



Knowledge Realty Trust Q3 FY26 Earnings Update

5th February 2026

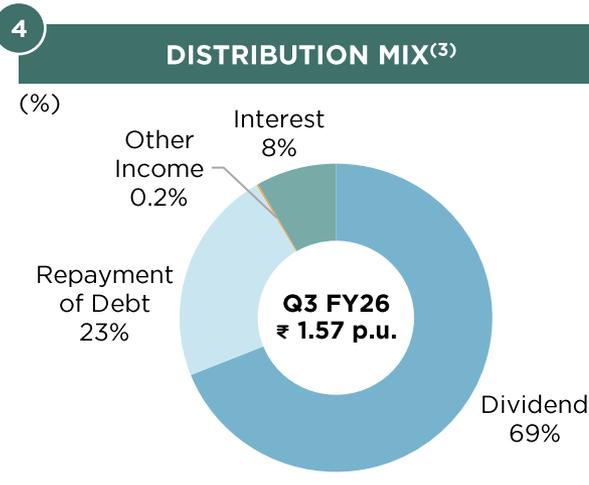
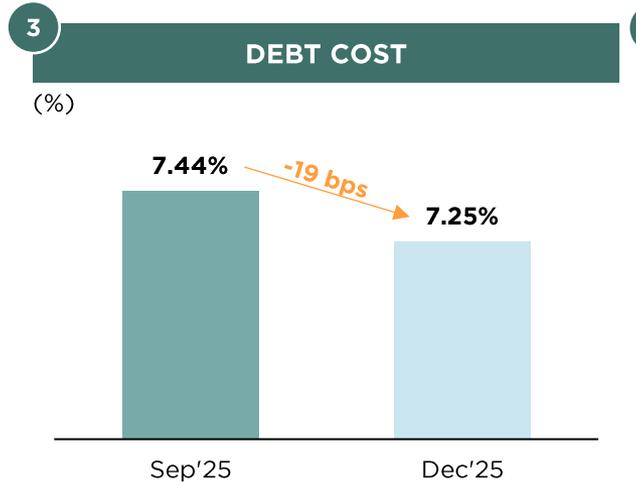
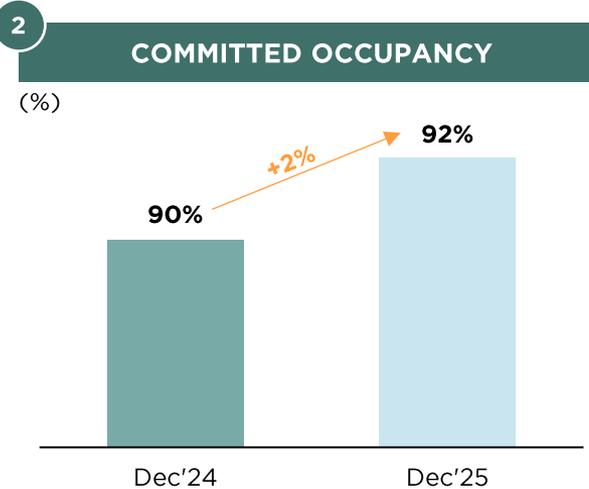
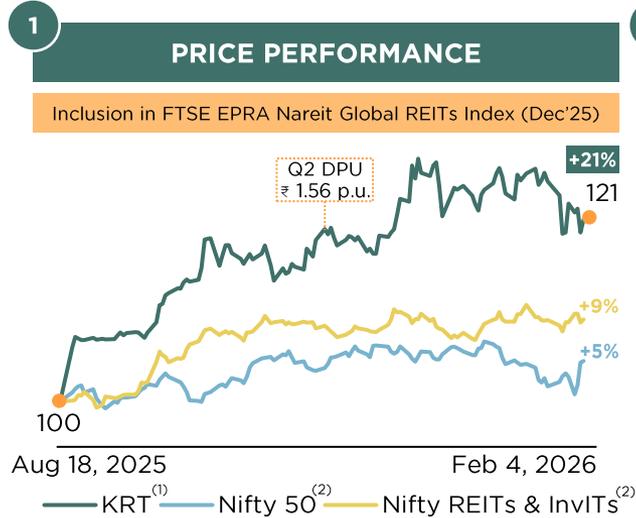


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I. Key Performance Highlights

Strong operating performance and strategic debt management driving distributions in-line with projections



1 Healthy business performance, strong growth outlook and index inclusion led to strong price performance since listing

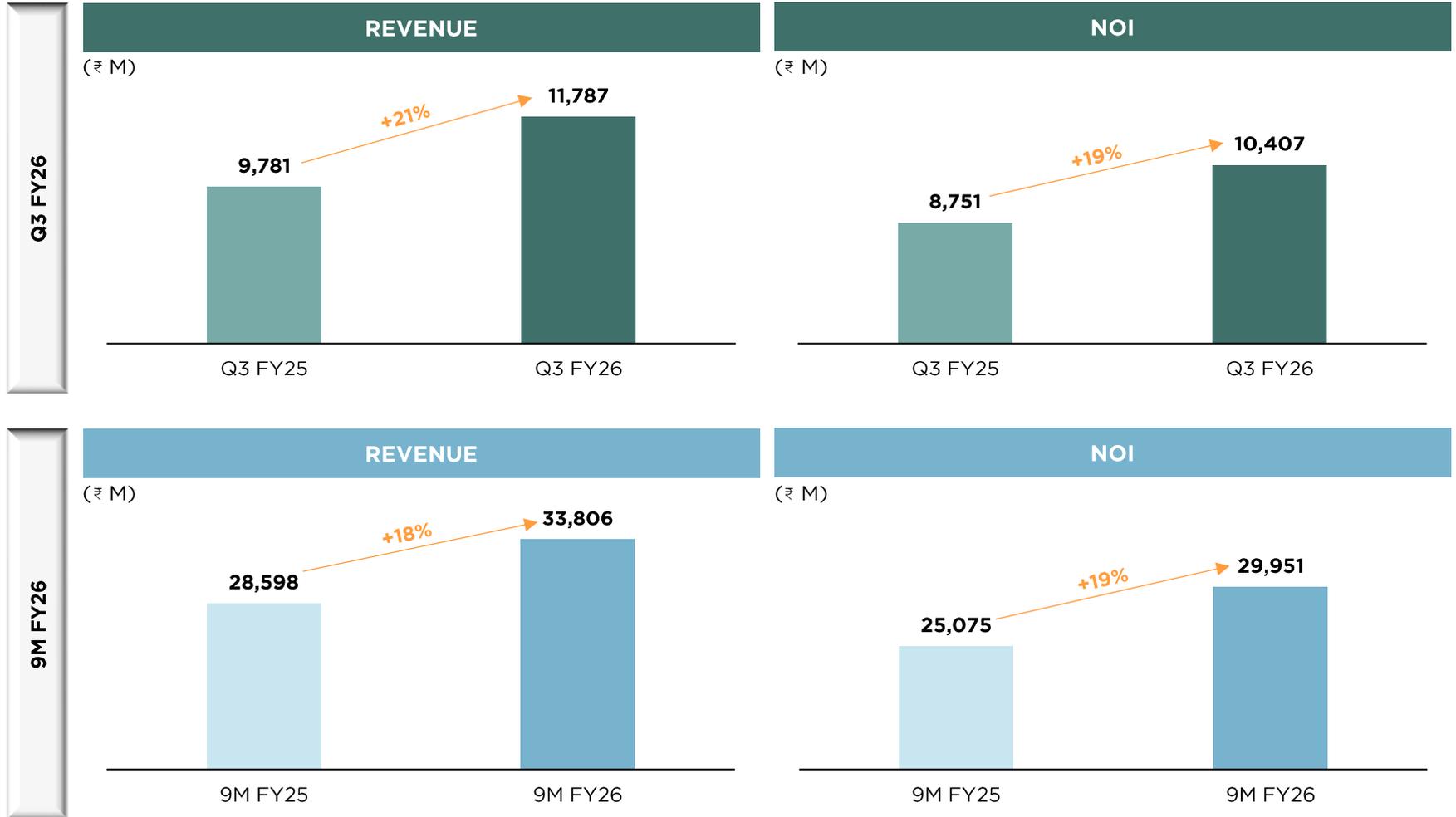
2 Sustained leasing momentum driving occupancy (+200 bps YoY) underpinned by GCCs & domestic demand

3 High-cost debt repayment and repo rate cuts resulted in ~19 bps reduction in avg. interest cost, savings of ~₹ 237M p.a.

