

- 1 **Type of issue (IPO/ FPO)** IPO of REITs
- 2 **Issue size (Rs. in crore)** 4,800.00
Source: Final Offer Document dated August 12, 2025
- 3 **Grade of issue alongwith name of the rating agency**
- | | |
|--------------|----------------|
| Name | Not Applicable |
| Grade | Not Applicable |
- 4 **Subscription Level (Number of times)** 12.25
Source: Based on valid applications (excluding Anchor investors)
- 5 **QIB holding (as a %age of total outstanding capital) as disclosed to stock exchanges**

Particulars	%
(i) On Allotment in the Issue (August 13, 2025) ⁽¹⁾	8.79%
(ii) at the end of the 1st Quarter immediately after the listing (September 30, 2025) ⁽²⁾	6.79%
(iii) at the end of 1st FY (March 31, 2026) ⁽³⁾	Not available
(iv) at the end of 2nd FY (March 31, 2027) ⁽⁴⁾	Not available
(v) at the end of 3rd FY (March 31, 2028) ⁽⁵⁾	Not available

(1) Source: Basis of Allotment includes allotment to Anchor Investors

(2) Institutional shareholding submitted to stock exchanges for September 30, 2025.

(3) QIB Holding not disclosed as reporting for relevant period has not been completed.

(4) QIB Holding not disclosed as reporting for relevant period has not been completed.

(5) QIB Holding not disclosed as reporting for relevant period has not been completed.

6 **Financials of the issuer**

(Consolidated Rs. in crore)

Parameters	1st FY (March 31, 2026)*	2nd FY (March 31, 2027)*	3rd FY (March 31, 2028)*
Income from operations	Not available	Not available	Not available
Net Profit for the period	Not available	Not available	Not available
Paid-up equity share capital	Not available	Not available	Not available
Reserves excluding revaluation reserves	Not available	Not available	Not available

Note: *Financials for the year ended March 31, 2026, March 31, 2027 and March 31, 2028 shall be updated once available.

7 Trading status in the scrip of the issuer

Company's Equity Shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE")

Particulars	Status
(i) at the end of 1st FY (March 31, 2026)*	Not available
(ii) at the end of 2nd FY (March 31, 2027)*	Not available
(iii) at the end of 3rd FY (March 31, 2028)*	Not available

*Trading status not disclosed as the relevant fiscal years have not been completed.

8 Change, if any, in directors of issuer from the disclosures in the offer document

Particulars	Name of Director	Appointed / Resigned
at the end of 1st FY March 31, 2026*	Not available	Not available
at the end of 2nd FY March 31, 2027*	Not available	Not available
at the end of 3rd FY March 31, 2028*	Not available	Not available

*Changes in Directors not disclosed as the relevant fiscal years have not been completed.

9 Status of implementation of project/ commencement of commercial production

Particulars	Remarks
(i) as disclosed in the offer document	
(ii) Actual implementation	Not applicable
(iii) Reasons for delay in implementation, if any	

10 Status of utilization of issue proceeds

(i) as disclosed in the offer document

Expenditure items	Proposed Utilization (Rs cr)	Actual Utilization (Rs cr)
Partial or full repayment or prepayment of certain financial indebtedness of the Asset SPVs and the Investment Entities	4,640.00	NA
General purposes	-	-
Total	4,640.00	-

(ii) Actual utilisation	NA
(iii) Reasons for deviation, if any	NA

*Status of utilisation of Net Proceeds disclosed: Submission of quarterly statement of deviation(s) or variation(s) in use of proceeds for the quarter ended September 30, 2025.

(iii) Reasons for deviation, if any	None
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*Status of utilisation of Net Proceeds disclosed : Submission of quarterly statement of deviation(s) or variation(s) in use of proceeds for the quarter ended September 30, 2025.

11 Comments of monitoring agency, if applicable

- (a) Comments on use of funds
 (b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document
 (c) Any other reservations expressed by the monitoring agency about the end use of funds

Not applicable
 Not applicable
 Not applicable

12 Price-related data

Designated SE NSE
 Issue Price (Rs.) 100
 Listing Date 18-Aug-25

Price parameters	At close of listing day August 18, 2025	At close of 30th calendar day from listing day (September 16, 2025) ⁽⁴⁾	At close of 90th calendar day from listing day (November 15, 2025) ⁽⁴⁾	As at the end of March 31, 2026 ⁽³⁾		
				Closing price	High	Low
Market Price ⁽²⁾	106.24	111.08	117.96	-	-	-
Nifty 50	18,203.40	25,239.10	25,910.05	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					
Price parameters	As at the end of March 31, 2027 ⁽¹⁾⁽³⁾			As at the end of March 31, 2028 ⁽¹⁾⁽³⁾		
	Closing price	High	Low	Closing price	High	Low
Market Price ⁽²⁾	-	-	-	-	-	-
Nifty 50	-	-	-	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					

Source: Stock Exchange data. Where the 30th day / 90th day / March 31 of a particular year falls on a holiday, the immediately preceding trading day has been considered

1 Pricing data not disclosed as the relevant fiscal year has not completed

2. Market price on NSE taken, being the designated stock exchange

3. High and Low based on closing prices

4. 30th calendar day shall be taken as listing date plus 29 calendar days. 90th calendar day shall be taken as listing date plus 89 calendar days

