Date: 21st July, 2026

To,	To,
The Corporate Relations Department, The National Stock Exchange of India Limited Exchange Plaza, 5th Floor, Plot No. C/1, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai – 400051 **Scrip Code**: KRT	The Corporate Relations Department, Department of Corporate Services, BSE Limited, 25th Floor, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001 **Scrip Code**: 544481 (**“Units”**), 977158, 977536 and 977888 **(“Non-Convertible Debentures”)** and 731643 **(“Commercial Papers”)**

Dear Sir/ Madam,

Subject: Disclosure of Credit Ratings obtained by Knowledge Realty Trust (“KRT”)

With reference to the subject matter, we would like to inform you that ICRA Limited (“**ICRA**”), a credit rating agency, has assigned the credit rating of “[ICRA]AAA (Stable)” in respect of Proposed Non-Convertible Debentures to be issued by KRT and re-affirmed the credit rating of “[ICRA]AAA (Stable)” in respect of Non-Convertible Debentures issued by KRT. Further, ICRA has re-affirmed the credit rating of “[ICRA]AAA (Stable)” in respect of its corporate credit rating.

Details of the credit ratings obtained by KRT, in terms of SEBI Circular SEBI/HO/DDHS/DDHSPoD/P/CIR/2025/0000000137 dated October 15, 2025, are given in **Annexure-1.**

Copy of credit rating letters dated 21st July, 2026, issued by ICRA are attached herewith as **Annexure-2**.

The documents referred will also be uploaded on our website at www.knowledgerealtytrust.com.

Kindly take the same on your records.

Thanking you,

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

Ashutosh Pramod Vaidya
Digitally signed by Ashutosh Pramod Vaidya
Date: 2026.07.21 18:04:50 +05'30'

Ashutosh Vaidya
Company Secretary & Compliance Officer
Membership No. A14242

Encl: As above

Annexure-1

Details of credit ratings

a) Current rating details:

S. No.	ISIN	Name of the Credit Rating Agency	Credit rating assigned	Outlook (Stable/ Positive/ Negative / No Outlook)	Rating action (New/ Upgrade/ Downgrade / Reaffirm/ Other)	Specify other rating action	Date of credit rating	Verification status of CRAs (verified/ not verified)	Date of verification
1.	INE1JAR07010	ICRA Limited	[ICRA]AAA	Stable	Reaffirm	-	10-07-2026	Verified	10-07-2026
2.	INE1JAR07028	ICRA Limited	[ICRA]AAA	Stable	Reaffirm	-	10-07-2026	Verified	10-07-2026
3.	INE1JAR07036	ICRA Limited	[ICRA]AAA	Stable	Reaffirm	-	10-07-2026	Verified	10-07-2026
4.	Proposed Non-Convertible Debentures	ICRA Limited	[ICRA]AAA	Stable	Assign	-	10-07-2026	Verified	10-07-2026
5.	INE1JAR25012	ICRA Limited	[ICRA]AAA	Stable	Reaffirm	-	21-07-2026	Verified	21-07-2026

b) Earlier rating details:

S. No.	ISIN	Name of the Credit Rating Agency	Credit rating assigned	Outlook (Stable/ Positive/ Negative / No Outlook)	Rating action (New/ Upgrade/ Downgrade / Reaffirm/ Other)	Specify other rating action	Date of credit rating	Verification status of CRAs (verified/ not verified)	Date of verification
1.	INE1JAR07010	Crisil Ratings Limited	Crisil AAA	Stable	Reaffirm	-	15-07-2026	Verified	15-07-2026
2.	INE1JAR07028	Crisil Ratings Limited	Crisil AAA	Stable	Reaffirm	-	15-07-2026	Verified	15-07-2026
3.	INE1JAR07036	Crisil Ratings Limited	Crisil AAA	Stable	Reaffirm	-	15-07-2026	Verified	15-07-2026
4.	Proposed Non-Convertible Debentures	Crisil Ratings Limited	Crisil AAA	Stable	Assign	-	15-07-2026	Verified	15-07-2026
5.	INE1JAR25012	Crisil Ratings Limited	Crisil AAA	Stable	Reaffirm	-	15-07-2026	Verified	15-07-2026

ICRA/Knowledge Realty Trust/21072026/1

Date: July 21, 2026

Mr. Siddharth Jain
Authorised Signatory
Knowledge Realty Trust
14th Floor, One International Center,
Tower 1, Senapati Bapat Marg,
Elphinstone Road, Mumbai – 400013.

Dear Sir,

Re: ICRA's Credit Rating for below mentioned Instruments of Knowledge Realty Trust

As per the Rating Agreement/Statement of Work executed with ICRA Limited, ICRA's Rating Committee has taken the following rating actions for the mentioned instruments of your company.

Instrument	Rated Amount (Rs. crore)	Rating Action[1]	Financial Sector Regulator[#]
Issuer rating	-	[ICRA]AAA (Stable); reaffirmed	-@
Total	-		

@Since no instrument is being rated, FSR is not applicable. The rating scale and definitions stipulated in SEBI Master Circular for CRAs are being followed

The aforesaid rating(s) will become due for surveillance within one year from the date of rating communication letter. However, ICRA reserves the right to review and/or, revise the above rating(s) at any time based on new information becoming available, or the required information not being available, or other circumstances that ICRA believes could have an impact on the rating(s). Therefore, request the lenders and investors to visit ICRA website at www.icra.in for latest rating(s) of the company.