4 Distributions in-line with projections of ₹ 1.57 p.u., with 92%⁽⁴⁾ tax exempt / deferred (FY26 full year estimate: 86-91%)

(1) Closing Price as per NSE
 (2) Index values as per NSE indexed to 100 for comparison purposes
 (3) The distribution mix may vary in subsequent periods. The quarterly mix may not be indicative of the annual mix of distribution components
 (4) 69% Dividend (Tax Exempt) plus 0.2% Other Income (Tax Exempt) plus 23% Repayment of Debt (Tax Deferred)

Resilient financial performance driven by realization of embedded growth and focus on cost optimization



Note: Financials for the period Q3 FY26 are reviewed by the statutory auditors and past period figures are based on the financials not subject to auditor's review



II. Business Update

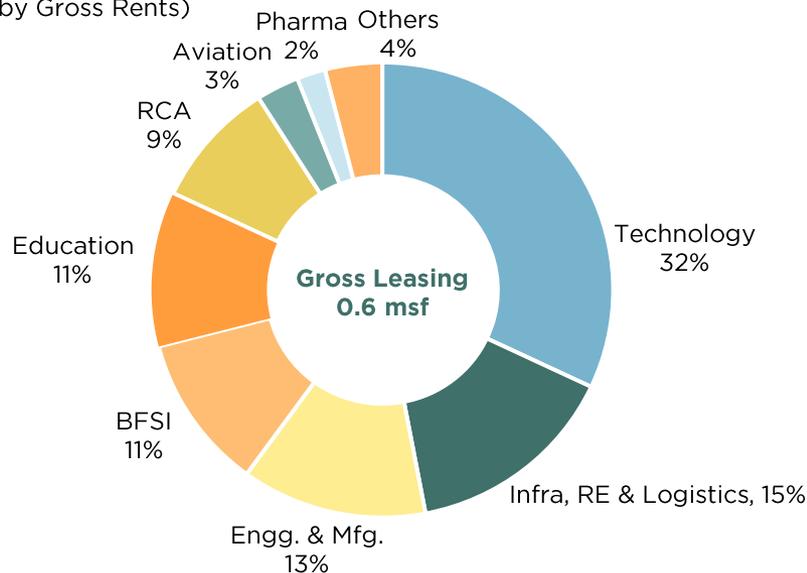
Continued leasing momentum at healthy spreads driven by global and domestic occupiers

Q3 FY26 LEASING BREAKUP



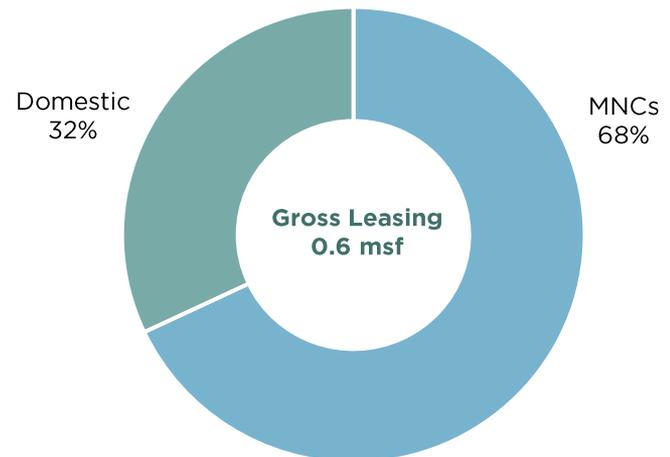
Q3 FY26 LEASING ACROSS SECTORS⁽¹⁾

(% by Gross Rents)



Q3 FY26 GROWTH DRIVEN BY MNC & DOMESTIC OCCUPIERS

(% by Gross Rents)



(1) BFSI - Banking, Financial Services and Insurance; Engg. & Mfg. - Engineering and Manufacturing; Infra, RE & Logistics - Infrastructure, Real Estate and Logistics; Pharma - Pharmaceuticals and Healthcare; RCA - Research, Consulting and Analytics

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

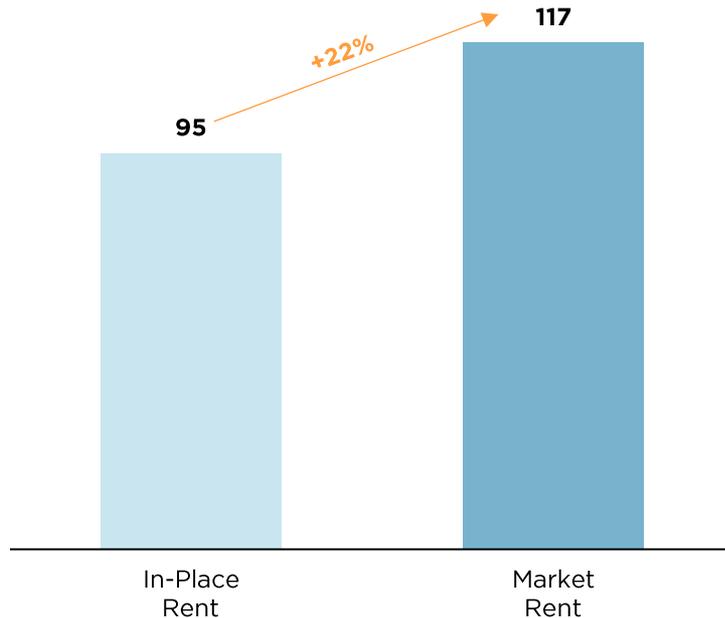
KEY TRANSACTIONS (Q3 FY26)				
Occupier	Property	Sector ⁽¹⁾	Type	Area ('000 sf)
New Leases				411
Prominent health sciences university	Sattva Global City	Education	Domestic	202
Premier Indian industrial conglomerate	One Unity Center	Engg. & Mfg.	Domestic	47
Bitkuber	Exora Business Park	BFSI	Domestic	40
Major American airline	Sattva Knowledge City	Aviation	GCC	20
A.T. Kearney	One International Center	RCA	MNC	18
Leading global animal health company	Sattva Knowledge City	Pharma	GCC	14
Cloud-native core banking platform	Sattva Global City	Technology	GCC	11
Others	Various	Various	Various	58
Renewals				203
Global tech giant	One BKC	Technology	MNC	70
CMA CGM	One International Center	Infra, RE & Logistics	MNC	38
Premier shipping service provider	One International Center	Infra, RE & Logistics	MNC	31
Marsh	One World Center	BFSI	MNC	25
Others	Various	Various	Various	38
Gross Leasing				614

(1) BFSI - Banking, Financial Services and Insurance; Engg. & Mfg. - Engineering and Manufacturing; Infra, RE & Logistics - Infrastructure, Real Estate and Logistics; Pharma - Pharmaceuticals and Healthcare; RCA - Research, Consulting and Analytics

22% MTM potential with well-phased future lease expiries underpin embedded growth

PORTFOLIO MTM POTENTIAL

(₹ psf)



UPCOMING EXPIRIES & MTM POTENTIAL

(msf & %)



Base Rentals Expiring (%)	5%	6%	8%	7%
MTM Potential (%)	23%	22%	29%	20%

24%

Average Future MTM (till FY29)

Enhancing asset quality & user experience to drive tenant retention and support long-term value creation

Arrival Experience,
Prima Bay



Landscape Upliftment & Arrival
Experience, One Trade Tower



Direct Access to Mysuru Road &
Metro Station, Sattva Global City



Pickleball Court,
One International Center



One8 Commune Restaurant,
One World Center



Multi-Purpose Sport Zone,
Sattva Global City



Elevating the KRT experience through strategic branding, tenant engagement & asset activation

Surya Kumar Yadav - Adda Talks, One International Center



Movie Screening, Sattva Knowledge City



Christmas Installations, Portfolio-wide



Diwali Installations, Portfolio-wide



Christmas Flea Market, Sattva Knowledge City





III. Debt Overview

Rate cut benefits realized; monitor interest rate environment to optimize financing costs

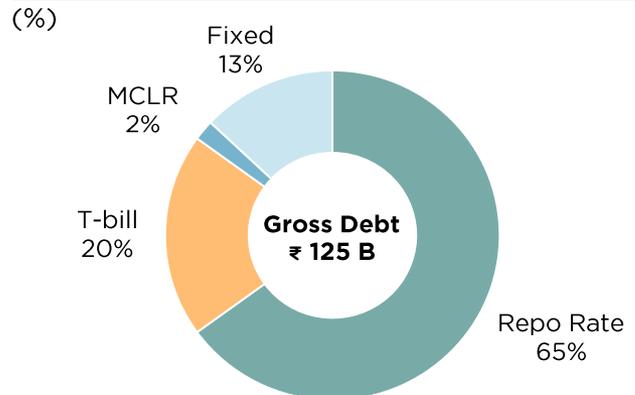
₹ 118 B
Net Debt⁽¹⁾

7.25%
Average Debt Cost

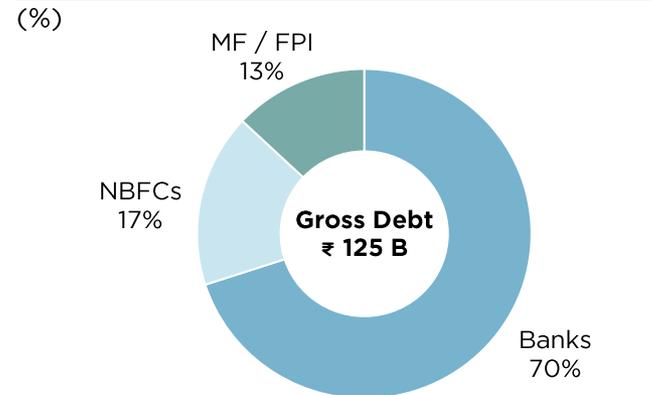
AAA / Stable
CRISIL / ICRA Rating

18%
LTV⁽²⁾

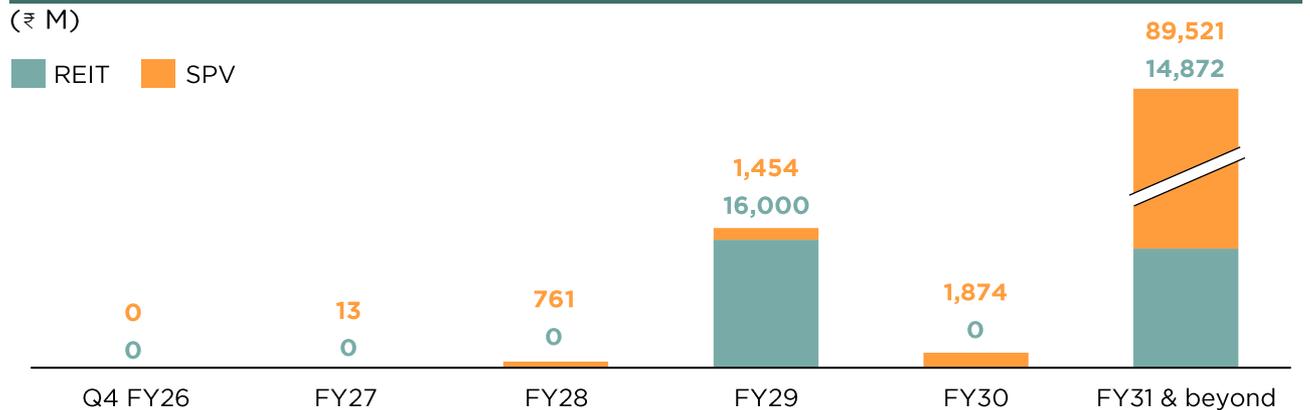
FINANCING BENCHMARKS



LENDER MIX



DEBT MATURITY PROFILE



(1) Net Debt is computed after deducting cash & cash equivalents (post Q3 FY26 distribution), investments in mutual funds and bank deposits with a maturity of more than 3 months

