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: 14 October 2025

Subject: Operational Update for Q2 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 Q2 FY26.

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Vinod Eknath Patil
Digitally signed by Vinod Eknath Patil
Date: 2025.10.14 17:52:49 +05'30'

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Creation, not Construction.

Kolte-Patil Developers Limited – Operational Update for Q2 & H1 FY26

Q2 FY26 Sales Value at Rs. 670 crore, up 9% QoQ

Q2 FY26 Collections at Rs. 596 crore, up 8% QoQ

Q2 FY26 Realization at Rs. 7,823 per sq. ft., up 7% QoQ

Pune, October 14, 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 and half-year ended 30th September 2025.

Summary of operational performance:

New Area Sales	Q2FY26	Q1FY26	Q2FY25	QoQ	YoY	H1FY26	H1FY25	YoY
Value (Rs. crore)	670	616	770	9%	-13%	1,286	1,481	-13%
Volume (million sq. ft.)	0.86	0.84	1.03	2%	-17%	1.70	1.99	-15%
Realization (Rs./sq. ft.)	7,823	7,337	7,472	7%	5%	7,582	7,441	2%
Collections (Rs. crore)	596	550	550	8%	8%	1,146	1,162	-1%

Collections include contribution from DMA projects

- Q2 FY26 sales at Rs. 670 crore improved by 9% QoQ
    - Sustenance inventory significantly contributed to the sales for the quarter
- Sales volume at 0.86 million sq. ft. reflected a 2% QoQ growth
    - KPDL's flagship integrated township project, Life Republic registered sales volumes of 0.51 million sq. ft. in Q2 FY26
- Collections for the quarter at Rs. 596 crore marked an 8% QoQ growth, resulting from healthy construction pace across projects
- Realization at Rs. 7,823 per sq. ft. increased 7% QoQ and 5% YoY, driven by firm pricing across key projects and continued demand for our 24K offerings
- In October 2025, the company 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

Commenting on the performance, Mr. Rajesh Patil, Managing Director, Kolte-Patil Developers Limited said,

"I am pleased to share that we have reported healthy sequential quarter growth of 9% in pre-sales value and 8% in collections. We remain optimistic about the demand scenario in the backdrop of economic growth, a benign interest rate environment and declining inflation. In line with our growth objective, we continue to strengthen our portfolio. Recently we acquired a ~7.5-acre land parcel in Bhugaon, Pune, with an estimated GDV of Rs. 1,400 crore.

In an important development during the quarter, funds affiliated with Blackstone increased their holding to 40% in the Company. This partnership marks an inflection point in the Company's growth journey as we move ahead with a shared vision to fast-track expansion, foster innovation, and strengthen leadership in the sector. Built on trust, innovation, and customer centricity, the Company is well positioned to deliver sustained growth and create long-term value for all 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 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 (six completed, three on-going, five 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:
Dipti Rajput, CFA
VP – Investor Relations
Kolte-Patil Developers Ltd.
304/A, The Capital, BKC, Bandra (E),
Mumbai – 400 051
Tel: +91 74004 81432
Email: dipti.rajput@koltepatil.com