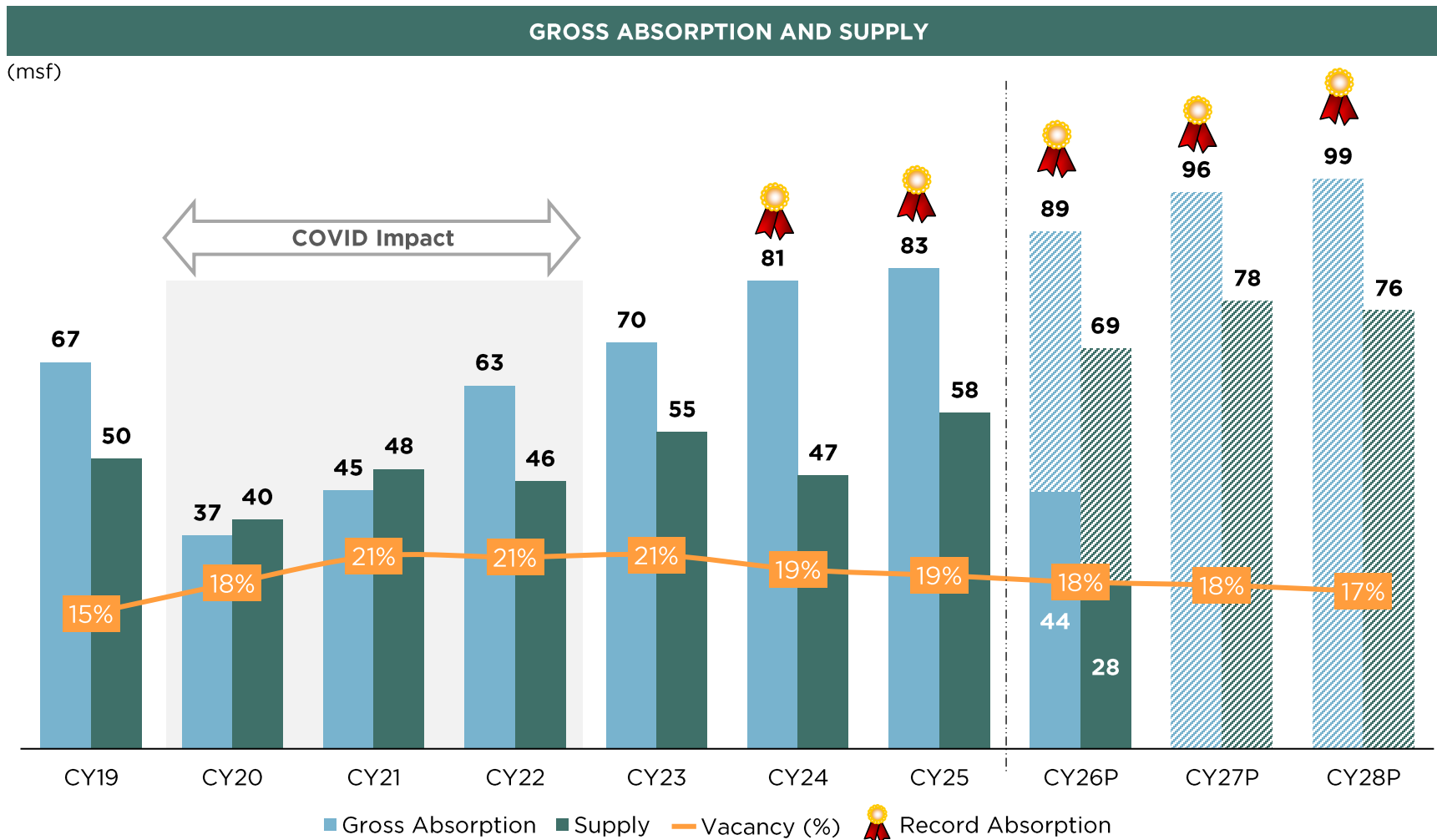
Q2 CY26 SUPPLY SHARE



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%

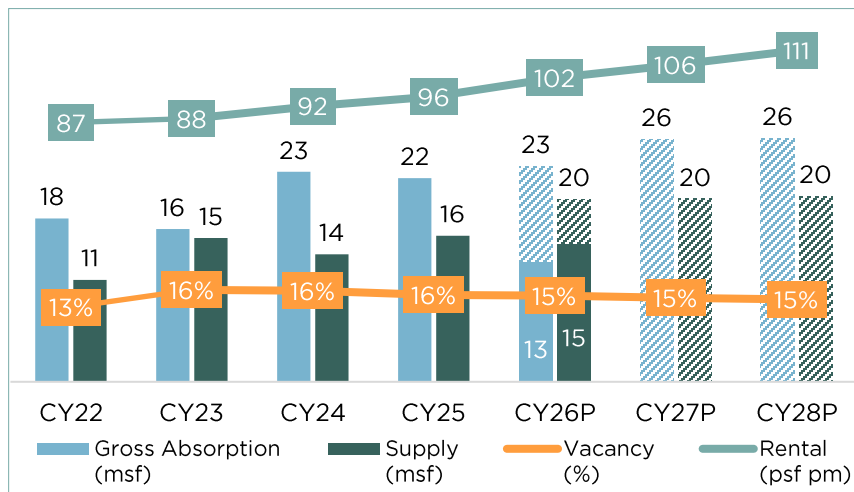
Share of pan-India total office stock⁽²⁾

