



Knowledge Realty Trust Q4 FY26 Earnings Update

May 13, 2026



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I. Key Performance Highlights

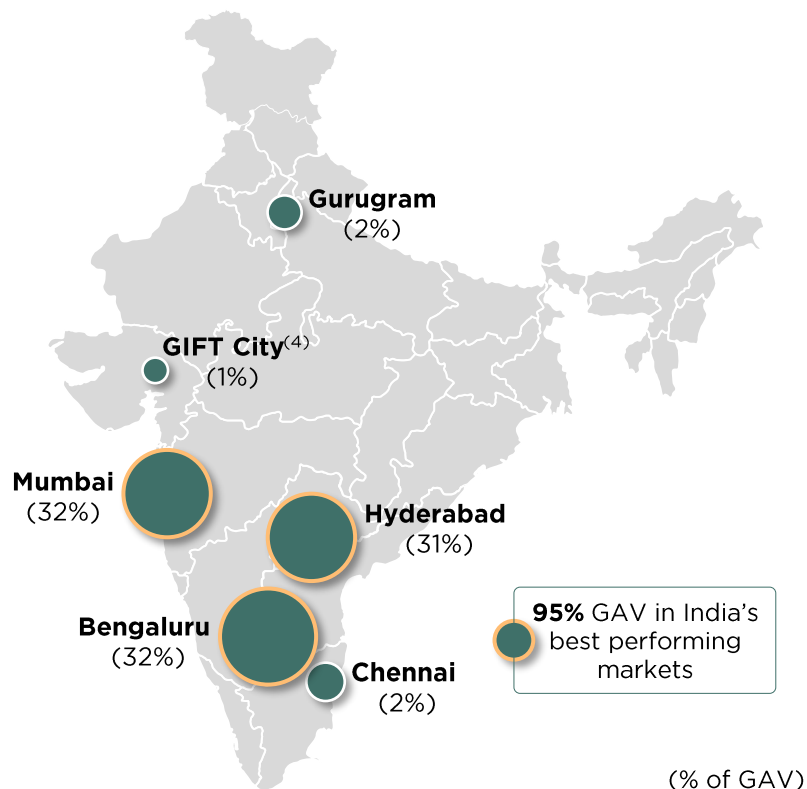
India's largest REIT⁽¹⁾ comprising Grade-A office ecosystems delivered strong performance and robust distributions in FY26

MOST GEOGRAPHICALLY DIVERSE OFFICE REIT

29
High quality
Grade-A assets

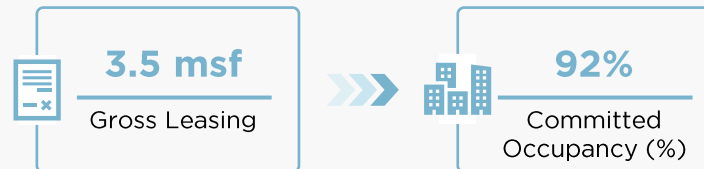
46 msf
Total Leasable
Area⁽²⁾

₹ 674 B
GAV⁽³⁾



FY26 PERFORMANCE

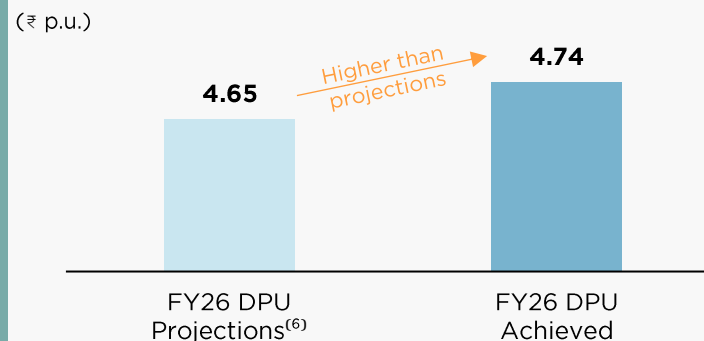
LEASING



NOI



DISTRIBUTION⁽⁵⁾



(1) By market capitalization as of May 12, 2026

(2) Completed Area - 37 msf

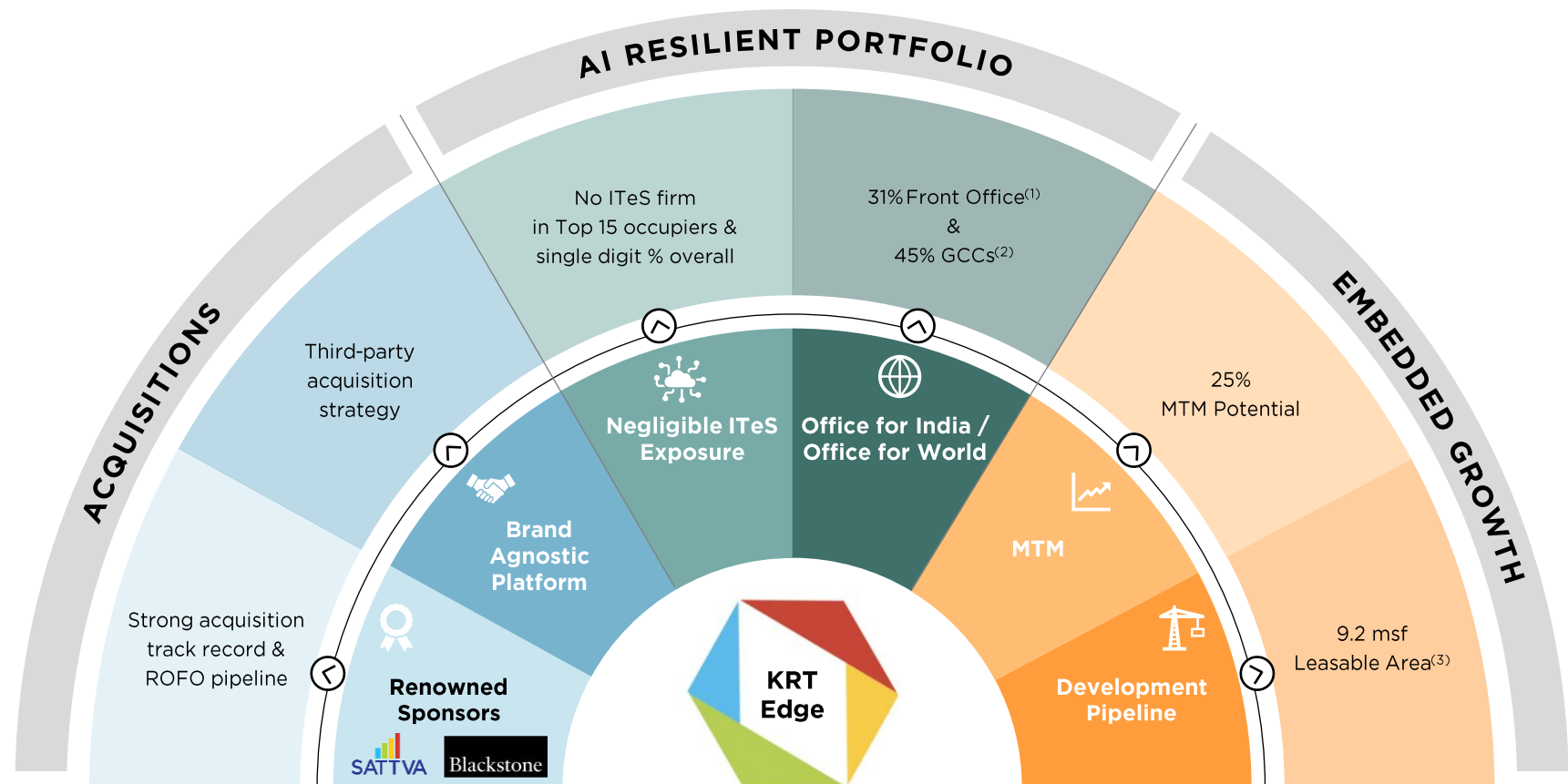
(3) As of March 31, 2026

(4) Represents Ahmedabad

(5) KRT was listed on Aug 18, 2025, hence, distribution is for last three quarters of FY26

(6) As per final offer document filed with SEBI

KRT blends a best-in-class portfolio with a robust business model and strong growth prospects



(1) % of GAV

(2) % by Gross Rents

(3) Comprises of 2.6 msf of Under Construction Area and 6.6 msf of Future Development Area

FY26 marked strong operating performance and prudent debt management leading to robust distributions

LEASING HIGHLIGHTS

2.3 msf

New Leasing

1.2 msf

Renewals

7%

 In-Place Rent
Growth YoY

87%

 % of Leasing with
Annual Escalations⁽¹⁾

MTM - REALIZED & POTENTIAL

(% / ₹ psf)

Realized

26%

 Leasing Spread Achieved (FY26)⁽²⁾

Potential

97

+25%

122

In-Place Rent

Market Rent

PORTFOLIO DEBT COST

(%)

8.6%

-140 bps

7.2%

Mar'25

Mar'26

REIT LEVEL DEBT RAISE

Total Raise

₹ 42 B

 Cost of Debt (Blended)⁽³⁾
7.3%

 Refinancing Spread / Savings⁽⁴⁾
50 bps

5%

**Premium
to Market Rent -**
on FY26 New Leasing

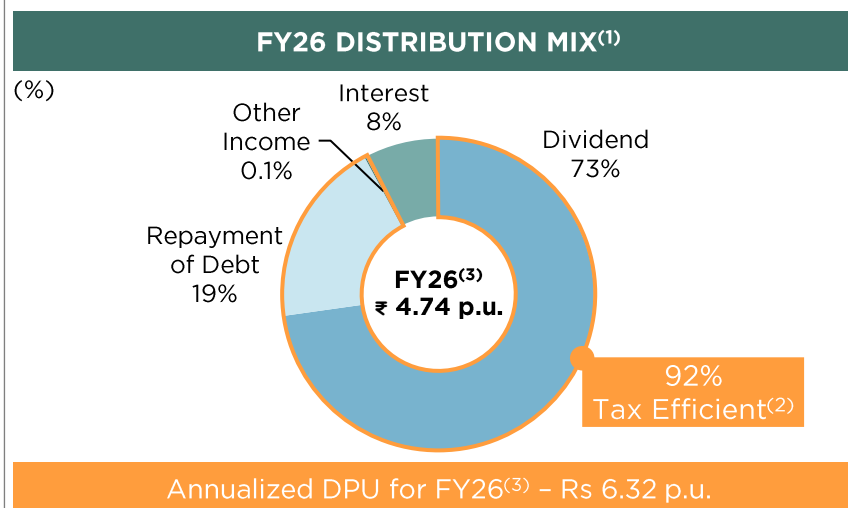
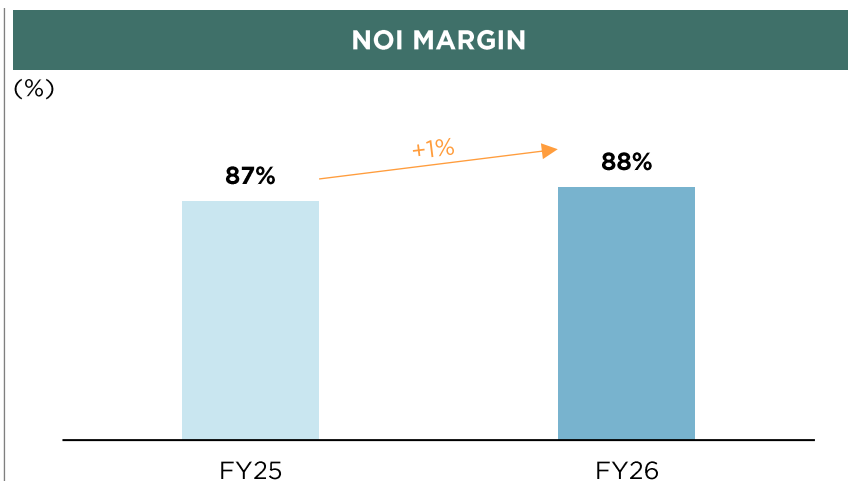
2.4x

