

KNOWLEDGE REALTY TRUST

Knowledge Realty Trust was registered as a Trust on 10th October, 2024, in India under the Indian Trusts Act, 1882 and then registered as a Real Estate Investment Trust (REIT) on 18th October, 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 BKC, C-407, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051, Maharashtra, India.

Compliance Officer: Akshay Rajkumar Sharma

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Website: www.knowledgerealtytrust.com

NOTICE OF FIRST EXTRA ORDINARY MEETING

NOTICE IS HEREBY GIVEN THAT THE FIRST EXTRA-ORDINARY MEETING (“EM”) OF THE UNITHOLDERS (THE “UNITHOLDERS”) OF KNOWLEDGE REALTY TRUST (THE “TRUST”) WILL BE HELD ON TUESDAY, 03RD FEBRUARY, 2026 AT 11:00 A.M. THROUGH VIDEO CONFERENCING (“VC”) / OTHER AUDIO VISUAL MEANS (“OAVM”) TO TRANSACT THE FOLLOWING BUSINESS(ES) (“NOTICE”) AND THE VENUE OF THE MEETING SHALL BE DEEMED TO BE THE PRINCIPAL PLACE OF BUSINESS OF TRUST:

SPECIAL BUSINESS(ES):

1. TO RATIFY THE APPOINTMENT OF IVAS PARTNERS AS VALUER FOR THE KNOWLEDGE REALTY TRUST:

To consider and if thought fit, to pass the following resolution by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22 along with all other applicable provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended:

“RESOLVED THAT pursuant to Regulations 10(5), 12, 22 and other applicable provisions of SEBI (Real Estate Investment Trusts) Regulations, 2014, read with circulars, guidelines, notifications issued thereunder, each as amended (**“REIT Regulations”**) and other applicable laws and the Policy on Appointment of Auditor and Valuer, and in consultation with Axis Trustee Services Limited, based on the recommendation of the Audit Committee and the Board of Directors of Knowledge Realty Office Management Services Private Limited (**“Manager”**), the consent of the Unitholders be and is hereby accorded for the ratification of the appointment of iVAS Partners, a valuer, represented by its partner Mr. Shubhendu Saha, as the Independent Valuer of the Knowledge Realty Trust (**“Trust”**), till the conclusion of Annual Meeting of the Unitholders for the financial year 2025-26.

RESOLVED FURTHER THAT any of the Board of Directors or Chief Financial Officer or Company Secretary of the Manager, be and are hereby severally authorized on behalf of the Trust to undertake necessary steps, including execution of engagement letters to implement the aforesaid resolution and to give effect to any modifications, changes or amendments thereto.”

2. TO RATIFY THE APPOINTMENT OF M/S S R B C & CO LLP, CHARTERED ACCOUNTANTS, AS THE STATUTORY AUDITORS OF KNOWLEDGE REALTY TRUST AND THEIR REMUNERATION:

To consider and if thought fit, to pass the following resolution by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22 along with all other applicable provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended:

“RESOLVED THAT pursuant to Regulation 10(6), 22 and other applicable provisions of SEBI (Real Estate Investment Trusts) Regulations, 2014 read with the circulars, guidelines and notifications issued thereunder, each as amended (**“REIT Regulations”**), and other applicable laws and the Policy on Appointment of Auditor and Valuer, and in consultation with Axis Trustee Services Limited, based on the recommendation of the Audit Committee and the Board of Directors of Knowledge Realty Office Management Services Private Limited (**“Manager”**), the consent of the Unitholders be and is hereby accorded for ratification of appointment of M/s S R B C and Co LLP, Chartered Accountants, as the Statutory Auditors of the Knowledge Realty Trust (**“Trust”**) till the conclusion of the Annual Meeting of the Unitholders for the financial year 2025-26 at such remuneration as may be agreed between the Board of Directors and the Statutory Auditors.

RESOLVED FURTHER THAT any of the Board of Directors or Chief Financial Officer or Company Secretary of the Manager, be and are hereby severally authorized on behalf of the Trust to undertake necessary steps, including execution of engagement letters to implement the aforesaid resolution and to give effect to any modifications, changes or amendments thereto.”

3. TO APPROVE THE AGGREGATE CONSOLIDATED BORROWINGS AND DEFERRED PAYMENTS OF KNOWLEDGE

REALTY TRUST UP TO 35% OF THE VALUE OF THE KRT ASSETS AND MATTERS RELATED THERETO:

To consider and if thought fit, to pass the following resolution by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22 along with all other applicable provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended:

“RESOLVED THAT pursuant to Regulation 20, 22 and other applicable provisions, if any, of the SEBI (Real Estate Investment Trusts) Regulations, 2014, read with the circulars, guidelines and notifications issued thereunder, each as amended (**“REIT Regulations”**), and other applicable laws, and upon recommendation of the Borrowing Committee and the Board of Directors of Knowledge Realty Office Management Services Private Limited (**“Manager”**), the consent of the Unitholders be and is hereby accorded to the Knowledge Realty Trust (**“Trust”**) and its portfolio entities (collectively **“KRT REIT Entities”**), to borrow from time to time, any sum or sums of money such that the aggregate consolidated borrowing and deferred payments of Trust and the KRT REIT Entities, net of cash and cash equivalents, do not exceed 35% of the value of KRT assets, from time to time, in whatever form including but not limited to debentures, commercial papers, term loans and such instruments, facilities and arrangements as permitted under applicable law, whether secured or unsecured, on such terms and conditions as the Board of Directors (*which shall be deemed to include any duly constituted committee of the Board of Directors to exercise its powers including the powers conferred by this resolution*) of Manager may deem fit in the best interest of Trust, and on such security, including by way of mortgage, hypothecation, pledge, lien and/or charge, in addition to the mortgage, hypothecation, pledge and/or charge already created, in such form, manner and ranking and on such terms as the Manager may deem fit and in the best interest of the Trust, on all or any of the movable and immovable properties of the Trust and the KRT REIT Entities, both present and

