Name of the Issue: Knowledge Realty Trust

1	**Type of Issue (IPO / FPO)**	IPO
2	**Issue Size (Rs. crores)**	4,800.00

Source: Final Offer Document dated August 12, 2025

3 Grade of issue along with name of the rating agency

Name	Not Applicable
Grade	

4	**Subscription Level (Number of times)**	12.25

Source: Based on valid applications(excluding Strategic Investors and Anchor investors)

5 QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges

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

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

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

6 Financials of the issuer

(Consolidated Rs. in million)

Parameters	**1st FY (March 31, 2026)**	**2nd FY (March 31, 2027)***	**3rd FY (March 31, 2028)***
Revenue from operations	30466.28	Not Available	Not Available
Net Profit for the period	3754.36	Not Available	Not Available
Paid-up unit capital	441991.22	Not Available	Not Available
Other Equity	(7,936.55)	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

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

Particulars	**Status**
(i) at the end of 1st FY (March 31, 2026)	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 data not available as reporting for the relevant years has not been completed*

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

Particulars	**Name of the Director**	**Appointed / Resigned**
(i) at the end of 1st FY (March 31, 2026)	Sunil Ramakant Bhumralkar (Independent Director)	Appointed
	Asheesh Mohta (Non-Independent Director)	Appointed
	Geetha Ravichandran (Additional NonExecutive Independent Director	Appointed
(i) at the end of 1st FY (March 31, 2027)*	Not Available	Not Available
(i) at the end of 1st FY (March 31, 2028)*	Not Available	Not Available

*Changes in Directors of Issuer not updated as the relevant financial years have not been completed

9 Status of implementation of project/ commencement of commercial production

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

10 Status of utilization of issue proceeds

(i) as disclosed in the offer document

Particulars	**Amount to be funded from Net Proceeds (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	4,640.00
General corporate purposes	-	-
Total Net Proceeds	**4,640.00**	**4,640.00**

as disclosed in the offer document

(ii) Actual utilization (Rs. In Crores)	4,640.00

(iii) Reasons for deviations (if any)	No deviation

*Actual Utilization not disclosed as reporting for the relevant fiscal year has not been completed.

11 Comments of monitoring agency, if applicable

a) Comments on use of funds	Not Available
(b)Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	Not Available
(c) Any other reservations expressed by the monitoring agency about the end use of funds	Not Available

12 Pricing Data

Designated Stock Exchange	NSE
Issue Price (Rs.)	100
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 March 31, 2026**		
				Closing price	**High**	**Low**
Market Price on Designated Stock Exchange	106.24	111.08	117.96	113.6	129.07	103
NSE NIFTY 50	18,203.40	25,239.10	25,910.05	22,331.40	26,373.20	21,743.65
Sectoral Index	Not comparable to any of the available sectoral indices					

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 (during the FY)**	**Low (during the FY)**	**Closing price**	**High (during the FY)**	**Low (during the FY)**
Market Price	-	-	-	-	-	-
NSE NIFTY 50	-	-	-	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					

Note: 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) Price information not disclosed as reporting for the fiscal year has not been completed

* Data not updated as the relevant financial years have not been completed

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

Accounting ratio	Name of company	As disclosed in the offer document *	At the end of 1st FY March 31, 2026	At the end of 1st FY March 31, 2027**	At the end of 1st FY March 31, 2028**
NAV per share	**Issuer:**	**110.94**	97.71x	Not Available	Not Available
	Peer Group:				
	Embassy Office Parks REIT	423.22	216.26x	Not Available	Not Available
	Mindspace Business Park REIT	431.70	409.37x	Not Available	Not Available
	Brookfield India Real Estate Trust REIT	336.35	303.60x	Not Available	Not Available

* Sourced from Final Offer Document dated August 12, 2025

14 Any other material information

Particulars	Date
Listing of Units	18-08-2025
Approved the Shifting of Place of Business of the Trust to "One BKC, C Wing 407, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051, Maharashtra, India.	02-09-2025
Approved the Shifting of Registered Office of the KROMSPL to "One BKC, C Wing 407, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051, Maharashtra, India	02-09-2025
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, subject to the approval of the shareholders of the Manager	10-11-2025
Appointment of Mr. Asheesh Mohta (DIN: 00358583) as an Additional Non-Executive, Non-Independent Director of the Company with effect from 10th November, 2025 subject to the approval of the shareholders of the Manager	10-11-2025
For updates and material information please visit stock exchanges website www.bseindia.com and www.nseindia.com	

All the above information is updated till September 30, 2026 unless indicated otherwise

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