Unitholder Growth -
more than doubled
since listing

(1) % by Gross Rents
 (2) Average spread on 2.8 msf
 (3) As of March 31, 2026; p.a.p.q. basis

Strong financial performance and operating leverage drive margin expansion and robust distributions

	FY25	FY26	Variance
REVENUE (₹ M)	39,301	45,772	+16%
NOI (₹ M)	34,323	40,484	+18%
EBITDA (₹ M)	32,930	38,784	+18%
DISTRIBUTIONS (₹ M)	NA	21,019	NA



(1) The distribution mix may vary in subsequent periods

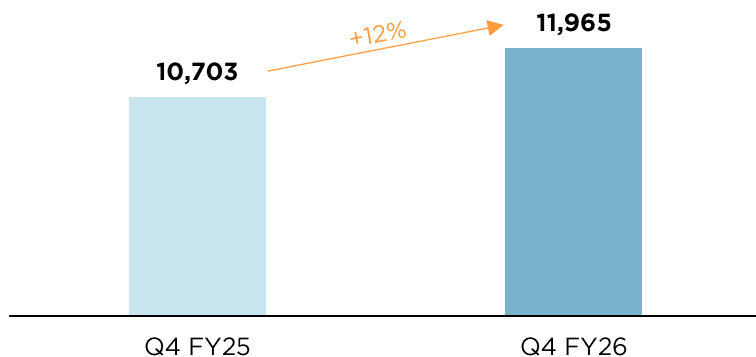
(2) 92% Tax Efficient is sum of 73% Dividend (Tax Exempt), 19% Repayment of Debt (Tax Deferred) and 0.1% Other Income (Tax Exempt)

(3) DPU of Rs 4.74 p.u. is for the last three quarters of FY26 given KRT was listed on Aug 18, 2025; Rs 6.32 p.u. is the annualized figure

Embedded growth realization and effective cost management led to strong quarterly results

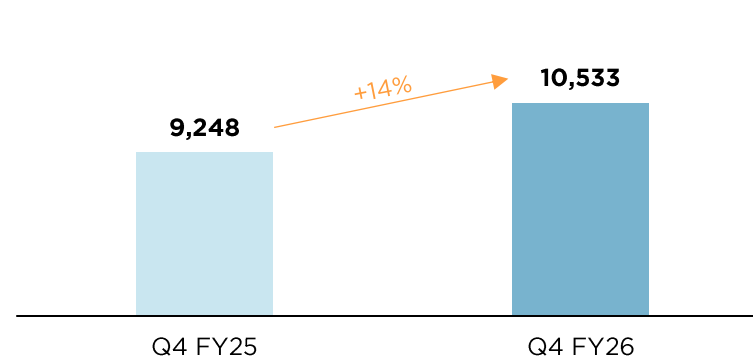
REVENUE

(₹ M)



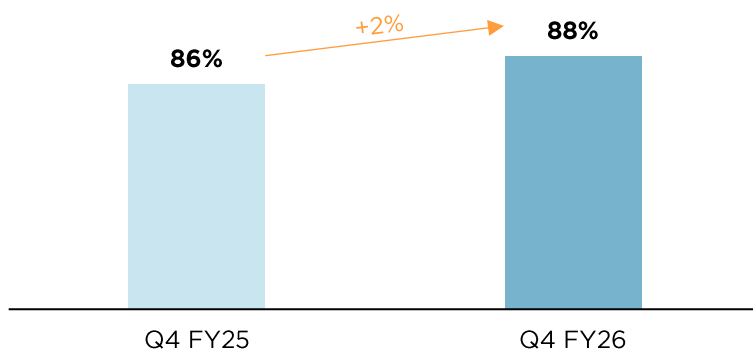
NOI

(₹ M)



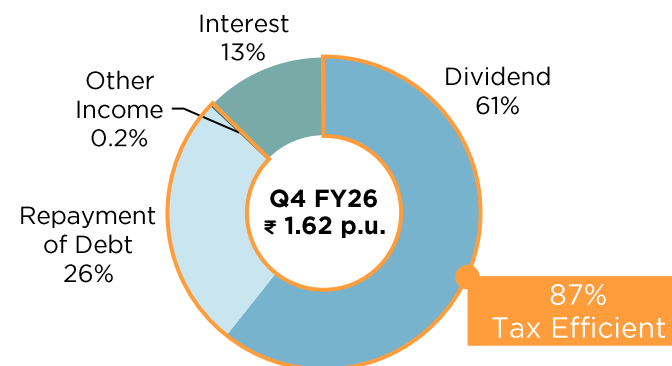
NOI MARGIN

(%)



DISTRIBUTION MIX⁽¹⁾

(%)



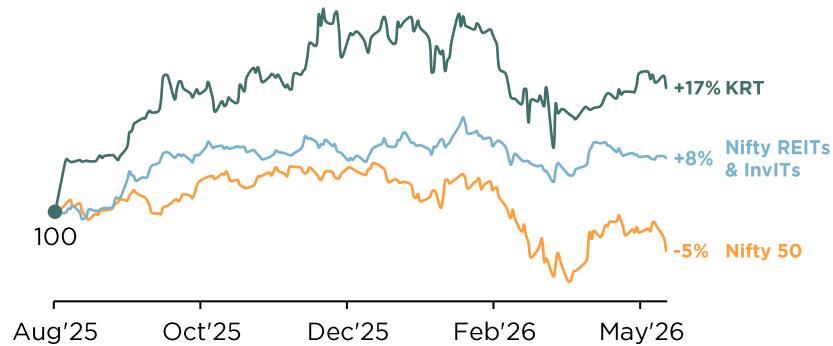
Note: Financials for the period Q4 FY26 are reviewed by the statutory auditors and past period figures are based on the financials not subject to auditor's review

(1) The distribution mix may vary in subsequent periods

Resilient business performance since listing led to superior returns for unitholders

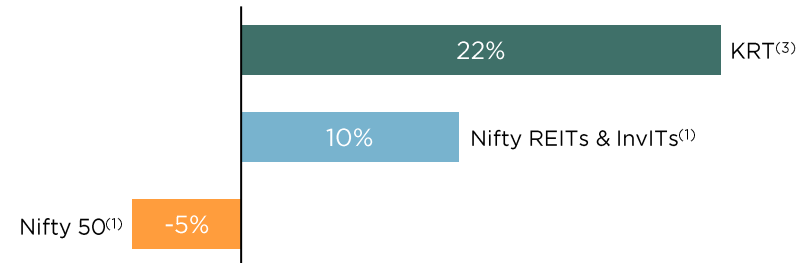
PRICE MOVEMENT⁽¹⁾

(For 9-month period since listing)⁽²⁾



TOTAL RETURN BENCHMARKING

(For 9-month period since listing)⁽²⁾



Listing

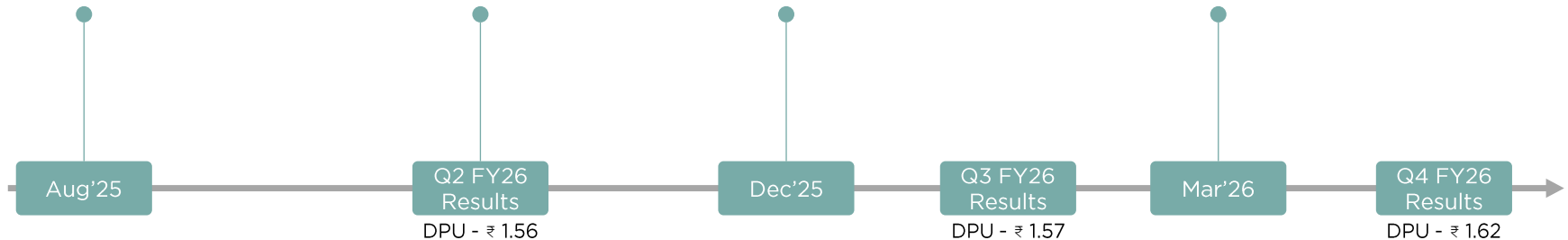
Listed on Aug 18, 2025 as India's largest⁽⁴⁾ REIT
12x oversubscription

Index Inclusion

Inclusion in **FTSE EPRA Nareit Global REITs Index**

Index Inclusion

Inclusion in **FTSE Global Equity Index Series (All World, All Cap)**



(1) Source: NSE

(2) For the period Aug 18, 2025 (KRT Listing) to May 12, 2026

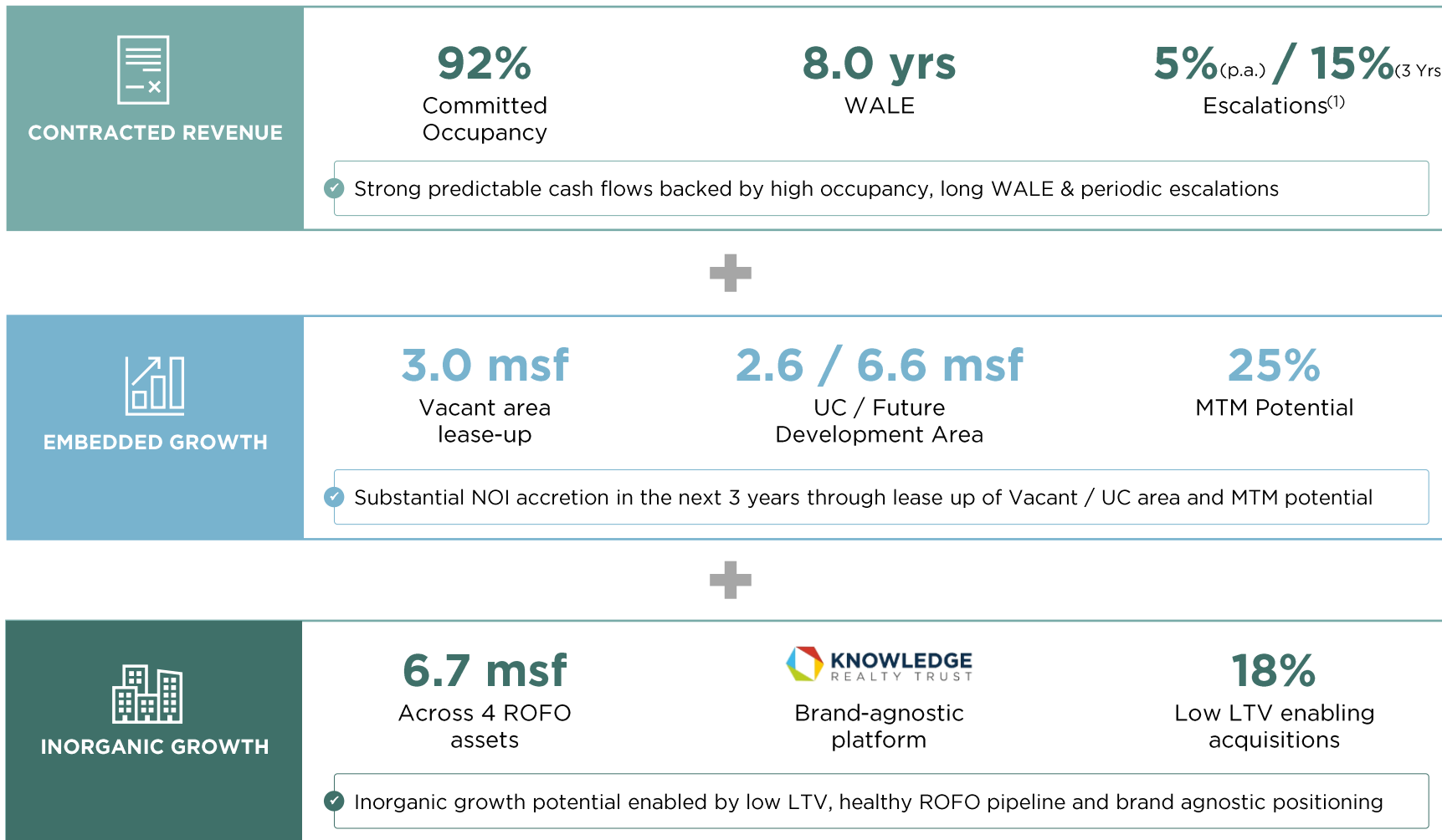
(3) Basis price returns and distributions during the period mentioned in (1)

