



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

Registered Office: 8th Floor, City Bay, CTS No. 14 (P), 17 Boat Club Road, Pune - 411001

Telephone No: +91-20-67429200. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

(Rs. in lakhs except earnings per share)

Sr. No.	Particulars	Quarter ended			Year ended	Year ended
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
		(Audited) (Refer note 11)	(Unaudited)	(Audited) (Restated) (Refer note 4 and 11)	(Audited)	(Audited) (Restated) (Refer note 4)
1	Revenue from operations	23,634	24,917	65,782	65,834	1,53,909
2	Other income	2,315	3,121	732	10,352	4,688
3	Total income (1+2)	25,949	28,038	66,514	76,186	1,58,597
4	Expenses					
	(a) Cost of services, construction and land	68,017	34,980	42,057	1,82,196	1,25,820
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(50,672)	(17,828)	6,529	(1,36,382)	(12,643)
	(c) Employee benefits expense	2,425	2,389	2,333	9,514	8,597
	(d) Impairment loss on investments	-	351	-	351	-
	(e) Finance costs	656	1,051	631	2,700	4,116
	(f) Depreciation and amortisation expense	332	372	399	1,498	1,324
	(g) Other expenses	4,397	3,749	4,314	15,447	14,271
	Total expenses (a to g)	25,155	25,064	56,263	75,324	1,41,485
5	Profit before tax for the period/year (3-4)	794	2,974	10,251	862	17,112
6	Tax expense/(credit)					
	-Current tax	2,343	4,136	1,618	8,160	1,618
	-Deferred tax	(1,459)	(3,196)	1,428	(7,101)	3,887
	-Tax pertaining to previous years	-	-	142	-	142
	Total tax expenses for the period/year	884	940	3,188	1,059	5,647
7	Profit/(loss) for the period/year (5-6)	(90)	2,034	7,063	(197)	11,465
8	Other comprehensive income (net of tax)					
	Items that will not be reclassified to profit & loss in subsequent periods					
	-Remeasurements of the defined benefit liabilities	(56)	-	(34)	(56)	(34)
	-Income tax relating to items that will not be reclassified to profit & loss	14	-	9	14	9
9	Total comprehensive income/(loss) for the period/year (7+8)	(132)	2,034	7,038	(239)	11,440
10	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	7,600	8,868	7,600
11	Other equity excluding revaluation reserves as per balance sheet				1,13,749	73,689
12	Earnings Per Share (EPS) (Face value of Rs. 10/- each)*					
	Basic (Rs.)	(0.10)	2.29	9.29	(0.23)	15.08
	Diluted (Rs.)	(0.10)	2.29	9.27	(0.23)	15.05
* Basic and Diluted EPS for all periods, except for the year ended March 31, 2026 and March 31, 2025 are not annualised.						



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AUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS AT MARCH 31, 2026

Particulars	As at March 31, 2026	As at March 31, 2025
	(Audited)	(Audited) (Restated) (Refer note 4)
Assets		
Non-current assets		
(a) Property, plant and equipment	13,508	12,729
(b) Capital work-in-progress	361	-
(c) Investment properties	6,267	1,690
(d) Intangible assets	29	55
(e) Right-of-use assets	3,109	1,924
(f) Financial assets		
(i) Investments	8,649	9,224
(ii) Loans	57,521	24,908
(iii) Other financial assets	3,091	22,137
(g) Deferred tax assets (net)	18,023	10,908
(h) Income tax assets (net)	6,494	5,805
(i) Other non-current assets	5,402	8,709
Total non-current assets	1,22,454	98,089
Current assets		
(a) Inventories	4,62,333	3,28,462
(b) Financial assets		
(i) Investments	46,545	4,073
(ii) Trade receivables	3,511	2,578
(iii) Cash and cash equivalents	16,469	11,762
(iv) Other balances with banks	30,895	23,447
(v) Other financial assets	12,119	11,846
(c) Other current assets	35,589	26,254
Total current assets	6,07,461	4,08,422
Total assets	7,29,915	5,06,511
Equity and liabilities		
Equity		
(a) Equity share capital	8,868	7,600
(b) Other equity	1,13,749	73,689
Total equity	1,22,617	81,289
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	151	427
(ii) Lease liabilities	2,551	1,760
(b) Provisions	807	924
Total non-current liabilities	3,509	3,111
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,14,064	1,10,435
(ii) Lease liabilities	1,320	922
(iii) Trade payables		
A. Dues of micro and small enterprises	3,588	3,613
B. Dues of creditors other than micro and small enterprises	53,129	46,491
(iv) Other financial liabilities	1,972	4,707
(b) Provisions	1,737	1,483
(c) Current tax liabilities (net)	721	-
(d) Other current liabilities	4,27,258	2,54,460
Total current liabilities	6,03,789	4,22,111
Total equity and liabilities	7,29,915	5,06,511



