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

TRUSTEE	SPONSORS		MANAGER
AXIS TRUSTEE	SATTVA TRUST, IT'S WHAT WE BUILD.	Blackstone	KNOWLEDGE REALTY TRUST
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)*

Initial public offering of up to [●] Units for cash at a price of ₹[●] per Unit aggregating up to ₹48,000 million by the Knowledge Realty Trust (the "Issue").
Institutional Investor Portion: Not more than 75% of the Issue (excluding Strategic Investor Portion)
Non-Institutional Investor Portion: Not less than 25% of the Issue (excluding Strategic Investor Portion)
Strategic Investor Portion: Note less than 5% of the Issue and not more than 25% of the Issue

Price Band: ₹95 to ₹100 per Unit
Bids can be made for a minimum of 150 Units and in multiples of 150 Units thereafter by Bidders (other than Anchor Investors and Strategic Investors)

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 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 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.

BASIS FOR ISSUE PRICE

For details, refer to section titled *"Basis for Issue Price"* on page 696 of the Offer Document.

The Issue Price will be determined by the Manager, in consultation with the Lead Managers, on the basis of assessment of market demand for the Units offered through the Book Building Process and on the basis of quantitative and qualitative factors as described below.

Bidders are requested to also refer to *"Risk Factors"*, *"Our Business and Properties"*, and *"Financial Information of the Knowledge Realty Trust"* on pages 29, 158 and 831 of the Offer Document, respectively, to make an informed investment decision.

The Price Band is ₹95 to ₹100.

Based on the evaluation of the qualitative and quantitative factors listed below, the Equity Value at the Floor Price, the Cap Price and the Issue Price is as follows:

Particulars	At Floor Price	At Cap Price	At Issue Price
Unit Value (in ₹ million)	421,268	443,440	[●]
Number of Units Issued	4,434,400,000	4,434,400,000	[●]

Qualitative Factors

We believe that some of the qualitative factors which form the basis for computing the Issue Price are as follows:

- Largest REIT in India by GAV as of March 31, 2025 and NOI for FY2025, the second largest by NOI for FY2024 as well as the most geographically diverse Indian office REIT upon listing, with assets located in India's top performing markets namely Bengaluru, Hyderabad and Mumbai, creating a difficult to replicate platform with high barriers to entry
- Portfolio located in India, the world's fastest growing major economy in the world as of FY2025, driven by the services sector which continues to be the key driver
- High quality assets with robust asset infrastructure and wide-ranging amenities, supported by well-established in-house asset maintenance services
- Diversified tenant base consisting of a mix Indian corporates and prominent multinationals with an increasing focus on leading domestic corporates and GCCs given India's emergence as the "GCC Capital of the World"
- Robust business model with strong embedded growth, stable cash flows and an established development and acquisition track record, enabling us to serve as a brand-agnostic platform
- Renowned sponsors with global experience and local knowledge
- Fully integrated platform with a highly experienced management team, strong capabilities across development, leasing, operations, finance and management of real estate assets in India
- Sustainability remains a core ethos of our business practices, with a commitment to a long-term sustainability roadmap

For further details, please see *"Our Business and Properties—Our Competitive Strengths"* on page 166 of the Offer Document.

Quantitative Factors

Some of the information presented below is based on the Special Purpose Combined Financial Statements.

For details, please see *"Financial Information of the Knowledge Realty Trust"* on page 831 of the Offer Document.

We believe that some of the quantitative factors which may form the basis for computing the Issue Price are as follows:

1. ***Valuation provided by the Valuer***
The Valuer has followed the discounted cash flow method using rental reversion, in relation to the office component of the Portfolio and the discounted cash flow method, in relation to the Solar Assets, to assess the value of the Portfolio. The assumptions based on which the value of the Portfolio has been arrived at, have been disclosed in the section entitled *"Summary Valuation Report"* on page 1060 of the Offer Document.
2. ***Projections***
The Manager has provided the projected revenue from operations, EBITDA, cash flow from operating activities, NOI, and NDCF of the Knowledge Realty Trust for the Projections Period. For details of the Projections and notes thereto, please see *"Projections"* on page 578 of the Offer Document.
3. **Price/Net Asset Value per Unit ratio in relation to Issue Price**

Particulars	Amount (in ₹)[(1)]	Price/ Net Asset Value per Unit		
		At Floor Price	At Cap Price	At Issue Price
Net Asset Value per Unit as of March 31, 2025	110.94	0.86	0.90	[●]

[(1)] Net asset value as at March 31, 2025 derived from Special Purpose Combined Financial Statements have been used in the analysis. For further details, refer to "Statement of Net Assets at Fair Value (NAV)" on page 1047 of the Offer Document. Net Asset Value per unit has been calculated based on Net Assets at Fair Value for Knowledge Realty Trust as at March 31, 2025 of ₹425,066.05 million, adjusted for pre-IPO proceeds raised subsequent to March 31, 2025..

