

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



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@knowledgerealtytrust.com; Website: www.knowledgerealtytrust.com

SPONSORS

AXIS TRUSTEE

TRUSTEE







MANAGER

Axis Trustee Services Limited

Sattva Developers Private Limited

BREP Asia SG L&T Holding (NQ) Pte. Ltd

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

- 1. 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 [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 Description of the final offer document dated August 12, 2025 ("Final Offer Description of the final offer document dated August 12, 2025 ("Final Offer Description of the final offer document dated August 12, 2025 ("Final Offer Description of the final offer document dated August 12, 2025 ("Final Offer Description of the final Offer document dated August 12, 2025 ("Final Offer Description of the final Offer Description of the final Offer document dated August 12, 2025 ("Final Offer Description of the final Offer Descriptio 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 UPIID (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.	Category	No. of Applications	No. of Units	No. of Units available for allocation	No. of times	Amount	Ш
No.		received	applied	as per the Final Offer Document	Subscribed	(₹)	
Α	Institutional Bidders (excluding Strategic	108	1,031,229,150	108,000,000	9.55	96,827,714,250.00	
	& Anchor Investors)						
В	Other Bidders (Non Institutional)*	175,214	1,571,091,150	90,000,000	17.46	148,289,218,650.00	
С	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.

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16,500,000

17,499,900

Sr. No	Bid Price	Bids Quantity	(%) to Total	Cumulative Total	% Cumulative Total	
1	95	95 785,700		785,700	0.03	
2	96 77,250 97 64,050 98 406,350 99 205,950 100 2,596,784,400		0.00	862,950	0.03 0.04 0.05	
3			0.00	927,000		
4			0.02	1,333,350		
5			0.01	1,539,300	0.06	
6			99.79	2,598,323,700	99.85	
	CUTOFF	3,996,600	0.15	2,602,320,300	100.00	
	TOTAL	2 602 220 200	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

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 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
,	,	01.10	1,000,000	****	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
,500,000	3	3.45	4,500,000	0.46	166,650	1:1	499,950
,000,000		0.10	1,000,000	0.10	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
1,999,950	6	6.90	29,999,700	3.09	555,750	1:1	3,334,500
1,000,000	•	0.00	20,000,100	0.00	150	1:3	300
5,499,900	1	1.15	5,499,900	0.57	611,400	1:1	611,400
5,999,900	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
3,627,250	1	1.15	8,627,250	0.89	958,950	1:1	958,950
3,799,900	2	2.30	17,599,800	1.81	978,150	1:1	1,956,300
0.000.000	1	1.15	9,000,000	0.93	1,000,500	1:1	1,000,500
0,900,000	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
0.999.900	3	3.45	29.999.700	3.09	1,111,500	1:1	3,334,500
,,500,000	J	0.40	20,000,100	0.00	150	2:3	3,334,300
0,000,050	4	4.60	40,000,200	4.12	1,111,500	1:1	4,446,000
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	7	4.00	40,000,200	7.12	150	3:4	450
2,000,000	1	1.15	12,000,000	1.24	1,333,950	1:1	1,333,950
2,499,950	3	3.45	37,499,850	3.86	1,389,450	1:1	4,168,350
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15.000.000

16,500,000

17,499,900

1.49

1.54

1.70

1.80

1.15

1.15

1.15

1.15

1.611.900

1,667,400

1,834,200

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
TOTAL	87	100.00	971,568,300	100.00	100000000 101000000		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)

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

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 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

C. Allotment to Strategic Investor (after rejections)

The Knowledge Realty Trust in consultation with the Lead Managers, has allotted 120,000,000 Units to 16 Strategic Investors at the Strategic Investor Issue Price of ₹100 per Units to 16 Strategic Investors at the Strategic Investor Issue Price of ₹100 per Units Investor Issue Price Of ₹100									
	Category	Fls/Banks	MF's	IC's	AIF's	FPI/FIIs	NBFC	Others	Total
	Strategic Investors	-	17,500,000	73,000,000	-	-	29,500,000	-	120,000,000

D. Allotment to Anchor Investors (after Technical Rejections)

The Knowledge Realty Trust, at the discretion of the Manager has allotted 162,000,000 Units to 63 Anchor Investors at the Anchor Investor Issue Price of ₹100 per Unit in

accordance with the SEBLKETT Regulations. This represents 60% of the institutional investor Portion.										
Category FIs/Banks MF's IC's AIF's FPI/FIIS NBFC Others Tota										
Anchor Investors	14,999,850	25,999,350	40,499,400	38,500,050	10,000,200	2,001,150	30,000,000	162,000,000		
Reard of Directors of the Manager at its moeting held on August 13, 2025 has taken on record the Basis of Alletment of Units approved by the Designated Stock Evchange, being										

NSE and has allotted the Units to various successful applicants.

