

THIS IS A PUBLIC ANNOUNCEMENT FOR INFORMATION PURPOSES ONLY. THIS IS NOT A FINAL OFFER DOCUMENT ANNOUNCEMENT AND DOES NOT CONSTITUTE AN INVITATION OF ISSUE TO ACQUIRE, PURCHASE OR SUBSCRIBE TO UNITS OR SECURITIES NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY OUTSIDE INDIA. INITIAL PUBLIC OFFER OF KNOWLEDGE REALTY TRUST IN RELIANCE UPON REGULATION 14(1) OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (REAL ESTATE INVESTMENT TRUSTS) REGULATIONS, 2014, AS AMENDED (THE “REIT REGULATIONS”)



(Please scan the QR Code to view the Final Offer Document)



KNOWLEDGE
REALTY TRUST

Knowledge Realty Trust

(Registered in the Republic of India as contributory, determinate and irrevocable trust on October 10, 2024 at Mumbai, Maharashtra, India under the Indian Trusts Act, 1882 and as a real estate investment trust on October 18, 2024 under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, having registration number IN/REIT/24-25/0006.)

Principal Place of Business: One International Center, 14th Floor, Tower 1, Plot No. 612-613, Senapati Bapat Marg, Elphinstone Road, Lower Parel West, Mumbai 400 013, Maharashtra, India. Tel: +91 22 6868 4400; Fax: NA; Compliance Officer: Akshay Rajkumar Sharma; E-mail: info@knowledgecrealtytrust.com; Website: www.knowledgecrealtytrust.com

TRUSTEE	SPONSORS	MANAGER
 AXIS TRUSTEE	 SATTVA TRUST, IT'S WHAT WE BUILD.	 KNOWLEDGE REALTY TRUST
Axis Trustee Services Limited	Sattva Developers Private Limited	Knowledge Realty Office Management Services Private Limited (Formerly known as Trinity Office Management Services Private Limited)

BASIS OF ALLOTMENT

The Units of the Knowledge Realty Trust are proposed to the listed on National Stock Exchange Limited (“NSE”) and BSE Limited (“BSE”) and the trading will commence on August 18, 2025. INITIAL PUBLIC OFFERING OF 480,000,000 UNITS FOR CASH AT A PRICE OF ₹100 PER UNIT AGGREGATING TO ₹48,000 MILLION BY THE KNOWLEDGE REALTY TRUST (THE “ISSUE”). IN ACCORDANCE WITH REGULATION 14(1) OF THE REIT REGULATIONS. THE ISSUE CONSTITUTES ATLEAST 10.82% OF THE TOTAL OUTSTANDING UNITS ON A POST-ISSUE BASIS.

ISSUE PRICE: ₹100 PER UNIT
ANCHOR INVESTOR ISSUE PRICE: ₹100 PER UNIT | STRATEGIC INVESTOR ISSUE PRICE: ₹100 PER UNIT

RISK TO INVESTORS

- Knowledge Realty Trust does not provide any assurance or guarantee of any distributions to the Unitholders. Knowledge Realty Trust’s level of distributions may decrease and may not be able to make distributions to Unitholders in the manner described in the Final Offer Document or at all.
- The Knowledge Realty Trust has a limited operating history and may not be able to operate our business successfully or generate sufficient cash flows to make or sustain distributions.
- The Special Purpose Combined Financial Statements are prepared for the Final Offer Document and may not necessarily be representative of our actual consolidated financial position, results of operation and cash flows for such periods.

Credit Rating: As on February 27, 2025, the Knowledge Realty Trust has been assigned an issuer rating of Provisional Crisil AAA/Stable by CRISIL and as on February 18, 2025, the Knowledge Realty Trust has been assigned an issuer rating of Provisional [ICRA]AAA (Stable) by ICRA.

