



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: 11 November 2025

Sub: Q2 & H1 FY26 Financial Results Presentation of Kolte-Patil Developers Limited

ISIN: Equity: INE094I01018 and

Debt: INE094I07049, INE094I07064, INE094I07072 and INE094I07080

Ref: NSE Symbol and Series: KOLTEPATIL and EQ

BSE Code and Scrip Code - Equity: 9624 and 532924

BSE Security Code and Security Name – Debt: 974771 and KPDLZC33

BSE Security Code and Security Name – Debt: 975276 and KPDL221223

BSE Security Code and Security Name – Debt: 976030 and 0KPDL34

BSE Security Code and Security Name – Debt: 977231 and KPDL161025

Dear Sir/Madam,

Please find enclosed herewith softcopy of “**Q2 & H1 FY26 Financial Results Presentation**” of the Company and the presentation also being posted on the company’s website: - www.koltepatil.com.

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: As above

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

Pune Regd. Office: 8th Floor, City Bay, CTS NO. 14 (P), 17 Boat Club Road, Pune - 411001, Maharashtra, India. Tel.: + 91 20 6742 9200 / 6742 9201
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24K Manor, Pune – Artist's impression



Kolte-Patil Developers Limited

Investor Presentation
Q2 & H1 FY26

Disclaimer

Certain statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. These forward-looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. Important developments that could affect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations

Kolte-Patil Developers Limited (KPDL) will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances



24K Manor, Pune – Artist's impression

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KPDL Overview



24K Manor, Pune – Artist's impression



24K Altura, Pune – Artist's impression



24K Altura, Pune – Artist's impression

Kolte-Patil At a Glance

‘Redefining Living’ Across Geographies And Customer Segments

Legacy



30+

Years of
Pursuing
Excellence
Since 1991

Projects developed



68

Residential complexes
IT parks
Integrated townships
Commercial complexes

Area Delivered



>31

Mn. Sq. Ft.