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting ratio	Name of REIT	As disclosed in the final offer document ⁽¹⁾	At the end of 1st FY March 31, 2026 ⁽²⁾	At the end of 2nd FY March 31, 2027 ⁽²⁾	At the end of 3rd FY March 31, 2028 ⁽²⁾
Net Asset Value per Unit	Issuer:	110.94	Not available	Not available	Not available
	Peer Group:				
	Embassy Office Parks REIT	423.22	Not available	Not available	Not available
	Mindspace Business Park REIT	431.70	Not available	Not available	Not available
	Brookfield India Real Estate Trust	336.35	Not available	Not available	Not available

(1) Sourced from Final Offer Document dated August 12, 2025

(2) Information not provided as the relevant fiscal year has not completed

14 Any other material information

Particulars	Date
Submission of Knowledge Realty Trust Half-Yearly Report.	14-11-2025
Submission of quarterly statement of deviation(s) or variation(s) in use of proceeds confirming that there has been no deviation or variation in the utilization of proceeds from the Initial Public Offer and the issuance of Non-Convertible Debt Securities by Knowledge Realty Trust.	12-11-2025
Change in the composition of the Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to Knowledge Realty Trust: (i) Appointment of Mr. Sunil Ramakant Bhumralkar (DIN: 00177658) as an Additional Non-Executive Independent Director on the Board of the Company with effect from 10th November, 2025 for a period of 5 years, (ii) Appointment of Mr. Asheesh Mohta (DIN: 00358583) as an Additional Non-Executive, Non-Independent Director of the Company with effect from 10th November, 2025	10-11-2025
Submission of Summary Valuation Report of Knowledge Realty Trust for the quarter and half year ended 30th September, 2025, under Regulation 21 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014	10-11-2025
Outcome of the Meeting of the Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to Knowledge Realty Trust, held on 10th November, 2025 i.e., <i>inter alia</i> (i) approving Unaudited Standalone Financial Results and Unaudited Consolidated Financial Results, (ii) Distribution of INR 6,900.06/- Million (Indian Rupees Six Thousand Nine Hundred and point Zero Six Million Only) / INR 1.556/- (Indian Rupee One Point Five Five Six Only) per Unit for the quarter ended 30th September, 2025, (iii) appointment of Sunil Ramakant Bhumralkar as an Additional Non-Executive Independent Director on the Board of the Company with effect from 10th November, 2025 for a period of 5 years, (iv) Appointment of Mr. Asheesh Mohta (DIN: 00358583) as an Additional Non-Executive, Non-Independent Director of the Company with effect from 10th November, 2025, (v) amendment of the AoA, (vi) approved incorporation of four wholly-owned private limited companies as subsidiaries of Devbhumi Realtors Private Limited, a portfolio entity of KRT holding Sattva Knowledge City, Hyderabad	10-11-2025
Prior Intimation of Board Meeting scheduled to be held on Monday, 10th November, 2025	03-11-2025
Outcome of the Meeting of the Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to Knowledge Realty Trust, held on 26th September, 2025	26-09-2025
Intimation of Closure of Trading Window for trading in securities of the Knowledge Realty Trust	25-09-2025
Disclosure of Credit Rating obtained by Knowledge Realty Trust for Non-Convertible Debentures of Rs.1600 Crores & reaffirmation of Issuer Rating	17-09-2025
Outcome of the Meeting of the Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to Knowledge Realty Trust held on 15th September, 2025 for (i) raising of funds through fresh issuance of 1,60,000 (One Lakh Sixty Thousand only) non-convertible debentures on private placement basis ("NCDs"), (ii) availing term loan, (iii) approval to raise or avail indebtedness, (iv) approval for KRT to become the Member of Indian REITS Association	15-09-2025
Intimation of meeting of the board of directors of KROMSPL to be held on September 15, 2025 to, <i>inter-alia</i> , approve fund raising by way of issuance of NCDs	10-09-2025
Disclosure that ICRA Limited, a credit rating agency has assigned and finalised a credit rating of AAA (stable)	08-09-2025
Outcome of the board meeting for the quarter ended June 30, 2025 held on September 2, 2025 for <i>inter-alia</i> , (i) approving unaudited standalone financial results for quarter ended June 30, 2025, (ii) approving appointment of PricewaterhouseCoopers Services LLP, Chartered Accountants as internal auditors for FY 2025-26, (iii) approving shifting of registered office of KROMSPL, (iv) approving shifting of place of business of KRT	02-09-2025
Intimation of closure of trading window for trading in securities of KRT with effect from opening hours of August 29, 2025 until 48 hours after announcement of standalone financial results for the quarter ended June 30, 2025	28-08-2025
Intimation of meeting of the board of directors to be held on September 2, 2025 to approve unaudited condensed standalone financial results for the quarter ended June 30, 2025	28-08-2025
Listing of Units	18-08-2025

Source- Stock Exchange filings

The Company meets Investors/ Analysts/ Participants from time to time. Please refer to the website of the Stock Exchanges for the intimation of the schedule of such meetings and related details, as applicable

For further updates and information, please refer stock exchange websites i.e. www.bseindia.com and / or www.nseindia.com

Disclaimer:

The information compiled herein is in accordance with the disclosure requirements with regard to the track record of the public issues managed by JM Financial Limited ("JM Financial") arising out of the SEBI Circular No. CIR/MIRSD/1/2012 dated January 10, 2012.

This information is gathered, inter-alia, from the Final Offer Document of the Issuer, as amended, and from the filings made by the Issuer with the BSE Limited ("BSE") and/or the National Stock Exchange of India Limited ("NSE" and together with the BSE, the "Stock Exchanges") from time to time, price-volume data available on the website of the Stock Exchanges, other sources as disclosed herein and information / clarifications provided by the Issuer.

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