(2) LTV = Net debt (post Q3 FY26 distribution) / GAV as on Sep 30, 2025

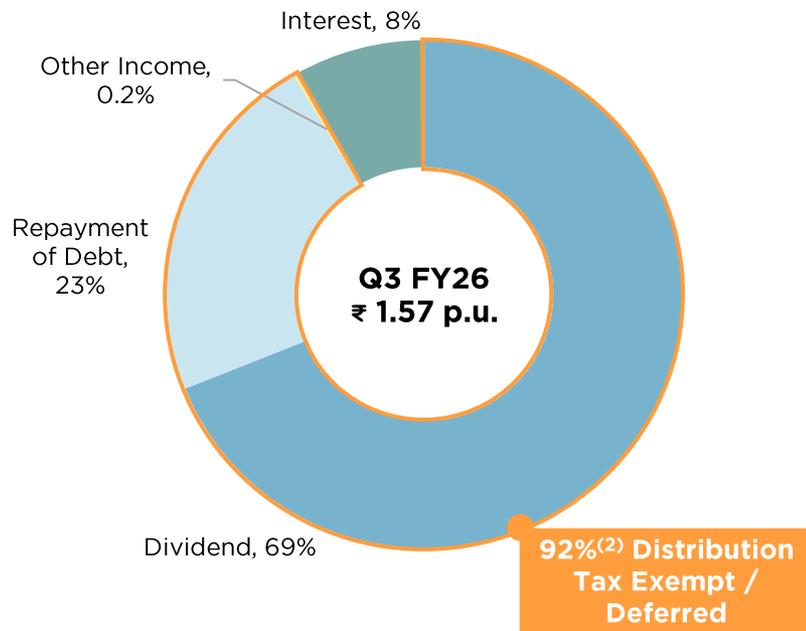


IV. Distribution & Unitholding Profile

Distribution in-line with projections with a highly tax efficient mix for unitholders

DISTRIBUTION MIX⁽¹⁾

(%)



FY26 full year tax exempt/deferred expected to be 86-91%

DISTRIBUTION HIGHLIGHTS

Q3 FY26
Distribution Period

₹ 6,953 M	4,434M	₹ 1.57
Distribution Amount	Units Outstanding	Distribution Per Unit (DPU)

February 5, 2026
Declaration Date

February 10, 2026
Record Date

On or before February 17, 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) 69% Dividend (Tax Exempt) plus 0.2% Other Income (Tax Exempt) plus 23% Repayment of Debt (Tax Deferred)

(Amounts in ₹ M)

Particulars	Q3 FY2026
Revenue from Operations	11,787
Property Taxes and Insurance	(323)
Direct Operating Expenses	(1,056)
NET OPERATING INCOME	10,407
Other Income	237
Property Management Fees	(299)
Indirect Operating Expenses	(392)
EBITDA	9,953
Working Capital and other adjustments	567
Cash Taxes	(1,174)
Interest on debt	(1,744)
NDCF at SPV level	7,602
Distrubution from SPVs to REIT	7,602
Interest on debt	(560)
Other Inflows / (Outflows) at REIT Level	(86)
NDCF at REIT level	6,955
DISTRIBUTION	6,953
DPU (₹ p.u.)	1.57

Stable and diversified unitholding underpinned by marquee institutional investors and a ~2x growth in unitholders

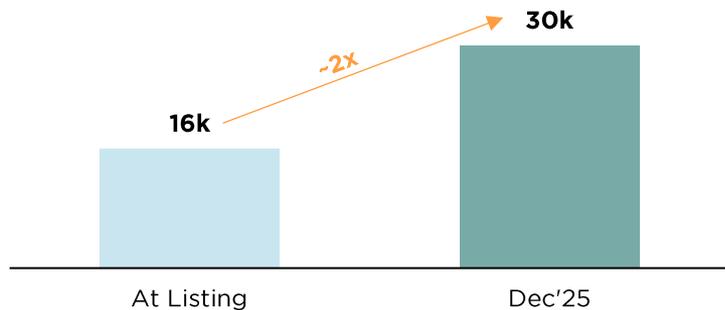
KEY HIGHLIGHTS

₹ 536 B | Market Cap⁽¹⁾

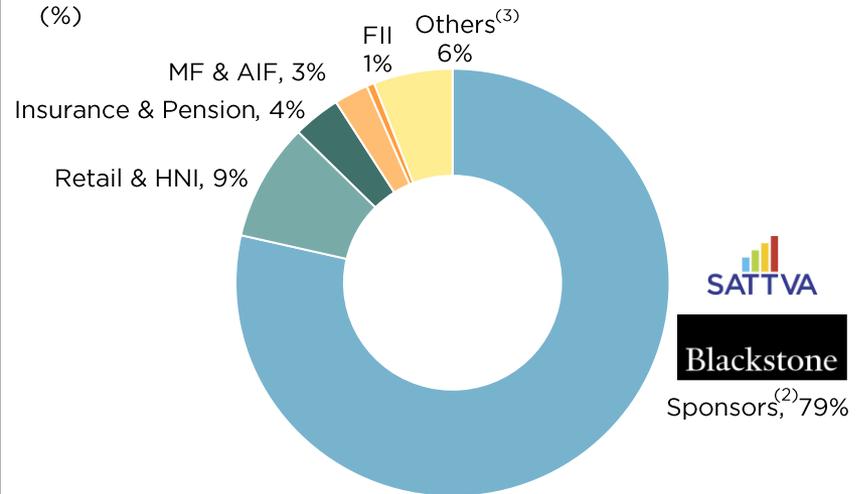
4,434M | Units Outstanding

30k+ | Total Unitholders

UNITHOLDER GROWTH



UNITHOLDING PATTERN



TOP INSTITUTIONAL INVESTORS

LIC	360 One	SBI Life
Tata AIG	UTI MF	SBI Pension
HDFC Life	Kotak Life	SBI General

(1) As of Feb 4, 2026
 (2) Sponsor and Sponsor Group
 (3) Others include corporate bodies, NBFCs, trusts and clearing members



V. Sustainability Initiatives

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

BUILDING CERTIFICATIONS & AWARDS

KEY HIGHLIGHTS



GRESB
★★★★★ 2025

5-star, 95/100 score
(Ranked 1st amongst peers)⁽¹⁾



LEED certification
(12 assets)⁽²⁾



IGBC Green New Building
Platinum certification (5 assets)⁽³⁾



WELL certification
(10 assets)⁽⁴⁾

LEED Zero

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)

76%

Green-certified portfolio
(by Value)

73%

Energy sourced via
renewable power

96%

Waste diversion from
landfill

28%

Gender diversity ratio

(1) Rating achieved for > 1/3rd of portfolio

(2) Includes LEED core & shell (obtained for 9 assets) and LEED EBOM (obtained for 9 assets)

(3) Including pre-certifications for 2 assets

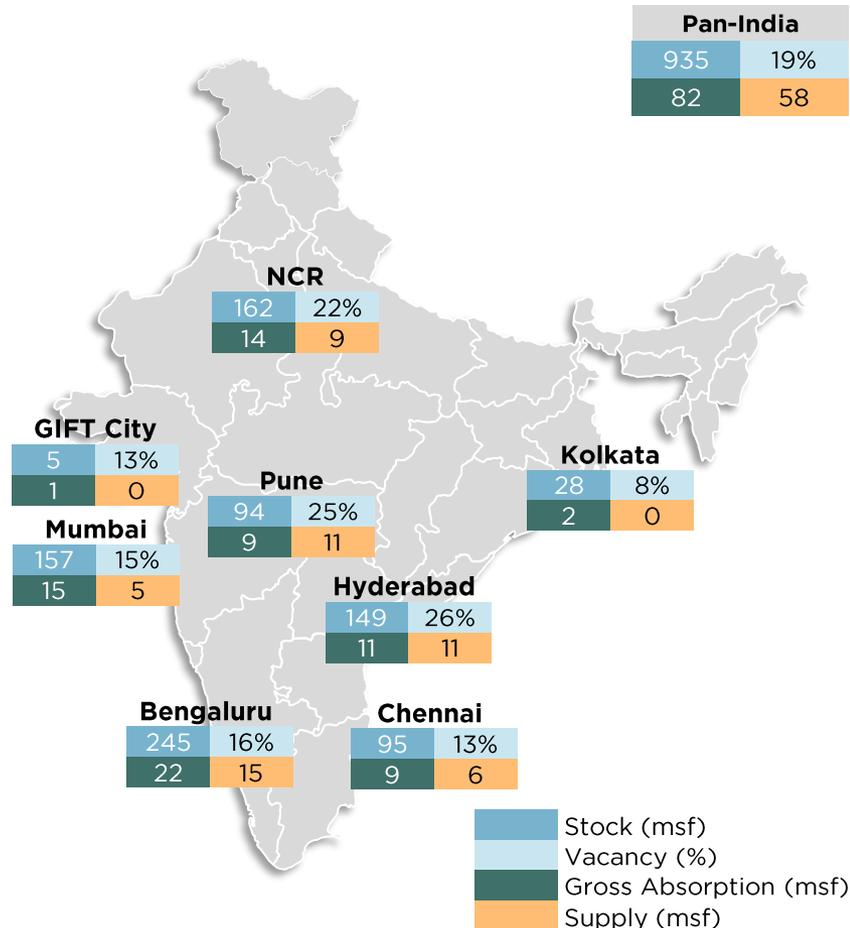
(4) WELL v2 has been obtained by 8 assets, and WELL pre-certification has been obtained by 2 assets



