PROPERTY SHARE
INVESTMENT TRUST

July 13, 2026

To,
The Corporate Relations Department
Department of Corporate Services,
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Reference: Script Symbol "PSCelestia"; Scrip Code- 544752;

Subject: Outcome of the Board Meeting of PropShare Investment Manager Private Limited, Investment Manager to Property Share Investment Trust and PropShare Celestia held on July 13, 2026, for the quarter ended June 30, 2026;

Dear Sir / Madam,

We wish to inform you that the Board of Directors of PropShare Investment Manager Private Limited, the Investment Manager of Property Share Investment Trust ("**Trust**") and PropShare Celestia, third scheme of the Trust **("PS Celestia")**, at their meeting held on Monday, July 13, 2026, has inter alia:

1. Approved the Unaudited Standalone Financial Results and Unaudited Consolidated Financial Results of PS Celestia, for the quarter ended June 30, 2026 {(together referred to as ("**Quarterly Unaudited Financial Results**")}, and has noted the Auditor's Limited Review Report thereon;

2. Declared distribution to unitholders of ₹16,440.35 per Unit which aggregates to ₹38.31 million for the quarter ended June 30, 2026. The distribution comprises ₹ 4,659.40 per Unit in the form of interest payment, ₹11,780.95 per Unit in the form of repayment of debt; and

3. Approved amendments to Code of Practices and Procedures for Fair Disclosure in respect of the Trust (including all schemes under the Trust) ("**PSIT Code of Practices**")

As per the SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, a copy of the Quarterly Unaudited Financial Results along with the limited review reports of the Statutory Auditors thereon, is enclosed as **Annexure I**.

A copy of amended PSIT Code of Practices is enclosed as **Annexure II.**

The documents referred to above shall also be uploaded on the website of the Trust at https://www.psreit.in/ in due course.

You are requested to take the same on record.

Thanking you,

For and on behalf of **PropShare Celestia,** third scheme of Property Share Investment Trust, acting through its Investment Manager**,**
PropShare Investment Manager Private Limited

Prashant Kataria
Digitally signed by Prashant Kataria
Date: 2026.07.13 22:42:29 +05'30'

Prashant Kataria
Compliance Officer

ASA & ASSOCIATES LLP
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Independent Auditor's Limited Review Report for the Quarter ended June 30, 2026 of Unaudited Standalone Interim Ind AS Financial Results of M/s PropShare Celestia (a Third Scheme of the Property Share Investment Trust)

Review Report to
The Board of Directors
PropShare Investment Manager Private Limited
(in the capacity of the "Investment Manager" of Property Share Investment Trust)
10th Floor, SKAV Seethalakshmi, 21/22,
Kasturba Road, Bengaluru – 560001

1. We have reviewed the accompanying Unaudited Standalone Interim Ind AS Financial Results of M/s PropShare Celestia (the "Scheme") which comprises of the Unaudited Standalone Statement of Profit and Loss, including other comprehensive income for the quarter ended June 30, 2026, the Unaudited Statement of Net Distributable Cash Flows for the quarter ended June 30, 2026 and select explanatory notes (together hereinafter referred to as the "Standalone Interim Ind AS Financial Results").

2. The Investment Manager is responsible for the preparation of the Standalone Interim Ind AS Financial Results in accordance with the requirement of Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations' 2014, as amended including any guidelines and circulars issued thereunder ("SM REIT Regulations"). The Standalone Interim Ind AS Financial Results has been approved by the Board of Directors of the Investment Manager. Our responsibility is to express a conclusion on the Standalone Interim Ind AS Financial Results based on our review.

3. We conducted our review of the Standalone Interim Ind AS Financial Results in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Standalone Interim Ind AS Financial Results is free of material misstatement. A review of interim financial results consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Standalone Interim Ind AS Financial Results, prepared in all material respects in accordance with the requirements of Ind AS 34, as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) read with the relevant rules issued thereunder and other accounting principles generally accepted in India to the extent not inconsistent with the SM REIT Regulations, has not disclosed the information required to be disclosed in terms of the SM REIT Regulations read with the SEBI Circulars, including the manner in which it is to be disclosed or that it contains any material misstatement.

Emphasis of Matter

5. We draw attention to Note 6 of the Standalone Interim Ind AS Financial Results which describes the presentation of "Unit Capital" as "Equity" instead of compound financial instrument to comply with the REIT Regulations. Our opinion is not modified in respect of this matter.