future, and any other assets or properties, whether tangible or intangible, of the KRT REIT Entities, for securing the borrowings availed or to be availed by the Trust and the KRT REIT Entities, including providing any undertakings and/ or guarantees as may be required in connection therewith, and to do all such acts, deeds and things and to execute all such documents, instruments and writings, and register all charges as may be required in this regard.

RESOLVED FURTHER THAT any of the Board of Directors or Chief Financial Officer or Company Secretary of the Manager, be and are hereby severally authorized to finalize, negotiate, and execute all necessary agreements, documents, deeds, and writings, and to do all such acts, deeds, matters, and things as may be necessary, desirable, or expedient to give effect to this resolution, including but not limited to determining the terms and conditions of the borrowings, security creation, and any other incidental matters, in the best interest of Trust.

RESOLVED FURTHER THAT all actions taken by the Board (including any committees thereof) pursuant to the above resolution in connection with any matter(s) referred to or contemplated in the foregoing resolution be and are hereby approved, ratified and confirmed in all respects.”

4. TO APPROVE THE BORROWINGS FROM AXIS BANK LIMITED:

To consider and if thought fit, to pass the following resolution by way of simple majority (i.e. where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 19 and 22 along with all other applicable provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014.

“RESOLVED THAT pursuant to Regulation 19 and 22 of the SEBI (Real Estate Investment Trusts) Regulations, 2014, read with the circulars, notifications, guidelines and clarifications issued thereunder, each as amended (**“REIT Regulations”**), the Trust deed of Knowledge Realty Trust (**“Trust”**) and other applicable laws, and upon the

recommendation of the Borrowing and Audit Committee, Board of Directors of Knowledge Realty Office Management Services Private Limited (**“Manager”**), the consent of the Unitholders be and is hereby accorded, for borrowings in a financial year, from Axis Bank Limited, of amounts up to 35% of the total consolidated borrowings of Knowledge Realty Trust (**“Trust”**) and its portfolio entities, as applicable (collectively **“KRT REIT Entities”**) in whatever form, including but not limited to debentures, term loans, commercial paper or such other instruments, facilities and arrangements as permitted under applicable law, whether secured or unsecured, on such terms as may be agreed among the relevant parties.

RESOLVED FURTHER THAT any of the Board of Directors or Chief Financial Officer or Company Secretary of the Manager, be and are hereby severally authorized to finalize, negotiate, and execute all necessary agreements, documents, deeds, and writings, and to do all such acts, deeds, matters, and things as may be necessary, desirable, or expedient to give effect to this resolution, including but not limited to determining the terms and conditions of such borrowings from related parties, creation of security, and any other incidental matters, in the best interest Trust.”

5. TO APPROVE THE DEMERGER OF DEVBHUMI REALTORS PRIVATE LIMITED:

To consider and if thought fit, to pass the following resolution by way of simple majority (i.e. where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22 along with all other applicable provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014 (**“REIT Regulations”**).

“RESOLVED THAT pursuant to the applicable provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014, read with the circulars, guidelines and notifications issued thereunder, each as amended (**“REIT Regulations”**), Sections 230 to 232 of the Companies Act, 2013, and other applicable laws, and based on the recommendation of the Audit Committee

and the Board of Directors of Knowledge Realty Office Management Services Private Limited (“**Manager**”), subject to the consent of regulatory and governmental authorities (as applicable), including the relevant National Company Law Tribunal, the consent of the Unitholders be and is hereby accorded for the following restructuring involving Devbhumi Realtors Private Limited (“**DRPL**”), through a demerger:

Block Name	Leasable area (in msf² mn)	Entity to be demerged into
Octave (Block IV)	1.9	Devbhumi Elixir Realty Private Limited
Orwel (Block III)	1.6	Devbhumi Orwell Realty Private Limited
Novartis (Block I)	0.9	Devbhumi NovEMagma Projects Private Limited
Argus & Opel (Block II & V)	1.8	Devbhumi Opal Realty Ventures Private Limited

RESOLVED FURTHER THAT any of the Board of Directors or Chief Financial Officer or Company Secretary of the Manager, be and are hereby severally authorized on behalf of the Trust to undertake all the steps, including execution of all documents, papers, things, deeds as may be deemed necessary to implement the aforesaid resolution and to give effect to any modifications, changes or amendments thereto.”

6. TO APPROVE THE DEMERGER OF ONE INTERNATIONAL CENTER PRIVATE LIMITED:

To consider and if thought fit, to pass the following resolution by way of simple majority (i.e. where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22 along with all other applicable provisions of the SEBI (Real

Estate Investment Trusts) Regulations, 2014 (“**REIT Regulations**”).