(4) Largest REIT in India by market capitalization as of May 12, 2026



II. Growth Drivers

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

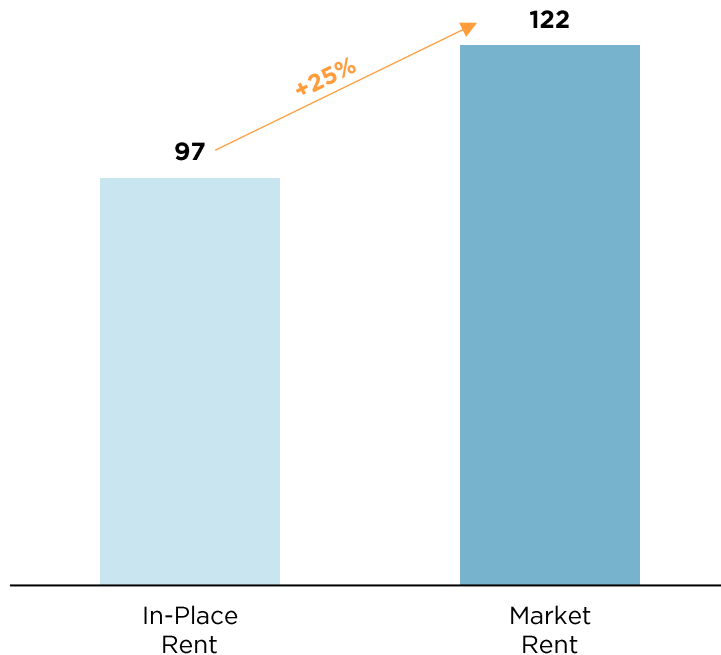


(1) Typical lease escalation terms; may vary from lease to lease

25% MTM potential at portfolio level; 800 ksf of upcoming expiries in FY27 already tied-up at 31% spread

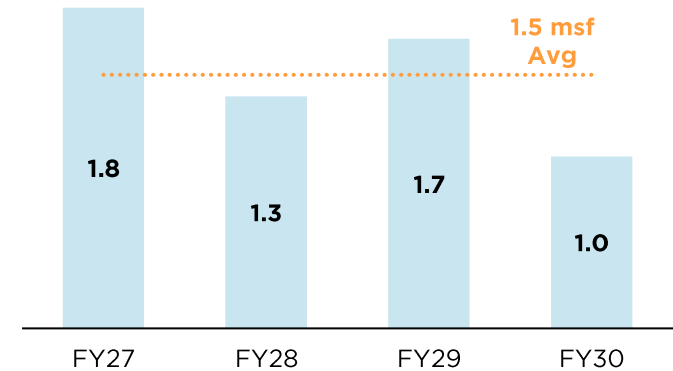
PORTFOLIO MTM POTENTIAL

(₹ psf)



UPCOMING EXPIRIES & MTM POTENTIAL

(msf & %)



Base Rentals Expiring (%)	6%	7%	7%	5%
MTM Potential (%)	26%	33%	27%	21%

27%

Average Future MTM (till FY30)

Upcoming deliveries of 1.2 msf to drive Revenue and NOI growth



**Actual*

Sattva Spectrum

Bengaluru

0.5 msf

Leasable Area



**Actual*

Sattva Endeavour

Bengaluru

0.7 msf

Leasable Area

Commenced construction of 1.4 msf new block in Sattva Global City, Bengaluru



Healthy ROFO pipeline presenting an opportunity to accelerate growth and enter new markets



4
of assets

3
of cities

6.7 msf
Total area

ROFO ASSETS LIST

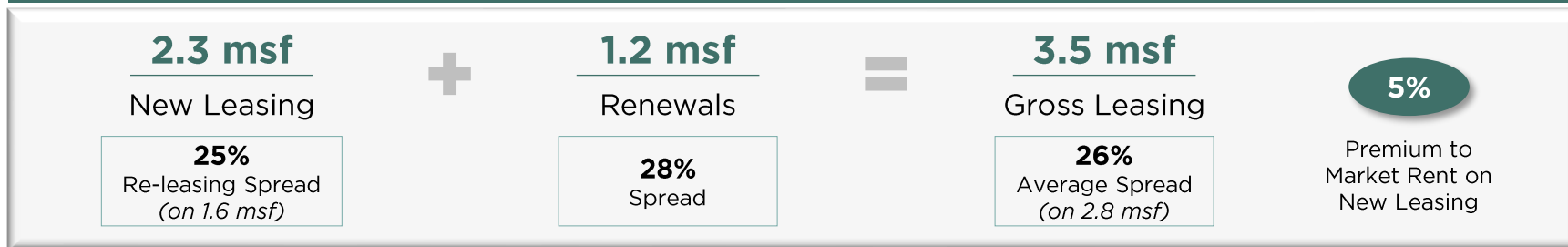
ASSET	LOCATION	AREA (msf)
Sattva Texonic	Bengaluru	1.9
Sattva Verve	Pune	0.7
Sattva Knowledge Hub	Chennai	2.7
Sattva Knowledge Center	Bengaluru	1.4



III. Business Update

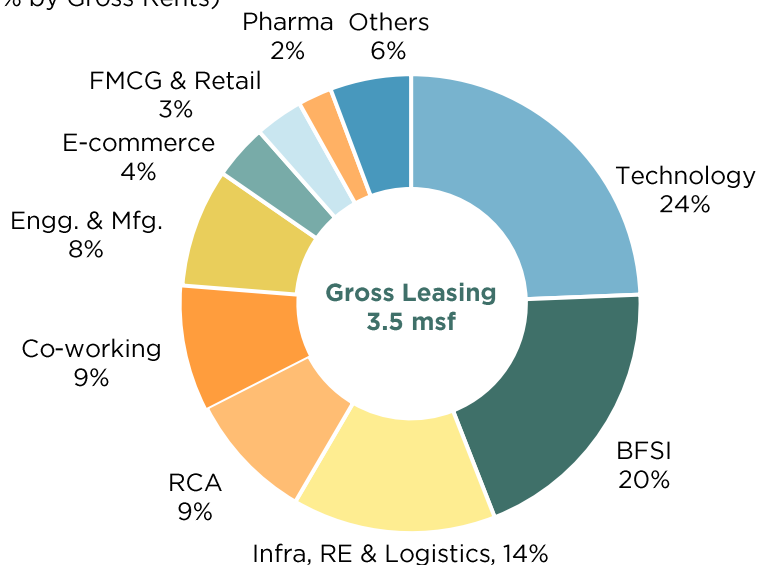
Robust leasing at healthy spreads supported by 'Office for India' and 'Office for the World'

FY26 LEASING BREAKUP



FY26 LEASING ACROSS SECTORS⁽¹⁾

(% by Gross Rents)



TENANT EXPANSION



amadeus

TRILEGAL

Marsh



GUIDEWIRE

smiths

56%⁽²⁾ of New Leasing contributed by Existing Tenants

(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

(2) % by Leasable Area

Continued leasing momentum at healthy spreads driven by global occupiers

Q4 FY26 LEASING BREAKUP

0.7 msf

New Leasing

32%
Re-leasing Spread
(on 0.5 msf)

0.4 msf

Renewals

26%
Spread

1.1 msf

Gross Leasing

29%
Average Spread
(on 0.9 msf)

Q4 FY26 LEASING TO MARQUEE OCCUPIERS

New Leasing				Renewals			
Occupier	Property	Type	Area (ksf)	Occupier	Property	Type	Area (ksf)
Flex operator	Sattva Eminence	Domestic	88	Global technology giant	Sattva Cosmo Lavelle	GCC	77
CMA CGM	Kosmo One	GCC	54	Mondelez	One International Center	MNC	67
Guidewire	Exora Business Park	GCC	47	Amazon	One BKC	MNC	62
Amadeus	Exora Business Park	GCC	42	Technip	Prima Bay	GCC	44
The Executive Centre (TEC)	One BKC	MNC	34	Covenant	Kosmo One	Domestic	37
ZIV Automation	Sattva Global City	MNC	32	Global digital services firm	Sattva Global City	Domestic	32
Ultratech	One Unity Center	Domestic	32	C&W	One BKC	MNC	21
Others	Various	Various	385	Others	Various	Various	29
Total			714	Total			369

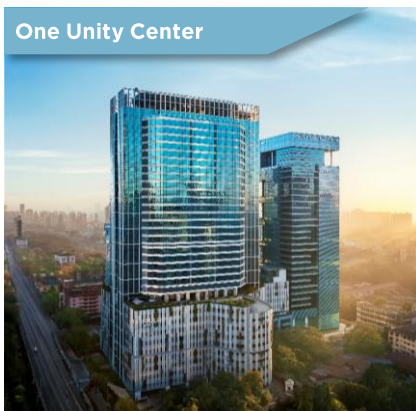


Trophy office complex featuring premium amenities, social infrastructure and excellent connectivity

LARGEST INSTITUTIONALLY OWNED OFFICE CLUSTER⁽¹⁾

ASSETS

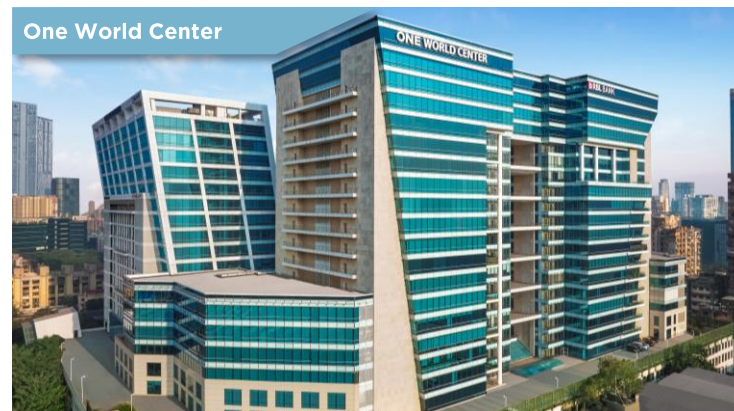
One Unity Center



One International Center

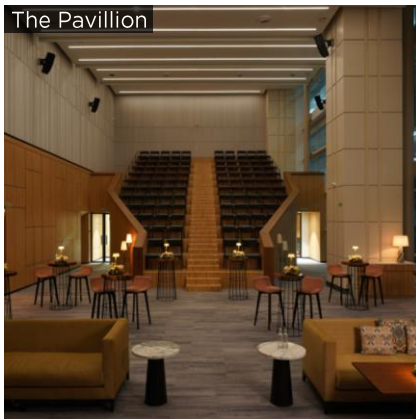


One World Center

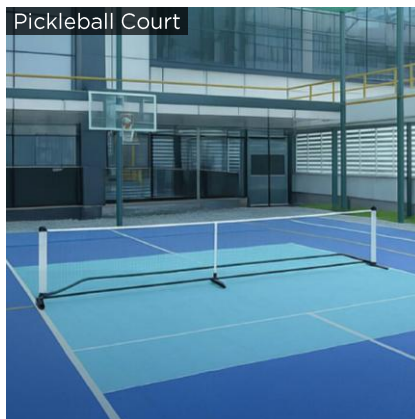


AMENITIES

The Pavillion



Pickleball Court



The Quorum Club



KRT dominates the Lower Parel micro-market with more than 50% market share in absorption, over the last 3 years⁽²⁾

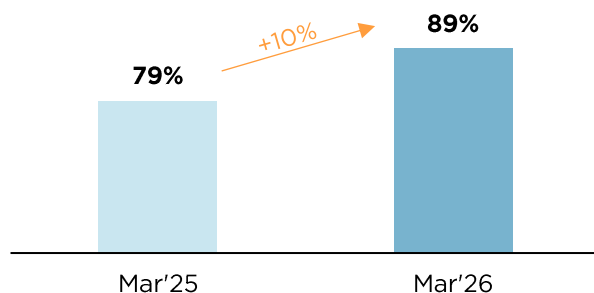
(1) In Central Mumbai

(2) CY2023-CY2025; as per CBRE

Front office demand drives Central Mumbai portfolio occupancy up 10% YoY, to near 90% occupancy