Project Portfolio



~37

Mn. Sq. Ft.
Ongoing & Unsold,
Under Approval &
Land Bank

Geographical Footprint

Pune



Mumbai



Bengaluru



Brands / Segments

Premium Luxury

24K
BY KOLTE-PATIL

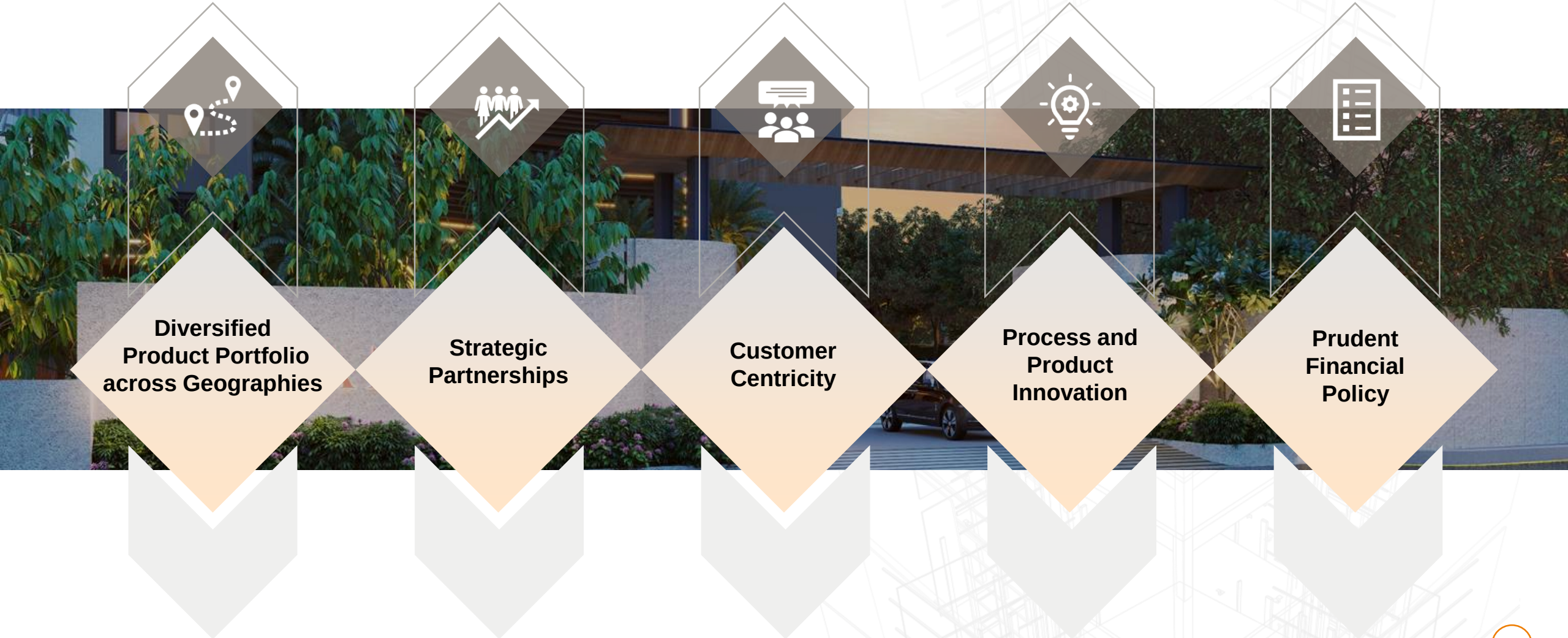
Mid-premium -
Premium



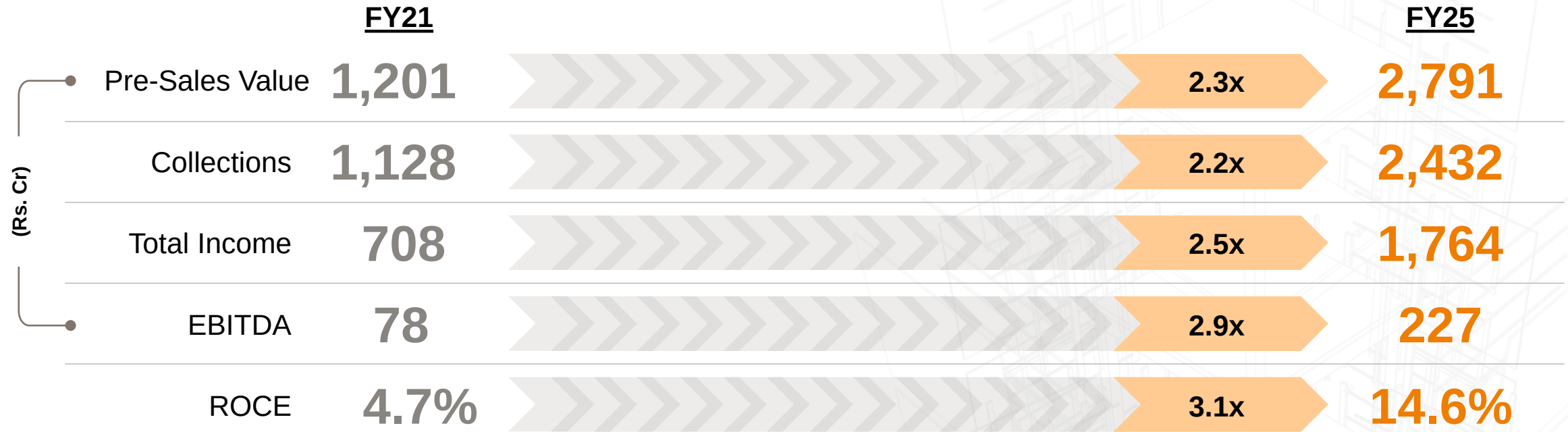
Township



Strategic Pillars



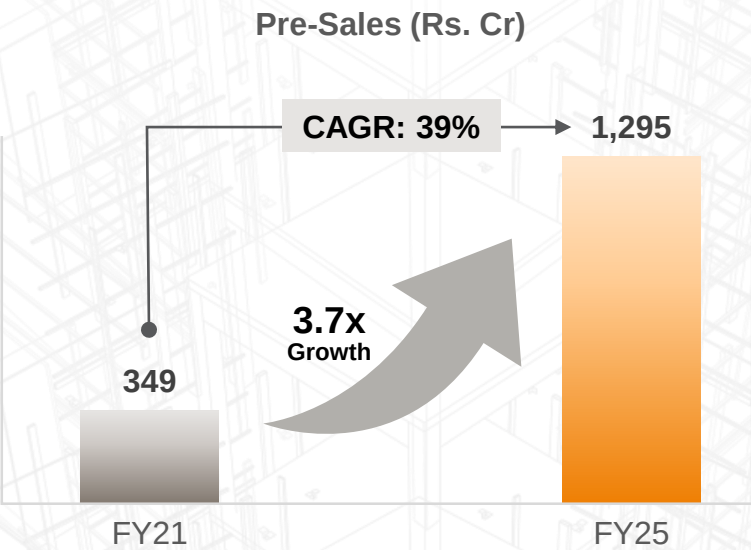
Performance Trend



Life Republic Township



Land Parcel	403 Acre
Total Area Sold	14.5 Mn. Sq. Ft.
Balance Potential (Ongoing & Unsold + Under Approval + Land Bank)	17.0 Mn. Sq. Ft.

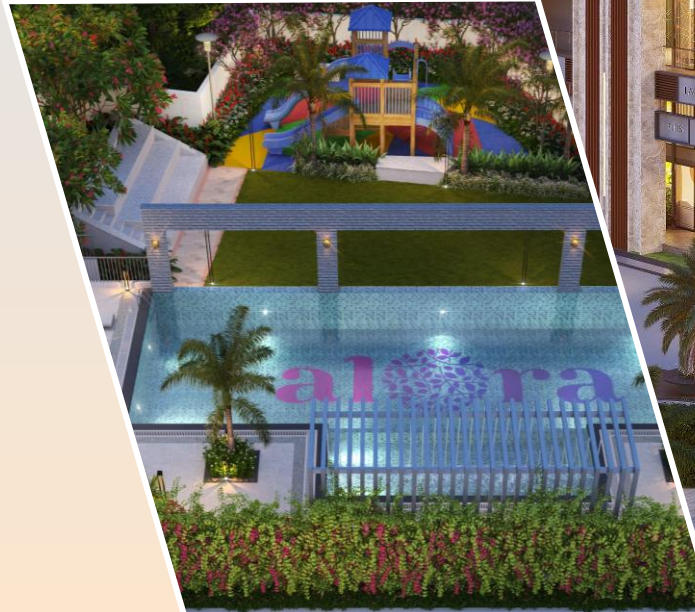




Operational Highlights



Alora, Mumbai – Artist's impression



Alora, Mumbai – Artist's impression



Canvas, LR, Pune – Artist's impression

Key Highlights – Q2 FY26

Strategic Investment: In an important development during the quarter, funds affiliated with Blackstone increased their holding in the Company to **40%**.

Business Development: In Oct'25, the company acquired **7.5** acres of land with an estimated saleable area of **1.9** Mn. Sq. Ft. and a GDV of ~ **Rs.1,400 Cr.**

Rs.670 Cr

Pre-sales

Q1 FY26 - Rs.616 Cr

0.86 Mn. Sq. Ft.

Volume

Q1 FY26 – 0.84 Mn. Sq. Ft.

Rs.7,823 (Rs./Sq.Ft.)

Average Price Realization

Q1 FY26 - Rs.7,337 (Rs./Sq.Ft.)

Rs.596 Cr

Collections

Q1 FY26 - Rs.550 Cr

Rs.191 Cr

Operating Cash-Flow

Q1 FY26 - Rs.164 Cr

Key Highlights – H1 FY26

Rs.1,286 Cr

Pre-sales

H1 FY25 - Rs.1,481 Cr

1.70 Mn. Sq. Ft.

Volume

H1 FY25 – 1.99 Mn. Sq. Ft.

Rs.7,582 (Rs./Sq.Ft.)

Average Price Realization

H1 FY25 - Rs.7,441 (Rs./Sq.Ft.)