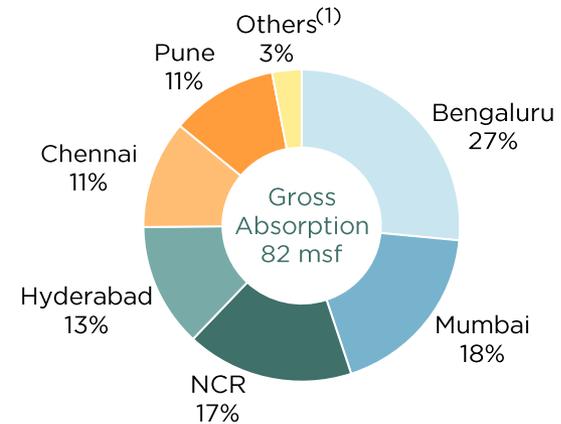
VI. Market Outlook

Strong fundamentals across KRT core markets driving positive leasing outlook

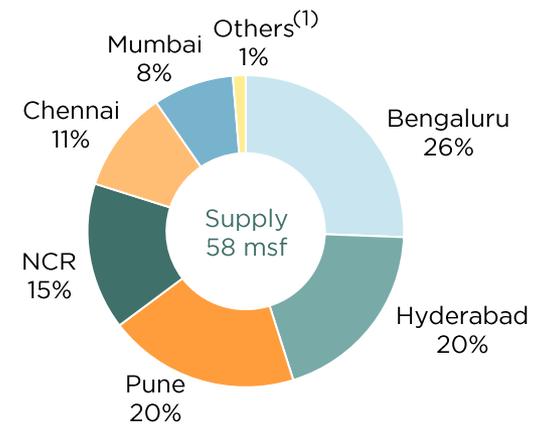
CY25 OFFICE MARKET SNAPSHOT



CY25 GROSS ABSORPTION SHARE



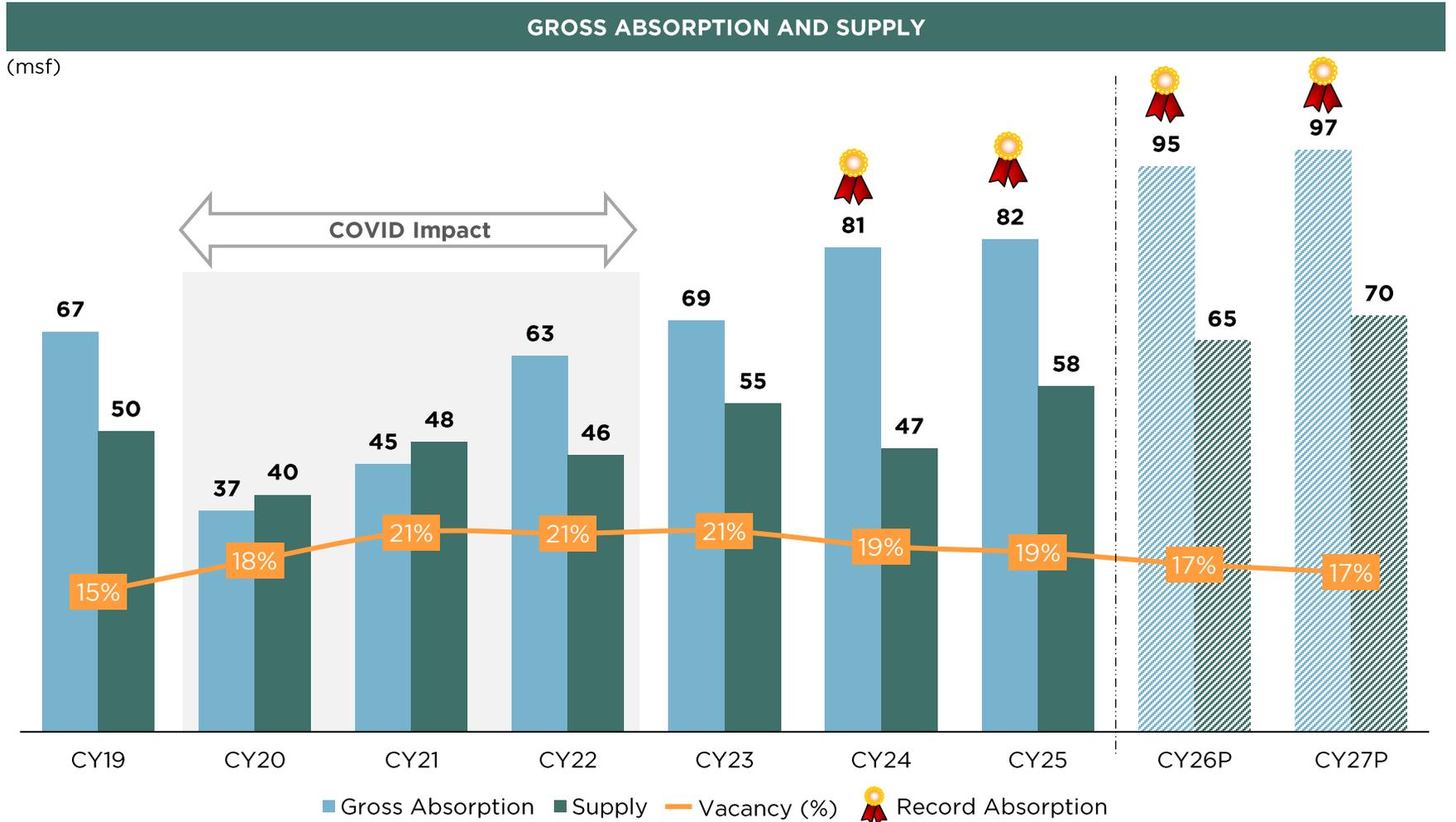
CY25 SUPPLY SHARE



Source: CBRE (Stock and Vacancy are as of Dec 31, 2025; Absorption and Supply are for the twelve months ended Dec 31, 2025)

(1) Others include Kolkata and GIFT City

Record demand for Grade-A office to outpace projected supply



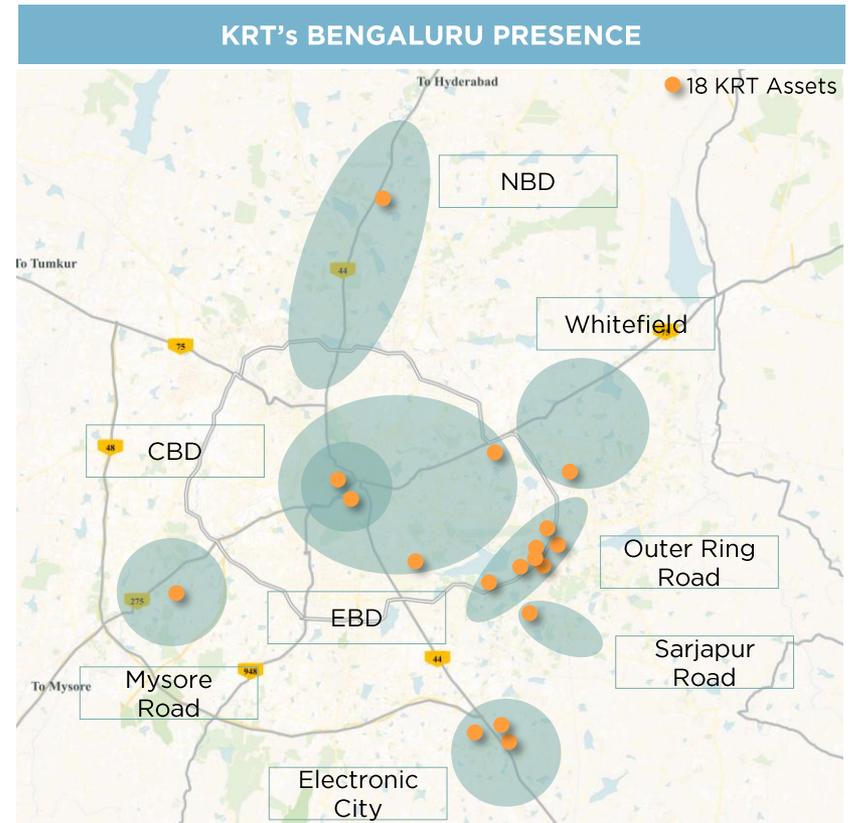
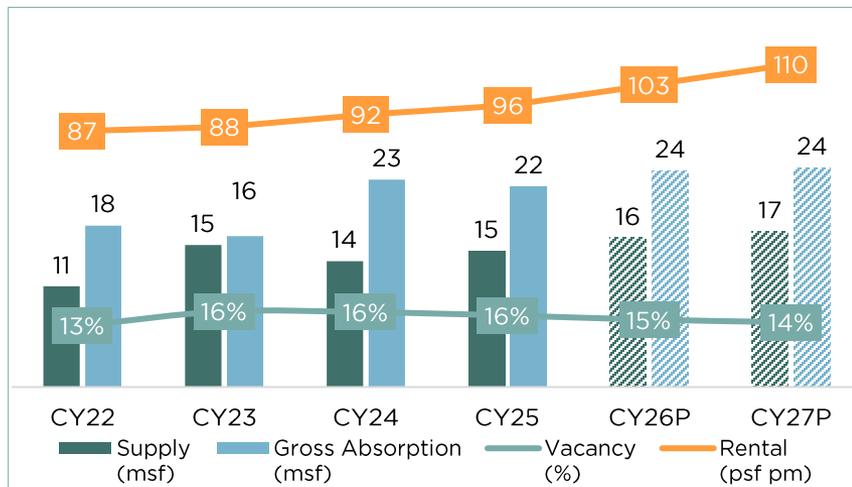
Source: CBRE