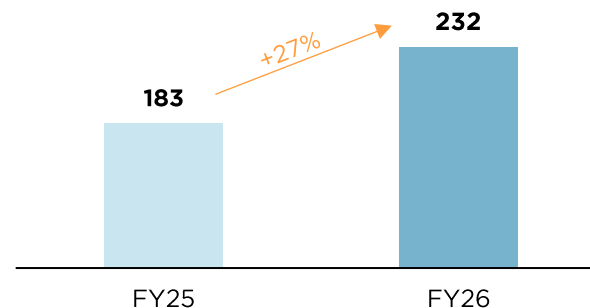
PERFORMANCE HIGHLIGHTS⁽¹⁾

Committed Occupancy (%)



Marginal Rentals

(₹ psf / pm)



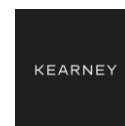
FRONT OFFICE OCCUPIERS

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

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

16th Hyderabad Literary Festival,
Sattva Knowledge City



Surya Kumar Yadav - Adda Talks,
One International Center



Farmers' Market,
One International Center



Jo Chahe Mango,
Exora Business Park



Run for a girl child,
Sattva Knowledge City



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

Padel Court,
One World Center



Underdoggs Restaurant,
Sattva Knowledge Park



Multi-Purpose Sport Zone,
Sattva Global City



Arrival Experience,
Prima Bay



Landscape Upliftment & Arrival
Experience, One Trade Tower



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





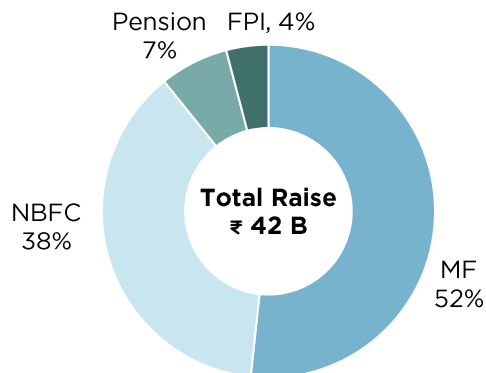
IV. Debt Overview

Active debt management and refinancing initiatives led to 140 bps reduction in cost of debt

REIT LEVEL DEBT RAISE (FY26)

Particulars	NCD	Term Loan ⁽¹⁾	NCD
Amount	₹ 16 B	₹ 16 B	₹ 10 B
Cost of Debt ⁽²⁾	7.2%	7.2%	7.5%
Issuance	Sep'25	Sep'25	Feb'26
Refinancing Spread / Savings	50 bps		

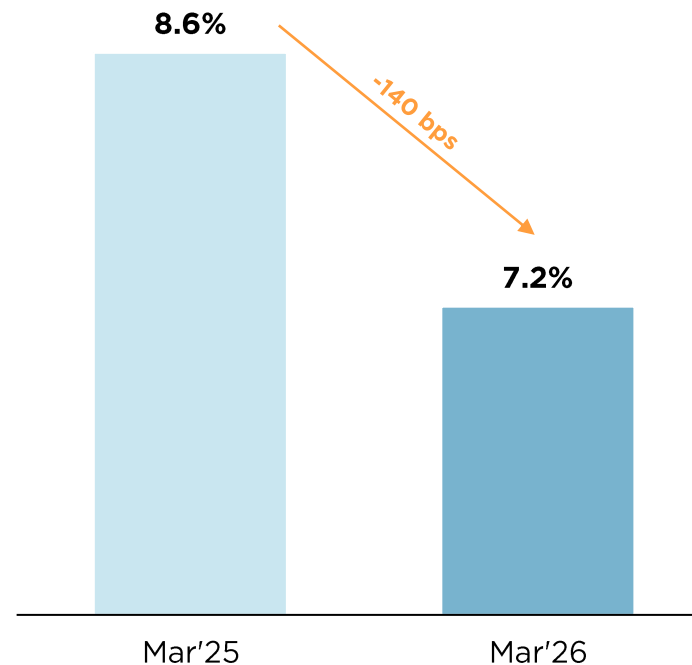
DIVERSIFIED INVESTOR POOL



10 new investors added

AVERAGE DEBT COST

(%)



✓ High-cost debt replacement, rate re-negotiations & rate cuts led to 140 bps savings in FY26

(1) Comprises of both Term Loan and OD facility

(2) As of March 31, 2026 on p.a.p.q. basis; fixed for NCD issuances and variable for Term Loan

Monitor interest rate environment to optimize the financing costs

₹ 120 B

Net Debt⁽¹⁾

7.2%

Average Debt Cost

AAA / Stable

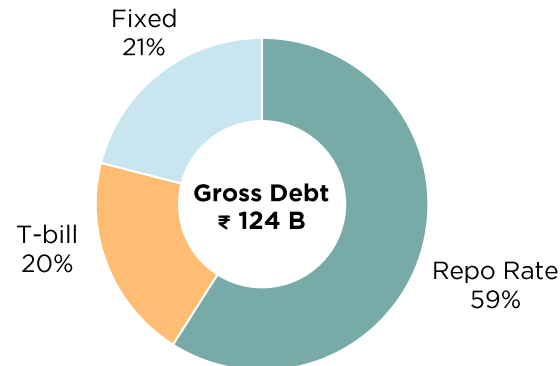
CRISIL / ICRA Rating

18%

LTV⁽²⁾

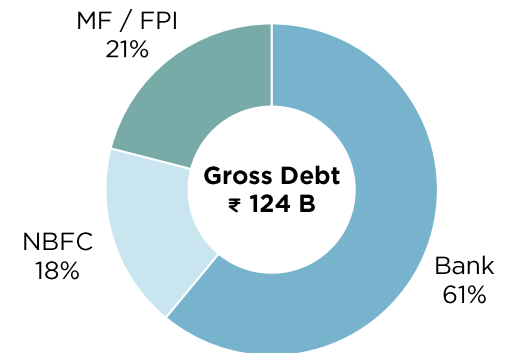
FINANCING BENCHMARKS

(%)



LENDER MIX

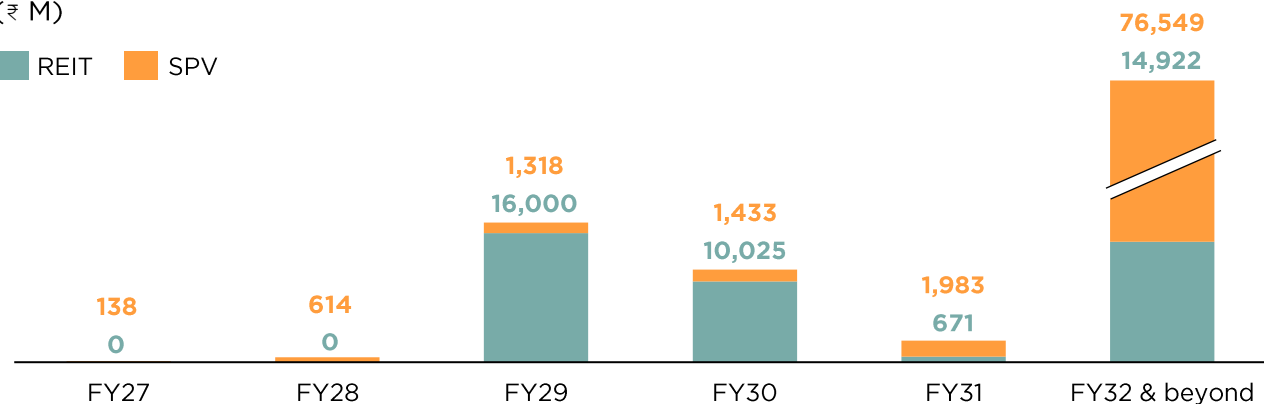
(%)



DEBT MATURITY PROFILE

(₹ M)

REIT SPV



(1) Net Debt is computed after deducting cash & cash equivalents (post Q4 FY26 distribution), investments in mutual funds and bank deposits with a maturity of more than 3 months

(2) LTV = Net debt (post Q4 FY26 distribution) / GAV as on Mar 31, 2026

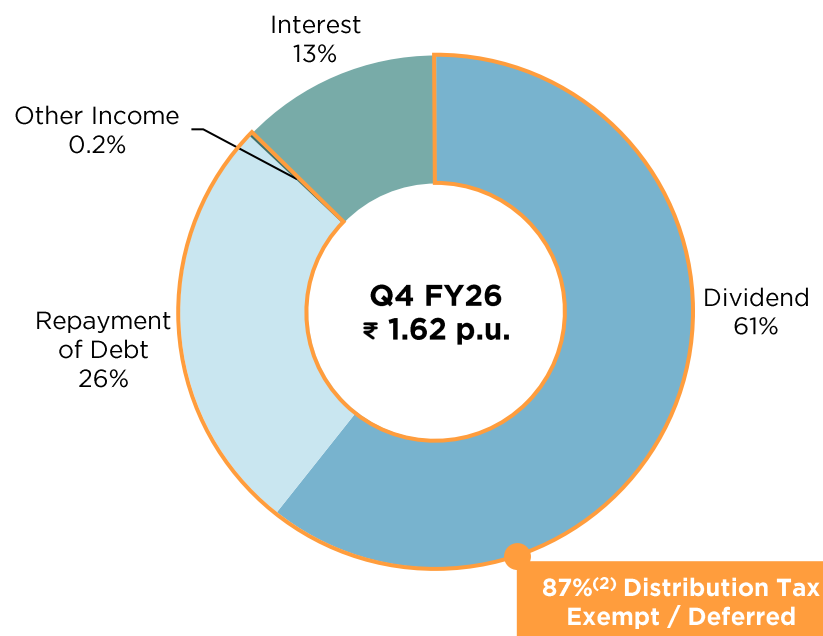


V. Distribution, Valuation & Unitholding Profile

Robust distributions with a highly tax efficient mix for unitholders

DISTRIBUTION MIX⁽¹⁾

(%)



DISTRIBUTION HIGHLIGHTS

Q4 FY26

Distribution Period

₹ 7,166 M

Distribution
Amount

4,434 M

Units
Outstanding

₹ 1.62

Distribution Per
Unit (DPU)

May 13, 2026

Declaration Date

May 16, 2026

Record Date

On or before May 22, 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) 87% Tax Efficient is sum of 61% Dividend (Tax Exempt), 26% Repayment of Debt (Tax Deferred) and 0.2% Other Income (Tax Exempt)

(Amounts in ₹ M)

Particulars	Q4 FY26
Revenue from Operations	11,965
Property Taxes and Insurance	(328)
Direct Operating Expenses	(1,104)
NET OPERATING INCOME	10,533
Other Income	138
Property Management Fees	(296)
Indirect Operating Expenses	(484)
EBITDA	9,891
Working Capital and other adjustments	329
Cash Taxes	(726)
Interest on Debt	(1,544)
NDCF at SPV level	7,950
Distribution from SPVs to REIT	7,950
Interest on Debt at REIT Level	(699)
Other Inflows / (Outflows) at REIT Level	(84)
NDCF at REIT level	7,166
DISTRIBUTION	7,166
DPU (₹ p.u.)	1.62

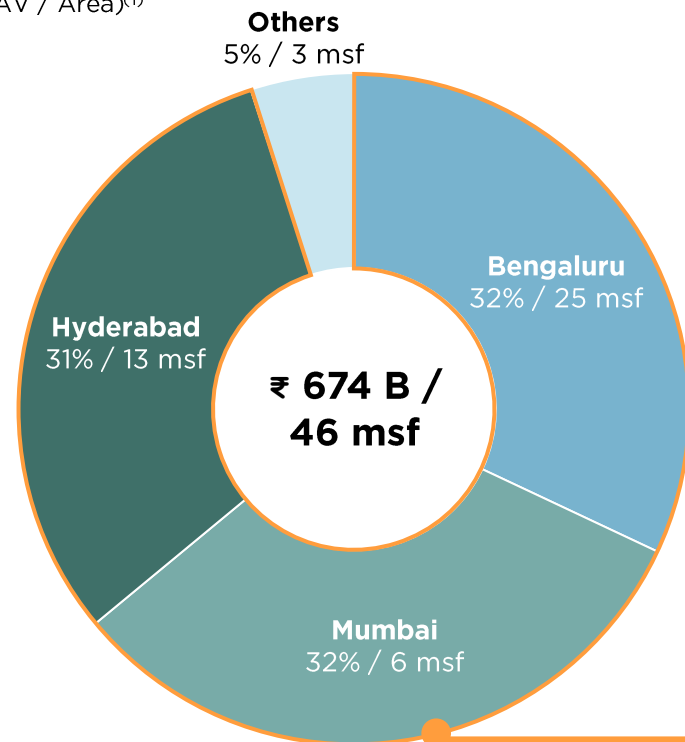
Robust portfolio valuation underscored by leasing momentum and rental growth