42%

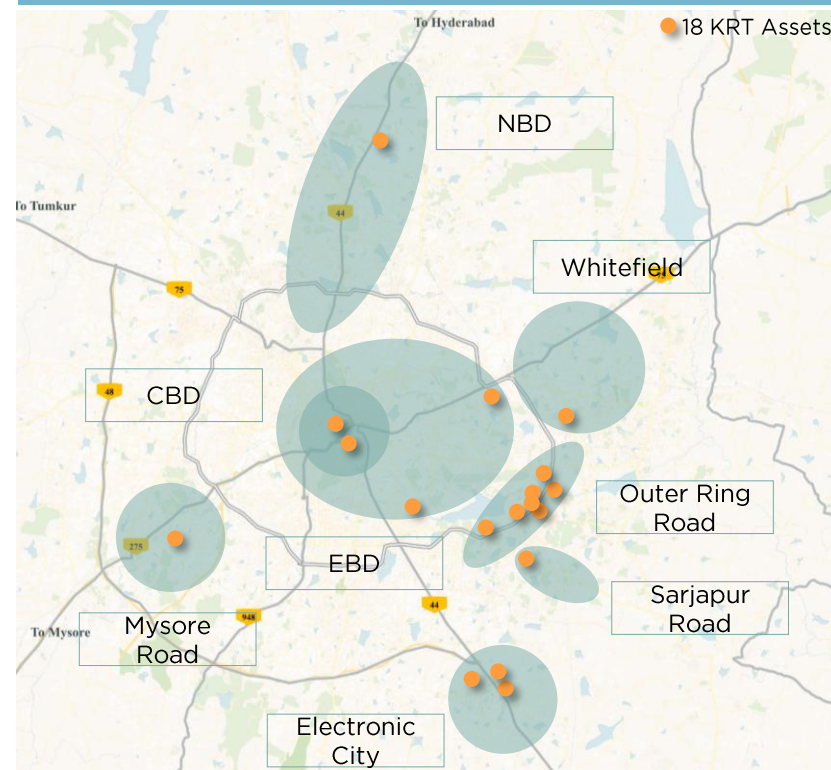
GCC Leader in India⁽³⁾

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%

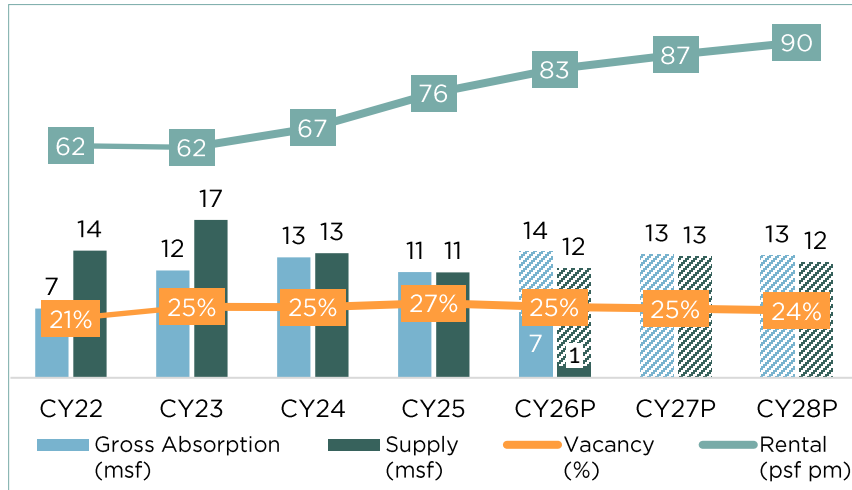
2nd highest GCC Leasing in India⁽²⁾

~1M

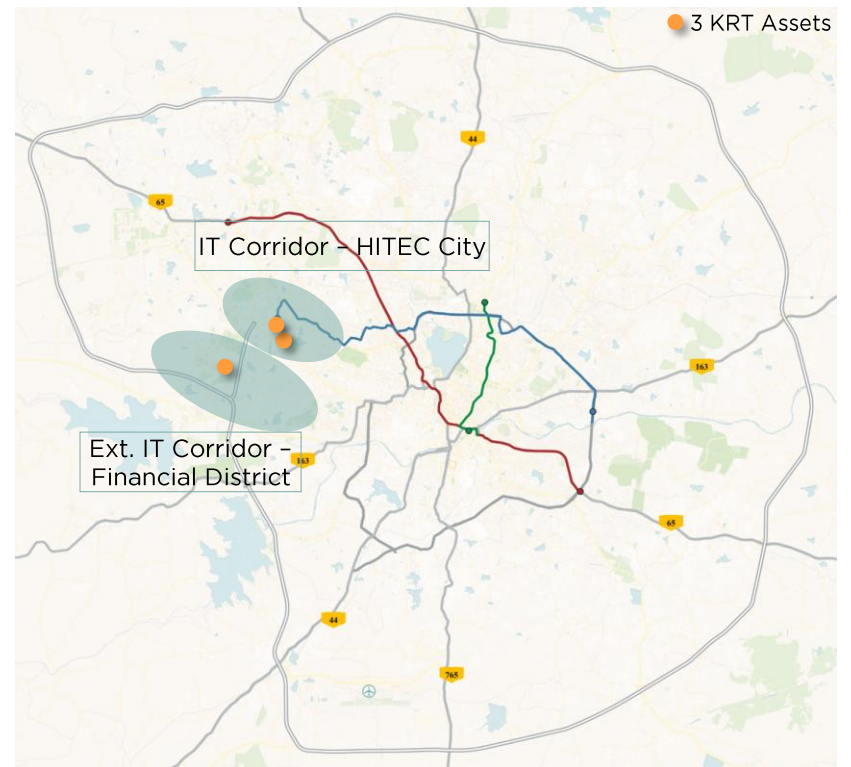
Tech Workforce in Telangana⁽³⁾

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%

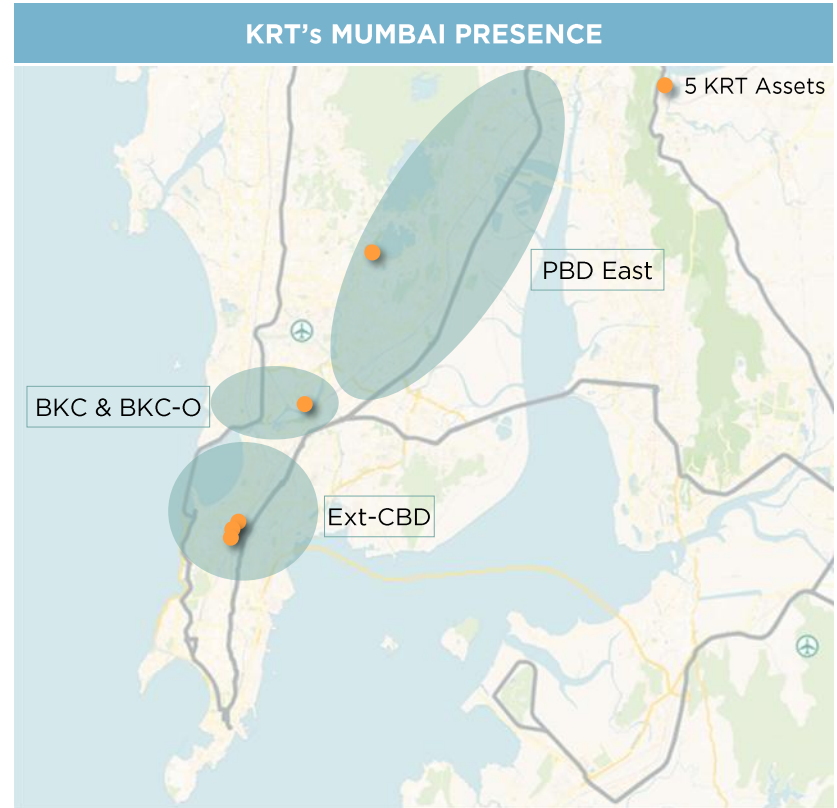