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AUDITED STANDALONE STATEMENT OF CASHFLOWS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	(Rs. in lakhs)	
	Year ended	
	March 31, 2026	March 31, 2025
	(Audited)	(Audited) (Restated) (Refer note 4)
A Cash flow from operating activities		
Profit before tax:	862	17,112
Adjustment for:		
Depreciation and amortisation expenses	1,498	1,324
Profit on sale of mutual fund	(451)	(61)
Rental income from investment properties	(535)	-
Employee stock option expense/(credit)	(136)	136
Finance cost	2,700	4,116
Interest income	(5,908)	(2,414)
Dividend income	(375)	(272)
Gain on derecognition of lease liability	(141)	-
Profit/(loss) on sale of property, plant and equipment	(46)	(11)
Share of (profit)/loss from partnership firms and LLP	18	(1,102)
Gain on fair valuation of financial instruments	(1,726)	(65)
Gain on buy back of investments	(44)	(437)
Provisions for doubtful debt/advances	241	24
Impairment loss on investments	351	-
Operating profit/(loss) before working capital changes	(3,692)	18,350
Adjustments for changes in working capital:		
(Increase)/decrease in inventories	(1,23,934)	(1,465)
(Increase)/decrease in trade receivables	(933)	(1,516)
(Increase)/decrease in other assets	(8,986)	2,020
Increase/(decrease) in trade payables	7,164	(2,497)
Increase/(decrease) in other liabilities	1,72,860	27,704
Increase/(decrease) in employee benefit obligations	82	(158)
Cash generated from operating activities post working capital changes	42,561	42,438
Income tax paid (net of refund)	(8,031)	(2,608)
Net cash generated from operating activities (A)	34,530	39,830
B Cash flow from investing activities		
Purchase of property, plant and equipment and intangible assets	(3,736)	(5,597)
Proceeds from sale of property, plant and equipment	854	20
Fixed deposits (placed)/redeemed (net)	6,499	(16,779)
Movement in escrow accounts considered as other bank balance	(10,090)	(6,366)
Rent received	535	-
Purchase of mutual fund	(81,809)	(20,173)
Proceed from sale of mutual fund	41,480	26,050
Proceeds from buyback/redemption of investments	264	1,525
Payment towards deferred liability for acquisition of interest in subsidiary	(2,920)	(1,621)
Loans given to subsidiaries (including partnership firms) and joint venture	(18,655)	(16,228)
Loans repaid by subsidiaries (including partnership firms) and joint venture	6,416	2,018
Amounts (invested in)/withdrawn from partnership firms & LLPs	635	(987)
Interest received	1,856	721
Dividend received	375	272
Net cash used in investing activities (B)	(58,296)	(37,145)
C Cash flow from financing activities		
Proceeds from issue of share capital (including securities premium)	41,703	-
Payment of principal portion of lease liabilities	(813)	(751)
Payment of interest on lease liability	(357)	(360)
Interest paid	(11,616)	(10,222)
Dividend paid	-	(3,040)
Proceeds from borrowings	57,064	41,391
Repayment of borrowings	(57,508)	(42,958)
Net cash generated from/(used in) financing activities (C)	28,473	(15,940)
D Net increase/(decrease) in cash and cash equivalents (A+B+C)	4,707	(13,255)
Cash and cash equivalents (Opening balance)	11,762	17,793
Addition in cash & cash equivalents on account of merger (refer note 4)	-	7,224
Cash and cash equivalents (Closing balance)	16,469	11,762
Cash and cash equivalents comprise of:		
Cash in hand	7	8
Balances with banks		
- In current accounts	14,228	11,304
- Deposit having original maturity of less than 3 months	2,234	450
Total	16,469	11,762



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Additional information pursuant to requirement of regulation 52(4) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulation 2015 as amended as at and for the period ended March 31, 2026.