Rs.1,146 Cr

Collections*

H1 FY25 - Rs.1,162 Cr

Rs.355 Cr

Operating Cash-Flow

H1 FY25 - Rs.442 Cr

*Collections includes DMA collection

Pre-Sales & Collections Summary Q2 FY26

Project	Location	Area Sold	Pre-Sales Value	Collections
(Rs. Cr)		(Mn. Sq. Ft.)	(Rs. Cr)	(Rs. Cr)
Life Republic	Hinjewadi	0.49	365	252
24K Altura	Baner	0.06	64	76
24k Manor	Pimple Nilakh	0.05	51	65
Springshire	Wagholi	0.08	51	34
Little Earth	Kiwale	0.08	48	31
Little Earth(Planet)	Kiwale	0.05	30	47
Other Projects	Pune	0.02	13	40
Total (Pune Projects) (A)		0.83	622	545
Mumbai Projects*	Mumbai	0.02	38	45
Bengaluru Projects**	Bengaluru	0.01	10	6
Total (Bengaluru + Mumbai Projects) (B)		0.03	48	51
Total (A+B)		0.86	670	596

*Mumbai Projects include Alora, K52, Vaayu, Verve & La-Vita (B3 Vashi).

**Bangalore Projects include Lakeside 24 & Exente.

Pre-Sales & Collections Summary H1 FY26

Project	Location	Area Sold	Pre-Sales Value	Collections
(Rs. Cr)		(Mn. Sq. Ft.)	(Rs. Cr)	(Rs. Cr)
Life Republic	Hinjewadi	1.01	719	488
24K Altura	Baner	0.10	108	142
24k Manor	Pimple Nilakh	0.10	110	134
Springshire	Wagholi	0.13	77	60
Little Earth	Kiwale	0.13	78	44
Little Earth(Planet)	Kiwale	0.11	63	72
Other Projects	Pune	0.08	62	109
Total (Pune Projects) (A)		1.66	1,217	1,049
Mumbai Projects*	Mumbai	0.03	58	87
Bengaluru Projects**	Bengaluru	0.01	11	10
Total (Bengaluru + Mumbai Projects) (B)		0.04	69	97
Total (A+B)		1.70	1,286	1,146

*Mumbai Projects include Alora, K52, Vaayu, Verve & La-Vita (B3 Vashi).