NAV COMPUTATION AS OF MARCH 31, 2026

Particulars	Amount (₹ M)
Gross Asset Value (GAV) ⁽¹⁾	6,74,111
Less: Net Liabilities ⁽²⁾	(1,25,959)
Net Asset Value (NAV)	5,48,152
No. of Units (M)	4,434
NAV Per Unit (₹)	124

GEOGRAPHICAL SPREAD

(% GAV / Area)⁽¹⁾



**95% GAV in India's
Best Performing
Office Markets**

(1) GAV as of Mar 31, 2026, derived from the Valuation Report issued by independent valuer (iVAS Partners)

(2) Includes Net Debt, Security Deposits and Other Liabilities (net of Other Assets)

Stable and diversified unitholding underpinned by marquee institutional investors and a ~2.4x growth in unitholders

KEY HIGHLIGHTS

₹ 520 B

Market Cap⁽¹⁾

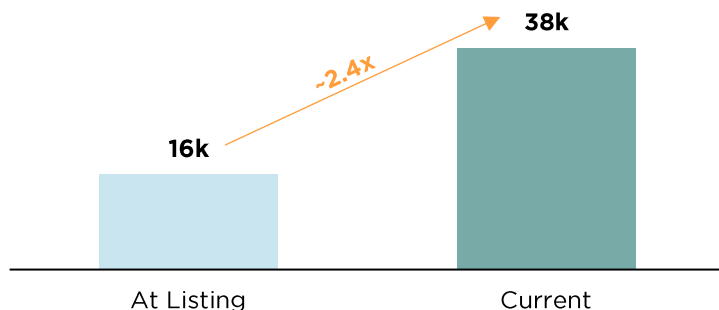
4,434 M

Units Outstanding

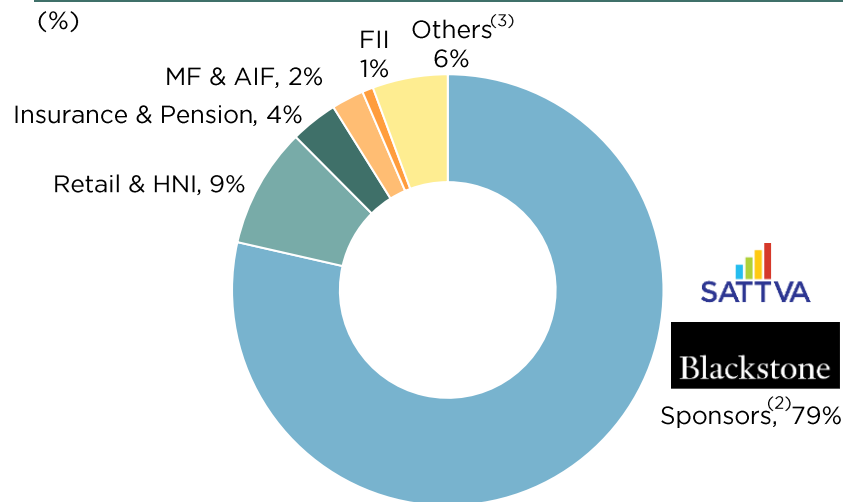
38k+

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 May 12, 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)

FY26 KEY HIGHLIGHTS

76%

Green-certified portfolio
(by Value)

74%

Energy sourced via
renewable power

96%

Waste diversion from
landfill

27%

Gender diversity ratio

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

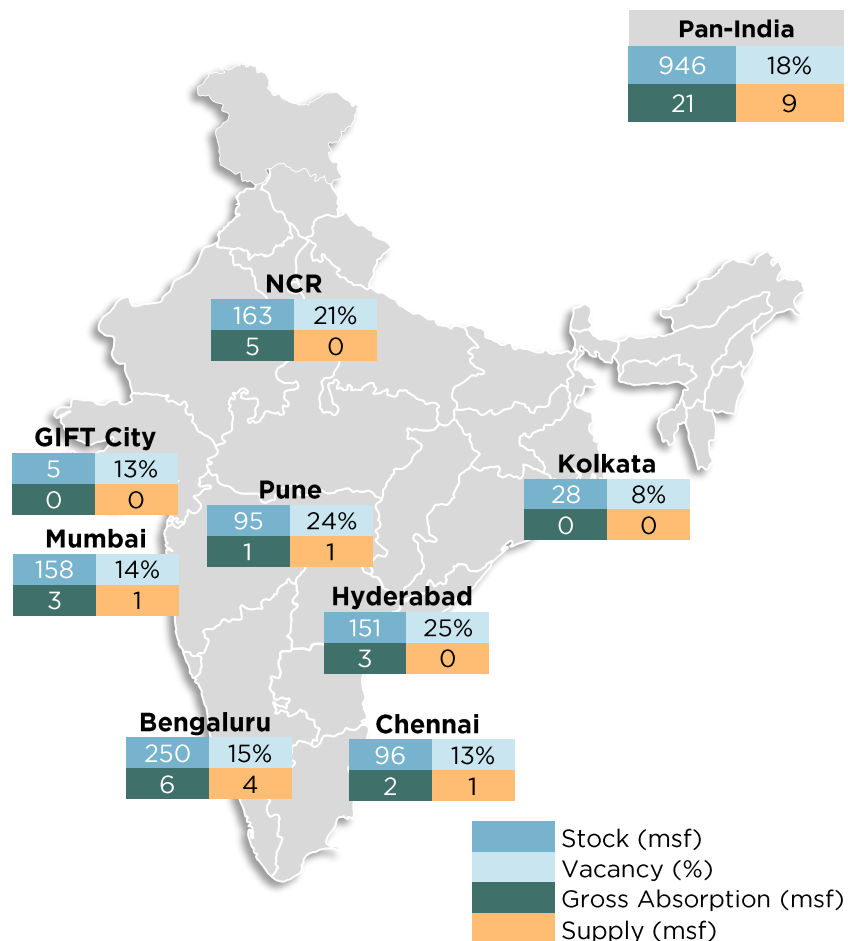
(2) WELL v2 has been obtained by 8 assets, and WELL pre-certification has been obtained by 2 assets



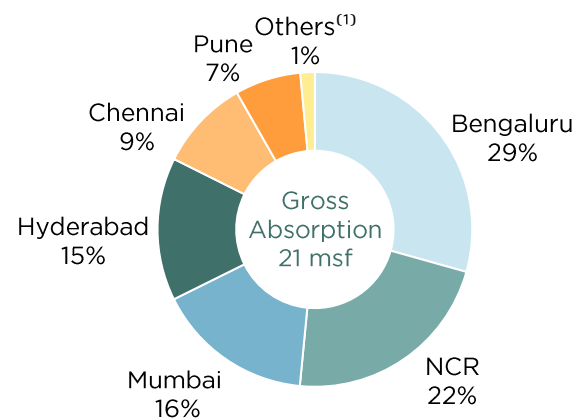
VII. Market Outlook

Strong fundamentals across KRT core markets driving positive leasing outlook

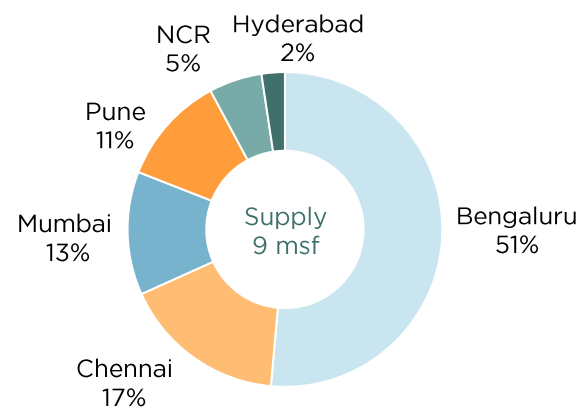
Q1 CY26 OFFICE MARKET SNAPSHOT



Q1 CY26 GROSS ABSORPTION SHARE



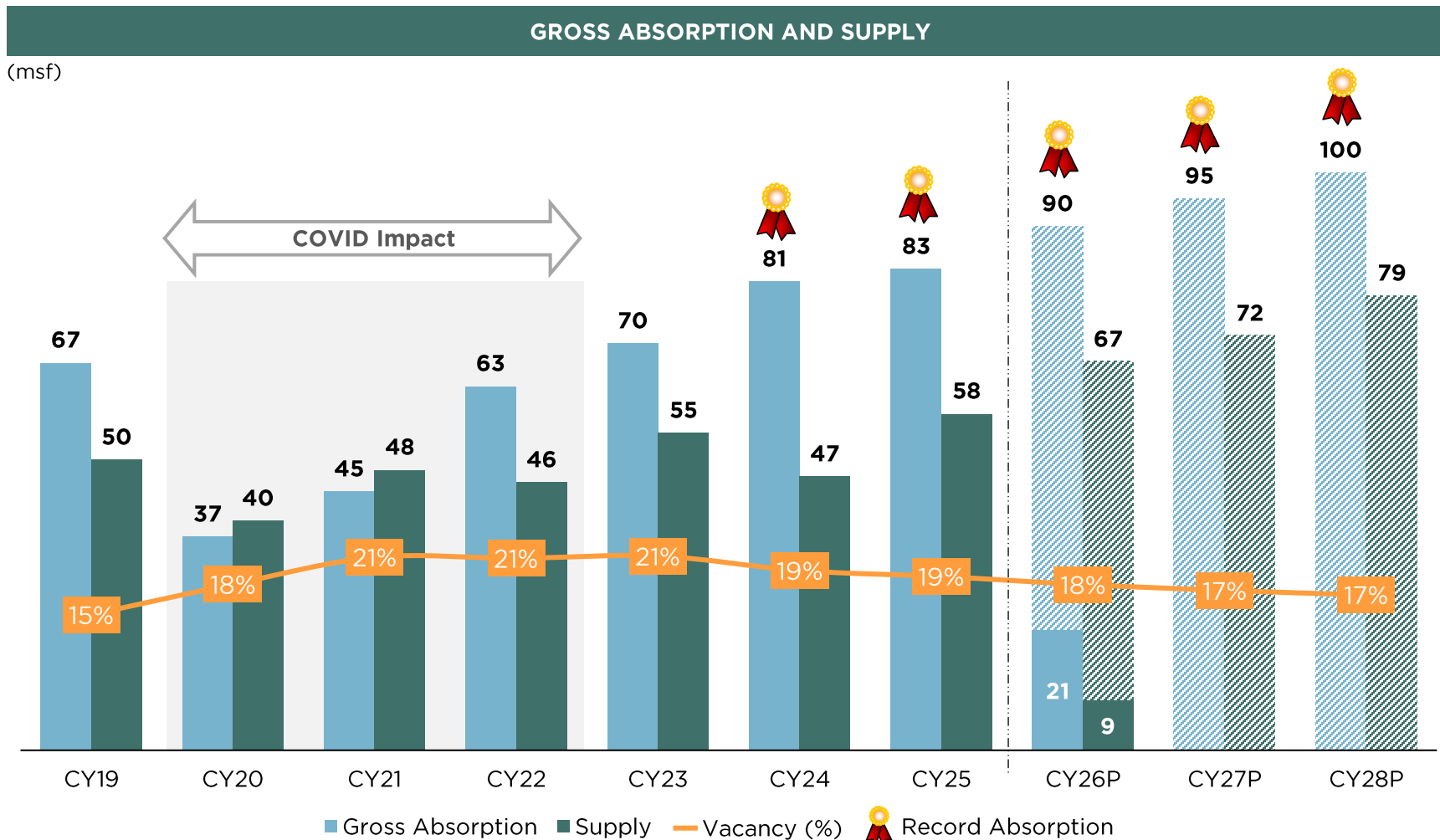
Q1 CY26 SUPPLY SHARE



Source: CBRE (Stock and Vacancy are as of Mar 31, 2026; Absorption and Supply are for the three months ended Mar 31, 2026)