For **ASA and Associates LLP**
Chartered Accountants
Firm Registration Number: 009571N/N500006

VINAY KAMALA SHIVAPRAKASH
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Date: 2026.07.13 20:39:23 +05'30'

Vinay K S
Partner
Membership No. 223085

UDIN: 26223085IFOLHK4264

Place: Bengaluru
Date: July 13, 2026

PROPSHARE CELESTIA

(A third scheme of the Property Share Investment Trust, a Real Estate Investment Trust registered with the Securities and Exchange Board of India having registration no. IN/SM-REIT/24-25/0001)

Principal place of Business: 16th Floor, SKAV Seethalakshmi, 21/22 Kasturba Road, Bengaluru, Karnataka- 560001
Compliance Officer: Mr. Prashant Kataria
Telephone No. : + 80 3100 3902;
Email Id: compliance@propertyshare.in ; Website: https://www.psreit.in/

Statement of Unaudited Standalone Financial Results for the quarter ended June 30, 2026

(Amount in Rs. Million)

Particulars	Quarter ended June 30, 2026	Preceding quarter ended March 31, 2026 (Refer note 8)	Previous year for the period December 12, 2025 to March 31, 2026 (Refer note 7)
	Unaudited	Audited	Audited
Income			
Revenue from operations	-	-	-
Other income	10.91	-	-
Total Income	**10.91**	**-**	**-**
Expenses			
Depreciation expenses	-	-	-
Finance costs	0.00	-	-
Other expenses	0.16	0.16	0.16
Total expenses	**0.16**	**0.16**	**0.16**
Profit/(Loss) before tax	**10.75**	**(0.16)**	**(0.16)**
Tax expenses			
Current tax	-	-	-
Deferred tax (credit) / charge	-	-	-
Total tax expenses	-	-	-
Profit/(Loss) after tax	**10.75**	**(0.16)**	**(0.16)**
Other comprehensive income			
Items that will be reclassified subsequently to profit or loss	-	-	-
Items that will not be reclassified subsequently to profit or loss	-	-	-
Total other comprehensive income/(loss), net of tax	**-**	**-**	**-**
Total comprehensive income/(loss)	**10.75**	**(0.16)**	**(0.16)**
Earning/ (Loss) per unit (not annualised)			
a) Basic	6,174.78	NA	NA
b) Diluted	6,174.78	NA	NA
Equity:			
Corpus	0.01	0.01	0.01
Unit capital	2,429.73	-	-
Distribution – Repayment of capital	-	-	-
Other equity	10.59	(0.16)	(0.16)

Statement of Unaudited Standalone Net Distributable Cash Flows (NDCF) for the quarter ended June 30, 2026
Disclosure pursuant to SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

Scheme level NDCF

(Amount in Rs. Million)

Particulars	Quarter ended June 30, 2026
	Unaudited
Cashflows from operating activities of the scheme of REIT	(0.11)
Add: Cash flows received from SPV's which represent distributions of NDCF computed as per relevant framework	38.32
Add: Treasury income/ income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	0.05
Add: Proceeds from sale of real estate investments, real estate assets adjusted for the following: •Applicable capital gains and other taxes •Related debts settled or due to be settled from sale proceeds •Directly attributable transaction costs	-
Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Scheme of REIT.	-
Less: Debt repayment at schemes of the REIT level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-
Less: Any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the schemes of the REIT or any of its SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the schemes of the REIT or any of its SPVs, or (iv). agreement pursuant to which the schemes of the REIT operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, sale deed, lease agreement, and any other agreement of a like nature, by whatever name called), or (v). statutory, judicial, regulatory, or governmental stipulations	-
Less: Any capital expenditure on existing assets owned/ leased by the scheme of REIT, to the extent not funded by debt/ equity or from contractual reserves created in the earlier years	-
NDCF at scheme of trust level	**38.26**
Add: Distribution from surplus cash reserve (as per note 4(iii) on Framework for calculation of Net Distributable Cash Flows as per SEBI/HO/DDHS-PoD-2/P/CIR/2025/99)	0.05
NDCF at scheme of trust level (including distribution from surplus cash reserve)	**38.31**

PROPERTY SHARE
INVESTMENT TRUST

Notes to the Unaudited Standalone Financial Results

1. The above Unaudited Financial Results of PropShare Celestia (a third scheme registered under Property Share Investment Trust) (the "Scheme") has been prepared in accordance with the requirements of SEBI (Real Estate investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 (the "REIT Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations. These Unaudited Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors of PropShare Investment Manager Private Limited (as a Investment Manager/ Manager to Property Share Investment Trust) at their respective meeting held on July 13, 2026.

2. During the period ended June 30 2026, the Scheme has issued 2,330 Units at a price of Rs. 1,050,000 per Unit aggregating to Rs. 2,446.50 million thorugh Initial Public Offer (IPO) of Celestia Units (the "Units"). Pursuant to the IPO, the units of the Scheme were listed on BSE Limited (BSE) on April 24, 2026.