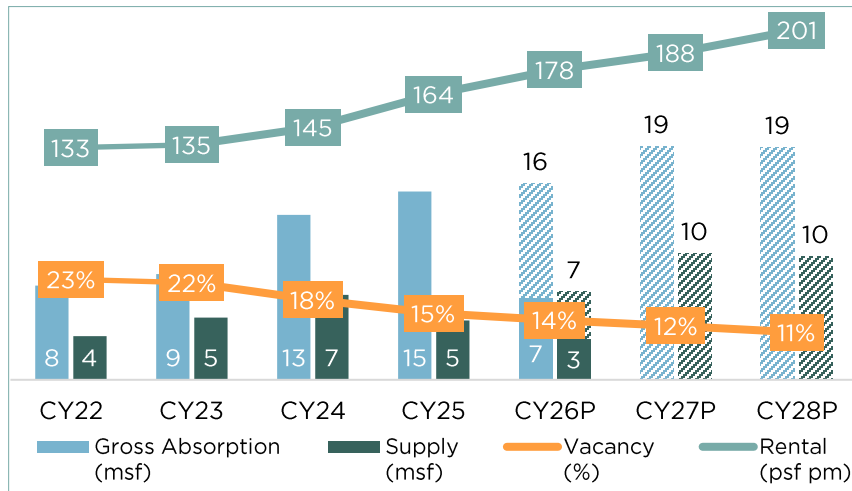
of India's
Direct Tax collection⁽²⁾

32%

BFSI space take up⁽³⁾

3.9%

\$140B contribution to GDP⁽⁴⁾



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

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 31 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 Lavalley, Sattva Premia, Sattva Supreme, Sattva Endeavour and Sattva Spectrum

