KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

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

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

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2026

(Rs. in lakhs except earnings per share)

Sr. No.	Particulars	Quarter ended			Six months ended		Year ended
		September 30, 2026	June 30, 2026	September 30, 2025	September 30, 2026	September 30, 2025	March 31, 2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	33,437	91,954	13,866	1,25,391	22,102	73,496
2	Other income	1,714	1,708	2,309	3,422	3,754	6,754
3	**Total income (1+2)**	**35,151**	**93,662**	**16,175**	**1,28,813**	**25,856**	**80,250**
4	**Expenses**						
	(a) Cost of services, construction and land	66,166	76,825	58,954	1,42,991	82,858	2,24,314
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(41,272)	(12,656)	(48,840)	(53,928)	(67,357)	(1,71,891)
	(c) Employee benefits expense	3,487	2,964	2,735	6,451	5,117	10,166
	(d) Finance costs	332	225	327	557	1,001	2,665
	(e) Depreciation and amortisation expense	479	459	422	938	844	1,598
	(f) Other expenses	5,087	5,870	4,740	10,957	7,802	17,020
	Total expenses (a to f)	**34,279**	**73,687**	**18,338**	**1,07,966**	**30,265**	**83,872**
5	**Profit/(loss) before share of profit/(loss) of associates, joint ventures for the period/year (net) (3-4)**	**872**	**19,975**	**(2,163)**	**20,847**	**(4,409)**	**(3,622)**
6	**Share of profit/(loss) of joint ventures and associates for the period/year (net)**	**26**	**(26)**	**760**	**-**	**786**	**826**
7	**Profit/(loss) before tax for the period/year (5+6)**	**898**	**19,949**	**(1,403)**	**20,847**	**(3,623)**	**(2,796)**
8	**Tax expense/(credit)**						
	-Current tax	3,526	3,839	1,666	7,365	1,720	8,582
	-Deferred tax	(3,198)	1,444	(1,955)	(1,754)	(2,541)	(7,589)
	-Tax pertaining to previous years	-	-	-	-	-	19
	Total tax expenses for the period/year	**328**	**5,283**	**(289)**	**5,611**	**(821)**	**1,012**
9	**Net Profit/(loss) after tax (7-8)**	**570**	**14,666**	**(1,114)**	**15,236**	**(2,802)**	**(3,808)**
	Net Profit/(loss) attributable to:						
	Owners of the Company	525	14,626	(1,043)	15,151	(2,742)	(3,867)
	Non-controlling interests	45	40	(71)	85	(60)	59
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)	-	-	-	-	-	(35)
	-Income tax relating to items that will not be reclassified to Profit or Loss	-	-	-	-	-	13
	Other comprehensive income/(loss) (net of tax) attributable to:						
	Owners of the company	-	-	-	-	-	(23)
	Non-controlling interests	-	-	-	-	-	1
11	**Total comprehensive income/(loss) for the period/year (9+10)**	**570**	**14,666**	**(1,114)**	**15,236**	**(2,802)**	**(3,830)**
	Total comprehensive income/(loss) attributable to						
	Owners of the company	525	14,626	(1,043)	15,151	(2,742)	(3,890)
	Non-controlling interests	45	40	(71)	85	(60)	60
12	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	8,868	8,868	8,868	8,868
13	Other equity excluding revaluation reserves as per balance sheet						1,11,821
14	**Earnings per equity share attributable to owners (Face value of Rs. 10/- each)#**						
	Basic (Rs)	0.59	16.49	(1.18)	17.09	(3.31)	(4.51)
	Diluted (Rs)	0.59	16.49	(1.18)	17.07	(3.31)	(4.51)

#Basic and Diluted EPS for all periods are not annualised, except for the year ended March 31, 2026

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UNAUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2026

(Rs. In lakhs)