The Allotment Advice-cum-Unblocking Intimations and/ or notices have been dispatched/emailed to the addresses of the investors as registered with the depositories. Further, the instructions to the Self Certified Syndicate Banks have been issued for unblocking of funds and transfers to the Public Issue Account on August 12, 2025 and payment to non-Syndicate brokers have been issued on August 13, 2025. In case the same is not received within ten days, investors may contact the Registrar to the Issue at the address given below. The Units Allotted to the successful Allottees have been credited on August 14, 2025 to their beneficiary accounts subject to validation of the account details with the depositories concerned. The Manager has received the listing and trading approval each dated August 14, 2025 from NSE and BSE and the trading of Units will commence on August 18, 2025.

Note: All capitalised terms used and not specifically defined herein shall have the same meaning as ascribed to them in the Final Offer Document INVESTORS PLEASE NOTE

The details of the Allotment made has been hosted on the website of the Registrar to the Issue, KFin Technologies Limited at: www.kfintech.com All future correspondence in this regard may kindly be addressed to the Registrar to the Issue quoting full name of the first/ sole Bidder, Bid cum Application Form number, Bidder DP ID,

Client ID, PAN, date of submission of Bid cum Application Form, address of the Bidder, number of Units applied for, the name and address of the Designated Intermediary where the Bid cum Application Form was submitted by the Bidder and a copy of the Acknowledgment Slip received from the Designated Intermediary at the address given below: Kfin Technologies Limited KFINTECH Selenium Tower – B, Plot 31 & 32, Gachibowli, Financial District, Nanakramguda Serilingampally, Hyderabad Telangana, 500 032;

Tel: +9 40 6716 2222/18003094001; E-mail: knowledge.reit@kfintech.com; Investor grievance e-mail: einward.ris@kfintech.com Website: https://www.kfintech.com/; Contact Person: M. Murali Krishna; SEBI Registration No.: INR000000221 On behalf of KNOWLEDGE REALTY TRUST

Akshay Rajkumar Sharma

Date: August 14, 2025

Place: Mumbai

1.611.900

1.667.400

1,834,200

1,945,350

1:1

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Compliance Officer

The level of subscription should not be taken to be indicative of either the market price of the Units on listing or the business prospects of Knowledge Realty Trust.KNOWLEDGE REALTY TRUST, acting through its Manager, has filed the Final Offer Document dated August 12, 2025 with SEBI and the Stock Exchanges. The Final Offer Document is available on the website of SEBI at www.sebi.gov.in, BSE at www.bseindia.com, NSE at www.nseindia.com as well as on the website of the Book Running Lead Managers i.e. BRLMs: Kotak Mahindra Capital Company Limited at https://investmentbank.kotak.com/, Axis Capital Limited at https://www.axiscapital.co.in/, BofA Securities India Limited at https://business.bofa.com/in/en/about-us.html, ICICI Securities Limited at www.icicisecurities.com, IIFL Capital Services Limited (formerly known as IIFL Securities Limited) at https://www.iiflcap.com/, JM Financial Limited at www.jmfl.com, Morgan Stanley India Company Private Limited at https://www.morganstanley.com/ and SBI Capital Markets Limited at https://www.sbicaps.com/ and at the website of Knowledge Realty Trust at www.knowledgerealtytrust.com. Potential investors should note that investment in the Units involves a degree of risk, and for details relating to the same, should refer to the section "Risk Factors" of the Final Offer Document. These materials are not for publication or distribution, directly or indirectly, in or into the United States. These materials are not an offer for the sale of the Units or other securities in the United States or elsewhere. The Units referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "U.S. Securities Act") and may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act. Accordingly, the Units are being offered and sold (a) in the United States only to persons reasonably believed to be "qualified institutional buyers" (as defined in Rule 144A under the U.S. Securities Act) in transactions exempt from, or not subject to, the egistration requirements of the U.S. Securities Act; and (b) outside the United States in "offshore transactions" as defined in and in compliance with Regulation S under the U.S. Securities Act and the applicable laws of the iurisdiction where those offers and sales occur. Knowledge Realty Office Management Services Private Limited (formerly known as Trinity Office Management Services Private Limited), acting as manager of Knowledge Realty Trust (the "REIT"), does not intend to register any of the securities of the REIT in the United States or to conduct a public offering of the securities of the REIT in the United States