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 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	31,493	88,195	11,682	1,19,688	17,283	65,834
2	Other income	3,038	2,941	3,015	5,979	4,916	10,352
3	**Total income (1+2)**	**34,531**	**91,136**	**14,697**	**1,25,667**	**22,199**	**76,186**
4	**Expenses**						
	(a) Cost of services, construction and land	63,029	75,272	58,639	1,38,301	79,199	1,82,196
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(39,872)	(14,626)	(50,509)	(54,498)	(67,882)	(1,36,382)
	(c) Employee benefits expense	3,469	2,725	2,530	6,194	4,700	9,514
	(d) Impairment loss on investments	-	-	-	-	-	351
	(e) Finance costs	326	217	295	543	993	2,700
	(f) Depreciation and amortisation expense	441	423	396	864	794	1,498
	(g) Other expenses	5,027	5,906	4,302	10,933	7,301	15,447
	Total expenses (a to g)	**32,420**	**69,917**	**15,653**	**1,02,337**	**25,105**	**75,324**
5	**Profit before tax for the period/year (3-4)**	**2,111**	**21,219**	**(956)**	**23,330**	**(2,906)**	**862**
6	**Tax expense/(credit)**						
	-Current tax	3,519	3,517	1,681	7,036	1,681	8,160
	-Deferred tax	(2,877)	1,805	(1,891)	(1,072)	(2,446)	(7,101)
	Total tax expenses for the period/year	**642**	**5,322**	**(210)**	**5,964**	**(765)**	**1,059**
7	**Profit/(loss) for the period/year (5-6)**	**1,469**	**15,897**	**(746)**	**17,366**	**(2,141)**	**(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)
	-Income tax relating to items that will not be reclassified to profit & loss	-	-	-	-	-	14
9	**Total comprehensive income/(loss) for the period/year (7+8)**	**1,469**	**15,897**	**(746)**	**17,366**	**(2,141)**	**(239)**
10	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	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.)	1.66	17.93	(0.84)	19.58	(2.58)	(0.23)
	Diluted (Rs.)	1.66	17.93	(0.84)	19.57	(2.58)	(0.23)
	* Basic and Diluted EPS for all periods, except for the year ended March 31, 2026 are not annualised.						

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

(Rs. in lakhs)

Particulars	As at September 30, 2026 (Unaudited)	As at March 31, 2026 (Audited)
Assets		
Non-current assets		
(a) Property, plant and equipment	15,901	13,508
(b) Capital work-in-progress	-	361
(c) Investment properties	6,590	6,267
(d) Investment property under construction	495	-
(e) Intangible assets	19	29
(f) Right-of-use assets	2,939	3,109
(g) Financial assets		
(i) Investments	8,249	8,649
(ii) Loans	64,565	57,521
(iii) Other financial assets	3,890	3,091
(h) Deferred tax assets (net)	19,096	18,023
(i) Income tax assets (net)	5,774	6,494
(j) Other non-current assets	8,422	5,402
Total non-current assets	1,35,940	1,22,454
Current assets		
(a) Inventories	5,16,133	4,62,333
(b) Financial assets		
(i) Investments	42,104	46,545
(ii) Trade receivables	4,576	3,511
(iii) Cash and cash equivalents	12,820	16,469
(iv) Other balances with banks	33,375	30,895
(v) Other financial assets	14,399	12,119
(c) Other current assets	38,766	35,589
Total current assets	6,62,173	6,07,461
Total assets	7,98,113	7,29,915
Equity and liabilities		
Equity		
(a) Equity share capital	8,868	8,868
(b) Other equity	1,31,208	1,13,749
Total equity	1,40,076	1,22,617
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	64	151
(ii) Lease liabilities	2,165	2,551
(b) Provisions	1,069	807
Total non-current liabilities	3,298	3,509
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	90,818	1,14,064
(ii) Lease liabilities	1,562	1,320
(iii) Trade payables		
A. Dues of micro and small enterprises	2,472	3,588
B. Dues of creditors other than micro and small enterprises	1,08,189	53,129
(iv) Other financial liabilities	3,256	1,972
(b) Provisions	1,710	1,737
(c) Current tax liabilities (net)	3,459	721
(d) Other current liabilities	4,43,273	4,27,258
Total current liabilities	6,54,739	6,03,789
Total equity and liabilities	7,98,113	7,29,915

