Name of the Issue: Knowledge Realty Trust

1	**Type of Issue**	IPO of REIT
2	**Issue Size (Rs. million)**	48,000.00
	Source: Final Offer Document dated August 12, 2025	
3	**Grade of issue along with name of the rating agency**	
	Name	NA
	Grade	NA
4	**Subscription Level (Number of times)**	12.25*
	** Based on valid applications(excluding Strategic and Anchor investors)*	
	Source: Minutes for basis of allotment dated August 12, 2025	

5 QIB Holding (as a %age of Outstanding Unit Holding) as disclosed to the stock exchanges

Particulars	%
(i) On Allotment^	8.79
(ii) at the end of the 1st Quarter immediately after the listing of the issue (September 30, 2025)	6.79
(iii) at the end of 1st FY (March 31, 2026)	6.81
(iv) at the end of 2nd FY (March 31, 2027)*	N.A.
(iv) at the end of 3rd FY (March 31, 2028)*	N.A.

^Basis of Allotment (excluding pre-issue QIB holding)

**will be updated in due course*

6 Financials of the issuer (Consolidated)

(Rs. million)

Parameters	1st FY (March 31, 2026)	2nd FY (March 31, 2027)[1]	3rd FY (March 31, 2028)[1]
Income from operations	30,466.28	N.A	N.A
Net Profit for the period	8,001.48	N.A	N.A
Paid-up equity share capital	4,41,991.92	N.A	N.A
Reserves excluding revaluation reserves	(7,936.55)	N.A	N.A

[1] Financials not disclosed as reporting for the fiscal year has not been completed/ not publicly available

7 Trading Status

The units of REIT are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") (and together with BSE the "Stock Exchanges")

The units have not been suspended or delisted.

Particulars	Status
(i) at the end of 1st FY (March 31, 2026)	Not Frequently Traded
(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 year has not been completed.*

Source: Stock exchange data.

8 Change in Directors of Issuer from the disclosures in the offer document

Particulars	Name of Director	Appointed / Resigned
(i) at the end of 1st FY (March 31, 2026)	Asheesh Mohta	Appointed
	Sunil Ramakant Bhumralkar	Appointed
	Geetha Ravichandran	Appointed
(ii) at the end of 2nd FY (March 31, 2027)*	Not Available	
(iii) at the end of 3rd FY (March 31, 2028)*	Not Available	

**will be updated in due course*

9 Status of implementation of project/ commencement of commercial production

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

10 Status of utilization of issue proceeds (in Rs million)

(i) As disclosed in the offer document (Net Proceeds)	4,640.00
(ii) Actual utilization	NA
(iii) Reasons for deviation, if any	NA

Utilization of the Net Proceeds

(Rs. Million)

Particulars	Estimated amount	Estimated deployment of Net Proceeds in Fiscal 2026
Prepayment or repayment of all or a portion of certain outstanding borrowings availed by our Company	4,640.00	4,640.00
General corporate purposes	-	-
Total Net Proceeds	**4,640.00**	**4,640.00**

Source: Final Offer Document dated August 12, 2025

Actual utilisation

(Rs. million)

Particulars	Amount which will be financed from Net Proceeds	Actual Utilisation of Net Proceeds	Pending Utilisation
Prepayment or repayment of all or a portion of certain outstanding borrowings availed by our Company	4,640.00	4,640.00	-
General corporate purposes	-	-	-
Total Net Proceeds	**4,640.00**	**4,640.00**	**-**

Source: Stock Exchange Filings

11 Comments of monitoring agency, if applicable

(i) Comments on use of funds : Not Applicable
(ii) Comments on deviations, if any, in the use of proceeds of the Issue from the objects stated in the Offer document : Not Applicable
(iii) Any other reservations expressed by the monitoring agency about the end use of funds : Not Applicable

12 Pricing Data

Designated Stock Exchange	NSE
Issue Price (Rs.)	100.00
Listing Date	18-Aug-25

Price parameters	At close of listing day	Close of 30th calendar day from listing day	Close of 90th calendar day from listing day	As at the end of the 1st FY after the listing of the issue (31st March, 2026)		
				Closing price	High	Low
Market Price	106.24	111.08	117.96	113.60	129.07	103.00
Nifty 50*	24,876.95	25,239.10	25,910.05	22,331.40	26,373.20	21.743.65

Price parameters	As at the end of the 2nd FY after the listing of the issue (31st March, 2027)#			As at the end of the 3rd FY after the listing of the issue (31st March, 2028)#		
	Closing price	High	Low	Closing price	High	Low
Market Price	Not Available					
Nifty 50*	Not Available					

** Being index of NSE, the designated stock exchange*

 # will be updated in due course

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

13 Basis for Issue Price

Accounting ratio		As disclosed in offer document	At the end of 1st FY (March 31, 2026)	At the end of 2nd FY (March 31, 2027)#	At the end of 3rd FY (March 31, 2028)#	
NAV per unit	**Issuer: Consolidated**	110.94	123.61	Not Available	Not Available	
	Peer Group:					
	Embassy Office Parks REIT	423.22	491.62			
	Mindspace Business Parks REIT	431.70	431.70			
	Brookfield India Real Estate Trust REIT	336.35	336.35			
	Industry Avg	**397.09**	**419.89**			

Source :Final Offer Document dated August 12, 2025

 # will be updated in due course

14 Any other material information

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