1st
Largest Net Absorption Globally⁽¹⁾

26%
Share of pan-India total office stock⁽²⁾

41%
GCC Leader in India⁽³⁾

4th
Largest Technology hub globally⁽⁴⁾



Outer Ring Road (ORR)
Dominant Micro-market of India

8%
of India's stock⁽²⁾

53%
of KRT's Bengaluru stock in ORR⁽⁵⁾

Source: CBRE

(1) CY2016-Q1CY2025

(2) As of Dec 31, 2025

(3) Share of office space leasing by GCC during CY2022-CY2025

(4) Ministry of MSME, Government of India

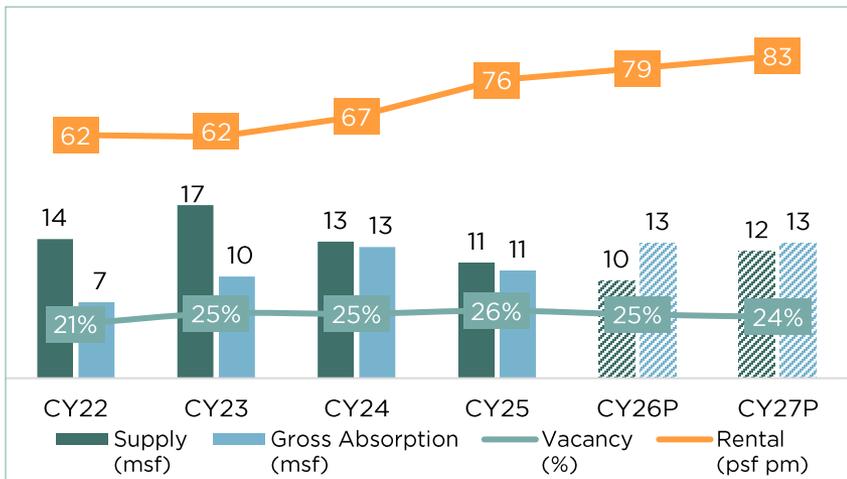
(5) % of KRT stock in ORR to total KRT Bengaluru stock by area

2nd
Largest Net Absorption Globally⁽¹⁾

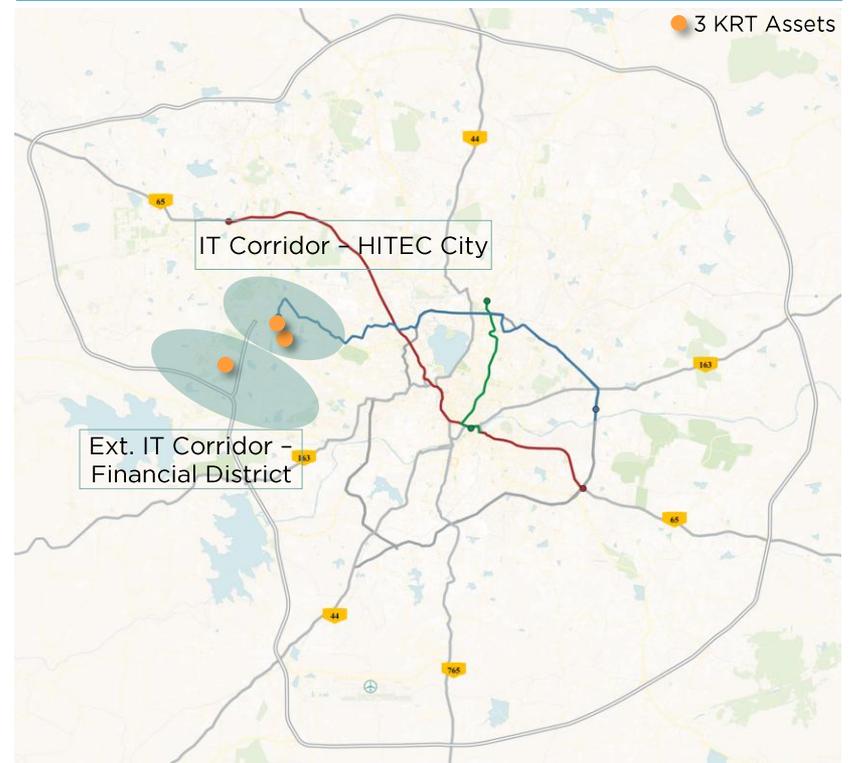
20%
2nd highest GCC Leasing in India⁽²⁾

~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: CBRE / JLL

(1) CY2016-Q1CY2025

(2) Share of office space leasing by GCC during CY2022-CY2025

(3) JLL

(4) Knight Frank India Prime City Index Report (2024-25)

(5) CY2022-CY2025

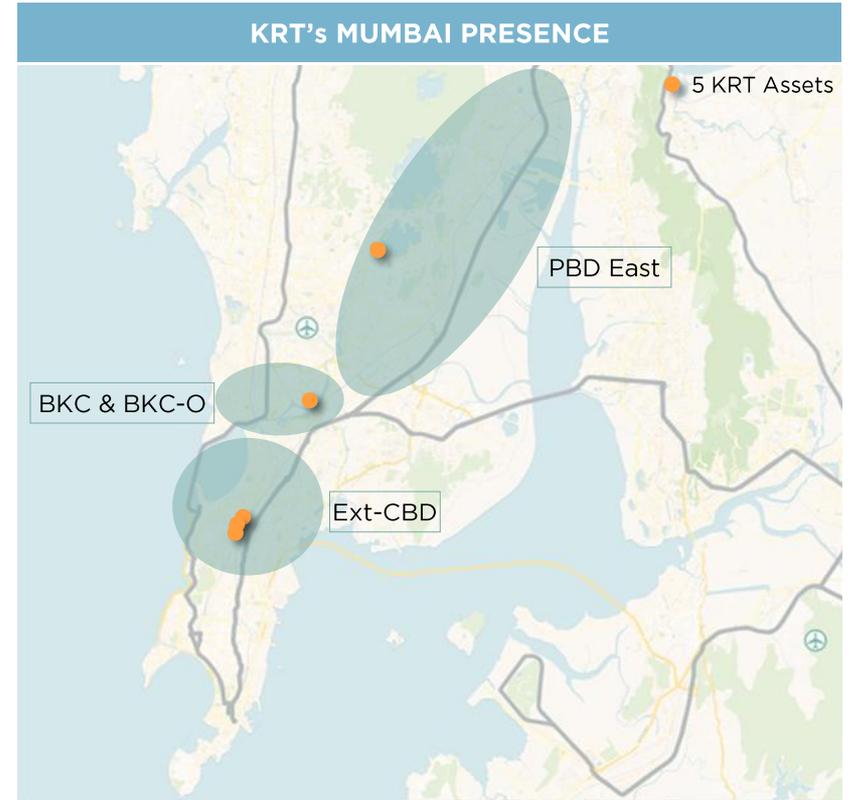
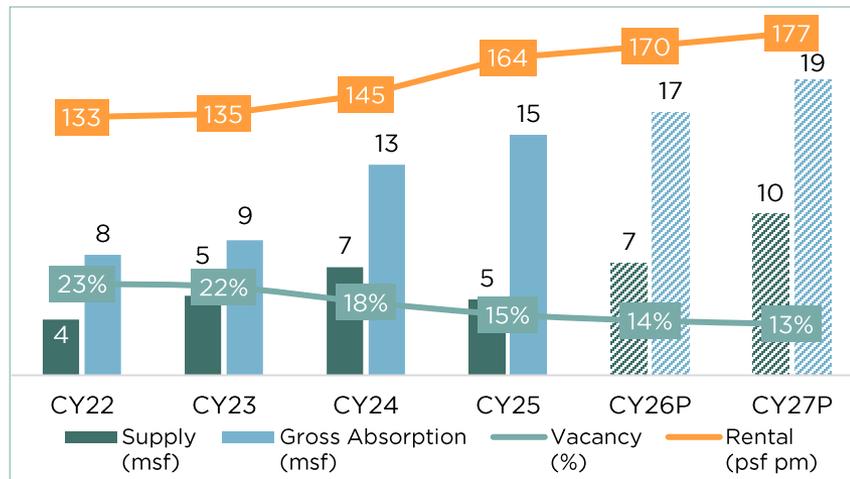
(6) % of KRT stock in HITEC City to total KRT Hyderabad stock

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

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

27%
BFSI space take up⁽³⁾

3.9%
\$ 140B contribution to GDP⁽⁴⁾



Ext-CBD

11.2%
Annual Rental growth⁽⁵⁾

6.5%
Projected CY27 vacancy

BKC and BKC-O

9.2%
Annual Rental growth⁽⁵⁾

4.4%
Vacancy in BKC & BKC-O⁽¹⁾

Source: CBRE

(1) As of Dec 31, 2025

(2) FY25 (Financial Express)

