



STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

(Rs. in lakhs except earnings per share)

Sr. No.	Particulars	Quarter ended		Year ended	
		June 30, 2025	March 31, 2025	June 30, 2024	March 31, 2025
		(Unaudited)	(Audited) (refer note 8)	(Unaudited)	(Audited)
1	Revenue from operations	8,236	71,867	34,075	1,71,738
2	Other income	1,445	453	954	4,635
3	Total income (1+2)	9,681	72,320	35,029	1,76,373
4	Expenses				
	(a) Cost of services, construction and land	23,904	47,226	29,588	1,43,031
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(18,517)	6,686	(3,902)	(13,347)
	(c) Employee benefits expense	2,382	2,469	2,277	9,417
	(d) Finance costs	674	637	1,872	4,191
	(e) Depreciation and amortization expense	422	425	418	1,427
	(f) Other expenses	3,062	4,848	3,334	15,049
	Total expenses (a to f)	11,927	62,291	33,587	1,59,768
5	Profit/(loss) before share of profit/(loss) of associates, joint ventures for the period/year (net) (3-4)	(2,246)	10,029	1,442	16,605
6	Share of profit/(loss) of joint ventures and associates for the period/year (net)	26	97	236	512
7	Profit/(loss) before tax for the period/year (5+6)	(2,220)	10,126	1,678	17,117
8	Tax expense/(credit)				
	-Current tax	316	2,005	647	4,099
	-Deferred tax	(848)	1,294	394	1,997
	-Tax pertaining to previous years	-	198	-	88
	Total tax expenses/(credit) for the period/year	(532)	3,497	1,041	6,184
9	Net Profit/(loss) after tax (7-8)	(1,688)	6,629	637	10,933
	Net Profit/(loss) attributable to:				
	Owners of the Company	(1,699)	6,529	623	10,656
	Non-controlling interests	11	100	14	277
10	Other comprehensive income (net of tax)				
	Items that will not be reclassified to profit & loss in subsequent periods				
	-Remeasurements of the defined benefit liabilities/(asset) (net of tax)	-	(38)	-	(38)
	-Income Tax relating to items that will not be reclassified to Profit or Loss	-	8	-	8
	Other comprehensive income/(loss) (net of tax) attributable to:				
	Owners of the company	-	(29)	-	(29)
	Non-controlling interests	-	(1)	-	(1)
11	Total comprehensive income/(loss) for the period/year (9+10)	(1,688)	6,599	637	10,903
	Total comprehensive income/(loss) attributable to				
	Owners of the company	(1,699)	6,500	623	10,627
	Non-controlling interests	11	99	14	276
12	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	7,600	7,600	7,600
13	Other equity excluding revaluation reserves as per balance sheet				75,412
14	Earnings per equity share attributable to owners (Face value of Rs. 10/- each)#				
	Basic (Rs)	(2.21)	8.59	0.82	14.02
	Diluted (Rs)	(2.21)	8.57	0.82	13.99

#Basic and Diluted EPS for all periods, except for the year ended March 31, 2025 are not annualised.



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Additional information pursuant to Regulation 52(4) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended for Consolidated financial results as at and for the quarter ended June 30, 2025:

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2025	March 31, 2025	June 30, 2024**	March 31, 2025
1	Debt equity ratio (Debt/Equity) Debt = Borrowing + Lease liabilities (Non-Current and Current) Equity = Equity share capital + Other equity + Non-controlling interests	0.89	1.36	1.52	1.36
2	Debt service coverage ratio (Earnings available for Debt Service/Debt Service) Earnings available for Debt Service = Profit before taxes + finance cost (net)^ + depreciation and amortisation expenses + Impairment of goodwill + Provision for doubtful debts /advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	(0.05)	1.11	0.27	0.38
3	Interest service coverage ratio (Earning available for Finance cost/Finance cost) Earnings available for Finance cost = Profit before taxes + finance cost (net)^ + depreciation and amortisation expenses + Impairment of goodwill + Provision for doubtful debts /advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease liabilities and other finance charges	(0.31)	4.92	1.02	1.47
4	Current ratio (Current assets/Current liabilities)	1.10	1.03	1.12	1.03
5	Long term debt to working capital ratio (Long term debt)/(Working capital) Long term debt = Non current borrowings + Non current Lease Liabilities + Current maturities of long term debt Working capital = Current Assets - Current liabilities excluding Current maturities of long term debt	0.71	0.92	0.85	0.92
6	Bad debts to net account receivable ratio (Bad debts/Average net trade receivables) Bad debts = Provision for doubtful debts Average net trade receivables = Average of opening and closing balance of net trade receivables	-	-	0.03	0.00
7	Current liability ratio (Current liabilities/Total liabilities)	0.99	0.99	0.91	0.99
8	Total debts to total assets ratio (Debt/Total assets) Debt = Borrowing + Lease liabilities (Non-Current and Current)	0.18	0.21	0.23	0.21
9	Debtors turnover ratio (Turnover/Average net trade receivables) Turnover = Revenue from operations Average net trade receivables = Average of opening and closing balance of net trade receivables	1.14	12.94	6.28	29.16
10	Inventory turnover ratio (Cost of services, construction and land/Average inventory) Average inventory = Average of opening and closing balance of inventory	0.06	0.13	0.08	0.40
11	Operating margin(%) (EBITDA /Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, other income and impairment of goodwill Turnover = Revenue from operations	-31.51%	14.80%	8.15%	10.24%
12	Net profit margin (%) (Net profit after tax/Total income)	-17.44%	9.17%	1.82%	6.20%
13	Capital redemption reserve (Rs. in Lakhs)	3,944	3,944	3,944	3,944
14	Net worth (Rs. in Lakhs) (Equity share capital + Other equity + Non-controlling interests)	1,23,365	83,732	76,349	83,732
15	Net profit/(loss) after tax (Rs. in Lakhs)	(1,688)	6,629	637	10,933
16	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised Basic (Rs) Diluted (Rs)	(2.21) (2.21)	8.59 8.57	0.82 0.82	14.02 13.99

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2025.

^Net of finance cost capitalised.

*Finance cost charged to P&L and finance cost capitalised.

** Ratios as at June 30, 2024 have been restated after considering the effect of adjustment of prior period error which are corrected in previous year.



STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

Notes :