3. Details of utilisation of proceeds of IPO as follows:

Objects of the issue as per Final Offer Document	**Proposed Utilisation**	**Modified Utilisation ***	**Actual Utilisation upto June 30, 2026**	**Unutilised amount upto June 30, 2026**
Acquisition of the Project Celestia and payment of sinking fund to society by Celestia SPVs and reimbursement or direct payment, as applicable, of statutory charges under applicable laws (including stamp duty, registration, surcharge and cess etc. for the registration of sale deeds) to the Investment Manager for the Proposed Acquisition by way of lending to the Celestia SPVs and subscribing to the equity and debt instruments of our Celestia SPVs	2,379.14	2,378.01	2,378.01	-
General corporate purpose and SM REIT issue expenses	67.36	68.49	53.65	14.84
Total	**2,446.50**	**2,446.50**	**2,431.66**	**14.84**

** The Audit Committee and Board of Directors of the Investment Manager, in its meeting held on July 13, 2026, have approved the reallocation of unutilised IPO proceeds earmarked towards the acquisition of Project Celestia and payment of sinking fund by the Celestia SPVs amounting to INR 1.13 Million towards general corporate purposes.*

4. The Scheme has only one operating segment (i.e., Commercial office space). Hence, disclosure under Ind AS 108, "Operating Segments" is not applicable.

5. The Board of Directors of the Investment Manager, in its meeting held on July 13, 2026, have declared distribution to unitholders of Rs. 16,440.35 per unit which aggregate to Rs. 38.31 million for the quarter ended June 30, 2026. The distribution of Rs. 16,440.35 per unit comprises of Rs. 4,659.40 per unit in form of interest payment, Rs. 11,780.95 per unit in the form of repayment of debt.

6. The Scheme of Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Scheme of Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive 100% of the Net Distributable Cash Flows of the Scheme of Trust at least once in every three months in each financial year in accordance with the SM REIT Regulations The Board of Directors of the Manager approves distributions to Unitholders. The distribution will be in proportion to the number of Units held by the Unitholders. The Scheme of Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Propshare Celestia is required to distribute to Unitholders not less than 100% of the net distributable cash flows of Propshare Celestia for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the Scheme to pay cash to the Unitholders. Thus, in accordance with the requirements of Ind AS 32 Financial Instruments: Presentation, the Unit Capital should have been classified as compound financial instrument which contains both equity and liability components. However, Paragragh 4.2.3 of Chapter 4 of the SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 issued under the REIT Regulations, require the Unit Capital in entirety to be presented/classified as which is at variance from the requirements of Ind AS 32. In order to comply with the aforesaid SEBI requirements, the Propshare Celestia has presented unit capital as equity in these financial results. Consistent with funds being classified as equity, the distributions to Unitholders in the form of interest and dividend is presented in Statement of Changes in Unitholders' Equity and distribution to Unitholder in the form of repayment of capital is presented as a seperate line item on face of the Balance Sheet and not as finance cost. In line with the above, the distributions payable to Unitholders is recognised as liability when the distributions are approved by the Board of Directors of the Investment Manager.

7. The Scheme was incorporated December 12, 2025. Accordingly, the previous year have been disclosed from the date of incorporation.

8. The figures for the last quarter of previous period are balancing figures between the audited figures for the full financial year and unaudited published year-to-date figures for nine-months of respective year.

For and on behalf of Board of Directors of
PropShare Investment Manager Private Limited
(as a Investment Manager to Property Share Investment Trust)

HASHIM QADEER KHAN
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Date: 2026.07.13 18:41:43 +05'30'

Hashim Qadeer Khan
Director and Chief Executive Officer
DIN: 07301820

Place : Bengaluru
Date : July 13, 2026

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Independent Auditor's Limited Review Report for the Quarter ended June 30, 2026 of Unaudited Consolidated Interim Ind AS Financial Results of M/s PropShare Celestia (a Third Scheme of the Property Share Investment Trust)

Review Report to
The Board of Directors
PropShare Investment Manager Private Limited
(in the capacity of the "Investment Manager" of Property Share Investment Trust)
10th Floor, SKAV Seethalakshmi, 21/22,
Kasturba Road, Bengaluru – 560001

1. We have reviewed the accompanying Unaudited Consolidated Interim Ind AS Financial Results of M/s PropShare Celestia (the "Scheme"), its Special Purpose Vehicles (SPVs) (Scheme of Trust and its SPVs together referred to as the "Group") which comprises of the Unaudited Consolidated Statement of Profit and Loss, including other comprehensive income for the quarter ended June 30, 2026, the Unaudited Statement of Net Distributable Cash Flows for the quarter ended June 30, 2026 and select explanatory notes (together hereinafter referred to as the "Consolidated Interim Ind AS Financial Results").

2. The Investment Manager is responsible for the preparation of Consolidated Interim Ind AS Financial Results in accordance with the requirements Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India to the extent not inconsistent with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended including any guidelines and circulars issued thereunder ("SM REIT Regulations"). The Consolidated Interim Ind AS Financial Results have been approved by the Board of Directors of the Investment Manager. Our responsibility is to express a conclusion on the Consolidated Interim Ind AS Financial Results based on our review.

3. We conducted our review of the Consolidated Interim Ind AS Financial Results in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Consolidated Interim Ind AS Financial Results is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. The Consolidated Interim Ind AS Financial Results includes the financial information of the entities mentioned in Annexure 1 to this report.