BID/ISSUE PROGRAM
ANCHOR INVESTOR BID/ISSUE PERIOD: MONDAY, AUGUST 4, 2025
BID/ISSUE OPENED ON: TUESDAY, AUGUST 5, 2025 | BID/ISSUE CLOSED ON: THURSDAY, AUGUST 7, 2025

This Issue was made through the Book Building Process and in compliance with the SEBI REIT Regulations and the SEBI Master Circular, wherein not more than 75% of the Issue (excluding the Strategic Investor Portion) was made available for allocation on a proportionate basis to Institutional Investors, provided that the Manager, in consultation with the Lead Managers, allocated up to 60% of the Institutional Investor Portion to Anchor Investors on a discretionary basis in accordance with the SEBI REIT Regulations and the SEBI Master Circular. Further, not less than 25% of the Issue (excluding the Strategic Investor Portion) was made available for allocation on a proportionate basis to Non-Institutional Investors, in accordance with the SEBI REIT Regulations and the SEBI Master Circular, subject to valid Bids being received at or above the Issue Price. The Issue also included participation by Strategic Investors in accordance with the SEBI Master Circular. For details, please see “Issue Information” on page 653 of the final offer document dated August 12, 2025 (“Final Offer Document”). All Bidders (except Strategic Investors and Anchor Investors) were required to utilize the Application Supported by Blocked Amount (“ASBA”) process by providing details of their respective ASBA accounts and UPI ID (in case of individual Non-Institutional Investors using the UPI Mechanism Bidding with a Bid Amount of ₹0.50 million or less), in which case the corresponding Bid Amounts were required to be blocked by the SCSBs or under the UPI Mechanism, as applicable to participate in the Issue. For details, please see “Issue Information” on page 653 of the Final Offer Document.

The Issue received 175,401 applications for 2,887,319,400 Units (prior to technical rejections) resulting in 6.02 times subscription The details of the applications received in the Issue from various categories are as under (before rejections):

Sr. No.	Category	No. of Applications received	No. of Units applied	No. of Units available for allocation as per the Final Offer Document	No. of times Subscribed	Amount (₹)
A	Institutional Bidders (excluding Strategic & Anchor Investors)	108	1,031,229,150	108,000,000	9.55	96,827,714,250.00
B	Other Bidders (Non Institutional)*	175,214	1,571,091,150	90,000,000	17.46	148,289,218,650.00
C	Strategic Investors	16	120,000,000	120,000,000	1.00	12,000,000,000.00
D	Anchor Investors	63	164,999,100	162,000,000	1.02	16,499,910,000.00
	TOTAL	175,401	2,887,319,400	480,000,000	6.02	273,616,842,900.00

* This excludes 14,365 applications for 16,93,700 Equity Shares aggregating to ₹ 25,33,93,000 /- from Retail Individual & HNI Individuals which were not in bid book but which were banked.

Final Demand

A summary of the final demand as per NSE and BSE as on the Bid/Issue Closing Date and as at different bid prices is as under:

Sr. No	Bid Price	Bids Quantity	(%) to Total	Cumulative Total	% Cumulative Total
1	95	785,700	0.03	785,700	0.03
2	96	77,250	0.00	862,950	0.03
3	97	64,050	0.00	927,000	0.04
4	98	406,350	0.02	1,333,350	0.05
5	99	205,950	0.01	1,539,300	0.06
6	100	2,596,784,400	99.79	2,598,323,700	99.85
	CUTOFF	3,996,600	0.15	2,602,320,300	100.00
	TOTAL	2,602,320,300	100.00		

The Basis of Allotment was finalized in consultation with the Designated Stock Exchange, being the NSE, on August 12, 2025.

A. Allotment to Institutional Investors (excluding Strategic and Anchor Investor Portion) (after technical rejections) (including ASBA Applications)
The Basis of Allotment to the Institutional Investors (excluding Anchor Investors and Strategic Investor Portion), who have bid at the Issue Price of ₹100 per Unit, was finalized in consultation with the NSE. This category has been subscribed to the extent of 8.99600 times. The total number of Units Allotted to the Institutional Investors (excluding Anchor Investors and Strategic Investor) is 108,000,000 Units to 87 successful Institutional Investors. The category-wise details of the Basis of Allotment are as under:

Category	No. of Applications Received	% of Total	Total No. of Units applied	% to Total	No. of Units allotted per applicant	Ratio	Total No. of Units allotted
49,950	1	1.15	49,950	0.01	5,550	1 : 1	5,550
99,900	1	1.15	99,900	0.01	11,100	1 : 1	11,100
100,350	1	1.15	100,350	0.01	11,100	1 : 1	11,100
150,000	1	1.15	150,000	0.02	16,650	1 : 1	16,650
169,950	1	1.15	169,950	0.02	18,900	1 : 1	18,900
300,000	1	1.15	300,000	0.03	33,300	1 : 1	33,300
376,950	1	1.15	376,950	0.04	41,850	1 : 1	41,850
399,900	2	2.30	799,800	0.08	44,400	1 : 1	88,800
480,000	1	1.15	480,000	0.05	53,400	1 : 1	53,400
600,000	3	3.45	1,800,000	0.19	66,600	1 : 1	199,800
					150	2 : 3	300
679,950	1	1.15	679,950	0.07	75,600	1 : 1	75,600
750,000	1	1.15	750,000	0.08	83,400	1 : 1	83,400
850,050	1	1.15	850,050	0.09	94,500	1 : 1	94,500
879,900	1	1.15	879,900	0.09	97,800	1 : 1	97,800
888,150	1	1.15	888,150	0.09	98,700	1 : 1	98,700
900,000	4	4.60	3,600,000	0.37	100,050	1 : 1	400,200
999,900	1	1.15	999,900	0.10	111,150	1 : 1	111,150
1,099,950	1	1.15	1,099,950	0.11	122,250	1 : 1	122,250
1,500,000	3	3.45	4,500,000	0.46	166,650	1 : 1	499,950
					150	2 : 3	300
2,065,500	1	1.15	2,065,500	0.21	229,650	1 : 1	229,650
2,100,000	3	3.45	6,300,000	0.65	233,400	1 : 1	700,200
2,155,950	1	1.15	2,155,950	0.22	239,700	1 : 1	239,700
2,499,900	1	1.15	2,499,900	0.26	277,950	1 : 1	277,950
2,631,300	1	1.15	2,631,300	0.27	292,500	1 : 1	292,500
2,631,600	1	1.15	2,631,600	0.27	292,500	1 : 1	292,500
3,000,000	1	1.15	3,000,000	0.31	333,450	1 : 1	333,450
3,409,950	1	1.15	3,409,950	0.35	379,050	1 : 1	379,050
3,499,950	1	1.15	3,499,950	0.36	389,100	1 : 1	389,100
3,559,950	1	1.15	3,559,950	0.37	395,700	1 : 1	395,700
3,899,850	1	1.15	3,899,850	0.40	433,500	1 : 1	433,500
3,999,900	1	1.15	3,999,900	0.41	444,600	1 : 1	444,600
4,999,950	6	6.90	29,999,700	3.09	555,750	1 : 1	3,334,500
					150	1 : 3	300
5,499,900	1	1.15	5,499,900	0.57	611,400	1 : 1	611,400
6,999,900	1	1.15	6,999,900	0.72	778,050	1 : 1	778,050
7,499,850	1	1.15	7,499,850	0.77	833,700	1 : 1	833,700
7,500,000	1	1.15	7,500,000	0.77	833,700	1 : 1	833,700
7,999,950	1	1.15	7,999,950	0.82	889,350	1 : 1	889,350
8,627,250	1	1.15	8,627,250	0.89	958,950	1 : 1	958,950
8,799,900	2	2.30	17,599,800	1.81	978,150	1 : 1	1,956,300
9,000,000	1	1.15	9,000,000	0.93	1,000,500	1 : 1	1,000,500
9,900,000	1	1.15	9,900,000	1.02	1,100,550	1 : 1	1,100,550
9,999,750	1	1.15	9,999,750	1.03	1,111,500	1 : 1	1,111,500
9,999,900	3	3.45	29,999,700	3.09	1,111,500	1 : 1	3,334,500
					150	2 : 3	300
10,000,050	4	4.60	40,000,200	4.12	1,111,500	1 : 1	4,446,000
					150	3 : 4	450
12,000,000	1	1.15	12,000,000	1.24	1,333,950	1 : 1	1,333,950
12,499,950	3	3.45	37,499,850	3.86	1,389,450	1 : 1	4,168,350
					150	1 : 3	150
14,500,050	1	1.15	14,500,050	1.49	1,611,900	1 : 1	1,611,900
15,000,000	1	1.15	15,000,000	1.54	1,667,400	1 : 1	1,667,400
16,500,000	1	1.15	16,500,000	1.70	1,834,200	1 : 1	1,834,200
17,499,900	1	1.15	17,499,900	1.80	1,945,350	1 : 1	1,945,350