(3) Share of absorption during CY2025

(4) Estimated from data published by MMRDA and RBI, 2024

(5) CY2022-CY2025



VII. 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%	77	102	31%	1,86,839	29%	11.7
Sattva Knowledge City	7.3	-	7.3	100%	80	109	37%	1,10,814	17%	10.1
Sattva Knowledge Park	3.3	-	3.3	97%	79	109	38%	49,833	8%	10.2
Sattva Knowledge Capital	2.3	-	2.3	100%	66	67	0%	26,191	4%	19.9
Mumbai	6.1	-	6.1	89%	205	240	17%	2,00,862	31%	3.2
One International Center	1.8	-	1.8	88%	180	208	15%	49,582	8%	2.7
One Unity Center	1.0	-	1.0	75%	192	243	27%	31,013	5%	5.7
One World Center	1.8	-	1.8	92%	202	238	18%	55,944	9%	3.0
One BKC	0.7	-	0.7	95%	337	419	24%	45,893	7%	2.5
Prima Bay	0.8	-	0.8	95%	165	162	(2%)	18,428	3%	3.9
Bengaluru	15.3	9.2	24.5	87%	76	90	18%	1,94,326	30%	9.8
Cessna Business Park	4.2	-	4.2	95%	71	96	35%	46,083	7%	14.2
Sattva Global City	4.2	8.0	12.2	79%	57	61	7%	39,165	6%	8.3
Exora Business Park	2.2	-	2.2	90%	88	101	15%	33,827	5%	5.2
Sattva Softzone	1.0	-	1.0	91%	101	106	5%	16,985	3%	5.4
Sattva Knowledge Court	0.9	-	0.9	92%	72	76	6%	10,877	2%	11.8
Sattva Horizon	0.6	-	0.6	100%	62	66	6%	5,156	1%	18.8
Others (12 assets) ⁽²⁾	2.2	1.2	3.4	75%	99	111	12%	42,233	7%	7.5
Rest of India	2.9	-	2.9	94%	56	69	24%	28,332	4%	6.1
Kosmo One, Chennai	1.9	-	1.9	95%	44	56	27%	14,511	2%	4.5
One Qube, Gurugram	0.6	-	0.6	88%	105	122	16%	9,650	1%	7.7
Fintech One, GIFT City	0.5	-	0.5	98%	49	63	28%	4,172	1%	8.6
Sub-Total (Office)	37.2	9.2	46.4	92%	95	117	22%	6,10,358	95%	7.9
Solar	-	-	63.0 MW	-	-	-	-	3,684	1%	-
Maintenance Services	-	-	-	-	-	-	-	31,465	5%	-
Sub-Total (Other Assets)	-	-	-	-	-	-	-	35,149	5%	-
Total Portfolio	37.2	9.2	46.4 / 63.0 MW	92%	95	117	22%	6,45,508	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 26 Cosmo Lavalle, Sattva Premia, Sattva Supreme, Sattva Endeavour and Sattva Spectrum

LEASE EXPIRY SCHEDULE

Asset	Q4 FY26		FY27		FY28		FY29	
	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	-	-	40 / 0%	87 / 33%	254 / 2%	96 / 27%	85 / 1%	90 / 41%
Sattva Knowledge City	-	-	40 / 1%	87 / 33%	254 / 4%	96 / 27%	85 / 1%	90 / 41%
Sattva Knowledge Park	-	-	-	-	-	-	-	-
Sattva Knowledge Capital	-	-	-	-	-	-	-	-
Mumbai	382 / 9%	253 / 24%	647 / 12%	195 / 23%	737 / 15%	216 / 35%	731 / 13%	222 / 20%
One International Center	67 / 4%	169 / 24%	313 / 21%	182 / 21%	245 / 15%	172 / 34%	235 / 15%	196 / 24%
One Unity Center	-	-	-	-	47 / 7%	207 / 31%	47 / 6%	213 / 34%
One World Center	15 / 1%	220 / 10%	327 / 21%	205 / 24%	214 / 14%	212 / 25%	374 / 24%	238 / 17%
One BKC	203 / 31%	322 / 32%	8 / 1%	328 / 36%	161 / 24%	310 / 51%	17 / 3%	425 / 15%
Prima Bay	98 / 14%	173 / (5%)	-	-	68 / 9%	170 / 6%	57 / 7%	169 / 12%
Bengaluru	494 / 4%	82 / 21%	723 / 5%	65 / 13%	438 / 5%	119 / 16%	557 / 5%	89 / 9%
Cessna Business Park	16 / 1%	119 / (18%)	54 / 2%	102 / 0%	86 / 3%	92 / 17%	200 / 7%	113 / (1%)
Sattva Global City	32 / 2%	71 / (14%)	549 / 20%	54 / 19%	13 / 1%	63 / 7%	20 / 1%	63 / 12%
Exora Business Park	445 / 22%	82 / 25%	60 / 3%	99 / 8%	139 / 6%	77 / 47%	42 / 2%	80 / 47%
Sattva Softzone	-	-	35 / 5%	113 / (0%)	32 / 5%	113 / 5%	-	-
Sattva Knowledge Court	-	-	-	-	-	-	-	-
Sattva Horizon	-	-	-	-	-	-	-	-
Others (12 assets) ⁽¹⁾	-	-	25 / 1%	76 / 11%	168 / 17%	173 / 6%	294 / 13%	76 / 13%
Rest of India	37 / 1%	48 / 17%	318 / 9%	43 / 36%	96 / 3%	58 / 8%	421 / 13%	47 / 45%
Kosmo One, Chennai	37 / 2%	48 / 17%	318 / 18%	43 / 36%	96 / 6%	58 / 8%	407 / 22%	44 / 47%
One Qube, Gurugram	-	-	-	-	-	-	14 / 3%	118 / 21%
Fintech One, GIFT City	-	-	-	-	-	-	-	-
Total Portfolio	913 / 5%	152 / 23%	1,728 / 6%	110 / 22%	1,524 / 8%	158 / 29%	1,794 / 7%	133 / 20%

(1) Others include 12 assets, as detailed in the footnote to Slide 26 (Key Portfolio Statistics)

DEBT OVERVIEW

Description	Rating	Fixed/ Floating	Total Facility (₹ M)	O/s Principal (₹ M)	Interest Rate (%)	Principal Repayment Schedule (₹ M)						Total (₹ M)
						Q4 FY26	FY27	FY28	FY29	FY30	FY31 & Beyond	
REIT Level												
NCD	CRISIL / ICRA AAA	Fixed	16,000	16,000	7.2%	-	-	-	16,000	-	-	16,000
Loan Facility	CRISIL / ICRA AAA	Floating	16,000	14,872	7.2%	-	-	-	-	-	14,872	14,872
Sub-total (A)			32,000	30,872	7.2%	-	-	-	16,000	-	14,872	30,872
SPV Level												
LRD (One World Center)	ICRA AAA	Floating	25,000	21,583	7.2%	-	-	-	-	-	21,583	21,583
LRD (One BKC)	CRISIL AAA	Floating	21,120	15,103	7.3%	-	-	-	-	-	15,103	15,103
LRD (Exora Business Park)	ICRA AAA	Floating	12,000	11,057	7.1%	-	-	-	-	-	11,057	11,057
LRD (Knowledge Park)	CRISIL AAA	Floating	11,250	10,064	7.5%	-	-	141	502	671	8,750	10,064
LRD (Prima Bay)	CRISIL AAA	Floating	9,500	8,252	7.1%	-	-	-	-	-	8,252	8,252
LRD (One Unity Center)	ICRA AAA	Floating	11,500	8,172	7.2%	-	-	-	-	-	8,172	8,172
LRD (Knowledge Park)	AAA	Floating	6,750	6,127	7.5%	-	-	75	294	390	5,368	6,127
LRD (Kosmo One)	CRISIL AAA	Floating	7,400	5,570	7.1%	-	-	-	-	-	5,570	5,570
LRD (Knowledge Capital)	CRISIL AAA	Floating	6,000	2,546	8.2%	-	-	-	-	460	2,086	2,546
LRD (Knowledge Capital)	CRISIL AAA	Floating	2,750	1,926	7.3%	-	13	184	206	213	1,310	1,926
LRD (Knowledge Court)	CRISIL AAA	Floating	3,500	1,578	7.5%	-	-	-	-	-	1,578	1,578
LRD (Knowledge Capital)	CRISIL AAA	Floating	1,150	744	7.3%	-	-	15	88	91	550	744
LRD (Sattva Touchstone)	CRISIL AAA	Floating	1,440	415	7.3%	-	-	173	193	50	-	415
LRD (Sattva Softzone)	CRISIL AAA	Floating	3,582	345	8.5%	-	-	174	171	-	-	345
LRD (Global City)	CRISIL AAA	Floating	2,500	105	7.1%	-	-	-	-	-	105	105
CAM Bengaluru	NA	Floating	47	37	7.5%	-	-	-	-	-	37	37
CAM Hyderabad	NA	Floating	19	-	7.5%	-	-	-	-	-	-	-
Sub-total (B)			1,25,508	93,623	7.3%	-	13	761	1,454	1,874	89,521	93,623
TOTAL (A+B)			1,57,508	1,24,496	7.3%	-	13	761	17,454	1,874	1,04,394	1,24,496

Note: Loan Facility at REIT Level and LRD at SPV Level comprises of both Term Loan and OD facilities