Particulars		As at September 30, 2026	As at March 31, 2026
	ASSETS	(Unaudited)	(Audited)
1	Non-current assets		
	(a) Property, plant and equipment	15,989	13,600
	(b) Capital work-in-progress	-	361
	(c) Investment properties	9,687	9,153
	(d) Investment property under construction	495	-
	(e) Other intangible assets	19	30
	(f) Right of use asset	3,099	3,310
	(g) Financial assets		
	(i) Investments	682	1,081
	(ii) Loans	179	133
	(iii) Other financial assets	5,738	4,357
	(h) Deferred tax assets (net)	23,624	21,869
	(i) Income tax assets (net)	6,245	6,877
	(j) Other non-current assets	9,659	6,506
	Total non-current assets	75,416	67,277
2	Current assets		
	(a) Inventories	5,79,851	5,27,500
	(b) Financial assets		
	(i) Investments	42,119	46,559
	(ii) Trade receivables	10,146	6,341
	(iii) Cash and cash equivalents	18,611	20,157
	(iv) Other balances with banks	33,602	30,915
	(v) Other financial assets	24,332	20,720
	(c) Other current assets	39,416	36,274
	Total current assets	7,48,077	6,88,466
	Total assets	8,23,493	7,55,743
	EQUITY AND LIABILITIES		
1	EQUITY		
	(a) Equity share capital	8,868	8,868
	(b) Other equity	1,27,065	1,11,821
	Equity attributable to owners of the Company	1,35,933	1,20,689
	(c) Non-controlling interests	(143)	(228)
	Total equity	1,35,790	1,20,461
	LIABILITIES		
2	Non-current liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	64	151
	(ii) Lease liability	2,289	2,717
	(iii) Other financial liabilities	131	124
	(b) Provisions	1,237	1,064
	Total non-current liabilities	3,721	4,056
3	Current liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	90,818	1,14,064
	(ii) Lease liability	1,651	1,410
	(iii) Trade Payable		
	A. Dues of micro and small enterprises	2,517	3,808
	B. Dues of creditors other than micro and small enterprises	1,15,274	62,151
	(iv) Other financial liabilities	16,517	12,847
	(b) Provisions	1,844	1,880
	(c) Current tax liabilities (net)	3,506	949
	(d) Other current liabilities	4,51,855	4,34,117
	Total current liabilities	6,83,982	6,31,226
	Total equity and liabilities	8,23,493	7,55,743

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UNAUDITED CONSOLIDATED STATEMENT OF CASHFLOWS FOR THE PERIOD ENDED SEPTEMBER 30, 2026

(Rs. In lakhs)

	Particulars	Six months ended	
		September 30, 2026	September 30, 2025
		(Unaudited)	(Unaudited)
A	CASH FLOW FROM OPERATING ACTIVITIES		
	Profit /(loss) before tax and share of profit/(loss) in associates and joint ventures	20,847	(4,409)
	Adjustment for:		
	Depreciation and amortisation expense	938	844
	Profit on sale of mutual fund	(439)	(87)
	Rental income from investment properties	(459)	-
	Employee stock option expense	93	256
	Finance cost	557	1,001
	Interest income	(1,038)	(1,010)
	Profit on sale of property, plant and equipment	(1)	(26)
	Provision for doubtful debts/advances	6	639
	Gain on buyback/sale of investments	-	(109)
	Dividend income	-	(40)
	Gain on fair valuation of financial instruments	(1,018)	(745)
	Operating profit/(loss) before working capital changes	19,486	(3,686)
	Adjustments for changes in working capital		
	(Increase)/decrease in inventories	(45,786)	(60,476)
	(Increase)/decrease in trade receivables	(3,805)	(1,497)
	(Increase)/decrease in other assets	(6,880)	(2,280)
	Increase/(decrease) in trade payables	51,832	5,552
	Increase/(decrease) in other liabilities	21,432	81,550
	Increase/(decrease) in provisions	136	67
	Cash generated from operating activities	36,415	19,230
	Income tax paid (net of refund)	(4,175)	(2,875)
	Net cash generated from operating activities (A)	32,240	16,355
B	CASH FLOW FROM INVESTING ACTIVITIES		
	Purchase of property, plant and equipment, investment properties and intangible assets	(4,104)	(2,287)
	Proceeds from sale of property, plant & equipment	2	833
	Bank deposits placed/realized (net)	(15,587)	(3,162)
	Movement in escrow accounts considered as other bank balances	8,546	(4,242)
	Rent received	459	-
	Investment in mutual funds/Purchase of units in mutual fund	(18,682)	(42,305)
	Proceed from divestment of mutual fund/sale of units in mutual fund	24,581	3,196
	Consideration received for shares bought back/proceeds from divestment in associates	300	364
	Loans given to joint venture	(151)	-
	Loans repaid by joint venture	105	-
	Dividend received	99	40
	Interest received	978	1,038
	Purchase of investment in non controlling interest of subsidiaries (net)	-	(1,995)
	Net cash used in investing activities (B)	(3,454)	(48,520)
C	CASH FLOW FROM FINANCING ACTIVITIES		
	Proceeds from issue of share capital (including securities premium)	-	41,703
	Repayment of principal portion of lease liability	(646)	(623)
	Interest on lease liability	(230)	(207)
	Interest paid	(6,062)	(5,819)
	Repayment of borrowings	(43,658)	(26,511)
	Proceeds from borrowings	20,264	17,077
	Net cash (used in)/generated from financing activities (C)	(30,332)	25,620
D	Net increase/(decrease) in cash and cash equivalents (A+B+C)	(1,546)	(6,545)
	Cash and cash equivalents (opening balance)	20,157	18,041
	Cash and cash equivalents (closing balance)	18,611	11,496
	Cash and cash equivalents comprise of:		
	Cash in hand	13	23
	Balances with banks		
	- In current accounts	13,975	10,360
	- Deposit having original maturity of less than 3 months	4,623	1,113
	Total	18,611	11,496