DEBT OVERVIEW

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

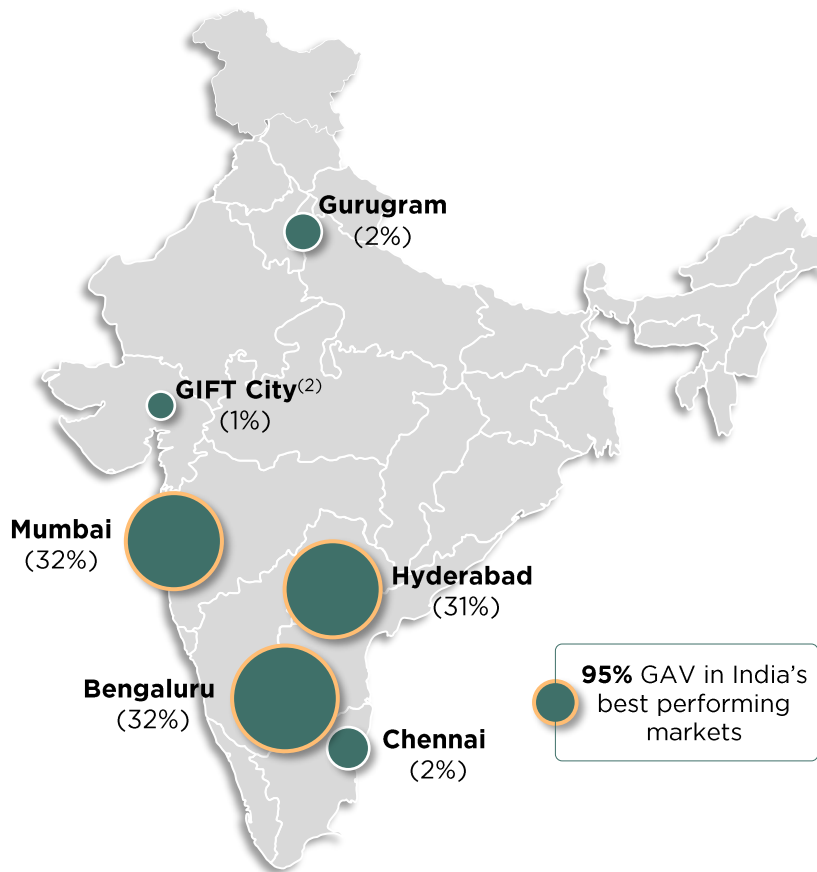


IX. KRT at a Glance

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

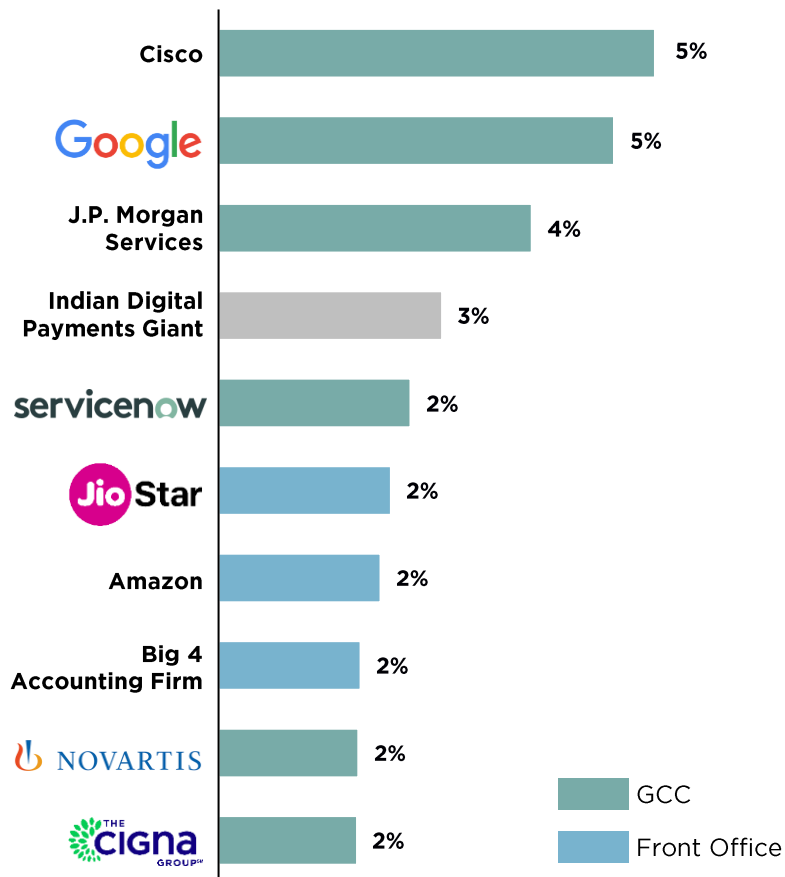