“RESOLVED THAT pursuant to the applicable provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014 read with the circulars, guidelines and notifications issued thereunder, each as amended (“**REIT Regulations**”), Sections 230 to 232 of the Companies Act, 2013, and other applicable laws, and based on the recommendation of the Audit Committee and the Board of Directors of Knowledge Realty Office Management Services Private Limited (“**Manager**”), subject to the consent of regulatory and governmental authorities (as applicable), including the relevant National Company Law Tribunal, the consent of the Unitholders be and is hereby accorded for the following restructuring involving One International Center Private Limited (“**OICPL**”), through a demerger:

Block Name	Leasable area (in msf² mn)	Entity to be demerged into
One Unity Center	1.0	Wholly-owned subsidiary of OICPL to be incorporated

RESOLVED FURTHER THAT any of the Board of Directors or Chief Financial Officer or Company Secretary of the Manager, be and are hereby severally authorized on behalf of the Trust to undertake all the steps, including execution of all documents, papers, things, deeds as may be deemed necessary to implement the aforesaid resolution and to give effect to any modifications, changes or amendments thereto.”

For and on behalf of Knowledge Realty Trust (acting through its Manager, Knowledge Realty Office Management Services Private Limited

Sd/-

Akshay Rajkumar Sharma

Compliance Officer

Date: 12th January, 2026

Place: Mumbai

NOTES:

1. In order to ensure maximum participation of the unitholders in the decision making process irrespective of their geographical location, Securities and Exchange Board of India (SEBI) vide Circular No. SEBI/HO/ DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 (as amended) (“**Master Circular**”) have granted the facility of conducting meetings of unitholders of REITs through Video Conferencing (“**VC**”) or Other Audio Visual means (“**OAVM**”), subject to the fulfilment of conditions as specified in the aforesaid Master Circular issued thereunder. In compliance with the aforesaid Master Circular, the First Extra-Ordinary Meeting (“**EM**”) of **Knowledge Realty Trust (“KRT / Trust”)**, is being held through VC/OAVM without the physical presence of Unitholders at a common venue.

2. As the EM is being conducted through VC / OAVM, physical attendance of the Unitholders has been dispensed with. Accordingly, the facility for appointment of proxies by the Unitholders will not be available for the EM and hence, the proxy form and attendance slip including route map are not annexed to this Notice.

3. An explanatory statement setting out material facts, relating to the business to be transacted at EM is annexed herewith and forms part of the EM Notice.

4. Knowledge Realty Office Management Services Private Limited, Manager of Knowledge Realty Trust, has engaged the services of KFin Technologies Limited (“**KFintech**”), the Registrar and Transfer Agent (“**RTA**”) of KRT for the purpose of providing facility for voting through remote e-voting, for participation in the EM through VC/OAVM facility and e-voting during the EM.

5. The facility for joining the EM through VC / OAVM shall be available for at least 1,000 Unitholders on first-come-first-served basis. The Unitholders can visit <https://emeetings.kfintech.com> and login through existing User Id and Password to attend the live proceedings of the meeting of KRT.

6. The Notice of the EM is being sent only through electronic mode to those Unitholders whose e-mail addresses are registered with the depositories / depository participants. The Notice of EM is available on the website of KRT at <https://www.knowledgerealtytrust.com/> and may also be accessed from the relevant section of websites of Stock Exchanges i.e. National Stock Exchange of India Limited and BSE Limited. The Notice is also available on the website of RTA i.e. <https://evoting.kfintech.com>.

7. For Unitholders whose email addresses are not registered, SMSs, wherever mobile numbers are available, are being sent by the RTA.

8. The Unitholders are being provided with the facility to cast their votes electronically through e-voting services provided by KFintech on all the resolutions set forth in this Notice. The instructions for remote e-voting are given herein below at Note No. 22. The Manager of KRT has fixed Tuesday, 27th January, 2026 as the cut-off date (“cut-off date”) for identifying the Unitholders who shall be eligible to vote through remote e-voting facility or for participation and voting in the EM. A person whose name appears in the List of Beneficial Owners maintained by the depositories i.e. National Securities Depository Limited (“**NSDL**”) and Central Depository Services (India) Limited (“**CDSL**”), as on the close of business hours on the cut-off date shall be entitled to vote on the resolutions through the facility of remote e-voting or participate and vote in the EM and a person who is not a Unitholder as on the cut-off date should treat this Notice for information purposes only.

9. The remote e-voting period commences on Saturday, 31st January, 2026 at 09:00 HRS (IST) and ends on Monday, 02nd February, 2026 at 17:00 HRS (IST). During this period, Unitholders of KRT as on the cut-off date may cast their vote electronically in the manner and process set out herein below. The e-voting module shall be disabled for voting thereafter. Once the vote on the resolution(s) is cast by the

Unitholder, the Unitholder shall not be allowed to change it subsequently. Further, the Unitholders who have cast their vote by remote e-voting prior to the EM may attend the EM but shall not be entitled to cast their vote again. In case a Unitholder casts his/her vote, both by remote e-voting and e-voting at the EM, then the voting done by remote e-voting shall prevail and the e-voting at the EM shall be invalid.

10. The Unitholders who are present at the EM through VC/ OAVM and have not cast their vote on resolutions through remote e-voting prior to the EM and are otherwise not barred from doing so, may cast their vote during the EM through the e-voting system provided by KFintech through the VC platform during the EM. Kindly refer Note No. 22 for instructions.

11. Any person who acquires units of KRT and becomes a Unitholder of KRT after the dispatch of the Notice, and holds units as on the cut-off date, may obtain the User ID and Password by sending a request at evoting@kfintech.com or contact KFintech at toll free number 1800-309-4001.

12. The voting rights of Unitholders shall be in proportion to their units of the Unit capital of KRT as on the cut-off date i.e. Tuesday, 27th January, 2026.