5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Consolidated Interim Ind AS Financial Results, prepared in all material respects in accordance with the requirements of Ind AS 34, as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) read with relevant rules issued thereunder and other accounting principles generally accepted in India to the extent not inconsistent with the SM REIT Regulations, has not disclosed the information required to be disclosed in terms of the SM REIT Regulations read with the SEBI Circulars, including the manner in which it is to be disclosed or that it contains any material misstatement.

Emphasis of Matter

6. We draw attention to Note 6 of the Consolidated Interim Ind AS Financial Results which describes the presentation of "Unit Capital" as "Equity" instead of compound financial instrument to comply with the REIT Regulations. Our opinion is not modified in respect of this matter.

For **ASA and Associates LLP**
Chartered Accountants
Firm Registration Number: 009571N/N500006

VINAY KAMALA SHIVAPRAKASH
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Date: 2026.07.13 20:40:39 +05'30'

Vinay K S
Partner
Membership No. 223085

UDIN: 26223085ESHMSH2106

Place: Bengaluru
Date: July 13, 2026

Annexure 1 - ln respect of Unaudited Consolidated Interim Ind AS Financial Results

The Unaudited Consolidated Interim Ind AS Financial Results includes the financial information of the following entities:

S. No	Name of the Entity
A.	**Scheme**
1.	PropShare Celestia
B.	**Special Purpose Vehicle**
1.	Cendrix Realty Private Limited
2.	Crestmont Realty Private Limited
3.	Dhrivya Estates Private Limited
4.	Magnivio Private Limited
5.	Samvrid Realty Private Limited
6.	Stathos Private Limited

PROPSHARE CELESTIA

(A third scheme registered under Property Share Investment Trust, a Real Estate Investment Trust registered with the Securities and Exchange Board of India having registration no. IN/SM-REIT/24-25/0001)

Principal place of Business: 16th Floor, SKAV Seethalakshmi, 21/22 Kasturba Road, Bengaluru, Karnataka- 560001
Compliance Officer: Mr. Prashant Kataria
Telephone No. : + 80 3100 3902;
Email Id: compliance@propertyshare.in ; Website: https://www.psreit.in/

Statement of Unaudited Consolidated Financial Results for the quarter ended June 30, 2026

(Amount in Rs. Million)

Particulars	Quarter ended June 30, 2026	Preceding quarter ended March 31, 2026 (Refer note 8)	Previous year for the period December 12, 2025 to March 31, 2026 (Refer note 7)
	Unaudited	Audited	Audited
Income			
Revenue from operations	37.93	-	-
Other income	0.48	-	-
Total Income	**38.41**	**-**	**-**
Expenses			
Operating and maintenance expenses	2.27	-	-
Depreciation expenses	7.43	-	-
Finance costs	0.54	-	-
Other expenses	1.11	1.48	1.48
Total expenses	**11.35**	**1.48**	**1.48**
Profit/(Loss) before tax	**27.06**	**(1.48)**	**(1.48)**
Tax expenses			
Current tax	-	-	-
Deferred tax (credit) / charge	3.80	-	-
Total tax expenses	**3.80**	-	-
Profit/(Loss) after tax	**23.26**	**(1.48)**	**(1.48)**
Other comprehensive income			
Items that will be reclassified subsequently to profit or loss	-	-	-
Items that will not be reclassified subsequently to profit or loss	-	-	-
Total other comprehensive income/(loss), net of tax	**-**	**-**	**-**
Total comprehensive income/(loss)	**23.26**	**(1.48)**	**(1.48)**
Earning/ (Loss) per unit (not annualised)			
a) Basic	13,358.61	NA	NA
b) Diluted	13,358.61	NA	NA
Equity:			
Corpus	0.01	0.01	0.01
Unit capital	2,429.73	-	-
Distribution – Repayment of capital	-	-	-
Other equity	(80.45)	(1.48)	(1.48)

Statement of Unaudited Consolidated Net Distributable Cash Flows (NDCF) for the quarter ended June 30, 2026
Disclosure pursuant to SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

Scheme level NDCF

(Amount in Rs. Million)

Particulars	Quarter ended June 30, 2026
	Unaudited
Cashflows from operating activities of the scheme of REIT	(0.11)
Add: Cash flows received from SPV's which represent distributions of NDCF computed as per relevant framework	38.32
Add: Treasury income/ income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	0.05
Add: Proceeds from sale of real estate investments, real estate assets adjusted for the following: •Applicable capital gains and other taxes •Related debts settled or due to be settled from sale proceeds •Directly attributable transaction costs	-
Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Scheme of REIT.	-
Less: Debt repayment at schemes of the REIT level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-
Less: Any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the schemes of the REIT or any of its SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the schemes of the REIT or any of its SPVs, or (iv). agreement pursuant to which the schemes of the REIT operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, sale deed, lease agreement, and any other agreement of a like nature, by whatever name called), or (v). statutory, judicial, regulatory, or governmental stipulations	-
Less: Any capital expenditure on existing assets owned/ leased by the scheme of REIT, to the extent not funded by debt/ equity or from contractual reserves created in the earlier years	-
NDCF at scheme of trust level	**38.26**
Add: Distribution from surplus cash reserve (as per note 4(iii) on Framework for calculation of Net Distributable Cash Flows as per SEBI/HO/DDHS-PoD-2/P/CIR/2025/99)	0.05
NDCF at scheme of trust level (including distribution from surplus cash reserve)	**38.31**