**Bangalore Projects include Lakeside 24 & Exente.



Performance Trend



Canvas, LR, Pune – Artist's impression

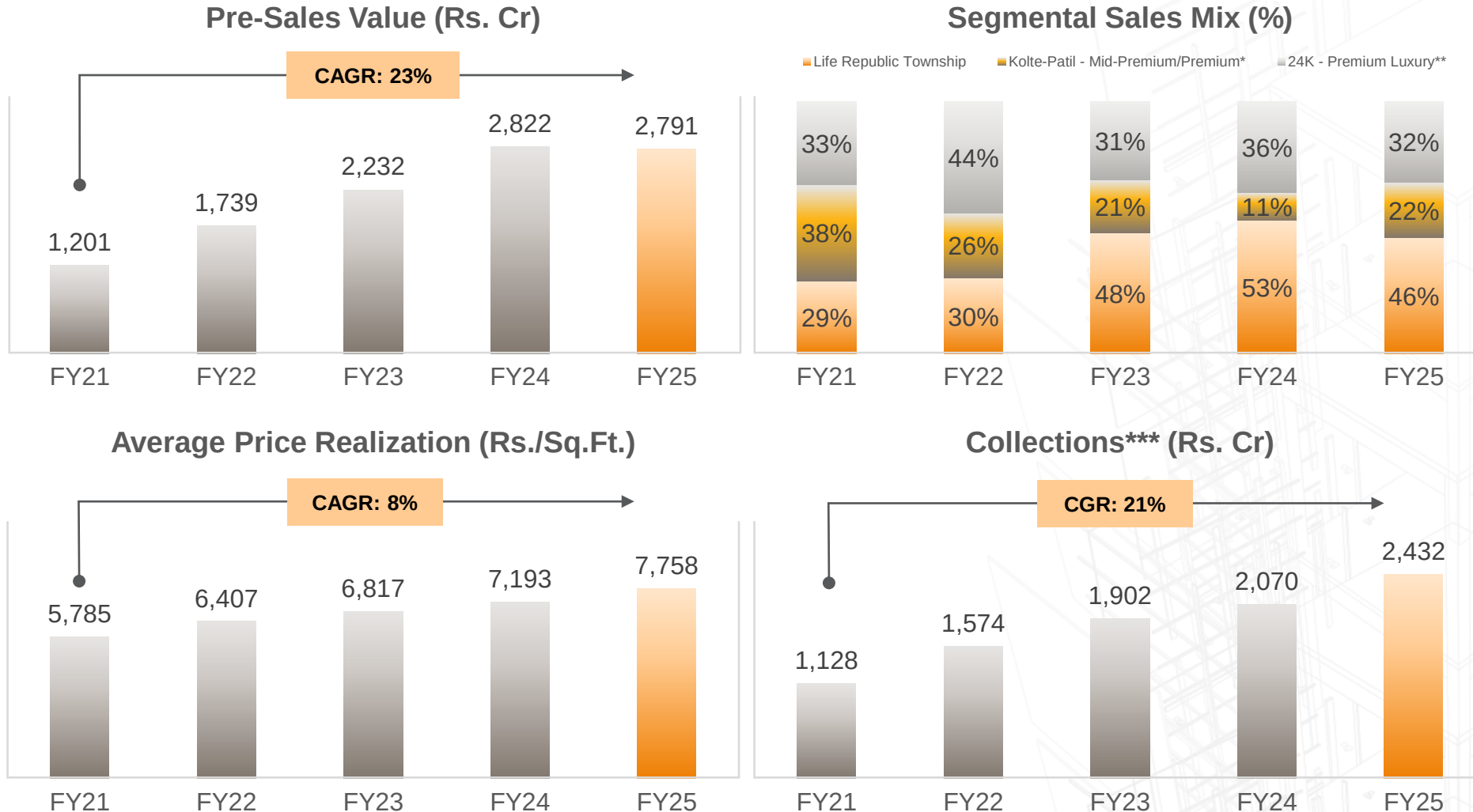


Canvas, LR, Pune – Artist's impression



24K Altura, Pune – Artist's impression

Operational Performance Trend - Annual



FY25 Highlights

↑ **18% YoY**

Highest-ever Collection

↑ **8% YoY**

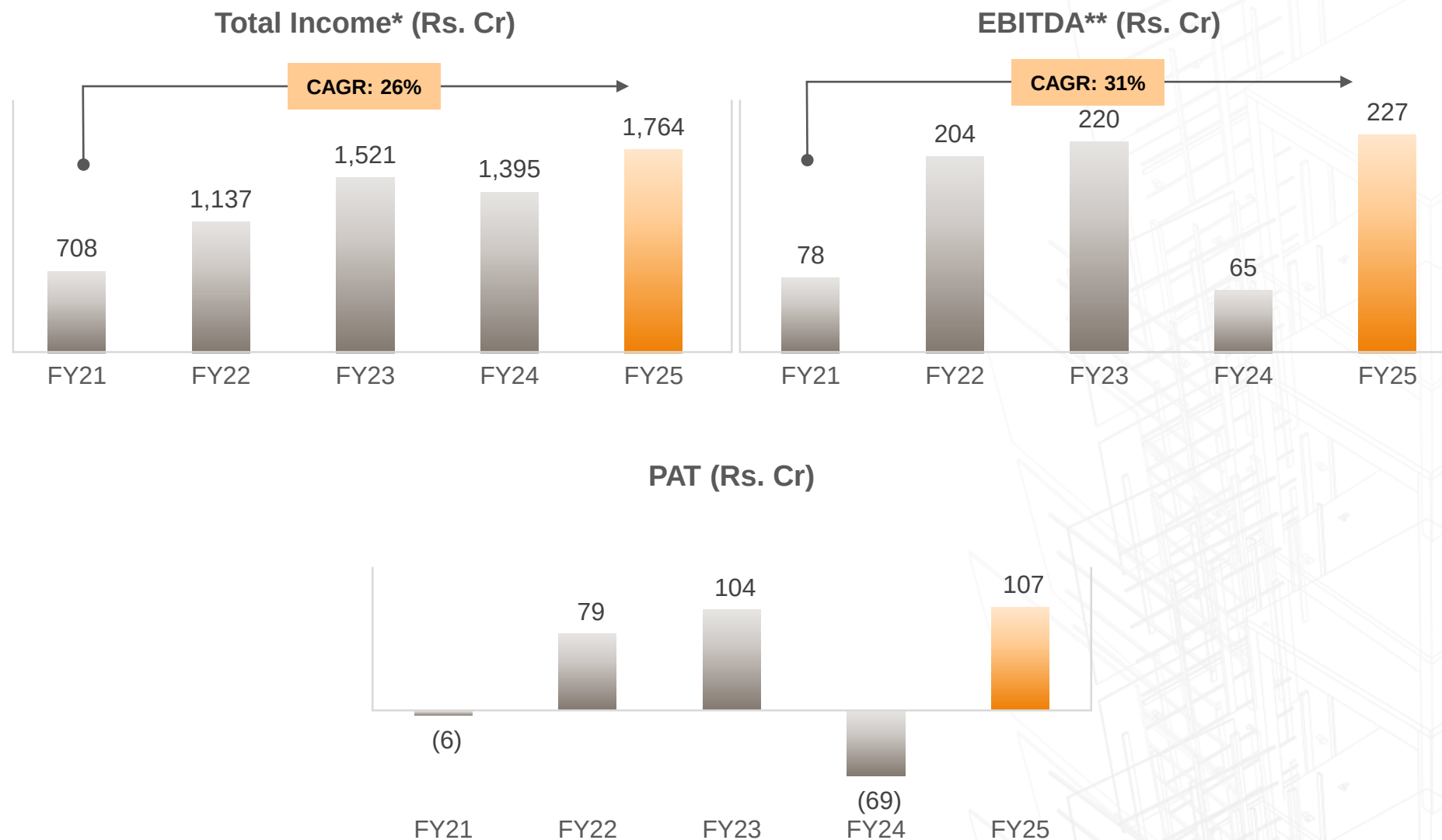
Highest-ever Realization

*Kolte-Patil – Mid-Premium/ Premium – Little Earth, Centria, Raaga, Exente, Downtown, Springshire, Ivy estate, Three Jewels, Equa

