Creation, not Construction

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: 10 October 2025

Sub: Press Release - Kolte-Patil acquires ~7.5 - acre land parcel in Bhugaon, Pune.

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 Press release – "Kolte-Patil acquires ~7.5 - acre land parcel in Bhugaon, Pune."

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Vinod Eknath Patil
Digitally signed by Vinod Eknath Patil
Date: 2025.10.10 09:30:01 +05'30'

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: As above

Kolte-Patil acquires ~7.5-acre land parcel in Bhugaon, Pune

Estimated GDV of the project is Rs. 1,400 crore

Pune, 10 October 2025: Kolte-Patil Developers Limited (BSE: 532924, NSE: KOLTEPATIL), a leading Pune-based real estate player, with a diversified presence in Mumbai and Bengaluru, announced that the company has acquired a ~7.5-acre land parcel in Bhugaon, Pune, with an estimated saleable area of ~1.9 million square feet and a Gross Development Value (GDV) of ~Rs. 1,400 crore.

Bhugaon, Pune, is emerging as a desirable residential destination, with a blend of natural surroundings and excellent urban connectivity. This land parcel is surrounded by premium localities like Bavdhan and Kothrud, adjacent to the Mumbai-Pune Expressway and close to the Shivaji Nagar Railway station. Furthermore, major employment hubs are in the vicinity, making it an attractive choice for homebuyers. The project is conveniently located close to social infrastructure comprising schools, hospitals, shopping malls and entertainment hubs, adding to the attractiveness of the micro-market.

Commenting on the development, Mr. Rajesh Patil, Managing Director, Kolte-Patil Developers Limited said, *"Foraying into a new high-potential micro-market through outright acquisition of this strategically located land in Bhugaon strengthens our presence in Pune. With growing demand accelerated by improving infrastructure and rising end-user interest, our presence in Bhugaon aligns with our strategy of delivering well-planned, value-driven developments. Backed by our deep understanding of evolving lifestyles and a legacy of over three decades, this addition reinforces our commitment to creating thoughtful communities that enable better quality of life."*

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 diversified presence in Mumbai and Bengaluru. Very recently, the Company entered into a strategic partnership with global investment firm Blackstone with the latter acquiring a 40% stake in the Company following the two-phase transaction involving preferential allotment of equity shares and the secondary equity share acquisition from existing promoters.

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 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: 'Kolte-Patil' (addressing the mid-premium/premium 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 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 The ET Real Estate Awards 2025- Residential Project – High-End (Ongoing: West) for 24K Manor, The ET Real Estate Awards 2025 - Residential Project Villa for 24K Espada Project at Life Republic, Times Power Brands- Legacy Brand in Real Estate – Pune, Most Iconic Luxury Brand in Real Estate, 24K, ET Business Awards, 2022.

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

For further information, please contact:

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