Category	No. of Applications Received	% of Total	Total No. of Units applied	% to Total	No. of Units allotted per applicant	Ratio	Total No. of Units allotted
17,544,900	1	1.15	17,544,900	1.81	1,950,300	1 : 1	1,950,300
17,547,000	1	1.15	17,547,000	1.81	1,950,600	1 : 1	1,950,600
18,000,000	1	1.15	18,000,000	1.85	2,000,850	1 : 1	2,000,850
30,000,000	2	2.30	60,000,000	6.18	3,334,800	1 : 1	6,669,600
39,600,000	1	1.15	39,600,000	4.08	4,401,900	1 : 1	4,401,900
39,999,900	2	2.30	79,999,800	8.23	4,446,450	1 : 1	8,892,900
43,862,400	1	1.15	43,862,400	4.51	4,875,750	1 : 1	4,875,750
45,000,000	1	1.15	45,000,000	4.63	5,002,200	1 : 1	5,002,200
48,160,050	1	1.15	48,160,050	4.96	5,353,500	1 : 1	5,353,500
60,000,000	1	1.15	60,000,000	6.18	6,669,600	1 : 1	6,669,600
79,999,950	1	1.15	79,999,950	8.23	8,892,900	1 : 1	8,892,900
99,999,750	1	1.15	99,999,750	10.29	11,116,050	1 : 1	11,116,050
	87	100.00	971,568,300	100.00			108,000,000

Please Note : 1 Additional lot 150 Units have been allocated to Categories 600000, 1500000, 4999950, 9999900, 10000050, 12499950 in the ratios of 2 : 3, 2 : 3, 1 : 3, 2 : 3, 3 : 4, 1 : 3

B. Allotment to Non-institutional Investors (excluding Strategic Investor Portion) (after rejections) (including ASBA Applications)
The Basis of Allotment to the Non-Institutional Investors, who have bid at the Issue Price of ₹100 per Units, was finalized in consultation with the NSE. This category has been subscribed to the extent of 16.14469 times. The total number of Units Allotted in the Non-Institutional Investors category is 90,000,000 Units to 16,032 successful Non-Institutional Investors. The category-wise details of the Basis of Allotment are as under: (Sample)

Category	No. of Applications Received	% of Total	Total No. of Units applied	% to Total	No. of Units allotted per applicant	Ratio	Total No. of Units allotted
150	83,440	78.67	12,516,000	0.86	150	55 : 888	775,200
300	7,333	6.91	2,199,900	0.15	150	79 : 638	136,200
450	2,445	2.31	1,100,250	0.08	150	13 : 70	68,100
600	1,283	1.21	769,800	0.05	150	29 : 117	47,700
750	802	0.76	601,500	0.04	150	124 : 401	37,200
900	712	0.67	640,800	0.04	150	265 : 712	39,750
1,050	777	0.73	815,850	0.06	150	337 : 777	50,550
1,200	213	0.20	255,600	0.02	150	106 : 213	15,900
1,350	90	0.08	121,500	0.01	150	50 : 90	7,500
1,500	869	0.82	1,303,500	0.09	150	13 : 21	80,700
1,650	67	0.06	110,550	0.01	150	46 : 67	6,900
1,800	241	0.23	433,800	0.03	150	179 : 241	26,850
1,950	1,152	1.09	2,246,400	0.15	150	29 : 36	139,200
2,100	1,019	0.96	2,139,900	0.15	150	72 : 83	132,600
2,250	173	0.16	389,250	0.03	150	161 : 173	24,150
2,400	85	0.08	204,000	0.01	150	84 : 85	12,600
2,550	52	0.05	132,600	0.01	150	1 : 1	7,800
					150	3 : 52	450
2,700	48	0.05	129,600	0.01	150	1 : 1	7,200
10,000,050	4	0.00	40,000,200	2.75	619,350	1 : 1	2,477,400
					150	1 : 4	150
10,050,000	1	0.00	10,050,000	0.69	622,500	1 : 1	622,500
10,599,900	1	0.00	10,599,900	0.73	656,550	1 : 1	656,550
12,000,000	2	0.00	24,000,000	1.65	743,250	1 : 1	1,486,500
12,999,900	1	0.00	12,999,900	0.89	805,200	1 : 1	805,200
13,500,000	1	0.00	13,500,000	0.93	836,250	1 : 1	836,250
15,000,000	1	0.00	15,000,000	1.03	929,100	1 : 1	929,100
39,999,900	1	0.00	39,999,900	2.75	2,477,550	1 : 1	2,477,550
49,999,950	2	0.00	99,999,900	6.88	3,097,050	1 : 1	6,194,100
TOTAL	106,059	100.00	1,453,022,100	100.00			90,000,000