PROPERTY SHARE INVESTMENT TRUST

Statement of Unaudited Consolidated Net Distributable Cash Flows (NDCF) for the quarter ended June 30, 2026
Disclosure pursuant to SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

SPV level NDCF - For the quarter ended June 30, 2026

(Amount in Rs. Million)

Particulars	Cendrix Realty Private Limited	Crestmont Realty Private Limited	Dhrivya Estates Private Limited	Magnivio Private Limited	Samvrid Realty Private Limited	Stathos Private Limited	Total
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	
Cash flow from operating activities as per Cash Flow Statement of SPV	3.04	15.16	8.08	7.37	10.00	3.12	**46.77**
Add: Treasury income/ income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	0.05	0.09	0.05	0.11	0.06	0.05	**0.41**
Add: Proceeds from sale of real estate investments, real estate assets adjusted for the following: •Applicable capital gains and other taxes •Related debts settled or due to be settled from sale proceeds •Directly attributable transaction costs	-	-	-	-	-	-	**-**
Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Scheme of REIT.	-	-	-	-	-	-	**-**
Less: Debt repayment at schemes of the REIT level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	-	-	-	**-**
Less: Any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the schemes of the REIT or any of its SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the schemes of the REIT or any of its SPVs, or (iv). agreement pursuant to which the schemes of the REIT operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, sale deed, lease agreement, and any other agreement of a like nature, by whatever name called); **(refer note (i) below - Restricted cash - Adjustment for security deposit received from lessee** (v). statutory, judicial, regulatory, or governmental stipulations	(7.23)	(14.55)	(7.59)	(6.96)	(9.41)	(7.50)	**(53.24)**
Less: Any capital expenditure on existing assets owned/ leased by the scheme of REIT, to the extent not funded by debt/ equity or from contractual reserves created in the earlier years	-	-	-	-	-	-	**-**
NDCF at SPV level	**(4.14)**	**0.70**	**0.54**	**0.52**	**0.65**	**(4.33)**	**(6.06)**
Add: Distribution from surplus cash reserve (as per note 4(iii) on Framework for calculation of Net Distributable Cash Flows as per SEBI/HO/DDHS-PoD-2/P/CIR/2025/99)	9.07	10.38	4.95	4.45	5.96	9.57	**44.38**
NDCF at SPV level (including distribution from surplus cash reserve)	**4.93**	**11.08**	**5.49**	**4.97**	**6.61**	**5.24**	**38.32**

Notes:

(i) Restricted cash - Security deposit received from the customer:

The Manager has excluded the security deposit received from the lessee from the NDCF calculation. The security deposit is refundable back to the lessee upon expiry of lease term or termination of lease agreement. The expiry or termination of such agreements may require the SPVs to refund any deposits to the tenants, which could impact the liquidity of our SPVs, if the security deposit is distributed to the unitholders.

Also, the Board of Directors of the Investment Manager, in its meeting held on July 13, 2026, have taken on record fixed deposit equivalent to the security deposit amount received from the lessee as deposited with the bank by the SPVs. The fixed deposit have a restricted business use of refunding back to the lessee upon expiry of lease term or termination of lease agreement as per note 5 of Regulation 3.19 of SEBI/HO/DDHS-PoD-2/P/CIR/2025/99.

PROPERTY SHARE INVESTMENT TRUST

Notes to the Unaudited Consolidated Financial Results

1. The above Unaudited Financial Results of PropShare Celestia (a third scheme registered under Property Share Investment Trust) (the "Scheme") and its Subsidiaries/ Special Purpose Vehicles ("SPVs") (collectively, the "Group" or "PropShare Celestia Group") has been prepared in accordance with the requirements of SEBI (Real Estate investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 (the "REIT Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations. These Unaudited Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors of PropShare Investment Manager Private Limited (as a Investment Manager/ Manager to Property Share Investment Trust) at their respective meeting held on July 13, 2026.

2. During the period ended June 30 2026, the Scheme has issued 2,330 Units at a price of Rs. 1,050,000 per Unit aggregating to Rs. 2,446.50 million thorugh Initial Public Offer (IPO) of Celestia Units (the "Units"). Pursuant to the IPO, the units of the Scheme were listed on BSE Limited (BSE) on April 24, 2026.