FINANCIAL METRICS

Particulars	Revenue from Operations <i>(Amounts in ₹ M)</i>					
	Three months ended			Nine months ended		
	Dec 31, 2025	Dec 31, 2024	Variance (%)	Dec 31, 2025	Dec 31, 2024	Variance (%)
Hyderabad						
Sattva Knowledge City	2,037	1,874	9%	5,829	5,505	6%
Sattva Knowledge Park	757	639	18%	2,263	1,528	48%
Sattva Knowledge Capital	482	333	45%	1,441	891	62%
Mumbai						
One BKC	816	744	10%	2,475	2,095	18%
One World Center	1,002	856	17%	2,841	2,546	12%
One International Center, One Unity Center	1,280	1,008	27%	3,603	2,891	25%
Prima Bay	421	398	6%	1,251	1,175	6%
Bengaluru						
Cessna Business Park	949	1,035	(8%)	2,875	2,900	(1%)
Exora Business Park	603	529	14%	1,802	1,540	17%
Sattva Global City	542	448	21%	1,645	1,323	24%
Sattva Softzone Complex ⁽¹⁾	389	348	12%	1,152	1,143	1%
Sattva Knowledge Court	240	211	13%	642	597	8%
Sattva Horizon	115	-	NA	219	-	NA
Others ⁽²⁾	426	459	(7%)	1,253	1,340	(6%)
Rest of India						
Kosmo One, Chennai	311	300	4%	948	900	5%
One Qube, Gurugram	176	131	34%	471	293	61%
Fintech One, GIFT City	78	71	10%	230	109	112%
Sub-Total (Office)	10,623	9,385	13%	30,939	26,775	16%
Solar	87	45	91%	216	73	197%
Maintenance Services	1,482	1,185	25%	4,427	4,359	2%
Sub-Total (Ancillary Assets)	1,568	1,230	27%	4,643	4,431	5%
Inter Property Eliminations ⁽³⁾	(405)	(834)	NA	(1,776)	(2,608)	NA
Total Portfolio	11,787	9,781	21%	33,806	28,598	18%

(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 <i>(Amounts in ₹ M)</i>					
	Three months ended			Nine months ended		
	Dec 31, 2025	Dec 31, 2024	Variance (%)	Dec 31, 2025	Dec 31, 2024	Variance (%)
Hyderabad						
Sattva Knowledge City	1,997	1,687	18%	5,692	5,067	12%
Sattva Knowledge Park	725	591	23%	2,160	1,091	98%
Sattva Knowledge Capital	476	329	45%	1,425	878	62%
Mumbai						
One BKC	718	656	9%	2,184	1,825	20%
One World Center	866	761	14%	2,444	2,205	11%
One International Center, One Unity Center	1,061	832	28%	2,955	2,306	28%
Prima Bay	353	346	2%	1,073	1,015	6%
Bengaluru						
Cessna Business Park	861	948	(9%)	2,607	2,639	(1%)
Exora Business Park	516	448	15%	1,543	1,296	19%
Sattva Global City	448	362	24%	1,396	1,089	28%
Sattva Softzone Complex ⁽¹⁾	355	310	15%	1,076	1,026	5%
Sattva Knowledge Court	229	203	13%	613	566	8%
Sattva Horizon	107	(26)	NA	198	(27)	NA
Others ⁽²⁾	372	388	(4%)	1,103	1,137	(3%)
Rest of India						
Kosmo One, Chennai	224	218	3%	713	672	6%
One Qube, Gurugram	142	99	44%	370	192	93%
Fintech One, GIFT City	64	58	12%	189	69	176%
Sub-Total (Office)	9,518	8,210	16%	27,741	23,047	20%
Solar	30	35	(14%)	116	45	158%
Maintenance Services	603	569	6%	1,865	2,060	(9%)
Sub-Total (Ancillary Assets)	633	605	5%	1,981	2,105	(6%)
Inter Property Eliminations ⁽³⁾	256	(63)	NA	229	(77)	NA
Total Portfolio	10,407	8,751	19%	29,951	25,075	19%

(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.

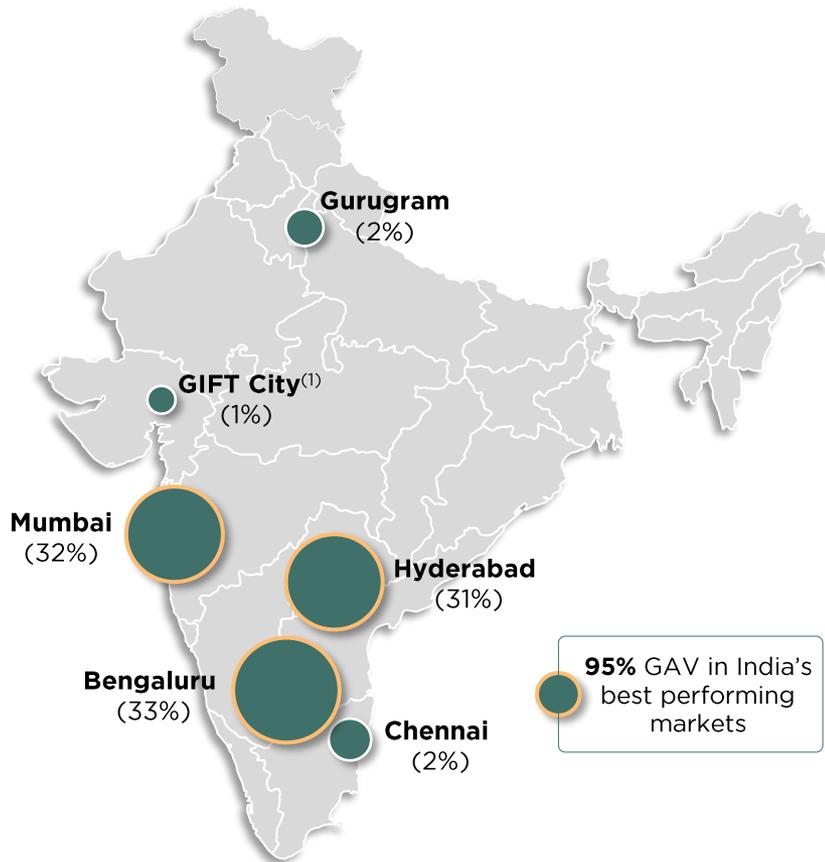


VIII. KRT at a Glance

KRT consists of Grade-A office ecosystems representing a broad proxy for India's commercial real estate market

MULTI-MARKET PRESENCE

(% of GAV)