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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 period ended September 30, 2026:

(Rs. in lakhs except earnings per share)

Sr. No.	Particulars	Quarter ended			Six months ended		Year ended
		September 30, 2026	June 30, 2026	September 30, 2025	September 30, 2026	September 30, 2025	March 31, 2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Debt equity ratio** (Debt/Equity) Debt = Borrowing + Lease liabilities (Non-Current and Current) Equity =Equity share capital + Other equity + Non-controlling interests	0.70	0.78	0.86	0.70	0.86	0.98
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	0.09	0.64	(0.08)	0.44	(0.06)	0.02
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 amortisation expenses + Provision for doubtful debts /advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease liabilities and other finance charges	0.57	6.16	(0.26)	3.53	(0.28)	0.11
4	**Current ratio** (Current assets/Current liabilities)	1.09	1.11	1.09	1.09	1.09	1.09
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	0.60	0.60	0.70	0.60	0.70	0.68
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	0.00	0.07	0.15
7	**Current liability ratio** (Current liabilities/Total liabilities)	0.99	0.99	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)	0.12	0.14	0.16	0.12	0.16	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	3.24	10.91	1.78	15.21	3.28	11.71
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	0.12	0.03	0.16	0.04	0.12
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	-0.09%	20.61%	-26.85%	15.09%	-28.59%	-8.32%
12	**Net profit margin (%)** (Net profit after tax/Total income)	1.62%	15.66%	-6.89%	11.83%	-10.84%	-4.75%
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)	1,35,933	1,35,315	1,22,229	1,35,933	1,22,229	1,20,689
15	**Net profit/(loss) after tax (Rs. in Lakhs)**	570	14,666	(1,114)	15,236	(2,802)	(3,808)
16	**Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised** Basic (Rs) Diluted (Rs)	0.59 0.59	16.49 16.49	(1.18) (1.18)	17.09 17.07	(3.31) (3.31)	(4.51) (4.51)

Note: The above ratios are not annualised for the quarters and six-month periods, 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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Notes:

1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 03, 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 Redemption of NCD's:
(a) During the previous quarter, the Company 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 previous quarter, the Company 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.

5 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on September 30, 2026 are as follows.
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. 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.

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 September 30, 2026 (in Rs.)	41,301	34,887	89,213	85,784
Principal redeemed till September 30, 2026 (in Rs. lakhs)	12,121	8,710	1,510	1,563
Redemption premium paid till September 30, 2026 (in Rs. lakhs)	6,177	2,380	434	422
Outstanding principal as at September 30, 2026 (in Rs. lakhs)	8,529	4,667	12,486	9,431
Security cover as at September 30, 2026* (times)	1.76	1.86	1.04	1.10
*Based on the valuation of the respective underlying projects as at March 31, 2026, except for ISIN INE094I07080 and INE094I07098, which are based on valuations as at September 30, 2026.				

6 During the quarter, Kolte-Patil Foundation, a wholly owned subsidiary of the Company, ceased to be a Section 8 company and was converted into a private limited company under the name 'Kolte-Patil Homes Private Limited' with effect from September 28, 2026.

7 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.

8 During the quarter, the Company granted 1,39,826 and 1,01,748 employee stock options on August 10, 2026 and August 24, 2026, respectively, under the Kolte-Patil Employees Stock Option Scheme, 2021, to certain employees of the Company. The options vest over a period of three years in the ratio of 50%, 25% and 25%, subject to fulfilment of the applicable vesting conditions, including continued employment and, where applicable, achievement of specified performance and market conditions. The exercise price of the options is Rs. 10 per option.

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
Managing Director
(DIN- 00381866)

Place: Mumbai
Date: November 03, 2026