**24K–Premium Luxury – 24K Luxury, Mumbai & DMA– Giga, Evara, Stargaze, Verve, Vaayu, Alora, K52, Manor, Altura, La-Vita, Sereno

***Collections includes DMA collection

Financial Performance Trend - Annual



FY25 Highlights

↑ **27% YoY**

Highest-ever Total Income

↑ **249% YoY**

EBITDA

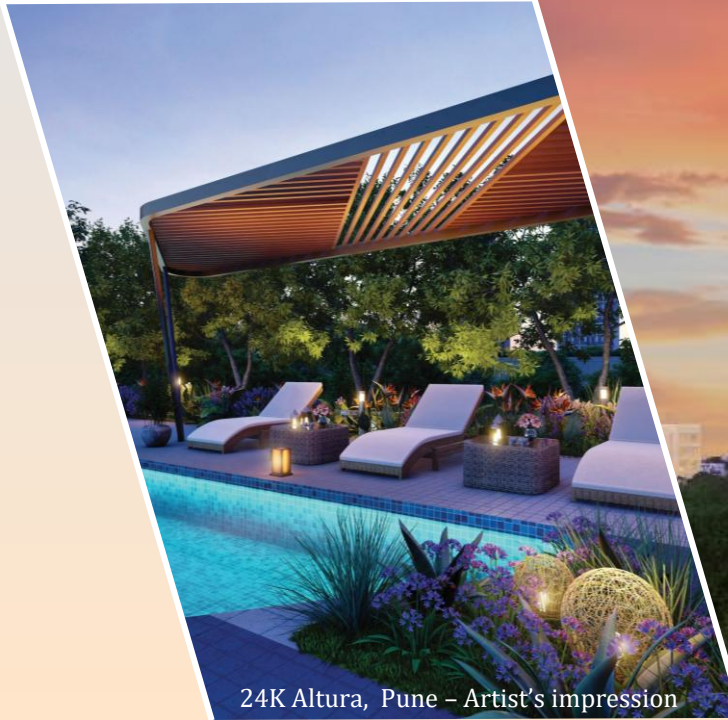
* Total Income = Revenue from Operations + Other income ; ** EBITDA = PBT after share of profit/(loss) of associates, joint ventures for the period/year + Finance Cost + Depreciation + Goodwill