KEY HIGHLIGHTS

29
High quality
Grade-A assets⁽²⁾

46 msf
Total leasable
area⁽³⁾

92%
Committed
Occupancy

22%
MTM

18%
LTV

₹646B
GAV⁽⁴⁾

30%
Front office
portfolio⁽⁵⁾

15%
Low SEZ
exposure⁽⁶⁾

Brand-agnostic strategy to drive inorganic growth

Note: All figures are as of Dec 31, 2025, unless otherwise specified

(1) Represents Ahmedabad

(2) Includes 23 business parks / centers and 6 city-center office buildings

(3) Completed Area - 37 msf

(4) As of Sep 30, 2025

(5) % of GAV

(6) % of total leasable area

Sattva Knowledge City
7.3 msf



Sattva Knowledge Park
3.3 msf



Sattva Knowledge Capital
2.3 msf



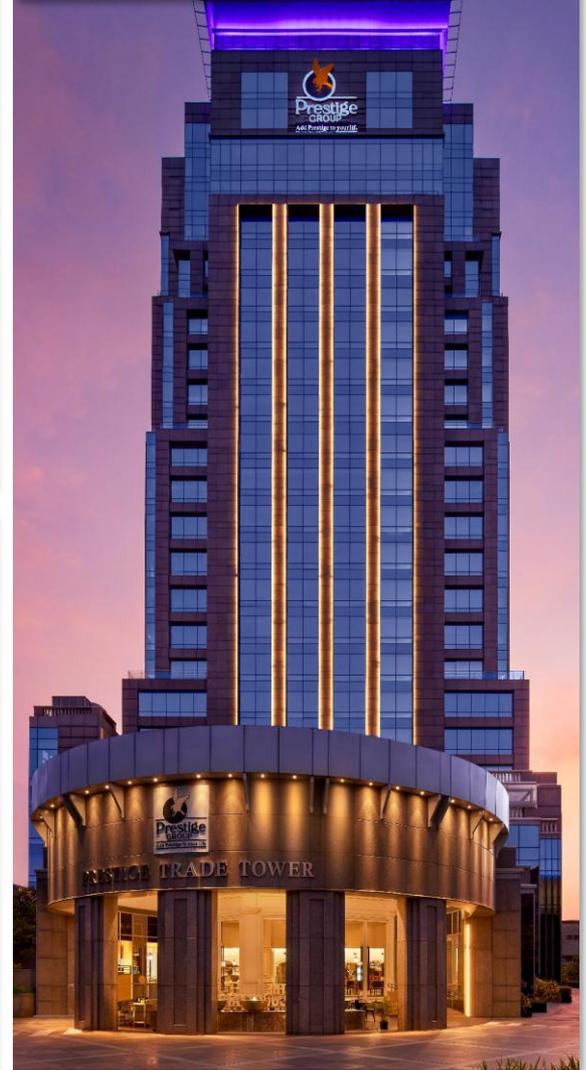
Cessna Business Park
4.2 msf



Sattva Horizon
0.6 msf



One Trade Tower
0.2 msf

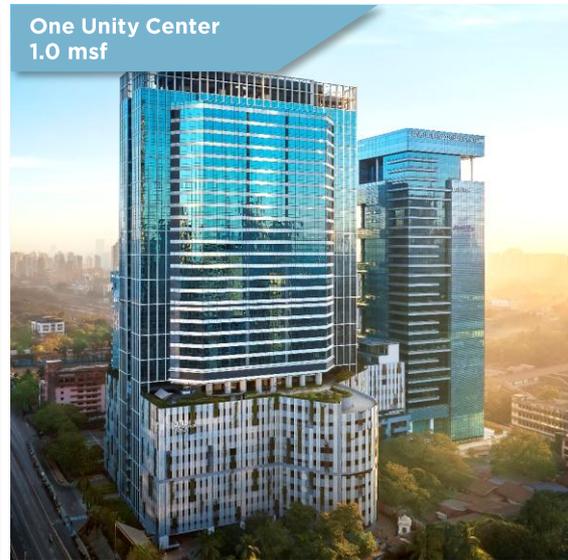


Sattva Knowledge Court
0.9 msf



Exora Business Park
2.2 msf

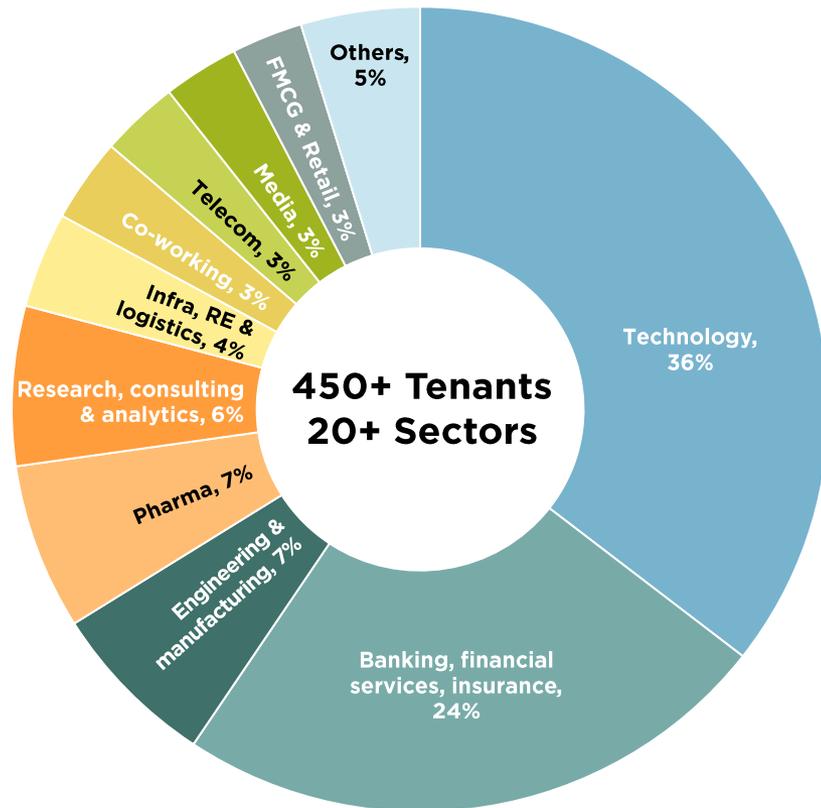




Well diversified tenant base, led by GCCs and leading domestic firms

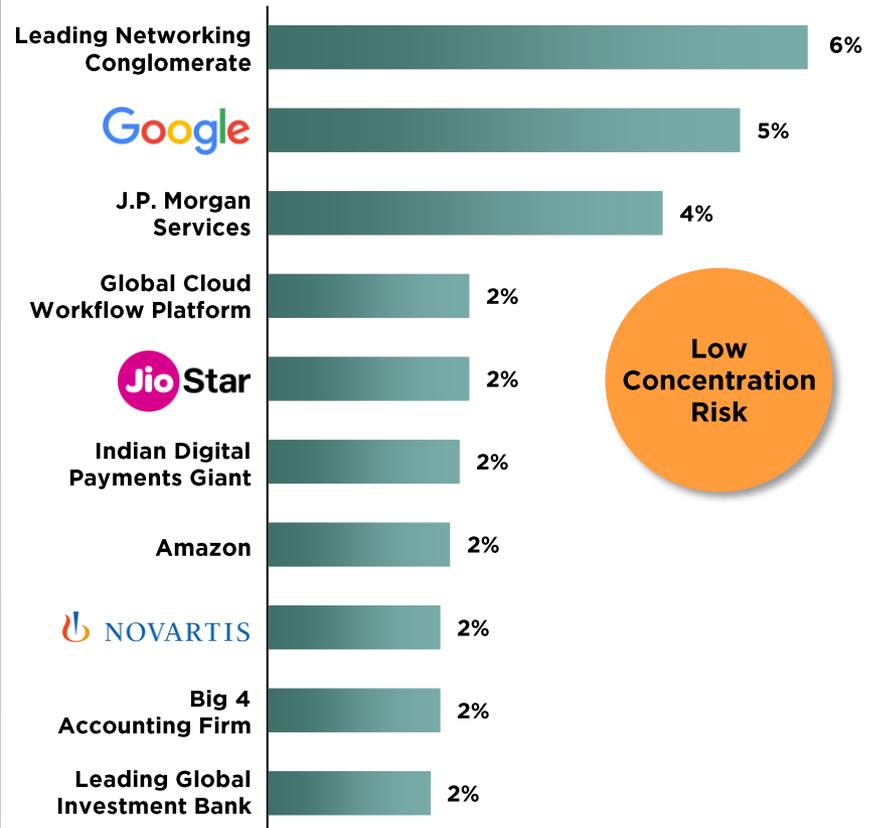
TENANT MIX SECTORS

(% by Gross Rents)⁽¹⁾



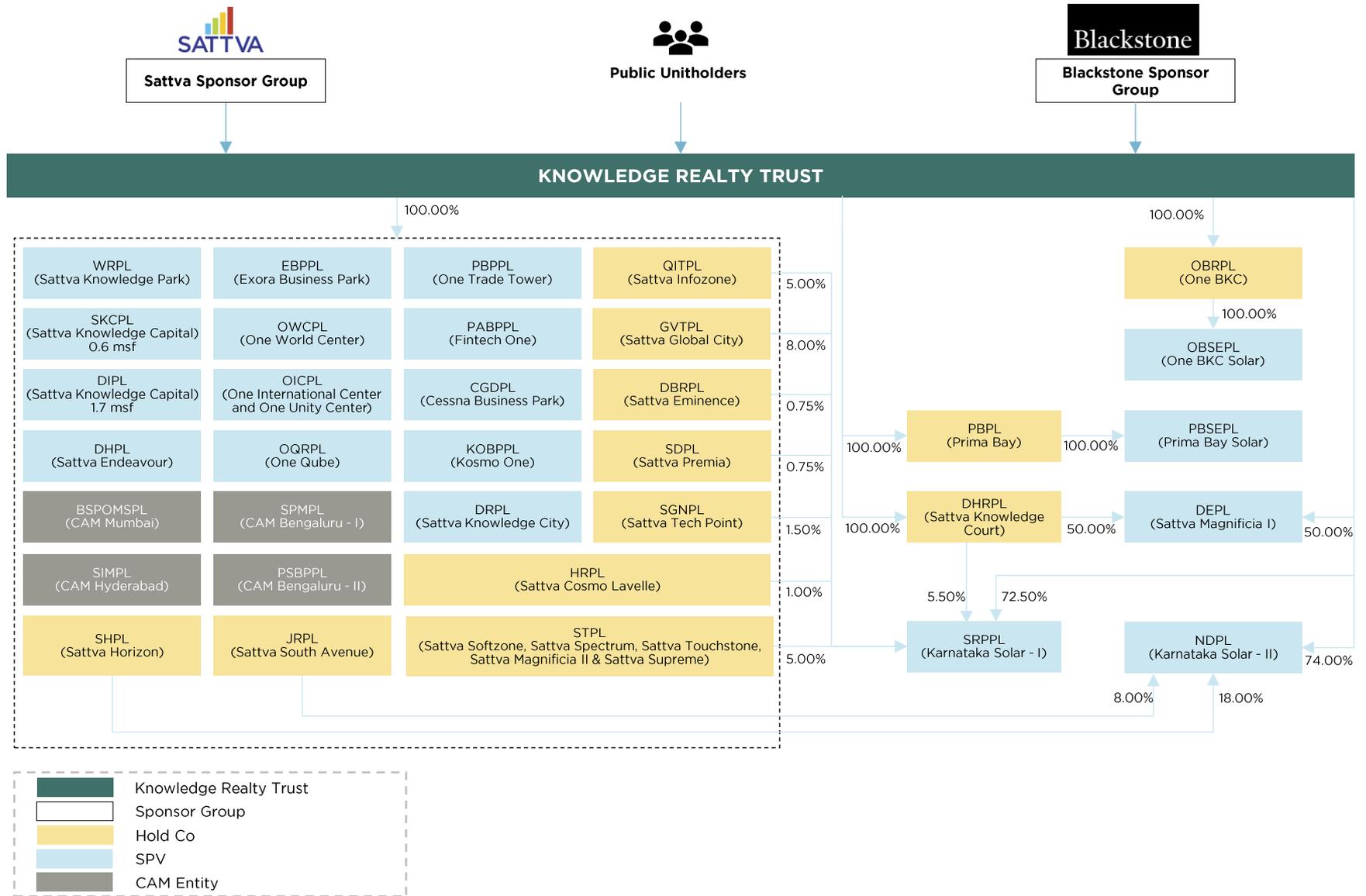
TOP 10 TENANTS (28%)

(% by Gross Rents)⁽¹⁾



(1) As of Dec 31, 2025

(2) Infra, RE & Logistics - Infrastructure, Real Estate and Logistics; Media - Media & marketing; Pharma - Pharmaceuticals and Healthcare; Telecom - Telecommunications



Notes:

- All figures in this presentation are as of December 31, 2025, 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) March 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 – Distributions 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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