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 UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(Rs. in lakhs except earnings per share)

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Audited) (refer note 7)	(Unaudited) (Restated) (refer note 4)	(Audited)
1	Revenue from operations	88,195	23,634	5,601	65,834
2	Other income	2,941	2,315	1,901	10,352
3	**Total income (1+2)**	**91,136**	**25,949**	**7,502**	**76,186**
4	**Expenses**				
	(a) Cost of services, construction and land	75,272	68,017	20,560	1,82,196
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(14,626)	(50,672)	(17,373)	(1,36,382)
	(c) Employee benefits expense	2,725	2,425	2,170	9,514
	(d) Impairment loss on investments	-	-	-	351
	(e) Finance costs	217	656	698	2,700
	(f) Depreciation and amortisation expense	423	332	398	1,498
	(g) Other expenses	5,906	4,397	2,999	15,447
	Total expenses (a to g)	**69,917**	**25,155**	**9,452**	**75,324**
5	**Profit before tax for the period/year (3-4)**	**21,219**	**794**	**(1,950)**	**862**
6	**Tax expense/(credit)**				
	-Current tax	3,517	2,343	-	8,160
	-Deferred tax	1,805	(1,459)	(555)	(7,101)
	Total tax expenses for the period/year	**5,322**	**884**	**(555)**	**1,059**
7	**Profit/(loss) for the period/year (5-6)**	**15,897**	**(90)**	**(1,395)**	**(197)**
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)	-	(56)
	-Income tax relating to items that will not be reclassified to profit & loss	-	14	-	14
9	**Total comprehensive income/(loss) for the period/year (7+8)**	**15,897**	**(132)**	**(1,395)**	**(239)**
10	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	8,868	8,868
11	Other equity excluding revaluation reserves as per balance sheet				1,13,749
12	**Earnings Per Share (EPS) (Face value of Rs. 10/- each)***				
	Basic (Rs.)	17.93	(0.10)	(1.81)	(0.23)
	Diluted (Rs.)	17.93	(0.10)	(1.81)	(0.23)
	* Basic and Diluted EPS for all periods, except for the year ended March 31, 2026 are not annualised.				

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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 June 30, 2026.

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Audited) (refer note 7)	(Unaudited) (Restated) (refer note 4)	(Audited)
1	**Debt equity ratio** (Debt / Equity) Debt = Borrowing + Lease liabilities (non-current and current) Equity = Equity share capital + Other equity	0.76	0.96	0.89	0.96
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	0.67	0.08	(0.03)	0.08
3	**Interest service coverage ratio** (Earnings available for Finance cost / Finance cost) Earnings 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	6.53	0.36	(0.25)	0.36
4	**Current ratio** (Current assets / Current liabilities)	1.03	1.01	1.05	1.01
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)	0.89	0.99	0.84	0.99
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	-	-	-	-
7	**Current liability ratio** (Current liabilities / Total liabilities)	0.99	0.99	0.99	0.99
8	**Total debts to total assets ratio** (Debt / Total assets) Debt = Borrowing + Lease liabilities (non-current and current)	0.14	0.16	0.19	0.16
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	17.97	6.56	1.70	21.63
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	0.13	0.04	0.01	0.12
11	**Operating margin(%)** (EBITDA /Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, Impairment of investment and other income Turnover = Revenue from operations	21%	(2%)	(49%)	(8%)
12	**Net profit margin (%)** (Net profit after tax / Total income)	17%	(0.35%)	(19%)	(0.26%)
13	**Capital redemption reserve (Rs In Lakhs)**	159	159	159	159
14	**Net worth (Rs In Lakhs)** (Equity share capital + Other equity)	1,38,514	1,22,617	1,22,323	1,22,617
15	**Net profit after tax (Rs In Lakhs)**	15,897	(90)	(1,395)	(197)
16	**Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised**				
	Basic (Rs.)	17.93	(0.10)	(1.81)	(0.23)
	Diluted (Rs.)	17.93	(0.10)	(1.81)	(0.23)

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

^ 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 August 10, 2026 and were subjected to review 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 ("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. Accordingly, the comparative period for the quarter ended June 30, 2025 presented in the standalone results has been restated to include the effects of this merger.

5 Redemption of NCD’s:

(a) During the quarter, the Company has fully redeemed its 11,090 secured, listed Non-Convertible Debentures ("NCDs"), aggregating to Rs. 11,090 lakhs, which were subscribed by Marubeni Corporation and issued on December 22, 2023, in accordance with the terms of the issue by repaying the entire outstanding principal amount together with the applicable redemption premium.

(b) During the quarter, the Company has fully redeemed its 14,000 secured, unlisted Non-Convertible Debentures ("NCDs"), aggregating to Rs. 14,000 lakhs, which were subscribed by India Realty Excellence IV and issued on April 10, 2023, in accordance with the terms of the issue by repaying the entire outstanding principal amount together with the applicable redemption premium.

6 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on June 30, 2026. These 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.

Particulars	INE094I07049	INE094I07072	INE094I07080	INE094I07098
No. of NCDs outstanding (Nos)	20,650	13,377	13,996	10,994
Face value per NCD on issue (in Rs.)	1,00,000	1,00,000	1,00,000	1,00,000
Reduced face value per NCD as at June 30, 2026 (in Rs.)	50,611	41,796	92,240	91,392
Principal redeemed till June 30, 2026 (in Rs. lakhs)	10,198	7,786	1,086	946
Redemption premium paid till June 30, 2026 (in Rs. lakhs)	5,256	2,111	291	264
Outstanding principal as at June 30, 2026 (in Rs. lakhs)	10,451	5,591	12,910	10,048
Security cover as at June 30, 2026* (times)	1.44	1.56	1.13	1.09
*on the basis of valuation of respective underlying project as at March 31, 2026				

7 The figures for the quarter ended March 31, 2026 are the derived figures between audited figures in respect of full financial year and the unaudited published year to date figures upto December 31, 2025, being the third quarter of the previous financial year which were subjected to limited review.

8 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 Sections 230 to 232 of the Companies Act, 2013, read with applicable rules made thereunder, with an appointed date of April 01, 2026. The Scheme is conditional and subject to necessary statutory and regulatory approvals/permissions, including approval of the National Company Law Tribunal, Mumbai, approval of the members, and consent from the creditors of the wholly-owned subsidiaries and the Company, as applicable

9 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: Mumbai
Date: August 10, 2026