The rating(s) are specific to the terms and conditions of the instruments as indicated to us by you, and any change in the terms or size of the same would require a review of the rating(s) by us. In case there is any change in the terms and conditions or the size of the rated instrument, the same must be brought to our notice before the instrument is used by you. In the event such changes occur after the rating(s) have been assigned by us and their use has been confirmed by you, the rating(s) would be subject to our review, following which there could be a change in the rating(s) previously assigned. Notwithstanding the foregoing, any change in the over-all limit of the instrument from that specified in this letter, would constitute an enhancement that would not be covered by or under the said Rating Agreement.

The rating(s) assigned must be understood solely as an opinion and should not be treated, or cause to be treated, as recommendation to buy, sell, or hold the rated instrument availed/issued by your company.

You are also requested to forthwith inform us about any default or delay in repayment of interest or principal amount of the instrument rated, as above, or any other debt instruments/ borrowing and keep us informed of any other developments which may have a direct or indirect impact on the debt servicing capability of the

[1] Complete definitions of the ratings assigned are available at www.icra.in.

company including any proposal for re-schedulement or postponement of the repayment programmes of the dues/ debts of the company with any lender(s) / investor(s), or occurrence of any significant development that could impact the ability of the company to raise funds such as restriction imposed by any authority from raising funds through issuance of debt securities through electronic bidding system. Further, you are requested to inform us immediately as and when the borrowing limit for the instrument rated, as above, or as prescribed by the regulatory authority(ies) is exceeded.

We look forward to your communication and assure you of our best services.

With kind regards,
Yours sincerely,
For ICRA Limited

Anupama Reddy
Vice President & Co-Group Head
anupama.reddy@icraindia.com

ICRA/Knowledge Realty Trust/21072026/1

Date: July 21, 2026

Mr. Siddharth Jain
Authorised Signatory
Knowledge Realty Trust
14th Floor, One International Center,
Tower 1, Senapati Bapat Marg,
Elphinstone Road, Mumbai – 400013.

Dear Sir,

Re: ICRA's Credit Rating for below mentioned Instruments of Knowledge Realty Trust

As per the Rating Agreement/Statement of Work executed with ICRA Limited, ICRA's Rating Committee has taken the following rating actions for the mentioned instruments of your company.

Instrument	Rated Amount (Rs. crore)	Rating Action[1]	Financial Sector Regulator[#]
Non-Convertible Debenture	1,600.00	[ICRA]AAA (Stable); reaffirmed	SEBI
Non-Convertible Debenture	1,000.00	[ICRA]AAA (Stable); reaffirmed	SEBI
Non-Convertible Debenture	600.00	[ICRA]AAA (Stable); reaffirmed	SEBI
Non-convertible debentures	1,000.0	[ICRA]AAA (Stable); assigned	SEBI
Total	**4,200.0**		

[#]SEBI's grievance redressal/dispute resolution and SEBI investor protection mechanisms such as SCORES and ODR shall not be available for activities and instruments which fall under the regulatory purview of Financial Sector Regulators other than SEBI.

The aforesaid rating(s) will become due for surveillance within one year from the date of rating communication letter. However, ICRA reserves the right to review and/or, revise the above rating(s) at any time based on new information becoming available, or the required information not being available, or other circumstances that ICRA believes could have an impact on the rating(s). Therefore, request the lenders and investors to visit ICRA website at www.icra.in for latest rating(s) of the company.

The rating(s) are specific to the terms and conditions of the instruments as indicated to us by you, and any change in the terms or size of the same would require a review of the rating(s) by us. In case there is any change in the terms and conditions or the size of the rated instrument, the same must be brought to our notice before the instrument is used by you. In the event such changes occur after the rating(s) have been assigned by us and their use has been confirmed by you, the rating(s) would be subject to our review, following which there could be a change in the rating(s) previously assigned. Notwithstanding the foregoing,

[1] Complete definitions of the ratings assigned are available at www.icra.in.

any change in the over-all limit of the instrument from that specified in this letter, would constitute an enhancement that would not be covered by or under the said Rating Agreement.

The rating(s) assigned must be understood solely as an opinion and should not be treated, or cause to be treated, as recommendation to buy, sell, or hold the rated instrument availed/issued by your company.

You are also requested to forthwith inform us about any default or delay in repayment of interest or principal amount of the instrument rated, as above, or any other debt instruments/ borrowing and keep us informed of any other developments which may have a direct or indirect impact on the debt servicing capability of the company including any proposal for re-schedulement or postponement of the repayment programmes of the dues/ debts of the company with any lender(s) / investor(s), or occurrence of any significant development that could impact the ability of the company to raise funds such as restriction imposed by any authority from raising funds through issuance of debt securities through electronic bidding system. Further, you are requested to inform us immediately as and when the borrowing limit for the instrument rated, as above, or as prescribed by the regulatory authority(ies) is exceeded.

We look forward to your communication and assure you of our best services.

With kind regards,
Yours sincerely,
For ICRA Limited

Anupama Reddy
Vice President & Co-Group Head
anupama.reddy@icraindia.com

Annexure

Details of Limits Rated by ICRA (Rated on Long-Term Scale)	**Amount (Rs. crore)**	**Rating**	**Rating Assigned On**
INE1JAR07010	1,600.00	[ICRA]AAA (Stable)	July 10, 2026
INE1JAR07028	1,000.00	[ICRA]AAA (Stable)	July 10, 2026
INE1JAR07036	600.00	[ICRA]AAA (Stable)	July 10, 2026
Proposed NCD	1,000.00	[ICRA]AAA (Stable)	July 10, 2026
Total	**4,200.00**		