4. ***Comparison with Industry Peers***
The Knowledge Realty Trust has the following industry peers as on date of the Offer Document, being listed real estate investment trusts in the commercial realty sector in India:

Particulars	NAV per unit (₹)[(1)]	Premium/(Discount to NAV) %[(2)]
Embassy Office Parks REIT	423.22	(5.20%)
Mindspace Business Parks REIT	431.70	(3.00%)
Brookfield India Real Estate Trust REIT	336.35	(6.35%)

[(1)] As of March 31, 2025 (Source: Stock Exchange filings).
[(2)] Premium/(Discount to NAV) % is calculated as closing Unit Price on NSE on July 25, 2025, divided by Net Asset Value per unit minus one.

BID/ISSUE PROGRAM[#]	ANCHOR INVESTOR BIDDING DATE: MONDAY, AUGUST 4, 2025
	BID/ISSUE OPENS ON: TUESDAY, AUGUST 5, 2025*
	BID/ISSUE CLOSES ON: THURSDAY, AUGUST 7, 2025**

**The Manager may, in consultation with the Lead Managers, consider participation by Anchor Investors in accordance with the SEBI REIT Regulations and the SEBI Master Circular. The Anchor Investor Bid/Issue Period shall be one Working Day prior to the Bid/Issue Opening Date.*
*** The Manager may, in consultation with the Lead Managers, consider closing the Bid/Issue Period for Institutional Investors one Working Day prior to the Bid/Issue Closing Date in accordance with the SEBI Master Circular.*
[#] The Issue will also include participation by Strategic Investors in accordance with the SEBI Master Circular.

ASBA* | **Simple, Safe, Smart way of Application!!!**

*Applications Supported by Blocked Amount ("**ASBA**") is a better way of applying to offers by simply blocking the fund in the bank account.
Mandatory in public issues. No cheque will be accepted.

UPI UNIFIED PAYMENTS INTERFACE

For individual Non-Institutional Investors using UPI Mechanism, theStock Exchanges shall share the bid details (including UPI ID) with Sponsor Bank on a continous basis to enable the Sponsor Bank to initiate UPI Mandate Request to individual Non-Institutional Investors for blocking of funds. The Sponsor Bank shall initiate request for blocking of funds through NPCI to individual Non-Institutional Investors, who shall accept the UPI Mandate Request for blocking of funds on their respective mobile applications associated with UPI ID linked bank account.

In case the Price Band is revised, the Bid/Issue Period shall be extended for a minimum period of one Working Day, subject to the total Bid/Issue Period not exceeding 30 Working Days. In case of force majeure, banking strike or similar circumstances, the Bid/Issue Period may be extended for a minimum period of three Working Days, subject to the total Bid/Offer Period not exceeding 30 Working Days. The revised Price Band and Bid/Issue Period will be widely disseminated by notification to the SCSBs and Stock Exchanges, and also by indicating the change on the websites of the Knowledge Realty Trust, the Manager, the Blackstone Sponsor, the Sattva Sponsor and the Lead Managers and at the terminals of the Members of the Syndicate. In accordance with the SEBI REIT Regulations and the SEBI Master Circular, the Price Band cannot be revised more than two times and differential price shall not be offered to any investor.

This Issue is being 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) shall be available for allocation on a proportionate basis to Institutional Investors, provided that the Manager, in consultation with the Lead Managers, may allocate 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) shall be 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 will also include participation by Strategic Investors (as defined hereafter) in accordance with the SEBI Master Circular. For details, please see *"Issue Information"* on page 660 of the Offer Document. All Bidders (except Strategic Investors and Anchor Investors) are 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 will 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 660 of the Offer Document.