13. Ms. Rupal Dhiren Jhaveri, has been appointed as Scrutinizer by the Manager, to scrutinise the remote e-voting process and e-voting during EM in a fair and transparent manner.

14. Institutional Unitholders (i.e. other than Individuals, HUF, NRI etc.) are required to send scanned certified true copy (PDF/ JPG format) of the Board Resolution/ Governing body Resolution/Authority Letter etc. together with attested specimen signature(s) of the duly authorized representative(s), authorizing its representative to attend the EM on its behalf and to vote either through remote e-voting or during the EM. The said Resolution/ Authorization should be sent electronically to the Scrutinizer by email to

rupal@csrdj.com with a copy marked to evoting@kfintech.com.

15. The results of e-voting shall be declared on or after the EM of KRT and the resolution(s) would be deemed to be passed on the date of EM subject to receipt of the requisite number of votes in favour of the resolution(s).

16. The results of e-voting shall be announced on or before Thursday, 05th February, 2026. The said results along with the Scrutinizer's report would be submitted with the Stock Exchanges i.e. National Stock Exchange of India Limited and BSE Limited. Additionally, the results would also be placed on the website of KRT - <https://www.knowledgerealtytrust.com/> and on the website of remote e-voting agency viz., KFintech - <https://evoting.kfintech.com>.

17. Unitholders who have not registered their email addresses or have not received any communication regarding this EM for any reason whatsoever, may obtain the User ID and Password by sending a request to KFintech (Unit: KRT) at einward.ris@kfintech.com or evoting@kfintech.com or contact KFintech at 1800-309-4001 (between 9:00 A.M. to 5:30 P.M.) or contact KRT at +91 124 282-3177 (on weekdays between 9:00 A.M. to 5:30 P.M.).

18. Documents referred to in this Notice and Explanatory Statement are available on the website of KRT at <https://www.knowledgerealtytrust.com/>.

19. Wherever required or possible, the Unitholders are requested to address all correspondence, including distribution matters, to the RTA, KFintech (Unit: KRT), Selenium, Tower B, Plot No- 31 & 32, Financial District, Nanakramguda, Serilingampally Hyderabad Rangareddy, Telangana - 500032, India.

20. Unitholders who have not registered their e-mail addresses so far are requested to register the same with their respective depository participants for

receiving all communications including notices etc. from the Manager, on behalf of KRT, electronically and also for the smooth remote e-voting process.

21. Unitholders are requested to intimate changes, if any, pertaining to their name, postal

address, e-mail address, telephone/ mobile numbers, Permanent Account Number (PAN), mandates, nominations, power of attorney, bank details such as name of the bank and branch details, bank account number, MICR code, IFSC code, etc., to their respective depository participants.

22. PROCEDURE FOR REMOTE E-VOTING AND E-VOTING DURING THE EM

(I) Instructions for Unitholders for Remote e-Voting:

Details of the process and manner of e-Voting are provided below:

Step 1: Access to Depositories' e-Voting system in case of Individual Unitholders.

Step 2: Access to KFintech e-Voting system in case of Non-Individual Unitholders.

Details on Step 1 are mentioned below:

1. Login method for remote e-Voting for Individual Unitholders

As per SEBI circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020 on 'e-Voting facility provided by Listed Entities', individual demat account holders can access e-Voting facility and cast their vote, by way of single login credential, through their demat accounts / websites of Depositories or Depository Participants.

(I) Login method for remote e-Voting for Individual Unitholders through Depositories	
NSDL	CDSL
1. Existing IDeAS Users: (i) Visit URL: https://eservices.nsdl.com (ii) Click on the "Beneficial Owner" icon under "Login" under 'IDeAS' section. (iii) On the new page, enter User ID and Password. Post successful authentication, click on "Access to e-Voting" (iv) Click on company name or e-Voting service provider i.e. KFintech and you will be re-directed to e-Voting service provider website for casting the vote during the remote e-Voting period.	1. Users who have opted for Easi/ Easiest (i) Visit URL: https://web.cdslindia.com/myeasinew/home/login Or URL: www.cdslindia.com or (ii) Click on New System Myeasi (iii) Login with your registered user id and password. (iv) The user will see the e-Voting Menu. The Menu will have links of e-Voting service provider i.e. KFintech e-Voting portal. (v) Click on company name or e-Voting service provider name to cast your vote.
2. Users not registered for IDeAS e-Services (i) To register, click on link: https://eservices.nsdl.com (ii) Select "Register Online for IDeAS" or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp	2. User not registered for Easi/Easiest (i) Option to register is available at https://web.cdslindia.com/myeasinew/Registration/EasiRegistration (ii) Proceed with completing the required fields. (iii) Follow the steps given in point no. 1