(4) As of March 31, 2026

(5) % of GAV

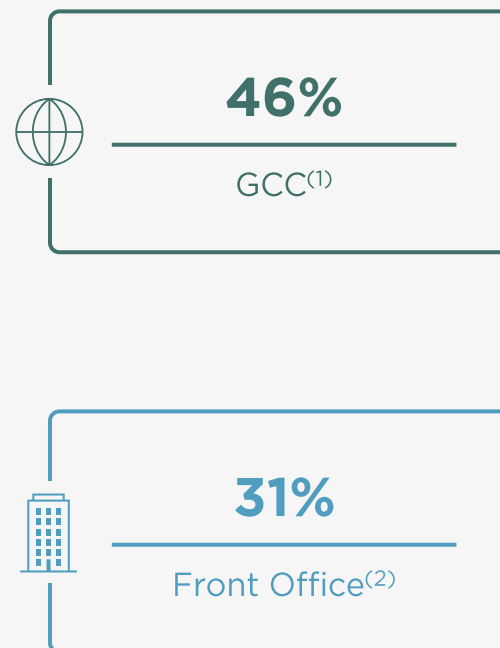
(6) % of total leasable area

AI Resilient portfolio anchored by marquee Front Office and GCC occupiers

TOP 10 TENANTS⁽¹⁾ (28%)