Bidders should note that on the basis of Bidders' PAN, DP ID, and Client ID provided by them in the Bid cum Application Form and as entered into the electronic bidding system of the Stock Exchange by the SCSBs, as the case may be, the Registrar will obtain from the Depository the demographic details including the Bidders' address, occupation and bank account details, including the nine-digit magnetic ink character recognition ("MICR") code as appearing on the cheque leaf ("Demographic Details"), from the Depository. The Demographic Details will be used for giving refunds and allocation advice (including through physical refund warrants, direct credit, NACH, NEFT and RTGS) to the Bidders. Hence, Bidders are advised to immediately update their bank account details, PAN and Demographic Details as appearing on the records of the Depository Participant and ensure that they are true and correct. Failure to do so could result in delays in dispatch/credit of refunds to Bidders at the Bidders sole risk and none of the Lead Manager, the Registrar, the Banker to the Issue, the SCSBs, the Investment Manager or the Trustee will have any responsibility or undertake any liability for this. Accordingly, Bidders should carefully fill in their depository account details in the Bid cum Application Form.

By signing the Bid cum Application Form, the Bidder is deemed to have authorized the Depositories to provide to the Registrar, on request, the required Demographic Details as available in their records.

Bids with no corresponding record available with the Depositories matching the three parameters (namely, Bidders PAN (in case of joint Bids, PAN of first Bidder), the DP ID, UPI ID (for individual Non-Institutional Investors Bidding for a Bid Amount of ₹ 0.50 million or less using UPI Mechanism) and Client ID), are liable to be rejected.

Listing: The Units are proposed to be listed on BSE Limited ("**BSE**") and National Stock Exchange of India Limited ("**NSE**", together with BSE, the "**Stock Exchanges**"). The Knowledge Realty Trust has received in-principle approvals from the Stock Exchanges for listing of the Units pursuant to letters, each dated May 19, 2025. NSE is the Designated Stock Exchange for the Issue.

SEBI Disclaimer: It is to be distinctly understood that submission of the Draft Offer Document, the Offer Document or the Final Offer Document to SEBI should not in any way be deemed or construed that the same has been cleared or approved by SEBI. SEBI does not take any responsibility either for the financial soundness of any scheme or the project for which the Issue is proposed to be made or for the correctness of the statements made or opinions expressed in the Draft Offer Document, the Offer Document or the Final Offer Document.

NSE Disclaimer: It is distinctly understood that the permission given by NSE should not in any way be deemed or construed that the Offer Document has been cleared or approved by NSE nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Offer Document for the full text of the Disclaimer clause of the NSE.

BSE Disclaimer: It is to be distinctly understood that the permission given by BSE Limited should not in any way be deemed or construed that the Offer Document has been cleared or approved by BSE Limited nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Offer Document for the full text of the Disclaimer clause of the BSE.

General Risks: Investments in Units involve a degree of risk and investors should not invest any funds in the Issue unless they can afford to take the risk of losing their entire investment. For taking an investment decision, investors must rely on their own examination of the Knowledge Realty Trust and the Issue. Prospective Investors are advised to read *"Risk Factors"* on page 29 of the Offer Document before making an investment decision relating to the Issue. Each prospective investor is advised to consult its own advisors in respect of the consequences of an investment in the Units being issued pursuant to the Offer Document and the Final Offer Document. The Offer Document has been prepared by the Manager solely for providing information in connection with the Issue. The Securities and Exchange Board of India ("**SEBI**") and the Stock Exchanges assume no responsibility for or guarantee the correctness or accuracy of any statements made, opinions expressed, or reports contained herein. Admission of the Units to be issued pursuant to the Issue for trading on the Stock Exchanges should not be taken as an indication of the merits of the Knowledge Realty Trust or of the Units. A copy of the Offer Document has been delivered to SEBI and the Stock Exchanges.

Continued on next page...