- 1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 29, 2025 and were subjected to review by the Statutory Auditors.
- 2 The Group is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard ("Ind AS") 108 - Operating Segments.
- 3 Since, the nature of activities being carried out by the Group is such that profits/(losses) from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits/(losses) for the year.
- 4 The Board of Directors had approved the draft scheme of amalgamation of Kolte-Patil Integrated Townships Limited (a wholly owned subsidiary of the Company) with the Company under Section 233 of the Companies Act 2013 read with Rule 25 of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2015. However, the application for scheme of amalgamation filed by the Company to the office of the Hon'ble Regional Director, Western Region, Ministry of Corporate Affairs, Mumbai ("RD") on November 30, 2024 has not been approved. Subsequently, the Board of Directors of the Company at its meeting dated February 11, 2025 approved the draft scheme of amalgamation of Kolte-Patil Integrated Townships Limited with the Company under Section 230-232 of the Companies Act, 2013 along with other applicable provisions and the rules subject to the requisite approvals under the Act and sanction of the scheme by the National Company Law Tribunal, Mumbai Bench ("NCLT") or any other competent authority. The appointed date of the said scheme is April 01, 2024 or such other date as may be approved by NCLT or any other competent authority. Pending approval from NCLT, the merger has not been given effect in the above consolidated results.
- 5 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on June 30, 2025 are as follows:
(a) 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 100,000 each.
As at, June 30, 2025, the Company has redeemed debentures amounting to Rs. 4,798 lakhs towards the outstanding principal amount and has paid Rs. 2,332 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 15,852 lakhs with a reduced face value of Rs. 76,764 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on June 30, 2025 is 1.35 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
(b) 11,090 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each.
As at, June 30, 2025, the Company has redeemed debentures amounting to Rs. 2,501 lakhs towards the outstanding principal amount and has paid Rs. 328 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 8,589 lakhs with a reduced face value of Rs. 77,452 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on June 30, 2025 is 1.37 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
(c) 13,377 Series 3 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each.
As at, June 30, 2025, the Company has redeemed debentures amounting to Rs. 2,167 lakhs towards the outstanding principal amount and has paid Rs. 557 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 11,210 lakhs with a reduced face value of Rs. 83,804 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on June 30, 2025 is 1.15 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025
The secured NCDs are secured by way of a registered mortgage over right, title and interest possessed by the Company in the Project Land and/or the earmarked units identified in respective Debenture Trust Deed ("DTD") and hypothecation on the receivables/ cash-flows arising from the earmarked units identified in respective DTD, as stated in the respective information memorandum/key information document, as applicable.
- 6 On March 13, 2025, the Company had entered into Share Subscription Agreement ("SSA") between the Company, BREP Asia III India Holding Co VII Pte. Ltd. ("Acquirer") and Mr. Rajesh Anirudha Patil, Late Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Mr. Yashvardhan Rajesh Patil and Mr. Harshvardhan Naresh Patil, in relation to the Preferential Issue of the Subscription Shares to the Acquirer on the terms and conditions contained therein. Pursuant to such SSA, during the quarter ended June 30, 2025, the Preferential Issue Shares Allotment Committee of the Board of Directors of the Company at its meeting held on June 23, 2025, has approved the allotment of 1,26,75,685 equity shares having face value of INR 10/- each, at a premium of Rs. 319 per equity share (total Rs. 329 per equity share), aggregating to Rs. 41,703 lakhs by way of a preferential allotment on a private placement basis to Acquirer. These equity shares will rank pari-passu with the existing issued equity shares of the Company in all respects including the payment of dividend and voting rights, if any. The corresponding costs pertaining to such preferential issue amounting to Rs. 225 lakhs have been included in other expenses for the quarter ended June 30, 2025.
- 7 Further, on March 13, 2025, the Company had entered into:
(i) Share Purchase Agreement ("SPA") between the Acquirer, the Company Mr. Rajesh Anirudha Patil, Late Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Ms. Sunita Rajesh Patil, Ms. Vandana Naresh Patil, Ms. Sunita Milind Kolte, Mr. Yashvardhan Rajesh Patil, Ms. Ankita Rajesh Patil, Mr. Harshvardhan Naresh Patil and Ms. Priyanjali Naresh Patil ("Sellers") for the Acquirer to acquire from the Sellers equity shares constituting 25.7% of the paid-up post-proposed preferential issue equity share capital of the Company on the terms and conditions contained therein; and
(ii) Shareholders' Agreement between the Acquirer, the Company and the Sellers ("Existing Promoter and Promoter Group") of the Company to record the terms and conditions governing the inter-se rights and obligations of the Acquirer and the Existing Promoters and Promoter Group as shareholders of the Company including in relation to the management and governance of the Company. The Acquirer will acquire joint control along with the Promoters over the Company.
Further, as result of: (a) the Preferential Issue of the Subscription Shares to the Acquirer as per the terms of the SSA; and (b) the acquisition of equity shares of the Company by the Acquirer from the Sellers as per the terms of the SPA, the Acquirer is obligated to make an open offer for 26% (twenty six percent) shares of the Company in accordance with SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended from time to time.
- 8 The figures for the quarter ended March 31, 2025 are the derived figures between audited figures in respect of full financial year and the unaudited published year to date figures upto December 31, 2024, being the third quarter of the previous financial year which were subjected to limited review.
- 9 The financial results will be posted on the website of the Company www.koltepatil.com and will be available on website of the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

For and on behalf of the Board of Directors of
Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director
(DIN-00381866)

Place: Pune
Date: July 29, 2025