(1) Others include Kolkata and GIFT City

Record demand for Grade-A office to outpace projected supply



1st

Largest Net Absorption⁽¹⁾

26%

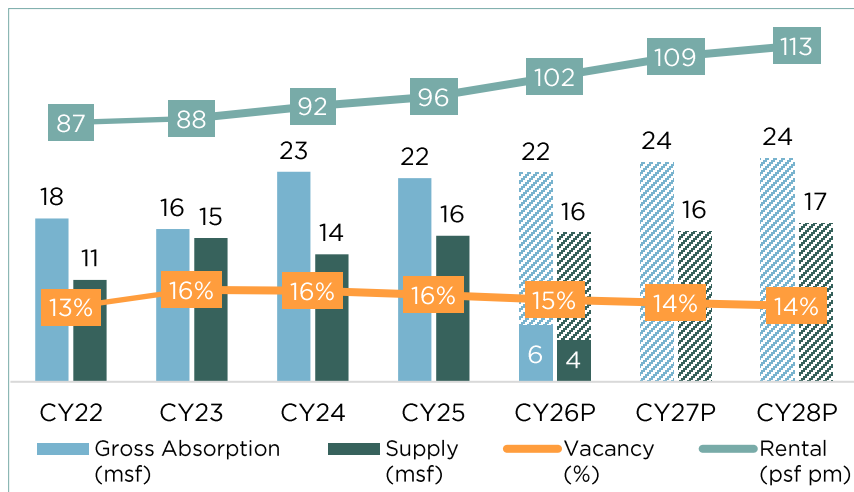
Share of pan-India total office stock⁽²⁾

41%

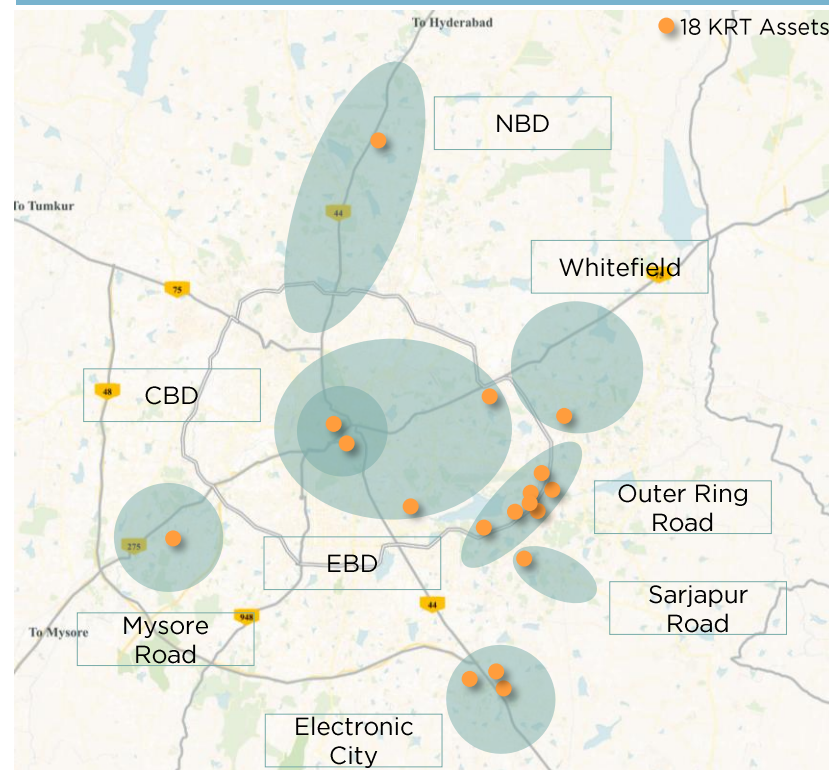
GCC Leader in India⁽³⁾

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: CBRE

(1) CY2016-Q1CY2026

(2) As of Mar 31, 2026

(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 Completed Area

2nd

Largest Net Absorption⁽¹⁾

20%

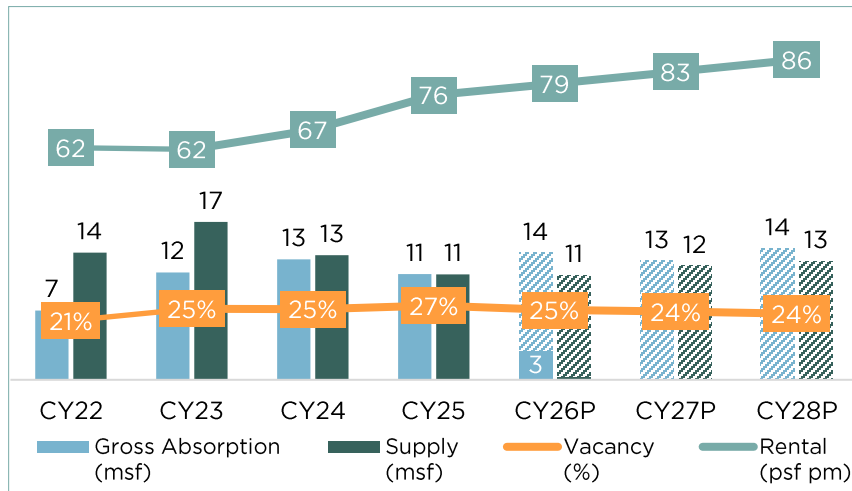
2nd highest GCC Leasing in India⁽²⁾

~1M

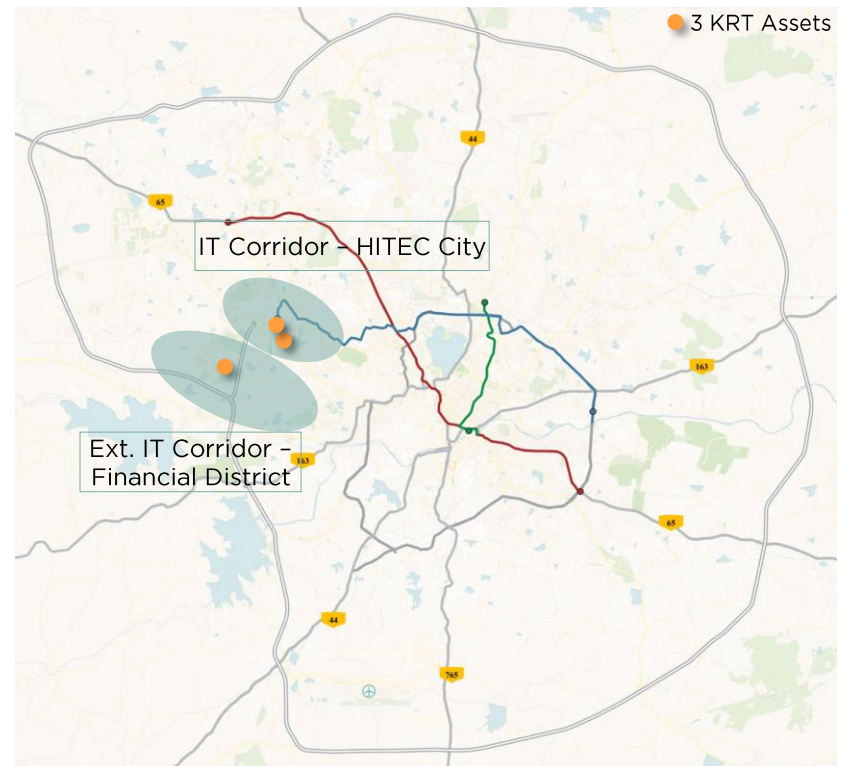
Tech Workforce in Telangana⁽³⁾

2nd

Best Infrastructure in India⁽⁴⁾



KRT's HYDERABAD PRESENCE



IT CORRIDOR - HITEC CITY

Dominant Micromarket of Hyderabad

66%

HITEC City share of net absorption in Hyderabad⁽⁵⁾

82%

of KRT's Hyderabad stock in HITEC⁽⁶⁾

3rd

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

29%

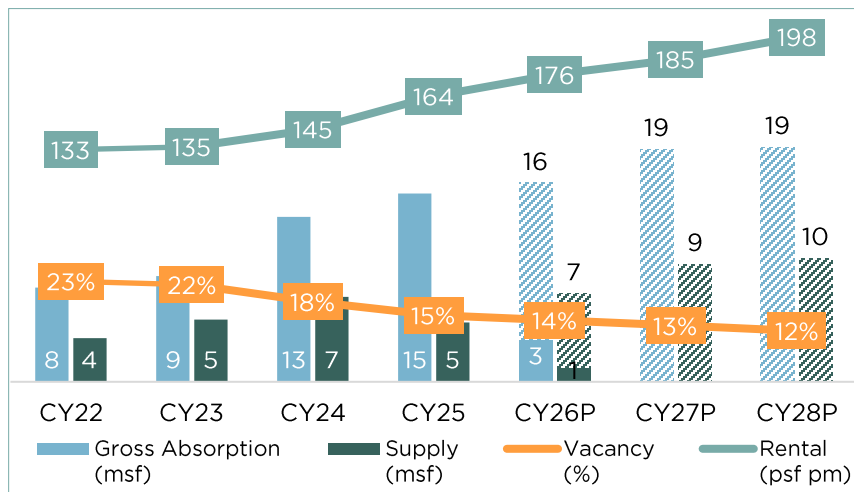
of India's
Direct Tax collection⁽²⁾

27%

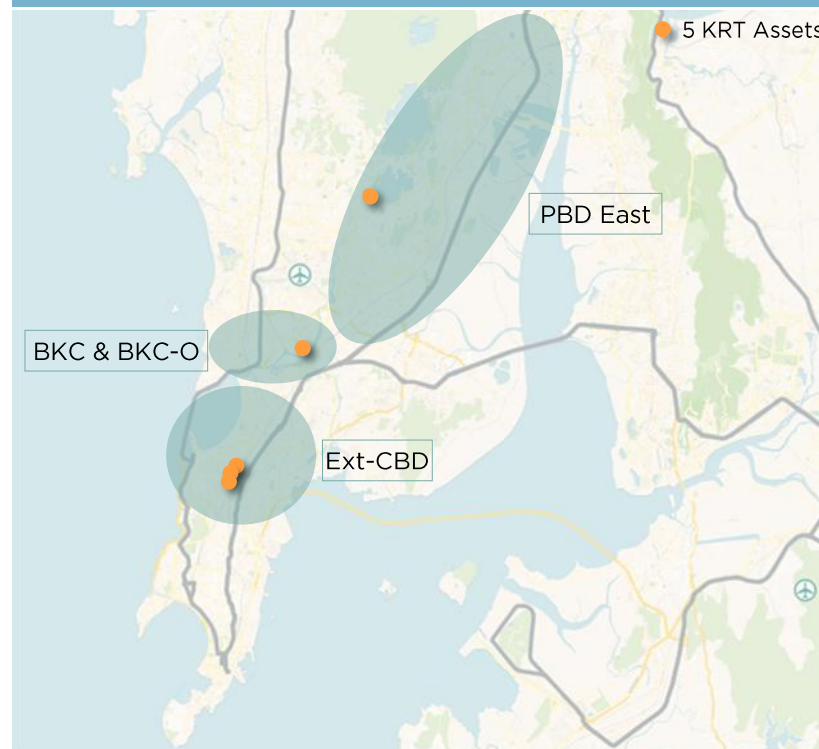
BFSI space take up⁽³⁾

3.9%

\$140B contribution to GDP⁽⁴⁾



KRT's MUMBAI PRESENCE



Ext-CBD

11%

Annual Rental growth⁽⁵⁾

7.5%

Projected CY27 vacancy

BKC and BKC-O

9%

Annual Rental growth⁽⁵⁾

4%

Vacancy in BKC & BKC-O⁽¹⁾

Source: CBRE

(1) As of Mar 31, 2026

(2) FY25 (Financial Express)