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BOOK RUNNING LEAD MANAGERS

kotak® Investment Banking	AXIS CAPITAL	BofA SECURITIES	ICICI Securities	IIFL CAPITAL	JM FINANCIAL
Kotak Mahindra Capital Company Limited 1st Floor, 27 BKC, Plot No. 27 G Block, Bandra Kurla Complex Bandra (East) Mumbai 400 051 Maharashtra, India **Tel:** +91 22 4336 0000 **E-mail:** knowledgerealtytrust@kotak.com **Investor grievance e-mail:** kmccredressal@kotak.com **Website:** https://investmentbank.kotak.com/ **Contact Person:** Ganesh Rane **SEBI Registration No.:** INM000008704	**Axis Capital Limited** Axis House, 1st floor P.B. Marg, Worli Mumbai 400 025 Maharashtra, India **Tel:** +91 22 4325 2183 **E-mail:** krt.ipo@axiscap.in **Investor grievance e-mail:** complaints@axiscap.in **Website:** https://www.axiscapital.co.in/ **Contact Person:** Pratik Pednekar **SEBI Registration No.:** INM000012029	**BofA Securities India Limited** Ground Floor, "A" Wing, One BKC, "G" Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 **Tel:** +91 22 6632 8000 **E-mail:** dg.knowledge_realty_trust_ipo@bofa.com **Investor grievance e-mail:** dg.india_merchantbanking@bofa.com **Website:** https://business.bofa.com/in/en/about-us.html **Contact Person:** Utkarsh Thakkar **SEBI Registration No.:** INM000011625	**ICICI Securities Limited** ICICI Venture House, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025, Maharashtra, India **Tel:** +91 22 6807 7100 **E-mail:** knowledgerealty.trust@icicisecurities.com **Investor grievance e-mail:** customercare@icicisecurities.com **Website:** www.icicisecurities.com **Contact Person:** Ashik Joisar/Sumit Singh **SEBI Registration No.:** INM000011179	**IIFL Capital Services Limited** ***(formerly known as IIFL Securities Limited)*** 24th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel (W), Mumbai 400 013, Maharashtra, India **Tel:** +91 22 4646 4728 **E-mail:** knowledgerealtytrust.ipo@iiflcap.com **Investor grievance e-mail:** ig.ib@iiflcap.com **Website:** https://www.iiflcap.com/ **Contact Person:** Yogesh Malpani/Pawan Kumar Jain **SEBI Registration No.:** INM000010940	**JM Financial Limited** 7th Floor, Cnergy Appasaheb Marathe Marg, Prabhadevi Mumbai 400 025 Maharashtra, India **Tel:** +91 22 6630 3030 **E-mail:** knowledgerealty.ipo@jmfl.com **Investor grievance e-mail:** grievance.ibd@jmfl.com **Website:** www.jmfl.com **Contact Person:** Prachee Dhuri **SEBI Registration No.:** INM000010361

BOOK RUNNING LEAD MANAGERS		REGISTRAR TO THE ISSUE	COMPLIANCE OFFICER OF THE KNOWLEDGE REALTY TRUST
Morgan Stanley **Morgan Stanley India Company Private Limited** Altimus, Level 39 & 40, Pandurang Budhkar Marg, Worli, Mumbai 400 018 Maharashtra, India **Tel:** +91 22 6118 1011 **E-mail:** knowledgerealtytrust@morganstanley.com **Investor grievance e-mail:** investors_india@morganstanley.com **Website:** https://www.morganstanley.com/ **Contact Person:** Naresh Tetarwal; **SEBI Registration No.:** INM00001123	SBICAPS Complete Investment Banking Solutions **SBI Capital Markets Limited** Unit No. 1501, 15th floor, A&B Wing, Parinee Crescenzo Building, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, Maharashtra, India **Tel:** +91 22 4006 9807; **E-mail:** knowledgerealty.reit@sbicaps.com **Investor grievance e-mail:** investor.relations@sbicaps.com **Website:** https://www.sbicaps.com/ **Contact Person:** Raghavendra Bhat/ Aditya Deshpande **SEBI Registration No.:** INM000003531	KFINTECH EXPERIENCE TRANSFORMATION **Kfin Technologies Limited** Selenium Tower – B, Plot 31 & 32, Gachibowli, Financial District, Nanakramguda Serilingampally, Hyderabad Telangana, 500 032 **Tel:** +91 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	**Akshay Rajkumar Sharma** One International Center, 14th Floor, Tower 1, Plot No. 612-613, Senapati Bapat Marg, Elphinstone Road, Lower Parel West, Mumbai 400 013, Maharashtra, India **Contact No.:** +91 7208349692 **E-mail:** secretarial@knowledgerealtytrust.com **Website:** www.knowledgerealtytrust.com Bidders can contact the Compliance Officer or the Registrar to the Issue in case of any pre-Issue or post-Issue related problems such as non-receipt of Allotment Advice/letter of Allotment, credit of Allotted Units in the respective beneficiary account and refund orders and non-receipt of funds by electronic mode.

AVAILABILITY OF THE OFFER DOCUMENT: Investors are advised to refer to the Offer Document and the *Risk Factors* section on page 29 of the Offer Document, contained therein before applying in the Issue. The Offer Document is available on the website of SEBI at www.sebi.gov.in, BSE at www.bseindia.com, NSE at www.nseindia.com and at the website of the Book Running Lead Managers, i.e. 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.