Sr. No.	Particulars	Quarter ended			Year ended	Year ended
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
		(Audited)	(Unaudited)	(Audited) (Restated) (Refer note 4)	(Audited)	(Audited) (Restated) (Refer note 4)
1	Debt equity ratio (Debt / Equity) Debt = Borrowing + Lease liabilities (non-current and current) Equity = Equity share capital + Other equity	0.96	1.03	1.40	0.96	1.40
2	Debt service coverage ratio (Earning available for Debt Service / Debt Service) Earning available for Debt Service = Profit before taxes + finance cost (net)^ + depreciation and amortization expense + Impairment of investment + Provision for doubtful debts /advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	0.08	0.21	1.64	0.08	0.39
3	Interest service coverage ratio (Earning available for Finance cost / Finance cost) Earning available for Finance cost = Profit before taxes + finance cost (net)^ + depreciation and amortization expense + Impairment of investment + Provision for doubtful debts /advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease and other finance charges	0.36	1.09	4.96	0.36	1.50
4	Current ratio (Current assets / Current liabilities)	1.01	1.04	0.97	1.01	0.97
5	Long term debt to working capital ratio (Long term debt / Working capital) Long term debt = Non-current borrowings + Current maturities of long term debt + Non current lease liabilities Working capital = Current Assets - Current liabilities (excluding current maturities of long term debt)	0.99	0.86	1.16	0.99	1.16
6	Bad debts to 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	-	-	-	-	0.01
7	Current liability ratio (Current liabilities / Total liabilities)	0.99	1.00	0.99	0.99	0.99
8	Total debts to total assets ratio (Debt / Total assets) Debt = Borrowing + Lease liabilities (non-current and current)	0.16	0.19	0.22	0.16	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	6.56	6.84	29.57	21.63	83.44
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	0.04	0.15	0.12	0.39
11	Operating margin(%) (EBITDA /Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, Impairment of investment and other income Turnover = Revenue from operations	(2%)	5%	16%	(8%)	12%
12	Net profit margin (%) (Net profit after tax / Total income)	(0.35%)	7.25%	10.62%	(0.26%)	7.23%
13	Capital redemption reserve (Rs In Lakhs)	159	159	159	159	159
14	Net worth (Rs In Lakhs) (Equity share capital + Other equity)	1,22,617	1,22,749	81,289	1,22,617	81,289
15	Net profit after tax (Rs In Lakhs)	(90)	2,034	7,063	(197)	11,465
16	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised Basic (Rs.) Diluted (Rs.)	-0.10 -0.10	2.29 2.29	9.29 9.27	-0.23 -0.23	15.08 15.05

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2026 and March 31, 2025.

^ Net of finance cost capitalised.

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

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Standalone Notes :

- 1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 22, 2026 and were subjected to audit by the Statutory Auditors.
- 2 The Company 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 Company 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 ("KPD") 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. Accordingly, the comparative periods for the quarter and year ended March 31, 2025 presented in the standalone results (including statement of assets and liabilities and statement of cashflows) have been restated to include the effects of this merger.
- 5 Issue of NCD's during the year:
 - (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 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 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 March 31, 2026 are as follows:
 - (a) 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 100,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 9,327 lakhs towards the outstanding principal amount and has paid Rs. 4,695 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 11,323 lakhs with a reduced face value of Rs. 54,831 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.33 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (b) 11,090 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 5,244 lakhs towards the outstanding principal amount and has paid Rs. 639 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 5,846 lakhs with a reduced face value of Rs. 52,718 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 2.14 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (c) 13,377 Series 3 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 6,058 lakhs towards the outstanding principal amount and has paid Rs. 1,608 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 7,319 lakhs with a reduced face value of Rs. 54,715 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.18 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (d) 13,996 Series 4 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 447 lakhs towards the outstanding principal amount and has paid Rs. 118 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 13,549 lakhs with a reduced face value of Rs. 96,808 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.08 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (e) 10,994 Series 4 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 327 lakhs towards the outstanding principal amount and has paid Rs. 95 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 10,667 lakhs with a reduced face value of Rs. 97,026 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.03 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.The 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. Based on the Company's assessment, the New Labour Codes do not have material impact on the standalone financial results for the year ended March 31, 2026. 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 year ended March 31, 2026.
- 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. Priyanjali 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 year ended March 31, 2026, the Company has sold its stake and hence ceased to be shareholder/partner from Kolte-Patil Realtors Private Limited (vide Share Purchase Agreement dated August 06, 2025) and Regensis Project Management LLP (vide Reconstituted LLP Agreement dated August 06, 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.



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- 11 The figures for the quarter ended March 31, 2026 and 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 the third quarter of the respective financial year which were subjected to limited review.
- 12 The Board of Directors of the Company at its meeting dated May 22, 2026 have approved the draft scheme of amalgamation involving amalgamation of Kolte-Patil Lifespaces Private Limited and Kolte-Patil Smart Spaces Private Limited, wholly-owned subsidiaries of the Company with the Company under Section 230 to 232 of the Companies Act, 2013 read with applicable rules made thereunder. The Scheme is conditional and subject to necessary statutory and regulatory approvals/permissions including approval of National Company Law Tribunal, Mumbai and Members and consent from the creditors of the wholly owned subsidiaries/ the Company, as applicable.
- 13 The standalone 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: May 22, 2026