(3) Share of absorption during CY2025

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

(5) CY2022-Q1CY2026



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%	78	111	42%	1,97,111	29%	11.5
Sattva Knowledge City	7.3	-	7.3	100%	81	120	49%	1,17,333	17%	10.1
Sattva Knowledge Park	3.3	-	3.3	97%	80	120	51%	52,513	8%	10.0
Sattva Knowledge Capital	2.3	-	2.3	100%	66	68	2%	27,265	4%	19.6
Mumbai	6.1	-	6.1	89%	211	250	19%	2,13,679	32%	3.5
One International Center	1.8	-	1.8	89%	183	220	20%	54,157	8%	2.6
One Unity Center	1.0	-	1.0	84%	199	245	23%	32,971	5%	5.4
One World Center	1.8	-	1.8	93%	206	255	24%	61,786	9%	2.8
One BKC	0.8	-	0.8	87%	363	416	14%	46,279	7%	3.9
Prima Bay	0.8	-	0.8	88%	163	165	1%	18,486	3%	4.2
Bengaluru	15.3	9.2	24.6	86%	77	89	16%	1,97,872	29%	10.1
Cessna Business Park	4.2	-	4.2	94%	71	95	34%	46,786	7%	14.5
Sattva Global City	4.2	8.0	12.2	81%	57	60	5%	39,926	6%	8.2
Exora Business Park	2.2	-	2.2	78%	90	100	11%	33,884	5%	6.3
Sattva Softzone	1.0	-	1.0	91%	102	107	5%	17,153	3%	5.0
Sattva Knowledge Court	0.9	-	0.9	92%	72	80	11%	11,182	2%	11.2
Sattva Horizon	0.6	-	0.6	100%	62	66	6%	5,515	1%	18.5
Others (12 assets) ⁽²⁾	2.2	1.2	3.4	80%	103	110	7%	43,426	6%	7.8
Rest of India	2.9	-	2.9	96%	56	70	25%	29,320	4%	6.0
Kosmo One, Chennai	1.9	-	1.9	97%	44	57	28%	15,275	2%	4.4
One Qube, Gurugram	0.6	-	0.6	92%	105	125	19%	9,821	1%	7.4
Fintech One, GIFT City	0.5	-	0.5	98%	49	63	28%	4,225	1%	8.4
Sub-Total (Office)	37.2	9.2	46.5	92%	97	122	25%	6,37,983	95%	8.0
Solar	-	-	63.0 MW	-	-	-	-	3,968	1%	-
Maintenance Services	-	-	-	-	-	-	-	32,159	5%	-
Sub-Total (Other Assets)	-	-	-	-	-	-	-	36,127	5%	-
Total Portfolio	37.2	9.2	46.5 / 63.0 MW	92%	97	122	25%	6,74,111	100%	8.0

(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 39 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	63 / 1%	92 / 37%	85 / 1%	90 / 47%	85 / 1%	90 / 54%	61 / 1%	99 / 48%
Sattva Knowledge City	63 / 1%	92 / 37%	85 / 1%	90 / 47%	85 / 1%	90 / 54%	61 / 1%	99 / 48%
Sattva Knowledge Park	-	-	-	-	-	-	-	-
Sattva Knowledge Capital	-	-	-	-	-	-	-	-
Mumbai	647 / 11%	195 / 29%	732 / 14%	216 / 38%	798 / 14%	219 / 26%	692 / 13%	232 / 21%
One International Center	313 / 20%	182 / 27%	245 / 15%	172 / 41%	302 / 19%	196 / 30%	453 / 30%	219 / 22%
One Unity Center	-	-	47 / 6%	207 / 30%	47 / 5%	213 / 33%	47 / 6%	249 / 20%
One World Center	327 / 21%	205 / 31%	210 / 14%	212 / 33%	374 / 24%	238 / 24%	110 / 7%	246 / 26%
One BKC	8 / 1%	328 / 33%	161 / 22%	310 / 48%	17 / 3%	425 / 13%	27 / 5%	438 / 15%
Prima Bay	-	-	68 / 9%	170 / 7%	57 / 8%	169 / 13%	55 / 8%	190 / 6%
Bengaluru	811 / 6%	68 / 15%	417 / 5%	113 / 18%	357 / 3%	76 / 16%	173 / 1%	76 / 6%
Cessna Business Park	54 / 2%	102 / (2%)	86 / 3%	92 / 14%	-	-	-	-
Sattva Global City	549 / 20%	49 / 28%	13 / 1%	63 / 4%	20 / 1%	63 / 10%	132 / 6%	71 / 3%
Exora Business Park	60 / 4%	99 / 6%	139 / 8%	77 / 43%	42 / 2%	80 / 44%	-	-
Sattva Softzone	52 / 8%	113 / (0%)	32 / 5%	113 / 5%	-	-	-	-
Sattva Knowledge Court	30 / 3%	67 / 26%	-	-	-	-	-	-
Sattva Horizon	-	-	-	-	-	-	-	-
Others (12 assets) ⁽¹⁾	67 / 5%	136 / (1%)	147 / 13%	163 / 10%	294 / 12%	76 / 12%	41 / 2%	93 / 12%
Rest of India	318 / 9%	43 / 38%	96 / 3%	51 / 22%	421 / 13%	47 / 46%	60 / 2%	48 / 43%
Kosmo One, Chennai	318 / 18%	43 / 38%	96 / 6%	51 / 22%	407 / 23%	44 / 48%	60 / 3%	48 / 43%
One Qube, Gurugram	-	-	-	-	14 / 3%	118 / 23%	-	-
Fintech One, GIFT City	-	-	-	-	-	-	-	-
Total Portfolio	1,839 / 6%	109 / 26%	1,330 / 7%	164 / 33%	1,661 / 7%	138 / 27%	986 / 5%	185 / 21%

(1) Others include 12 assets, as detailed in the footnote to Slide 39 (Key Portfolio Statistics)

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
Loan Facility	CRISIL / ICRA AAA	Floating	16,000	15,619	7.2%	-	-	-	25	671	14,922	15,619
Sub-total (A)			42,000	41,619	7.3%	-	-	16,000	10,025	671	14,922	41,619
SPV Level												
LRD (One World Center)	ICRA AAA	Floating	25,000	21,467	7.2%	-	-	-	-	436	21,031	21,467
LRD (One BKC)	CRISIL AAA	Floating	21,120	14,696	7.3%	-	-	-	-	-	14,696	14,696
LRD (Exora Business Park)	ICRA AAA	Floating	12,000	11,145	7.1%	-	-	-	-	-	11,145	11,145
LRD (Knowledge Park)	CRISIL AAA	Floating	11,250	9,969	7.3%	-	187	538	690	771	7,784	9,969
LRD (Prima Bay)	CRISIL AAA	Floating	9,500	8,318	7.2%	-	-	-	-	-	8,318	8,318
LRD (Knowledge Park)	CRISIL AAA	Floating	6,750	6,127	7.3%	-	75	294	390	448	4,920	6,127
LRD (Kosmo One)	CRISIL AAA	Floating	7,400	5,548	7.1%	-	-	-	-	-	5,548	5,548
LRD (Knowledge Capital)	CRISIL AAA	Floating	2,750	1,867	7.3%	-	138	206	213	232	1,078	1,867
LRD (Knowledge Court)	CRISIL AAA	Floating	3,500	1,527	7.3%	-	-	-	-	-	1,527	1,527
LRD (Knowledge Capital)	CRISIL AAA	Floating	1,150	765	7.3%	-	38	88	91	97	452	765
LRD (Sattva Touchstone)	CRISIL AAA	Floating	1,440	556	7.3%	138	177	193	48	-	-	556
LRD (Global City)	CRISIL AAA	Floating	2,500	23	7.2%	-	-	-	-	-	23	23
CAM Bengaluru	NA	Floating	47	26	7.5%	-	-	-	-	-	26	26
CAM Hyderabad	NA	Floating	19	-	7.5%	-	-	-	-	-	-	-
Sub-total (B)			1,04,426	82,035	7.2%	138	614	1,318	1,433	1,983	76,549	82,035
TOTAL (A+B)			1,46,426	1,23,654	7.2%	138	614	17,318	11,458	2,655	91,471	1,23,654

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 (Amounts in ₹ M)					
	Three months ended			Year ended		
	Mar 31, 2026	Mar 31, 2025	Variance (%)	Mar 31, 2026	Mar 31, 2025	Variance (%)
Hyderabad						
Sattva Knowledge City	2,142	1,834	17%	7,987	7,339	9%
Sattva Knowledge Park	839	754	11%	3,147	2,262	39%
Sattva Knowledge Capital	482	368	31%	1,923	1,259	53%
Mumbai						
One BKC	834	766	9%	3,320	2,851	16%
One World Center	1,044	950	10%	3,922	3,476	13%
One International Center, One Unity Center	1,456	1,143	27%	5,145	3,984	29%
Prima Bay	414	407	2%	1,671	1,582	6%
Bengaluru						
Cessna Business Park	937	847	11%	3,815	3,747	2%
Exora Business Park	532	543	(2%)	2,344	2,083	12%
Sattva Global City	541	522	3%	2,197	1,805	22%
Sattva Softzone Complex ⁽¹⁾	450	430	5%	1,605	1,543	4%
Sattva Knowledge Court	219	194	13%	866	791	10%
Sattva Horizon	115	-	NA	335	-	NA
Others ⁽²⁾	444	407	9%	1,700	1,717	(1%)
Rest of India						
Kosmo One, Chennai	321	316	2%	1,273	1,217	5%
One Qube, Gurugram	186	137	36%	666	430	55%
Fintech One, GIFT City	83	71	16%	317	180	76%
Sub-Total (Office)	11,037	9,690	14%	42,233	36,265	16%
Solar	104	111	(6%)	320	183	74%
Maintenance Services	1,569	1,559	1%	5,996	5,918	1%
Sub-Total (Ancillary Assets)	1,673	1,670	0%	6,316	6,101	4%
Inter Property Eliminations ⁽³⁾	(744)	(657)	NA	(2,777)	(3,065)	NA
Total Portfolio	11,965	10,703	12%	45,772	39,301	16%

(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			Year ended		
	Mar 31, 2026	Mar 31, 2025	Variance (%)	Mar 31, 2026	Mar 31, 2025	Variance (%)
Hyderabad						
Sattva Knowledge City	2,091	1,767	18%	7,800	7,162	9%
Sattva Knowledge Park	793	706	12%	2,999	2,254	33%
Sattva Knowledge Capital	476	364	31%	1,901	1,256	51%
Mumbai						
One BKC	727	650	12%	2,921	2,476	18%
One World Center	918	817	12%	3,400	2,981	14%
One International Center, One Unity Center	1,246	925	35%	4,289	3,122	37%
Prima Bay	345	341	1%	1,424	1,356	5%
Bengaluru						
Cessna Business Park	846	763	11%	3,456	3,401	2%
Exora Business Park	444	449	(1%)	1,997	1,746	14%
Sattva Global City	459	480	(4%)	1,855	1,604	16%
Sattva Softzone Complex ⁽¹⁾	427	404	6%	1,505	1,359	11%
Sattva Knowledge Court	206	184	12%	824	750	10%
Sattva Horizon	99	0	NA	296	(27)	NA
Others ⁽²⁾	360	351	3%	1,465	1,486	(1%)
Rest of India						
Kosmo One, Chennai	236	246	(4%)	954	919	4%
One Qube, Gurugram	152	101	51%	532	293	82%
Fintech One, GIFT City	67	56	19%	260	125	108%
Sub-Total (Office)	9,891	8,604	15%	37,879	32,260	17%
Solar	95	70	36%	211	115	84%
Maintenance Services	547	574	(5%)	2,394	1,948	23%
Sub-Total (Ancillary Assets)	642	644	(0%)	2,605	2,063	26%
Total Portfolio	10,533	9,248	14%	40,484	34,323	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