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UNAUDITED STANDALONE 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:	23,330	(2,906)
	Adjustment for:		
	Depreciation and amortisation expenses	864	794
	Profit on sale of mutual fund	(439)	(87)
	Rental income from investment properties	(224)	-
	Employee stock option expense/(credit)	93	256
	Finance cost	543	993
	Interest income	(3,826)	(2,660)
	Dividend income	-	(40)
	Profit/(loss) on sale of property, plant and equipment	(1)	19
	Share of (profit)/loss from partnership firms and LLP	(64)	(243)
	Gain on fair valuation of financial instruments	(1,018)	(745)
	Gain on buy back of investments	-	(44)
	Provisions for doubtful debt/advances	-	102
	Operating profit/(loss) before working capital changes	19,258	(4,561)
	Adjustments for changes in working capital:		
	(Increase)/decrease in inventories	(47,156)	(61,068)
	(Increase)/decrease in trade receivables	(1,065)	(1,014)
	(Increase)/decrease in other assets	(6,832)	(1,454)
	Increase/(decrease) in trade payables	53,944	7,451
	Increase/(decrease) in other liabilities	17,319	81,641
	Increase/(decrease) in employee benefit obligations	234	92
	Cash generated from operating activities post working capital changes	35,702	21,087
	Income tax paid (net of refund)	(3,578)	(2,699)
	Net cash generated from operating activities (A)	32,124	18,388
B	Cash flow from investing activities		
	Purchase of property, plant and equipment, investment properties and intangible assets	(3,946)	(2,267)
	Proceeds from sale of property, plant and equipment	2	790
	Fixed deposits (placed)/redeemed (net)	(13,877)	(1,196)
	Movement in escrow accounts considered as other bank balance	8,544	(4,253)
	Rent received	224	-
	Purchase of mutual fund	(18,682)	(42,305)
	Proceed from sale of mutual fund	24,581	3,196
	Proceeds from buyback/redemption of investments	300	364
	Payment towards acquisition of interest in subsidiary	-	(1,427)
	Loans given to subsidiaries (including partnership firms) and joint venture	(5,305)	(7,624)
	Loans repaid by subsidiaries (including partnership firms) and joint venture	611	4,276
	Amounts (invested in)/withdrawn from partnership firms & LLPs	(44)	3,210
	Interest received	1,994	976
	Dividend received	99	40
	Net cash used in investing activities (B)	(5,499)	(46,220)
C	Cash flow from financing activities		
	Proceeds from issue of share capital (including securities premium)	-	41,703
	Payment of principal portion of lease liabilities	(603)	(570)
	Payment of interest on lease liability	(215)	(188)
	Interest paid	(6,062)	(5,805)
	Proceeds from borrowings	20,264	17,077
	Repayment of borrowings	(43,658)	(26,511)
	Net cash generated from/(used in) financing activities (C)	(30,274)	25,706
D	Net decrease in cash and cash equivalents (A+B+C)	(3,649)	(2,126)
	Cash and cash equivalents (Opening balance)	16,469	11,762
	Cash and cash equivalents (Closing balance)	12,820	9,636
	Cash and cash equivalents comprise of:		
	Cash in hand	10	12
	Balances with banks		
	- In current accounts	11,473	9,624
	- Deposit having original maturity of less than 3 months	1,337	-
	Total	12,820	9,636

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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 September 30, 2026.

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	0.68	0.76	0.86	0.68	0.86	0.96
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 amortization expense + Impairment of investment + Provision for doubtful debts /advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	0.19	0.67	(0.02)	0.49	(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	0.97	6.53	(0.07)	3.91	(0.15)	0.36
4	**Current ratio** (Current assets / Current liabilities)	1.01	1.03	1.05	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)	0.95	0.89	0.81	0.95	0.81	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	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	0.17	0.12	0.17	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	5.79	17.97	3.07	29.60	5.60	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	0.05	0.13	0.02	0.17	0.03	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	(0.5%)	21%	(28%)	16%	(35%)	(8%)
12	**Net profit margin (%)** (Net profit after tax / Total income)	4%	17%	(5%)	14%	(10%)	(0.26%)
13	**Capital redemption reserve (Rs In Lakhs)**	159	159	159	159	159	159
14	**Net worth (Rs In Lakhs)** (Equity share capital + Other equity)	1,40,076	1,38,514	1,21,705	1,40,076	1,21,705	1,22,617
15	**Net profit after tax (Rs In Lakhs)**	1,469	15,897	(746)	17,366	(2,141)	(197)
16	**Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised** Basic (Rs.) Diluted (Rs.)	1.66 1.66	17.93 17.93	(0.84) (0.84)	19.58 19.57	(2.58) (2.58)	(0.23) (0.23)

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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Standalone 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 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 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 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: November 03, 2026