(iii) Proceed with completing the required fields.	
(iv) Follow steps given in point no. 1	
3. Users may alternatively vote by directly accessing the e-Voting website of NSDL (i) Open URL: https://www.evoting.nsdl.com/ (ii) Click on the icon “Login” which is available under ‘Shareholder/ Member’ section. (iii) A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number held with NSDL), Password / OTP and a Verification Code as shown on the screen. (iv) Post successful authentication, you will be requested to select the name of the company and the e-Voting Service Provider name, i.e., KFintech. (v) On successful selection, you will be redirected to KFintech e-Voting page for casting your vote during the remote e-Voting period.	3. Users may alternatively vote by directly accessing the e-Voting website of CDSL (i) Visit URL: www.cdslindia.com (ii) Provide your demat Account Number and PAN No. (iii) System will authenticate user by sending OTP on registered Mobile & E-mail as recorded in the Demat Account. (iv) After successful authentication, user will be provided links for the respective e-Voting service provider, i.e., KFintech where the e Voting is in progress.
4. Unitholders can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience.	
(II) Login method for remote e-Voting for Individual Unitholders through Depository Participants (“DP”)	
1. Login using the login credentials of your demat account through your DP registered with NSDL/CDSL for e-Voting facility.	
2. Upon Logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature.	
3. Click on Company name or e-Voting service provider i.e. KFintech and you will be redirected to e-Voting service provider (i.e. KFintech) website for casting your vote during the remote e-Voting period.	
Important note: Unitholders who are unable to retrieve User ID / Password are advised to use Forgot user ID and Forgot Password option available at above mentioned websites.	
Helpdesk for Individual Unitholders for any technical issues related to login through Depository i.e., NSDL and CDSL is as under:	
Login type	Helpdesk details
Units held with NSDL	Please contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 22 44 30
Units held with CDSL	Please contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at +91 22 2305 8738 or +91 22-2305 8542-43
Details on Step 2 are mentioned below:	
2. Login method for remote e-Voting for Non-Individual Unitholders	

A. Unitholders whose email IDs are registered with Depositories/Depository Participant(s), will receive an email from KFinTech which will include details of e-Voting Event Number (EVEN), USER ID and password. They will have to follow the following process:

- (i) Launch internet browser by typing the URL: <https://evoting.kfintech.com/>
- (ii) Enter the login credentials (i.e. User ID and Password). In case of Demat account, User ID will be your DP ID and Client ID. However, if you are already registered with KFinTech for e-Voting, you can use your existing User ID and password for casting the vote.
- (iii) After entering these details appropriately, click on "LOGIN".
- (iv) You will now reach password change Menu wherein you are required to mandatorily change your password. The new password shall comprise of minimum 8 characters with at least one upper case (A- Z), one lower case (a-z), one numeric value (0-9) and a special character (@, #, \$, etc.,). The system will prompt you to change your password and update your contact details like mobile number, email ID etc., on first login. You may also enter a secret question and answer of your choice to retrieve your password in case you forget it. It is strongly recommended that you do not share your password with any other person and that you take utmost care to keep your password confidential.
- (v) You need to login again with the new credentials.
- (vi) On successful login, the system will prompt you to select the "EVEN" i.e., "Knowledge Realty Trust" and click on "Submit".
- (vii) On the voting page, enter the number of units (which represents the number of votes) as on the cut-off date under "FOR/AGAINST" or alternatively, you may partially enter any number in "FOR" and partially "AGAINST" but the total number in "FOR/ AGAINST" taken together shall not exceed your total

unitholding as mentioned herein above. You may also choose the option "ABSTAIN". If Unitholder does not indicate either "FOR" or "AGAINST" it will be treated as "ABSTAIN" and the units held will not be counted under either head.

- (viii) Unitholders holding multiple folios/ demat accounts shall choose the voting process separately for each folio/ demat accounts.
- (ix) Voting has to be done for each item of the notice separately. In case you do not desire to cast your vote on any specific item, it will be treated as Abstained.
- (x) You may then cast your vote by selecting an appropriate option and click on "Submit".
- (xi) A confirmation box will be displayed. Click "OK" to confirm else "CANCEL" to modify. Once you have voted on the resolution(s), you will not be allowed to modify your vote. During the voting period, Unitholders can login any number of times till they have voted on the Resolution(s).
- (xii) Institutional Unitholders (i.e. other than Individuals, HUF, NRI etc.) are also required to send scanned certified true copy (PDF/ JPG format) of the Board Resolution/ Authority Letter etc., together with attested specimen signature(s) of the duly authorised representative(s), who is/ are authorized to vote, to the Scrutinizer by email to rupal@csrdj.com with a copy marked to evoting@kfintech.com . The scanned image of the above-mentioned documents should be in the naming format "Corporate Name EVENT No."

B. Unitholders whose email IDs are not registered with Depositories / Depository Participants(s): In case of Unitholders who have not registered their e-mail address or become a Unitholder of the KRT after dispatch of EM Notice but on or before the cut-off date for e-Voting, he/she may obtain the User ID and Password in the manner as mentioned below:

- a. If the mobile number of the Unitholder is registered against DP ID Client ID, the Unitholder may send SMS: MYEPWD<space>E-Voting Event Number + Folio No. or DP ID Client ID to 9212993399.
- i. Example for NSDL - MYEPWD<space>IN12345612345678,
- ii. Example for CDSL - MYEPWD<space>1402345612345678,
- b. If e-mail address or mobile number of the Unitholder is registered against Folio No./DP ID Client ID, then on the home page of <https://evoting.kfintech.com>, the Unitholder may click “Forgot Password” and enter Folio No. or DP ID Client ID and PAN to generate a password.
- c. KFintech shall endeavour to send User ID and Password to those new Unitholders whose e-mail ids are available.

In case of any query and/ or grievance, in respect of voting by electronic means

Unitholders may refer to the ‘Help’ & ‘Frequently Asked Questions’ (FAQs) and e-Voting user manual available at the ‘Downloads’ section of <https://evoting.kfintech.com> OR may contact to Mr. Raju S.V, Dy. Vice President of M/s. KFin Technologies Limited, Selenium, Tower B, Plot No-31 & 32, Financial District, Nanakramguda, Serilingampally Hyderabad Rangareddy, Telangana - 500032, India OR e-mail at einward.ris@kfintech.com or evoting@kfintech.com or call KFintech’s toll free No. 1800-309-4001 for any further clarifications.