AI RESILIENT OCCUPIER PROFILE



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

Sattva Knowledge City
7.3 msf



Sattva Knowledge Park
3.3 msf



Sattva Knowledge Capital
2.3 msf



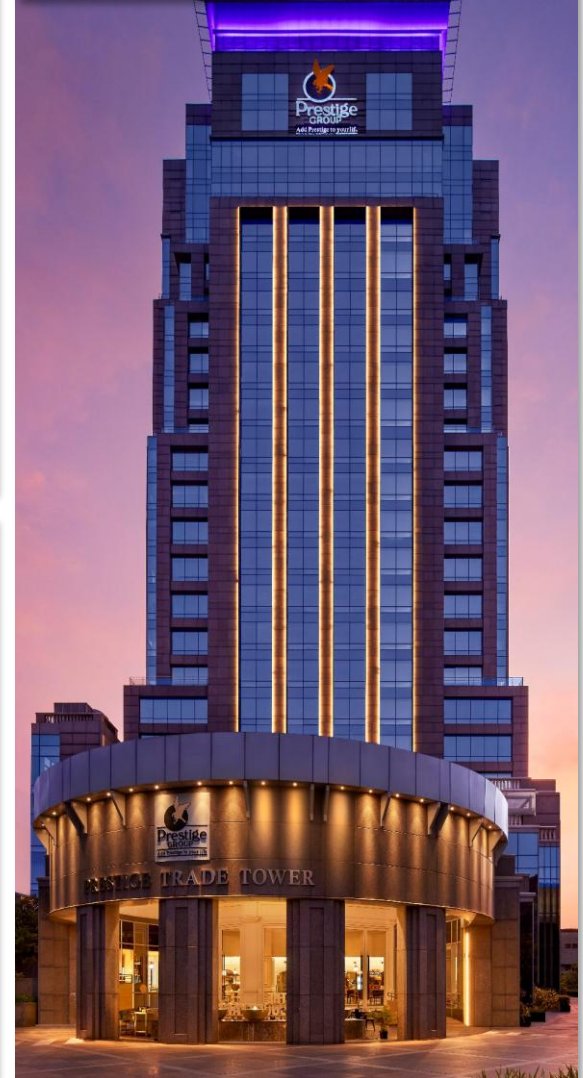
Cessna Business Park
4.2 msf



Sattva Horizon
0.6 msf



One Trade Tower
0.2 msf



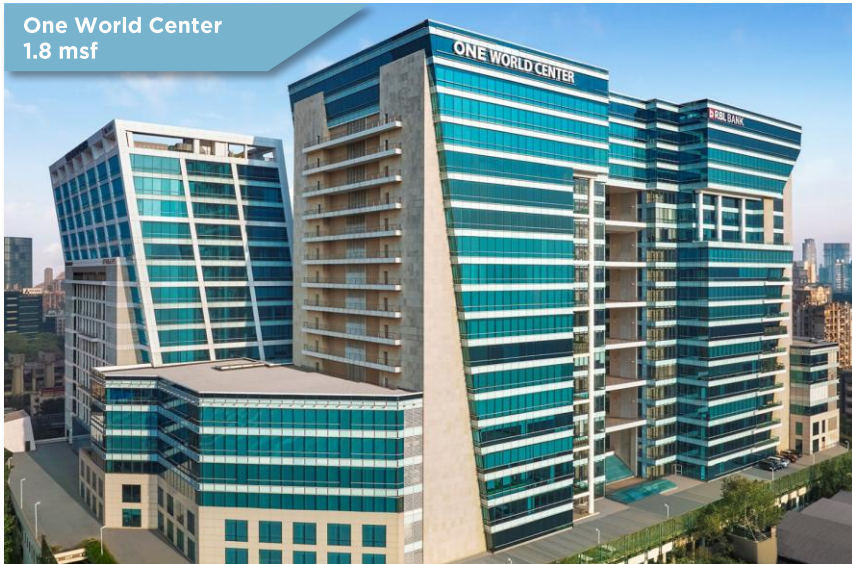