3. Details of utilisation of proceeds of IPO as follows:

Objects of the issue as per Final Offer Document	**Proposed Utilisation**	**Modified Utilisation ***	**Actual Utilisation upto June 30, 2026**	**Unutilised amount upto June 30, 2026**
Acquisition of the Project Celestia and payment of sinking fund to society by Celestia SPVs and reimbursement or direct payment, as applicable, of statutory charges under applicable laws (including stamp duty, registration, surcharge and cess etc. for the registration of sale deeds) to the Investment Manager for the Proposed Acquisition by way of lending to the Celestia SPVs and subscribing to the equity and debt instruments of our Celestia SPVs	2,379.14	2,378.01	2,378.01	-
General corporate purpose and SM REIT issue expenses	67.36	68.49	53.65	14.84
Total	**2,446.50**	**2,446.50**	**2,431.66**	**14.84**

** The Audit Committee and Board of Directors of the Investment Manager, in its meeting held on July 13, 2026, have approved the reallocation of unutilised IPO proceeds earmarked towards the acquisition of Project Celestia and payment of sinking fund by the Celestia SPVs amounting to INR 1.13 Million towards general corporate purposes.*

4. The Group has only one operating segment (i.e., Commercial office space). Hence, disclosure under Ind AS 108, "Operating Segments" is not applicable.

5. The Board of Directors of the Investment Manager, in its meeting held on July 13, 2026, have declared distribution to unitholders of Rs. 16,440.35 per unit which aggregate to Rs. 38.31 million for the quarter ended June 30, 2026. The distribution of Rs. 16,440.35 per unit comprises of Rs. 4,659.40 per unit in form of interest payment, Rs. 11,780.95 per unit in the form of repayment of debt.

6. The Scheme of Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Scheme of Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive 100% of the Net Distributable Cash Flows of the Scheme of Trust at least once in every three months in each financial year in accordance with the SM REIT Regulations The Board of Directors of the Manager approves distributions to Unitholders. The distribution will be in proportion to the number of Units held by the Unitholders. The Scheme of Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Propshare Celestia is required to distribute to Unitholders not less than 100% of the net distributable cash flows of Propshare Celestia for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the Scheme to pay cash to the Unitholders. Thus, in accordance with the requirements of Ind AS 32 Financial Instruments: Presentation, the Unit Capital should have been classified as compound financial instrument which contains both equity and liability components. However, Paragragh 4.2.3 of Chapter 4 of the SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 issued under the REIT Regulations, require the Unit Capital in entirety to be presented/classified as which is at variance from the requirements of Ind AS 32. In order to comply with the aforesaid SEBI requirements, the Propshare Celestia has presented unit capital as equity in these financial results. Consistent with funds being classified as equity, the distributions to Unitholders in the form of interest and dividend is presented in Statement of Changes in Unitholders' Equity and distribution to Unitholder in the form of repayment of capital is presented as a seperate line item on face of the Balance Sheet and not as finance cost. In line with the above, the distributions payable to Unitholders is recognised as liability when the distributions are approved by the Board of Directors of the Investment Manager.

7. The Scheme was incorporated December 12, 2025. Accordingly, the previous year have been disclosed from the date of incorporation.

8. The figures for the last quarter of previous period are balancing figures between the audited figures for the full financial year and unaudited published year-to-date figures for nine-months of respective year.

For and on behalf of Board of Directors of
PropShare Investment Manager Private Limited
(as a Investment Manager to Property Share Investment Trust)

HASHIM QADEER KHAN
Digitally signed by HASHIM QADEER KHAN
Date: 2026.07.13 18:40:16 +05'30'

Hashim Qadeer Khan
Director and Chief Executive Officer
DIN: 07301820

Place : Bengaluru
Date : July 13, 2026

PROPERTY SHARE

ANNEXURE II

Code of Practices and Procedures for Fair Disclosure in respect of the Property Share Investment Trust (including all schemes under the Property Share Investment Trust)

The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended from time to time ("**PIT Regulations**"), mandates every listed company to formulate a framework and policy for fair disclosure of events and occurrences that could impact price discovery in the market for its securities. In line with the PIT Regulations, the Property Share Investment Trust and any scheme under the Trust ("**Trust**") and any special purpose vehicles under the schemes of the Trust, acting through its investment manager, PropShare Investment Manager Private Limited (the "**Investment Manager**"/ "**Company**"), has formulated this Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information ("**UPSI**"), and such code, the "**Code for Fair Disclosure**"). This Code for Fair Disclosure aims to outline the process and procedures for dissemination of information and disclosures in relation to the Trust.

Capitalised terms used but not defined in this Code for Fair Disclosure shall have the meaning as ascribed to them in the Code on unpublished price sensitive information and dealing in securities of the Property Share Investment Trust ("**Insider Code**").

1. **Chief Investor Relations Officer**

1.1. 'Head - Investor Relations' has been appointed as Chief Investor Relations Officer ("**CIRO**"), for the purposes of this Code for Fair Disclosure.