(II) Instructions for Unitholders for e-Voting during the EM session:

Those Unitholders, who are present in the Meeting through VC and have not cast their vote on resolutions through remote e-Voting, can vote through e-Voting at the Meeting. The Unitholders may vote through the Insta Poll facility that will be made available on the Meeting page (after you log into the Meeting). An icon, “Vote”, will be available

on the Meeting Screen. Unitholders will be able to cast their vote by clicking on this icon, using the user ID and Password as communicated in the e-mail from KFintech as the credentials.

23. Instructions for the Unitholders for attending the EM through VC / OAVM:

- a. Unitholders will be provided with a facility to attend the EM through video conferencing platform provided by KFintech. Unitholders may access the same at <https://emeetings.kfintech.com/> and click on the “video conference” and access the shareholders/ members login by using the remote e-Voting credentials. The link for EM will be available in shareholder/members login where the EVENT and the name of KRT can be selected.
- b. Please note that the Unitholders who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the Notice.
- c. Unitholders can participate in the EM through their desktops / smartphones / laptops etc. However, for better experience and smooth participation, it is advisable to join the meeting through desktops /laptops with high-speed internet connectivity.
- d. Please note that participants connecting from mobile devices or tablets or through laptop connecting via mobile hotspot may experience Audio/Video loss due to fluctuation in their respective network. It is therefore recommended to use stable Wi-Fi or LAN connection to mitigate any kind of aforesaid glitches.
- e. The facility of joining the EM through VC will be opened 30 minutes before the scheduled start-time of the EM and will not be closed until the expiry of 15 minutes after such scheduled time.
- f. Unitholders who would like to express their views/ ask questions as a speaker at the EM may visit <https://emeetings.kfintech.com> and login through the User Id and Password provided in

the mail received from KFintech. On successful login, select ‘Speaker Registration’, which will be opened from Thursday, 29th January, 2026 to Friday 30th January, 2026. KRT reserves the right to limit the number of Unitholders asking questions depending on the availability of time at the EM. Due to limitations of transmission and coordination during the Q&A session, KRT has dispensed with the speaker registration during the EM.

- g. Unitholders who would like to post their questions may send their queries in advance by visiting at <https://emeetings.kfintech.com> and login through the User Id and Password provided in the e-mail received from KFintech.

On successful login, select “Post your Questions”, which will be opened from Thursday, 29th January, 2026 to Friday, 30th January, 2026. Please note that the Unitholders questions will be answered only if the Unitholder continues to hold the Units as of the cut-off date i.e. Tuesday, 27th January, 2026.

- h. Unitholders who need assistance before or during the EM, can contact KFintech on evoting@kfintech.com or 1800-309-4001 (toll free) or contact Mr. Raju S.V, Deputy Vice President, KFintech through an e-mail request to einward.ris@kfintech.com or evoting@kfintech.com.

EXPLANATORY STATEMENT

ITEM NO. 1:

The SEBI (Real Estate Investment Trusts) Regulations, 2014, read with circulars, guidelines, notifications issued thereunder, each as amended (“**REIT Regulations**”) and other applicable laws, mandates every REIT to appoint an Independent Valuer.

Additionally, as per Regulation 10(5) of the REIT Regulations, the Manager, in consultation with the Trustee, is responsible for appointing all intermediaries and service providers for managing the REIT’s assets or for any other activities related to the REIT.

In line with these requirements, the Board of Directors of the Knowledge Realty Office Management Services Private Limited (“**Manager**”), at its meeting held on 02nd September, 2025 approved the appointment of iVas Partners, represented by its Partner, Mr. Shubhendu Saha, as the valuer for the Knowledge Realty Trust (“**Trust**”).

The Board of Directors of the Manager at their meeting held on 12th January, 2026 in accordance with REIT Regulations and other applicable laws and the Policy on Appointment of Auditor and Valuer, and in consultation with Axis Trustee Services Limited and based on the recommendation of Audit Committee, considered and ratified the appointment of iVas Partners, represented by its Partner Mr. Shubhendu Saha, as the valuer of the Knowledge Realty Trust (“**Trust**”), till the conclusion of Annual Meeting of the Unitholders for the financial year 2025-26 and recommend the same to the Unitholders of Trust, for their approval and adoption.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution.

None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, the Trustee are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 1 by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution).

A brief profile of iVAS Partners is provided below:

iVAS Partners, (Valuer Registration Number: IBBI/RV-E/02/2020/112), represented by its partner Mr. Shubhendu Saha delivers reliable and independent valuation (across categories viz. land & building and plant & machinery), advisory and technical due diligence services, that combine professional expertise with comprehensive databases, analytics and market intelligence across various asset classes and locations in India.

They have adequate experience of valuing real estate and infrastructure assets having acted as valuers for the following entities in last three years;

- i. Embassy Office Parks REIT for semi-annual investor reporting
- ii. Nexus Select REIT for initial public offer and subsequent semi-annual investor reporting
- iii. TVS Infrastructure Trust for their private placement

ITEM NO. 2:

The SEBI (Real Estate Investment Trusts) Regulations, 2014, read with circulars, guidelines, notifications issued thereunder, each as amended

(“REIT Regulations”) and other applicable laws, require every REIT to appoint an individual or a firm as its Statutory Auditors.

