



STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

(Rs. in lakhs except earnings per share)

Sr. No.	Particulars	Quarter ended			Nine months ended		Year ended
		December 31, 2025	September 30, 2025	December 31, 2024	December 31, 2025	December 31, 2024	March 31, 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	26,533	13,866	34,967	48,635	99,871	1,71,738
2	Other income	1,645	2,309	1,961	5,399	4,182	4,635
3	Total income (1+2)	28,178	16,175	36,928	54,034	1,04,053	1,76,373
4	Expenses						
	(a) Cost of services, construction and land	67,164	58,954	34,986	1,50,022	95,805	1,43,031
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(48,265)	(48,840)	(8,601)	(1,15,622)	(20,033)	(13,347)
	(c) Employee benefits expense	2,573	2,735	2,297	7,690	6,948	9,417
	(d) Finance costs	1,054	327	608	2,055	3,554	4,191
	(e) Depreciation and amortization expense	397	422	340	1,241	1,001	1,427
	(f) Other expenses	4,253	4,740	3,730	12,055	10,201	15,049
	Total expenses (a to f)	27,176	18,338	33,360	57,441	97,476	1,59,768
5	Profit/(loss) before share of profit/(loss) of associates, joint ventures for the period/year (net) (3-4)	1,002	(2,163)	3,568	(3,407)	6,577	16,605
6	Share of profit/(loss) of joint ventures and associates for the period/year (net)	18	760	22	804	416	512
7	Profit/(loss) before tax for the period/year (5+6)	1,020	(1,403)	3,590	(2,603)	6,993	17,117
8	Tax expense/(credit)						
	-Current tax	4,102	1,666	(33)*	5,822	242*	1,962*
	-Deferred tax	(3,511)	(1,955)	1,101*	(6,052)	2,557*	4,134*
	-Tax pertaining to previous years	6	-	(111)	6	(111)	88
	Total tax expenses/(credit) for the period/year	597	(289)	957	(224)	2,688	6,184
9	Net Profit/(loss) after tax (7-8)	423	(1,114)	2,633	(2,379)	4,305	10,933
	Net Profit/(loss) attributable to:						
	Owners of the Company	450	(1,043)	2,530	(2,292)	4,128	10,656
	Non-controlling interests	(27)	(71)	103	(87)	177	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)	-	-	-	-	-	(38)
	-Income tax relating to items that will not be reclassified to Profit or Loss	-	-	-	-	-	8
	Other comprehensive income/(loss) (net of tax) attributable to:						
	Owners of the company	-	-	-	-	-	(29)
	Non-controlling interests	-	-	-	-	-	(1)
11	Total comprehensive income/(loss) for the period/year (9+10)	423	(1,114)	2,633	(2,379)	4,305	10,903
	Total comprehensive income/(loss) attributable to						
	Owners of the company	450	(1,043)	2,530	(2,292)	4,128	10,627
	Non-controlling interests	(27)	(71)	103	(87)	177	276
12	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	7,600	8,868	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)	0.51	(1.18)	3.33	(2.70)	5.43	14.02
	Diluted (Rs)	0.51	(1.18)	3.33	(2.70)	5.43	13.99

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

*Restated (refer note 4)



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 and nine months period ended December 31, 2025:

Sr. No.	Particulars	Quarter ended			Nine months ended		Year ended
		December 31, 2025	September 30, 2025	December 31, 2024**	December 31, 2025	December 31, 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	1.04	0.86	1.58	1.04	1.58	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 + Provision for doubtful debts/advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	0.14	(0.08)	0.16	0.02	0.22	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 + Provision for doubtful debts /advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease liabilities and other finance charges	0.74	(0.26)	1.01	0.11	0.87	1.47
4	Current ratio# (Current assets/Current liabilities)	1.11	1.09	1.04	1.11	1.04	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	0.68	0.70	0.89	0.68	0.89	0.91
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	0.06	0.06	-	0.14	0.03	0.00
7	Current liability ratio# (Current liabilities/Total liabilities)	0.99	0.99	0.97	0.99	0.97	0.99
8	Total debts to total assets ratio# (Debt/Total assets) Debt = Borrowing + Lease liabilities (Non-Current and Current)	0.18	0.16	0.22	0.18	0.22	0.22
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	3.80	1.78	5.06	7.54	19.09	29.16
10	Inventory turnover ratio [(Cost of services, construction and land+Change in inventories of finished goods and work-in-progress)/Average inventory] Average inventory = Average of opening and closing balance of inventory	0.04	0.03	0.07	0.08	0.21	0.37
11	Operating margin(%) (EBITDA /Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, other income and share of profit/(loss) of joint ventures and associates for the period Turnover = Revenue from operations	3.05%	-26.85%	7.31%	-11.33%	6.96%	10.24%
12	Net profit margin (%) (Net profit after tax/Total income)	1.50%	-6.89%	7.13%	-4.40%	4.14%	6.20%
13	Capital redemption reserve (Rs. in Lakhs)	3,944	3,944	3,944	3,944	3,944	3,944
14	Net worth (Rs. in Lakhs) (excluding NCI) (Equity share capital + Other equity)	1,22,287	1,22,229	76,376	1,22,287	76,376	83,012
15	Net profit/(loss) after tax (Rs. in Lakhs)	423	(1,114)	2,633	(2,379)	4,305	10,933
16	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised Basic (Rs) Diluted (Rs)	0.51 0.51	(1.18) (1.18)	3.33 3.33	(2.70) (2.70)	5.43 5.43	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 December 31, 2024 have been restated after considering the effect of adjustment of prior period error which are corrected in previous year.

Restated (refer note 4)



Notes:

- 1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 05, 2026 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 Pursuant to provisions of Section 230-232 of the Companies Act, 2013, the Board of Directors of the Company on February 11, 2025 had approved the scheme of amalgamation of Kolte-Patil Integrated Townships Limited ("KPIT") (a wholly owned subsidiary of the Company) with Kolte-Patil Developers Limited ("KPDL") with appointed date of April 01, 2024 ("the Scheme"). National Company Law Tribunal ("NCLT") approved the above scheme vide its order dated October 07, 2025 and the merger became effective on October 31, 2025 on filing of the NCLT Order with the Registrar of Companies. The merger has been accounted as Business Combination of entities under common control as per Appendix C to Ind AS 103 - Business Combinations. The aforesaid scheme has no impact on the Consolidated Financial Results of the Group since the scheme of merger was between the Holding Company and its wholly owned subsidiary, except for the tax expense for the quarter and nine months period ended December 31, 2024 and year ended March 31, 2025 which have been restated to include the effects of this merger.
- 5 Issue of NCDs during the quarter:
 - (a) On October 16, 2025, the Debenture Allotment Committee allotted 13,996 Series 4 fully, secured, listed, rated, zero coupon, redeemable, non-convertible debentures of par value Rs. 1,00,000/- each aggregating to Rs. 13,996 Lakhs, on a private placement basis to Marubeni Corporation, Japan. Unless redeemed earlier, NCDs shall be for a period of 120 months. The secured NCDs are secured by way of a registered mortgage over right, title and interest possessed 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. The NCDs shall be redeemed at premium which is linked to collections made from sale of the earmarked units. These NCDs along with above redemption premium will be redeemed as and when the revenues are collected by the company in accordance with the debenture trust deed, as amended from time to time.
 - (b) On December 05, 2025, the Debenture Allotment Committee allotted 10,994 Series 4 fully, secured, listed, rated, zero coupon, non-convertible debentures of par value Rs. 1,00,000/- each aggregating to Rs. 10,994 Lakhs, on a private placement basis to Marubeni Corporation, Japan. Unless redeemed earlier, NCDs shall be for a period of 120 months. The secured NCDs are secured by way of a registered mortgage over right, title and interest possessed 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. The NCDs shall be redeemed at premium which is linked to collections made from sale of the earmarked units. These NCDs along with above redemption premium will be redeemed as and when the revenues are collected by the company in accordance with the debenture trust deed, as amended from time to time.
- 6 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on December 31, 2025 are as follows:
 - (a) 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 100,000 each.
As at, December 31, 2025, the Company has redeemed debentures amounting to Rs. 7,437 lakhs towards the outstanding principal amount and has paid Rs. 3,710 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 13,213 lakhs with a reduced face value of Rs. 63,985 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on December 31, 2025 is 1.62 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 NCDs of face value Rs. 1,00,000 each.
As at, December 31, 2025, the Company has redeemed debentures amounting to Rs. 4,198 lakhs towards the outstanding principal amount and has paid Rs. 540 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 6,893 lakhs with a reduced face value of Rs. 62,153 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on December 31, 2025 is 1.70 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 NCDs of face value Rs. 1,00,000 each.
As at, December 31, 2025, the Company has redeemed debentures amounting to Rs. 4,419 lakhs towards the outstanding principal amount and has paid Rs. 1,147 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 8,958 lakhs with a reduced face value of Rs. 66,967 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on December 31, 2025 is 1.44 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.
 - (d) 13,996 Series 4 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, December 31, 2025, the Company has redeemed debentures amounting to Rs. 90 lakhs towards the outstanding principal amount and has paid Rs. 22 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 13,906 lakhs with a reduced face value of Rs. 99,360 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on December 31, 2025 is 1.05 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at August 31, 2025.
 - (e) 10,994 Series 4 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, December 31, 2025, the outstanding principal amount of these debentures is Rs. 10,994 lakhs with a face value of Rs. 1,00,000 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on December 31, 2025 is 1 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at August 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.
- 7 The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Codes viz Code on Wages, 2019, Industrial Relations Code, 2020, Code on Social Security, 2020, and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as 'the New Labour Codes'). The New Labour Codes have been made effective from November 21, 2025. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. Based on the Company's assessment, the New Labour Codes do not have material impact on the consolidated financial results for the quarter and nine months ended December 31, 2025. The Company continues to monitor the finalisation of Central/State rules and clarifications from the Government on other aspects of the New Labour Codes and would provide appropriate accounting effect on the basis of such developments as needed.
- 8 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. Harshavardhan 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, the Preferential Issue Shares Allotment Committee of the Board of Directors of the Company at its meeting held on June 23, 2025, 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 were issued on June 23, 2025 and 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. 200 lakhs have been included in other expenses for the nine months period ended December 31, 2025.
- 9 Further, on March 13, 2025, the Company had entered into 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. Harshavardhan Naresh Patil and Ms. Priyanshi Naresh Patil ("Sellers") for the Acquirer to acquire from the Sellers equity shares constituting 25.70% of the paid-up post-proposed preferential issue equity share capital of the Company on the terms and conditions contained therein. Consequently, the Acquirer acquired such 2,27,96,353 equity shares from the Sellers on August 11, 2025. Subsequent to the above preferential issue and acquisition of shares, Acquirer holds 40% equity stake in the Company.
- 10 During the previous quarter ended September 30, 2025, the Company and/or its subsidiary have sold its stake and hence ceases to be shareholder/partner from Kolte-Patil Realtors Private Limited (vide Share Purchase Agreement dated August 06, 2025), Regenesys Project Management LLP (vide Reconstituted LLP Agreement dated August 06, 2025), Amco Landmark Realty (vide Deed of Retirement dated August 07, 2025) and Ayaan Vihan Land Development (vide Deed of Retirement dated August 06, 2025). Accordingly, resulting gain of Rs. 71 lakhs was recognised in the statement of profit and loss account for the previous quarter ended September 30, 2025. Additionally, Ankit Enterprises (subsidiary) and Kolte-Patil Nivasti Developers & Builders LLP (joint venture) have been converted from partnership firm/LLP into company w.e.f July 06, 2025 and July 03, 2025 respectively.
- 11 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
Managing Director
(DIN- 00381866)

Place: Pune
Date: February 05, 2026