1.2. The CIRO would be responsible for:

(a) ensuring uniform and universal dissemination of information and disclosure of UPSI at an appropriate time, so as to avoid selective disclosure;

(b) ensuring compliance with the Code for Fair Disclosure and intimating instances of violations of the Code for Fair Disclosure to the Compliance Officer;

(c) overseeing and monitoring sharing of UPSI by employees of the Trust / Investment Manager and educating employees on disclosure policies and procedures;

(d) reviewing the disclosure process and controls and making changes, as and when required; and

(e) in discussion with the Board of Directors of the Investment Manager ("**Board**")/ senior management, making an assessment of (i) materiality of information; (ii) updates, if any, required to be provided in respect of past disclosures; and (iii) the timing and adequacy of the proposed disclosures.

1.3. The CIRO shall ensure strict adherence to the timelines stipulated in terms of the Securities and Exchange Board of India ("**SEBI**") regulatory framework with respect to prior intimations / notices / notifications and disclosures for prompt disclosure of UPSI.

1.4. In the absence of the CIRO, Compliance Officer of the Investment Manager shall be responsible for discharging the role and responsibilities of the CIRO.

2. **Need to know basis**

2.1. All UPSI shall be made available to relevant persons / entities strictly on a need-to-know basis, and in line with any other applicable codes, policies and procedures of the Trust / Investment Manager, including, specifically, this Code for Fair Disclosure and the Insider Code.

2.2. No UPSI shall be communicated by Employees, Directors and Insiders of the Trust, Investment Manager, Schemes under the Trust Entities to any person except in furtherance of his / her Legitimate Purposes, performance of duties or disclosure of his / her legal obligations.

2.3. No person shall procure from or cause the communication by any Insider of UPSI, relating to the Trust or its Securities, except in furtherance of Legitimate Purposes, performances of his / her duties or discharge of his / her legal obligations.

2.4. The Investment Manager, and other entities associated with the Schemes under the Trust through the CIRO will, on an on-going basis, sensitise and educate its employees, Designated Persons ("**DPs**"), management on dealing with information, including UPSI, strictly on a need-to-know basis.

2.5. For sharing of UPSI within the Company or with external parties for genuine business purpose, appropriate wall-crossing procedure as stipulated in Insider Code shall be followed. Further, all compliances in terms of the PIT Regulations will be duly observed.

3. **Disclosure on a prompt basis**

3.1. The CIRO will be responsible to make prompt public disclosure of UPSI that would impact price discovery by reporting it to the stock exchanges on which Securities of the Schemes of the Trust are listed as well as by hosting the same on the official website of the Trust, no sooner than credible and concrete information comes into being, in order to make such information generally available.

3.2. Timelines stipulated in terms of the circulars and directions issued by SEBI with respect to prior intimations/ notices / notifications and disclosures shall be strictly observed by the CIRO to ensure prompt disclosure of UPSI.

4. **Uniform and universal dissemination of UPSI**

4.1. The CIRO will ensure uniform and universal dissemination of UPSI, so as to avoid its selective disclosure to any particular stakeholder.

4.2. In the event UPSI were to get disclosed selectively, inadvertently or otherwise, the same should be immediately brought to the notice of the CIRO. The CIRO shall then ensure that such UPSI is promptly disseminated to make such information generally available through publication on the website of stock exchanges.

5. **Responding to news reports and queries from regulators**

CIRO is authorised to provide an appropriate and fair response to the queries on news reports and requests for verification of market rumours by regulatory authorities.

6. **Information sharing with analysts**

6.1. As and when meetings or calls with research analysts / research personnel are organised, the CIRO is to be informed of the same, so as to ensure that no UPSI is shared with analysts and research personnel, as part of such interactions..

7. **Determination of 'Legitimate Purpose'**

7.1. The PIT Regulations recognise that UPSI may be required to be shared or communicated for certain genuine purposes, i.e., legitimate purposes, performance of duties or discharge of legal obligations.

7.2. The PIT Regulations states that the term 'Legitimate Purpose' shall include sharing of UPSI in the ordinary course of business by an Insider with partners, collaborators, lenders, customers, suppliers, merchant bankers, legal advisors, auditors, insolvency professionals or other advisors or consultants, provided that such sharing has not been carried out to evade or circumvent the prohibitions of the PIT Regulations.

7.3. Given the inclusive nature of the scope of the term 'Legitimate Purpose' under the PIT Regulations, its determination would be a subjective assessment, and would have to be evaluated on a case by case basis. Accordingly, an exhaustive list of the events and circumstances that would always be considered 'legitimate' for sharing UPSI cannot be prescribed.

7.4. As the Investment Manager, Board have fiduciary duties to the Trust. In view of these fiduciary obligations cast on the Board, the Board has made this Code for Fair Disclosure to lay down the broad principles regarding the approach to be followed while determining if UPSI ought to be shared in a given set of circumstances, so as to ensure that UPSI is dealt with responsibly, in line with the spirit of the PIT Regulations.