Sattva Knowledge Court
0.9 msf



Exora Business Park
2.2 msf



One World Center
1.8 msf



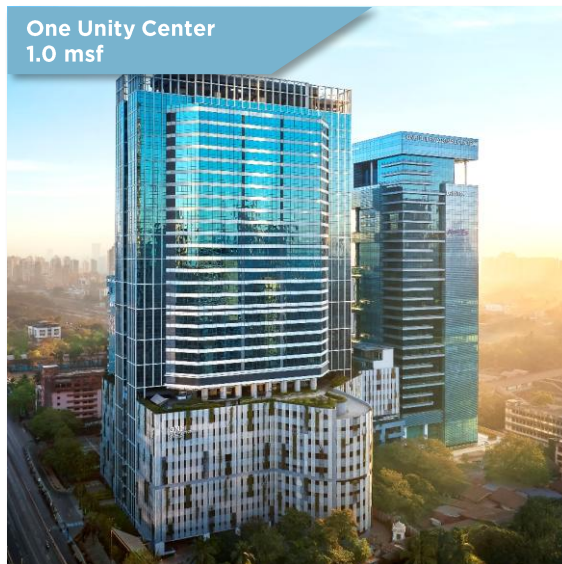
One BKC
0.8 msf



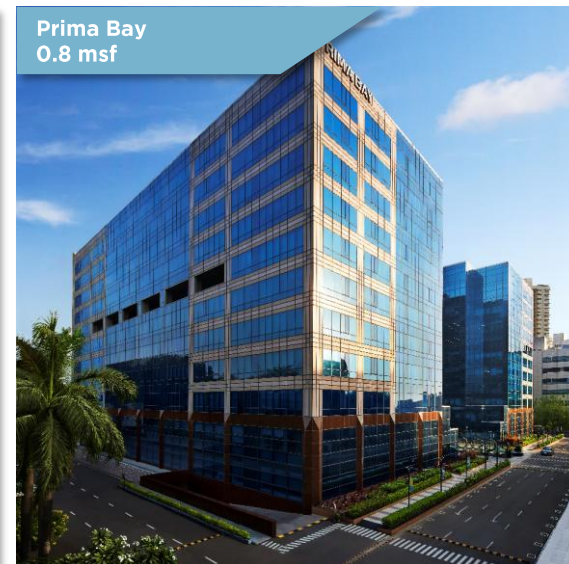
One International Center
1.8 msf



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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