



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: 12 July 2025

Subject: Operational Update for Q1 FY26

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 Q1 FY26.

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 Q1 FY26

Q1 FY26 Sales Volume at 0.84 million sq. ft., up 5% QoQ

Q1 FY26 Sales Value at Rs. 616 crore

Q1 FY26 Collections at Rs. 550 crore

Pune, July 12, 2025: Kolte-Patil Developers Limited (BSE: 532924, NSE: KOLTEPATIL; KPDL), a leading Pune based real estate player with a diversified footprint in Mumbai and Bengaluru, has announced key updates on its real estate operations during the quarter ended 30th June 2025.

Summary of operational performance:

New Area Sales	Q1 FY26	Q4 FY25	QoQ	Q1 FY25	YoY
Value (Rs. crore)	616	631	(2.3%)	711	(13.3%)
Volume (million sq. ft.)	0.84	0.80	5.2%	0.96	(12.5%)
Realization (Rs./sq. ft.)	7,337	7,904	(7.2%)	7,407	(0.9%)
Collections (Rs. crore)	550	704	(21.8%)	612	(10.1%)

Collections include contribution from DMA projects

- Achieved sales value of Rs. 616 crore in Q1 FY26
 - Sustenance inventory contributed significantly to driving sales volume for the quarter
 - KPDL's flagship project, Life Republic Integrated Township, registered sales volume of 0.53 million sq. ft.
- Collections stood at Rs. 550 crore during Q1 FY26, demonstrating discipline aligned with the contracted schedule
- During Q1 FY26, average realization stood at Rs. 7,337 per square foot, in-line with prior year
- On 23rd June 2025, BREP Asia III India Holding Co VII Pte. Ltd. acquired a 14.3% stake in the Company through a preferential allotment of equity shares.

Commenting on the performance, Mr. Atul Bohra, Group CEO, Kolte-Patil Developers Limited said,

"FY26 commenced with consistent operational performance on the back of sustained demand. Sales volume of 0.84 million square feet improved by ~5% Q-o-Q. Collections of Rs. 550 crore for the quarter are in line with the contracted schedule. We have a robust pipeline of launches across Pune and Mumbai in the coming quarters which is expected to drive healthy growth in FY26. Our upcoming projects coupled with the sustenance inventory will drive sales as the year progresses."

I am happy to share that Blackstone Funds now own 14.3% equity stake in our company. This strategic partnership holds us in good stead to deliver robust growth over the future. Overall, the demand outlook remains positive. We continue to benefit from the strong preference for trusted developers with a consistent track record. We remain focused on expanding our portfolio through strategic business development and leveraging our healthy balance sheet to pursue value-accretive opportunities. Our growing footprint and well-established brand equity is expected to drive robust performance and long-term value for all our stakeholders.”

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, unique designs, corporate governance, transparency and timely delivery of projects. The company has developed and constructed over 68 projects including residential complexes, integrated townships, commercial complexes and IT Parks covering a saleable area of >30 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 (four completed, four on-going, six 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 non-convertible 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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