7.5. These broad principles shall include:

7.5.1 *Evaluation of the purpose for which UPSI is proposed to be shared:*

(i) At the outset, the circumstances requiring the sharing of UPSI should be considered to evaluate if such sharing is:

(a) in the best interests of the Trust;

(b) without any intention to make profits/ gains or avoid losses unlawfully by misusing the information in an illegal manner; and

(c) in furtherance of a genuine business/ corporate purpose, or for enabling the Company to discharge its legal obligations as the Investment manager of the Trust, including compliance with law, regulatory directions, judicial orders etc.

(ii) While undertaking this evaluation, the following should also be taken into account:

(a) the matters affecting the Trust at the relevant time, and

(b) the information that is generally available about the Trust at the relevant time.

(iii) In the event there are several purposes for which UPSI is proposed to be shared, each such purpose should be evaluated on its merits, in line with the above principles.

7.5.2 Analysis the nature of the UPSI proposed to be shared in the context of a legitimate purpose:

(i) It is emphasized that UPSI should, at all times, be shared on a need - to - know basis, and only to the extent required.

(ii) In this regard, the nature and extent of UPSI proposed to be shared should be critically analysed, and if the same is commensurate with the objective sought to be achieved.

7.5.3 In line with the above principles, following are the illustrative and indicative matters wherein sharing of UPSI may be deemed to be for 'legitimate purpose':

(i) where information is required for any investigation, enquiry, direction or request for information by any statutory, governmental and/ or regulatory authority/ body that is entitled to call for such information;

(ii) where information is required to be shared under any proceedings or pursuant to any order of courts or tribunals;

(iii) where information is required to ensure compliance with any applicable law;

(iv) assessing strategic alliances and opportunities, including through merger, amalgamation or restructuring of the Trust, subject to compliance with appropriate procedures as set out under the Insider Code and in line with the PIT Regulations; and

(v) where information is required to be shared for bonafide business/commercial purposes pertaining to the Trust, such as, when information is required to be shared with the Investment Manager to leverage on their experience and expertise in the real estate sector, in order to create value for the unitholders of the various schemes of the Property Share Investment Trust subject to following the appropriate procedures as set out under the Insider Code and in line with the PIT Regulations.

7.5.4 Identifying the persons with whom UPSI is proposed to be shared

(i) In line with regulatory obligations, the Investment Manager should obtain the necessary details in relation to the persons (legal or natural) with whom UPSI is proposed to be shared, including, name, address, email, Permanent Account Number ("**PAN**"), or any other identifier authorised by law, where PAN is not available; and such other documents as may be deemed fit. While dealing with legal entities, appropriate details of the individual representatives of such legal entities are to be obtained and maintained.

(ii) Prior to sharing UPSI, the proposed recipient of UPSI should be apprised of the fact that the information proposed to be shared for the specified Legitimate Purpose is UPSI and that as an Insider, the proposed recipient must maintain confidentiality of the UPSI, and comply with its obligations under this Code and the PIT Regulations. In this regard, the Investment Manager may consider apprising the proposed recipient of the UPSI of the following matters in writing through a contractual agreement, such as, confidentiality agreement or non - disclosure agreement or otherwise:

(a) Ownership of information shared - the information being shared is UPSI and that the Investment Manager is the exclusive owner of such UPSI;

(b) Status of the recipient of UPSI - upon receipt of UPSI, the recipient would be deemed to be an Insider and subject to the provisions of, and obligations under the Insider Code and the PIT Regulations and will be held liable under the PIT Regulations in case of breach;

(c) Confidentiality - the recipient must maintain confidentiality of the UPSI at all times;

(d) Restrictions on use of UPSI - the recipient may use the UPSI only for the approved purposes for which it was disclosed;

(e) Recipient should ensure compliance with PIT Regulations at all times;

(f) Co-operation - the recipient must extend all cooperation to the Investment Manager in this regard including for ensuring compliance with the requirements under the PIT Regulations;

(g) The Board may impose such other conditions and/ or restrictions on the recipient, as it may deem appropriate.

(iii) It is noted that, UPSI may be shared by the Investment Manager, from time to time, in the ordinary course of its business activities with persons/entities including, the advisers and service providers, viz., auditors, valuers, merchant bankers and legal advisers/ consultants of the Trust, Investment Manager, or Scheme under the Trust etc. subject to compliance this Code for Fair Disclosure and in line with the PIT Regulations.

8. Review of Policy

8.1. This Code for Fair Disclosure shall be reviewed periodically by the Board in accordance with the changes, or any regulatory requirements, from time to time.

8.2. This Code for Fair Disclosure shall not contradict with the provisions of any applicable law. In case of any discrepancy, the provisions of applicable law shall prevail over the provisions of this Policy.

8.3. This Code for Fair Disclosure will stand amended to the extent of any change in applicable law, including any amendment to the PIT Regulations, without any action from the Investment Manager or approval of the unitholders of the schemes under the Trust.

8.4. Further, this Code for Fair Disclosure and every subsequent amendment made to the same shall be published on official website of the Trust and intimated to the stock exchanges where the Securities of the Schemes under the Trust are listed.