



To,
The Assistant Manager,
National Stock Exchange of India Limited
Listing Department,
'Exchange Plaza',
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

To,
The General Manager,
BSE Limited,
Corporate Relationship Department,
1st floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Date: 29 July 2025

Sub: Press release on Q1 FY26 Financial Results

ISIN: Equity: INE094I01018 and Debt: INE094I07049, INE094I07064 and INE094I07072.

Ref: NSE Symbol and Series: KOLTEPATIL and EQ

BSE Code and Scrip Code - Equity: 9624 and 532924

**BSE Security Code and Security Name – Debt: 1. 974771 and KPDLZC33;
2. 975276 and KPDL221223;
3. 976030 and 0KPDL34.**

Dear Sir/Madam,

Please find attached herewith copy of press release on Q1 FY26 Financial Results.

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: As above

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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Kolte-Patil Developers Ltd. Q1 FY26 Financial Results

On 23rd June 2025, BREP Asia III India Holding Co VII Pte. Ltd. acquired a 14.3% equity stake aggregating to Rs. 417 crore infused in the Company

Q1 FY26 Sales Volume at 0.84 million sq. ft., up 5% QoQ

Q1 FY26 Sales Value stood at Rs. 616 crore

Q1 FY26 Collections at Rs. 550 crore

Pune, 29 July 2025: Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL), a leading Pune-based real estate player, with a diversified footprint in Mumbai and Bengaluru, announced its un-audited results for the first quarter ended 30 June 2025.

Operational Highlights – Q1 FY26

New area sales	Q1 FY26	Q4 FY25	QoQ	Q1 FY25	YoY
Value (Rs. crore)	616	631	(2.3%)	711	(13.3%)
Volume (million sq. ft.)	0.84	0.80	5.2%	0.96	(12.5%)
Realization (Rs. /sq. ft.)	7,337	7,904	(7.2%)	7,407	(0.9%)
Collections (Rs. crore)	550	704	(21.8%)	612	(10.1%)

**Collections include contribution from DMA projects*

Financial Highlights – Q1 FY26

P&L Snapshot (Rs. crore)	Q1 FY26	Q4 FY25	Q1 FY25
Total Income	96.8	723.2	350.3
Adj. EBITDA	(11.2)	111.9	39.7
Adj. EBITDA Margin (%)	(11.6%)	15.5%	11.3%
Adj. Net Profit (post-MI)	(17.0)	65.3	6.2
Adj. PAT margin (%)	(17.6%)	9.0%	1.8%

Commenting on the performance for Q1 FY26, Mr. Atul Bohra, Group CEO, Kolte-Patil Developers Limited said,

"It has been a steady start to FY26 with sales volumes of 0.84 million square feet, sales value of Rs. 616 crore, and collections of Rs. 550 crore. We continue to benefit from a favourable sectoral backdrop driven by strong consumer sentiment, growing home ownership aspirations and sustained preference for trusted, execution-focused developers. The easing monetary cycle, improving liquidity, and a stable macroeconomic environment are likely to further support growth. The outlook for India's real estate sector remains optimistic.

I am happy to share that during the quarter Blackstone Funds acquired 14.3% equity stake infusing Rs. 417 crore in the Company which will largely be used as growth capital. We are excited to embark on this journey with a shared vision to accelerate expansion, drive innovation, and reinforce leadership in the dynamic Indian real estate sector. A robust projects portfolio, healthy pipeline of launches across Pune and Mumbai, a strong balance sheet, and now also a scalable platform, we are confident of delivering sustainable growth and long-term value for all stakeholders."

About Kolte-Patil Developers Limited:

Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL; KPDL), incorporated in 1991, is a leading real estate company with dominant presence in the Pune residential market, and growing presence in Mumbai and Bengaluru. Kolte-Patil is a trusted name with a reputation for high quality standards, unique designs, corporate governance, transparency and timely delivery of projects. The company has developed and constructed over 68 projects including residential complexes, integrated townships, commercial complexes and IT Parks covering a saleable area of >30 million square feet across Pune, Mumbai and Bengaluru. The Indian Green Building Council (IGBC) has certified several of the company's projects. KPDL markets its projects under two brands: 'KoltePatil' (addressing the mid-income segment) and '24K' (addressing the premium luxury segment).

Consolidating its leadership position in Pune, the company forayed into the Mumbai market in 2013 focusing on society redevelopment projects that have lower capital intensity. The company has signed fourteen projects (four completed, four on-going, six future projects) till date at prime locations across the city.

KPDL has seamlessly navigated varied economic cycles enabled by one of the lowest debt levels in the sector. The Company's long-term bank debt has been rated 'AA-/Stable', short-term bank loan facilities as A1+ and nonconvertible debentures as AA-/Stable by CRISIL.

The Company's growth trajectory, internal processes and corporate governance practices have benefitted from partnerships with marquee financial institutions like KKR, JP Morgan Asset Management, Portman Holdings, ASK Capital, Motilal Oswal, ICICI Ventures, IL&FS, Planet Smart City and Marubeni Corporation.

Over the years, KPDL has received multiple awards and recognitions including The ET Real Estate Awards 2025- Residential Project – High-End (Ongoing: West) for 24K Manor, The ET Real Estate Awards 2025 - Residential Project Villa for 24K Espada Project at Life Republic, Times Power Brands-Legacy Brand in Real Estate – Pune, Most Iconic Luxury Brand in Real Estate, 24K, ET Business Awards, 2022.

For more details on Kolte-Patil Developers Ltd., visit www.koltepatil.com

For further information, please contact:

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VP – Investor Relations

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