Further, in accordance with Regulation 10(5) of the REIT Regulations, Manager, in consultation with the Trustee, is responsible for appointing all intermediaries and service providers for managing the REIT’s assets or for any other activities related to the REIT.

Consequently, the Board of Directors of Knowledge Realty Office Management Services Private Limited (**“Manager”**), at its meeting held on 11th October, 2024 had appointed M/s S R B C & Co LLP, Chartered Accountants, as the Statutory Auditors of the Knowledge Realty Trust (**“Trust”**) till the conclusion of Annual Meeting of the Unitholders for the financial year 2025-26.

Below remuneration of the Statutory Auditors was approved by the Board of Directors in their meeting held on 10th November, 2025:

Scope of Audit	Fees (in Rs.)
Audit fees for Trust for the year ended 31 st March, 2026 & fees for Limited Review of the Trust for the Quarter 30 th June, 2025, 30 th September, 2025, 31 st December, 2025 and 30 th June, 2026	50,00,000

Further, in accordance with the REIT Regulations, the Policy on Appointment of Auditor and Valuer and other applicable laws, the appointment of the Statutory Auditors shall be placed before the Unitholders of the Trust for ratification.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution.

None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, the Trustee are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 2 by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution).

A brief profile of M/s S R B C & Co LLP, Chartered Accountants, is provided below:

M/s S R B C & CO LLP (**“SRBC”**) having Firm Registration No. FRN 324982E/E300003, is a firm of Chartered Accountants registered with the Institute of Chartered Accountants of India (**“ICAI”**). It is a Limited Liability Partnership Firm incorporated in India. The firm is a part of M/s S.R. Batliboi & Affiliates network of audit firms registered with ICAI. The registered office of the firm is at 22, Camac Street, 3rd Floor, Block ‘B’, Kolkata. It has various offices at Mumbai, Delhi, Gurugram, Bangalore, Kolkata, Pune, Chennai, Ahmedabad etc. SRBC audits various companies listed on stock exchanges in India.

ITEM NO. 3:

Pursuant to Regulation 20 of the SEBI (Real Estate Investment Trusts) Regulations, 2014, read with circulars, guidelines, notifications issued thereunder, each as amended (**“REIT Regulations”**) and other applicable laws, the aggregate consolidated borrowings and deferred payments of the REIT (including its portfolio entities) net of cash and cash equivalents shall not exceed 35% of the value of the REIT assets.

Further, as per Regulation 20(3) of the REIT Regulations, the aggregate consolidated borrowings and deferred payments of the REIT (Holdco and/or the SPV(s)), net of cash and cash equivalents shall not exceed 25% of the value of the REIT assets unless,

- (a) a credit rating is obtained from a credit rating agency registered with the Securities and Exchange Board of India; and
- (b) approval of Unitholders is obtained in the manner as specified in Regulation 22 of the REIT Regulations.

In order to meet the additional fund requirement of the Trust for various purposes, it is proposed to enable Trust and KRT REIT Entities to borrow from time to time, any sum or sums of money not exceeding such amounts that, the aggregate consolidated borrowing and deferred payments of the Trust and the KRT REIT Entities net of cash and cash equivalent, do not exceed 35% of the assets of the Trust, from time to time.

Knowledge Realty Trust is rated CRISIL AAA/ Stable and ICRA AAA (Stable) by the registered credit rating agencies, CRISIL Ratings and ICRA respectively.

Accordingly, the Board of Directors of the Manager at its meeting held on 12th January, 2026, have approved the proposal to borrow from time to time, any sum or sums of money not exceeding such amounts that, the aggregate consolidated borrowing and deferred payments of the Trust and the KRT REIT Entities, net of cash and cash equivalent, do not exceed 35% of the value of the KRT assets, subject to approval of the Unitholders.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution.

None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, the Trustee are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 3 by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution).

ITEM NO. 4:

As per Regulation 19(5)(b)(ii) of SEBI (Real Estate Investment Trusts) Regulations, 2014, read with circulars, guidelines, notifications issued thereunder, each as amended (**“REIT Regulations”**) and other applicable laws, the value of the funds borrowed from related parties, in a financial year, shall not exceed 10% of the total consolidated borrowings of the KRT REIT Entities, unless an approval from the unitholders is obtained prior to entering into any such subsequent transaction with any related party, in the manner as specified in Regulation 22 of REIT Regulations.

Accordingly, the Board of the Directors of the Manager at their meeting held on 12th January, 2026 as recommended by the Borrowing Committee and the Audit Committee, approved the aggregate borrowings of up to 35% of the total consolidated borrowings of Knowledge Realty Trust (**“Trust”**) and its portfolio entities (collectively, **“KRT REIT Entities”**) from Axis Bank Limited, in a financial year, in whatever form, including but not limited to debentures, term loans, commercial paper or such other instruments, facilities and arrangements as permitted under applicable law, whether secured or unsecured, on such terms as may be agreed among the relevant parties, subject to approval of the Unitholders of the Trust.

As per Regulation 2(1)(zo) of the SEBI REIT Regulations, a "related party" is defined as per the Companies Act, 2013 or applicable accounting standards, and also includes parties to the REIT and promoters, directors and partners of the parties to the REIT. Further, as per Regulation 2(1)(zc) of the SEBI REIT Regulations, parties to the REIT includes the sponsor group(s), inducted sponsor(s), manager, and trustee.