IX. KRT at a Glance

Sattva Knowledge City
7.3 msf



Sattva Knowledge Park
3.3 msf



Sattva Knowledge Capital
2.3 msf



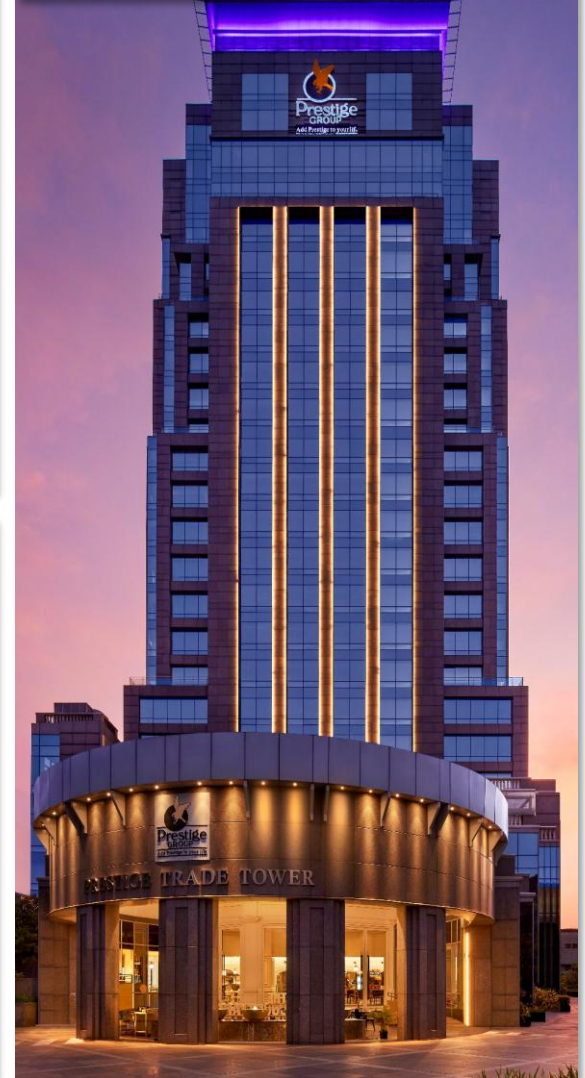
Cessna Business Park
4.2 msf



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



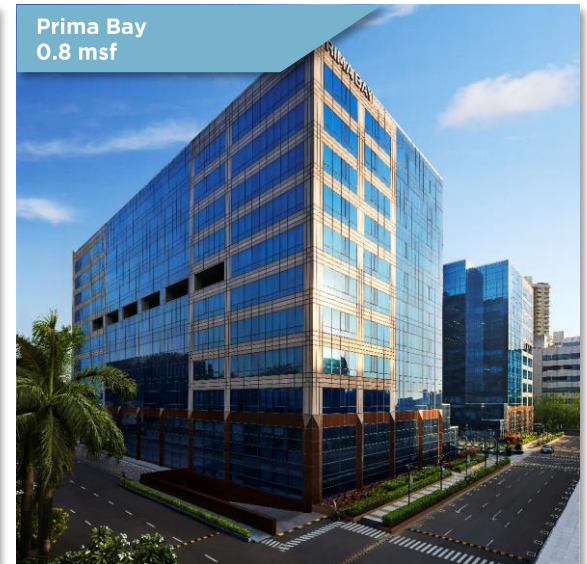
One International Center
1.8 msf



One Unity Center
1.0 msf



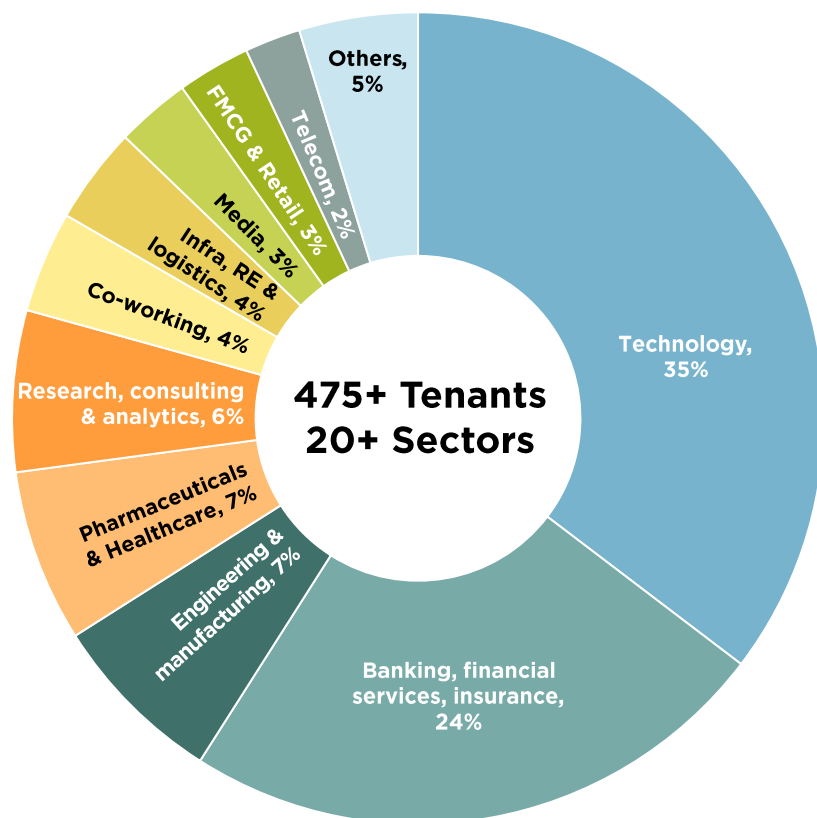
Prima Bay
0.8 msf



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

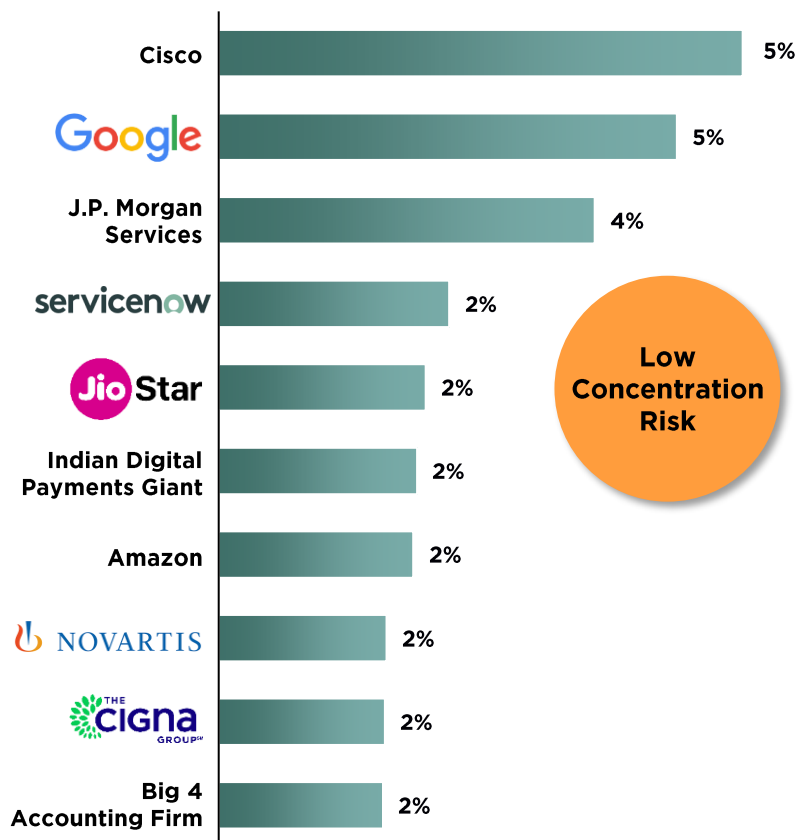
TENANT MIX SECTORS

(% by Gross Rents)⁽¹⁾



TOP 10 TENANTS (28%)

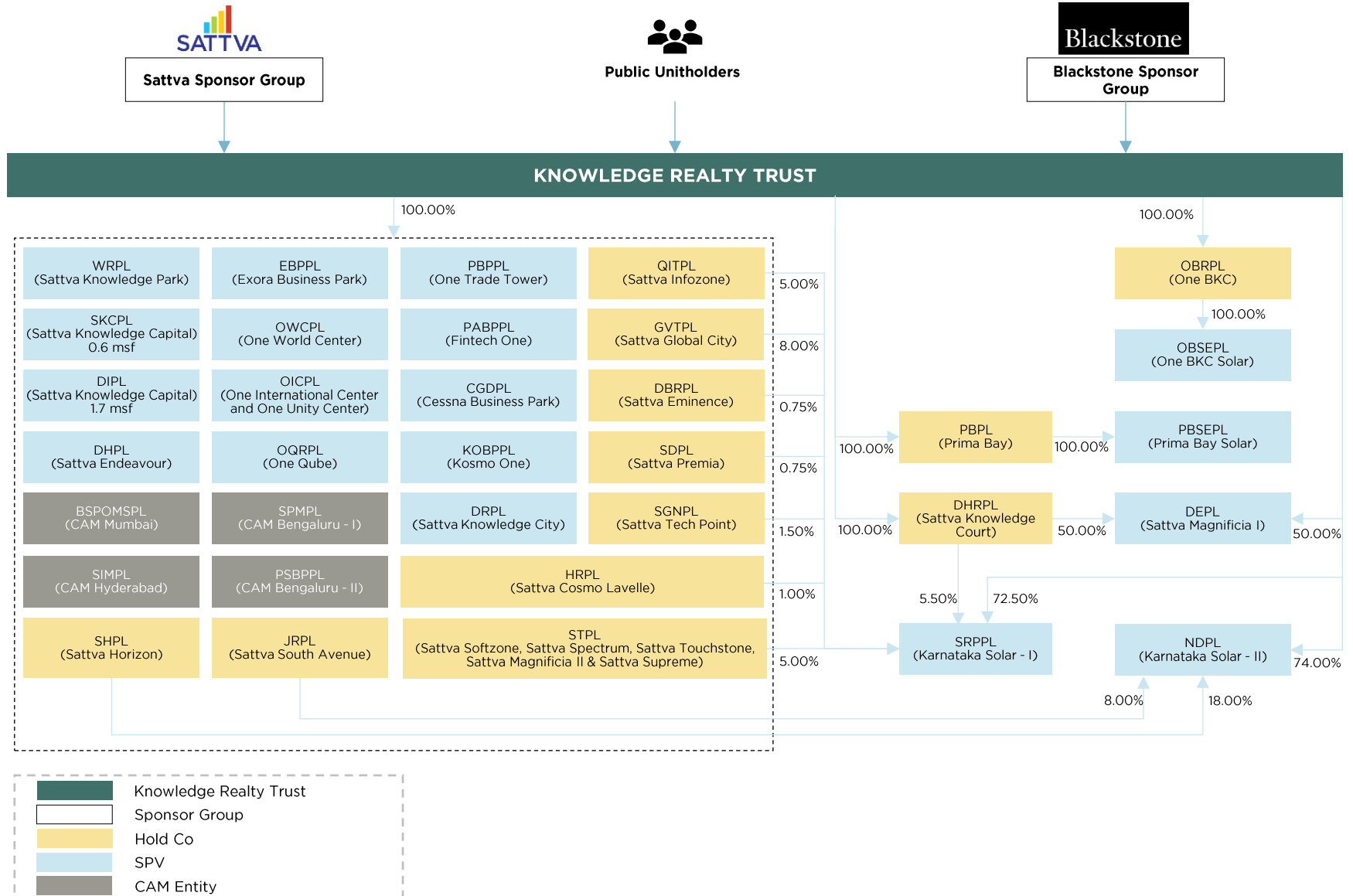
(% by Gross Rents)⁽¹⁾



(1) As of Mar 31, 2026

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

HOLDING STRUCTURE



Notes:

- All figures in this presentation are as of March 31, 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) 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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