AVAILABILITY OF BID CUM APPLICATION FORMS: Bid-cum-Application Forms can be obtained from the Principal place of business of **Knowledge Realty Trust**, Tel: +91 22 6868 4400; Fax: NA, at the office of the Book Running Lead Managers: Kotak Mahindra Capital Company Limited, Tel: +91 22 4336 0000; Axis Capital Limited, Tel: +91 22 4325 2183; BofA Securities India Limited, Tel: +91 22 6632 8000; ICICI Securities Limited, Tel: +91 22 6807 7100; IIFL Capital Services Limited *(formerly known as IIFL Securities Limited)*, Tel: +91 22 4646 4728; JM Financial Limited, Tel: +91 22 6630 3030; Morgan Stanley India Company Private Limited, Tel: +91 22 6118 1011 and SBI Capital Markets Limited, Tel: +91 22 4006 9807; **Syndicate Members:** Investec Capital Services (India) Private Limited, Tel: +91 22 6849 7400; JM Financial Services Limited, Tel: +91 2261363400; Kotak Securities Limited, Tel: +91 22 6218 5410 and SBICAP Securities Limited, Tel: +91 22 69316411 and at the select locations of the SCSBs, Registered Brokers, RTAs and CDPs participating in the Issue. Bid-cum-Application Forms will also be available on the website of the BSE and the Designated Branches of SCSBs, the list of which is available at website of the BSE and SEBI.

APPLICATIONS SUPPORTED BY BLOCKED AMOUNT (ASBA): Investors have to apply through the ASBA process. For details on the ASBA process, please refer to the details given in the ASBA Form and the Abridged Offer Document and also please refer to the section entitled *"Issue Information"* beginning on page 660 of the Offer Document. ASBA Forms can also be downloaded from the website of the BSE. ASBA form can be obtained from the list of banks that is available on the website of SEBI at www.sebi.gov.in. ASBA Forms can be obtained from Members of the Syndicate, Registered Brokers from list provided on the website of www.bseindia.com and www.nseindia.com.

SUB-SYNDICATE MEMBER: Amrapali Capital & Finance Services Ltd., Anand Rathi Share & Stock Brokers Limited, Anand Share Consultancy, ANS Pvt Limited, Asit C Mehta Investment Intermediates Limited, Axis Securities Limited, Centrum Broking Limited, Centrum Wealth Management Ltd., Choice Equity Broking Private Limited, Dalal & Broacha Stock Broking Private Limited, DB (International) Stock Brokers Ltd., Eureka Stock & Share Broking Services Ltd., Finwizard Technology Private Limited, G Raj & Co. (Consultants) Limited, HDFC Securities Ltd., IDBI Capital Markets & Securities Limited, Innovate Securities Pvt Limited, Jhaveri Securities, Jobanputra Fiscal Services Pvt. Ltd., Kalpataru Multiplier Limited, Kantilal Chhaganlal Securities Pvt.Ltd., Keynote Capitals Limited, KJMC Capital Market Services Limited, Lakshmishree Investment & Securities Pvt Limited, LKP Securities Limited, Inventure Growth & Securities Ltd., Marwadi Shares & Finance, Motilal Oswal Financial Services Limited, Nirmal Bang Securities Pvt Limited, Nuvama Wealth and Investment Limited *(Formely known as Edelweiss Broking Limited)*, Patel Wealth Advisors Pvt Limited, Prabhudas Liladhar Pvt Ltd., Pravin Ratilal Share & Stock Brokers Limited, RR Equity Brokers Pvt Limited, Sharekhan Ltd., SMC Global Securities Ltd., Systematix Shares and Stocks (India) Limited, Tanna Financial Services, Trade Bulls Securities (P) Ltd., Trust Securities Services Pvt Limited and Yes Securities (India) Ltd.

Escrow Collection Bank and Refund Bank: Axis Bank Limited | **Sponsor Bank(s):** ICICI Bank Limited and Axis Bank Limited | **Public Issue Account Bank:** ICICI Bank Limited.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Offer Document.

For **KNOWLEDGE REALTY TRUST**
Sd/-

Place: Mumbai
Date: July 29, 2025

Akshay Rajkumar Sharma
Compliance Officer

KNOWLEDGE REALTY TRUST, acting through its Manager, is proposing, subject to receipt of requisite approvals, market conditions and other considerations, to make an initial offer of its Units representing an undivided beneficial interest in Knowledge Realty Trust, and has filed the Offer Document dated July 29, 2025 with SEBI and the Stock Exchanges. The 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 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. 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.