Pursuant to Regulation 19(6) of the SEBI REIT Regulations, please see below the information pertaining to the proposed related party transaction:

1.	Identity of the related parties and their relationship with the KRT REIT or parties to the KRT REIT	Axis Bank Limited, which is the promoter of the Trustee, Axis Trustee Services Limited
2.	Nature and details of the transactions entered into or proposed to be entered into with such related parties including description and location of assets	Loans, overdraft draft facilities, arranger / subscriber to the Debentures, commercial paper or other instruments issued by KRT REIT, its SPVs or HoldCo; letters of credit and bank guarantees availed in the ordinary course of business by KRT REIT, its SPVs or HoldCo including but not limited to refinancing of outstanding amounts of existing loans and debt instruments issued by KRT REIT, its SPVs or HoldCo; capital expenditure; overhead costs; or operating expenses
3.	The price or value of the assets or securities bought or sold or leased or proposed to be bought or sold or leased and if leased or proposed to be leased, value of the lease	N.A.
4.	Ready reckoner rate of the real estate asset being bought or sold. Provided that where such ready reckoner rate are not available, property tax assessment value or similar published rates by Government authorities shall be disclosed	N.A.
5.	Summary of the valuation report(s)	N.A.
6.	The current and expected rental yield	N.A.
7.	If the transactions are conditional upon the KRT REIT receiving a stated amount of subscriptions, the minimum amount of such subscriptions to be received	N.A.
8.	Amount of borrowing and rate of interest in case of borrowing from any related party	<p>When KRT REIT or its portfolio entities seek to borrow funds from Axis Bank Limited, the specific amounts and terms, such as interest rate, tenor and security will be determined based on the business requirements, competitive market rates and other conditions, including external factors such as the general economic condition of the country at the relevant point in time, and will be decided among the parties.</p> <p>Such terms will be based on the sanction letters and other documents entered into with Axis Bank. Such borrowings shall be up to 35% of the total consolidated borrowings of KRT REIT and its portfolio entities in a financial year.</p> <p>The proposed related party transactions will be on an arms-length basis.</p>

9.	Any other information that is required for the invest or to take an informed decision	N.A.
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None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution.

None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, the Trustee are interested in the aforesaid resolution, except to the extent of Axis Bank Limited being the promoter of Axis Trustee Services Limited.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 4 by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution).

ITEM NO. 5:

Devbhumi Realtors Private Limited (“**DRPL**”), a Special Purpose Vehicle (“**SPV**”) of Knowledge Realty Trust (“**Trust**”), is considering, subject to the consent of regulatory and governmental authorities (as applicable), including the relevant National Company Law Tribunal, the following restructuring through a demerger.

The demerger is expected to enhance operational and structural efficiencies, reduce costs and expenses in respect of the asset held by DRPL (i.e., Sattva Knowledge City) and result in a more efficient and streamlined holding structure for the Trust, which is expected to increase the efficiency of distributions to the unitholders.

Under the demerger the following assets are proposed to be demerged from DRPL into its wholly-owned subsidiaries:

Block Name	Leasable area (in msf ² mn)	Entity to be demerged into
Octave (Block IV)	1.9	Devbhumi Elixir Realty Private Limited
Orwel (Block III)	1.6	Devbhumi Orwell Realty Private Limited
Novartis (Block I)	0.9	Devbhumi NovEMagma Projects Private Limited
Argus & Opel (Block II & V)	1.8	Devbhumi Opal Realty Ventures Private Limited

Accordingly, the Board of Directors of the Manager at its meeting held on 12th January, 2026, based on the recommendations of the Audit Committee at its meeting held on 12th January, 2026, approved and recommended the demerger and related actions to the Unitholders of Trust for their consent at the ensuing extra-ordinary meeting of the Unitholders.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution.

None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, the Trustee are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 5 by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution).

ITEM NO. 6:

One International Center Private Limited (“**OICPL**”), a Special Purpose Vehicle (“**SPV**”) of Knowledge Realty Trust (“**Trust**”), is considering, subject to the consent of regulatory and governmental authorities (as applicable), including the relevant National Company Law Tribunal, the following restructuring through a demerger. The demerger is expected to enhance operational and structural efficiencies, reduce costs and expenses in respect of the asset held by OICPL (i.e., One International Center) and result in a more efficient and streamlined holding structure for the Trust, which is expected to increase the efficiency of distributions to the unitholders. Pursuant to the demerger the following business is proposed to be demerged for business and operational efficiency:

Block Name	Leasable area (in msf² mn)	Entity to be demerged into
One Unity Center	1.0	Wholly-owned subsidiary of OICPL to be incorporated

Accordingly, the Board of Directors of the Manager at its meeting held on 12th January, 2026, based on the recommendations of the Audit Committee at its meeting held on 12th January, 2026, approved and recommended the demerger and related actions to the Unitholders of Trust for their consent at the ensuing extra-ordinary meeting of the Unitholders.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution.

None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, the Trustee are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 6 by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution).

INFORMATION AT GLANCE:

Particulars	Details
Time and date of EM	Tuesday, 03 rd February, 2026 at 11:00 A.M.
Mode	Video conference / Other Audio-Visual means / Participation through video conferencing
Helpline number for VC participation	1800 3094 001
EVEN	9387
Cut-off date for e-voting	Tuesday, 27 th January, 2026
E-voting start time and date	Saturday, 31 st January, 2026 at 09:00 HRS (IST)
E-voting end time and date	Monday, 02 nd February, 2026 at 17:00 HRS (IST)
Name, address and contact details of Registrar and Transfer Agent and of e-voting services provider	Mr. Sashidhar S Mannava, Vice President KFin Technologies Limited Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Hyderabad – 500032, India