



To,
The Assistant Manager,
National Stock Exchange of India Limited
Listing Department, 'Exchange Plaza', Bandra
Kurla Complex,
Bandra (East),
Mumbai – 400051

To,
The General Manager,
BSE Limited,
Corporate Relationship Department,
1st floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Date: 21 January 2025

Subject: Operational Update for Q3 & 9M FY25

ISIN: Equity: INE094I01018 and Debt: INE094I07049, INE094I07064 and INE094I07072

**Ref: NSE Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code - Equity: 9624 and 532924
BSE Security Code and Security Name – Debt: 1. 974771 and KPDLZC33
2. 975276 and KPDL221223
3. 976030 and 0KPDL34**

Dear Sir/Madam,

Please find attached herewith operational update for Q3 & 9M FY25.

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

**Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258**

KOLTE-PATIL DEVELOPERS LTD.

CIN: L45200PN1991PLC129428

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Kolte-Patil Developers Limited – Operational Update for Q3 & 9M FY25

New Milestones Achieved:

9M FY25 Sales Value at Rs. 2,161 crore

9M FY25 Collections at Rs. 1,729 crore

Pune, January 21, 2025: Kolte-Patil Developers Limited (BSE: 532924, NSE: KOLTEPATIL; KPDL), a leading Pune based real estate player with growing presence in Mumbai and Bengaluru, has announced key updates on its real estate operations during the quarter and nine months ended 31st December 2024.

Summary of operational performance:

| New Area Sales | 9MFY25 | 9MFY24 | YoY | Q3FY25 | Q2FY25 | Q3FY24 | QoQ | YoY |
|----------------------------|--------------|--------|-----|--------------|--------|--------|------|------|
| Value (Rs. crore) | 2,161 | 2,079 | 4% | 680 | 770 | 746 | -12% | -9% |
| Volume (million sq. ft.) | 2.80 | 2.89 | -3% | 0.81 | 1.03 | 0.98 | -21% | -18% |
| Realization (Rs. /sq. ft.) | 7,716 | 7,183 | 7% | 8,394 | 7,472 | 7,579 | 12% | 11% |
| Collections (Rs. crore) | 1,729 | 1,478 | 17% | 567 | 550 | 493 | 3% | 15% |

Collections include contribution from DMA projects

- Achieved pre-sales of Rs. 2,161 crore in 9M FY25. New launches contributed ~31% to the sales for the period.
- Marking a new milestone, 9M FY25 collections grew 17% to Rs. 1,729 crore.
- Achieved pre-sales value of Rs. 680 crore in Q3 FY25. New launches contributed ~32% to Q3 FY25 sales.
- During Q3 FY25, average realizations at Rs. 8,394 per square foot improved by 11% Y-o-Y and 12% Q-o-Q. This was mainly on account of higher realizations at the premium project 'Canvas' at Life Republic (LR) and 24K projects in Baner and Pimple Nilakh.
- KPDL's flagship project Life Republic (LR) registered sales volumes of 0.43 million sq. ft. in Q3 FY25 and 1.5 million sq. ft. in 9M FY25.

Commenting on the performance, Mr. Atul Bohra, Group CEO, Kolte-Patil Developers Limited said, *“The nine months’ period is marked by milestone collections of Rs. 1,729 crore driven by our steadfast focus on execution discipline and customer satisfaction. Sales at Rs. 2,161 crore grew at a modest rate. We experienced extended timelines for some of the project launches; contribution of new launches moderated to ~31% of the overall sales value for 9M FY25. Our 24K premium luxury segment continues to witness firm traction, reaffirming the demand for aspirational living spaces. Realizations have been improving with firm contribution from premium and 24K projects. Similarly, the Life Republic township project continues to deliver strong performance; achieved sales volumes of 1.5 million sq. ft. in 9M FY25. Robust pipeline of project launches, strong band resonance and sustained demand for premium and mid-segment housing stand us in good stead to continue delivering sustained growth.”*

About Kolte-Patil Developers Limited

Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL; KPDL), incorporated in 1991, is a leading real estate company with dominant presence in the Pune residential market, and growing presence in Mumbai and Bengaluru. Kolte-Patil is a trusted name with a reputation for high quality standards, design uniqueness, corporate governance, transparency and timely delivery of projects. The company has developed and constructed over 64 projects including residential complexes, integrated townships, commercial complexes and IT Parks covering a saleable area of >28 million square feet across Pune, Mumbai and Bengaluru. The Indian Green Building Council (IGBC) has certified several of the company’s projects. KPDL markets its projects under two brands: ‘KoltePatil’ (addressing the mid-income segment) and ‘24K’ (addressing the premium luxury segment).

Consolidating its leadership position in Pune, the company forayed into the Mumbai market in 2013 focusing on society redevelopment projects that have lower capital intensity. The company has signed fourteen projects (two completed, five on going, seven future projects) till date at prime locations across the city.

KPDL has seamlessly navigated varied economic cycles enabled by one of the lowest debt levels in the sector. The Company’s long-term bank debt has been rated ‘AA-/Stable’, short-term bank loan facilities as A1+ and nonconvertible debentures as AA-/Stable by CRISIL.

The Company’s growth trajectory, internal processes and corporate governance practices have benefitted from partnerships with marquee financial institutions like KKR, JP Morgan Asset Management, Portman Holdings, ASK Capital, Motilal Oswal, ICICI Ventures, IL&FS, Planet Smart City and Marubeni Corporation.

Over the years, KPDL has received multiple awards and recognitions including Times Power Brand - Legacy Brand in Real Estate – Pune 2023, ET Business Awards- Most Iconic Luxury Brand in Real Estate 2022, Residential High Rise Architecture India2021, Asia Pacific Property Awards (IPA), Times Realty, 2021- 22 and Residential High Rise Architecture India2021, Top Challengers 2019-20 by Construction World Global Awards Online, Trusted Brand of the Year, Times Realty Icons - Best Realtor 2019, CNN NEWS18 – Developer of the Year Residential 2019, ET Now – Most Trusted Brand India’s 2019, The Economic Times - The Game Changers of Maharashtra 2018 and Asia’s Greatest Brand 2017 by AsiaOne.

For more details on Kolte-Patil Developers Ltd., visit www.koltepatil.com.

For further information, please contact:

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