Project Portfolio



Duet, LR, Pune – Artist's impression



24K Altura, Pune – Artist's impression



24K Manor, Pune – Artist's impression

Summary of our projects

A promising multi-year growth story with **36.7 Mn. Sq. Ft.** project portfolio (ongoing and unsold, under approval and land bank) with a top-line potential of **~ Rs.29,400# Cr**

(in Mn. Sq. Ft.)

	*Owned Projects	Ongoing and unsold	Under approval	Land Bank
	Pune	2.5	9.3	22.5
	Mumbai	0.3	1.0	0.8
	Bengaluru	0.1	0.2	-
	Total	2.9	10.5	23.3

* Gross details (including partner's share)
Top-line potential is based on current estimate

KPDL Project Portfolio – Pune – As on 30.09.25

Project - Pune	KPDL Share	Ongoing & Unsold	Under Approval	Land Bank	Total
Life Republic, Hinjewadi	100%*	1.1	4.1	11.8	17.0
24K Altura, Baner	100%	0.5	-	-	0.5
24K Manor, Pimple Nilakh	100%	0.3	-	-	0.3
Little Earth, Kiwale	100%	0.1	0.6	-	0.7
Little Earth, Kiwale (Planet)	10%	0.1	-	-	0.1
Giga Platinum, Viman Nagar	100%	-	0.7	-	0.7
Springshire, Wagholi	100%	0.4	-	-	0.4
NIBM	67%	-	1.0	-	1.0
Ghotawade	50%	-	-	3.2	3.2
Downtown, Kharadi	100%	-	1.1	-	1.1
Aundh	100%	-	-	1.0	1.0
Kalyani Nagar	100%	-	-	1.0	1.0
Wadgoan Khurd	71.5%	-	1.8	3.2	5.0
Boat Club Road	100%	-	-	0.4	0.4
Bhugaon#	100%	-	-	1.9	1.9
Pune Total:		2.5	9.3	22.5	34.3

Total (Top-Line Potential) – Rs. ~25,300 Cr

Saleable area in million square feet based on current FSI norms and subject to change; Top-line potentials are based on current estimates

*With effect from Oct. 2023

#Acquired in Oct. 2025

KPDL Project Portfolio - Mumbai & B'lore – As on 30.09.25

Project - Mumbai	KPDL Share	Ongoing & Unsold	Under Approval	Land Bank	Total
Sukh Niwas (K52), Khar	100%	0.1	-	-	0.1
Golden Pebbles (Alora), Kalina	100%	0.1	-	-	0.1
La-Vita, Vashi	50%	0.1	-	-	0.1
Vishwakarmanagar, Mulund	100%	-	0.6	-	0.6
Jal Nidhi, Goregaon	100%	-	-	0.2	0.2
Jal Mangal Deep , Goregaon	100%	-	0.3	-	0.3
Nand Dham, Dahisar	100%	-	-	0.2	0.2
Laxmi Ratan, Versova	100%	-	0.1	-	0.1
Shree Avadhoot, Dahisar	100%	-	-	0.4	0.4
Mumbai Total:		0.3	1.0	0.8	2.1

Total (Top-Line Potential) – Rs. ~3,900 Cr

Project - Bengaluru	KPDL Share	Ongoing & Unsold	Under Approval	Land Bank	Total
24K Grazio , Koramangala	100%	-	0.2	-	0.2
Lakeside 24 (Raaga 3), Hennur Road	100%	0.1	-	-	0.1
Bengaluru Total:		0.1	0.2	-	0.3

Total (Top-Line Potential) – Rs. ~200 Cr

Saleable area in million square feet based on current FSI norms and subject to change
 Top-line potentials are based on current estimates



Annexures



24K, Manor, Pune – Artist's impression



24K, Manor, Pune – Artist's impression



Springshire, Wagholi, Pune – Artist's impression

Financial Highlights – H1 FY26 & Q2 FY26

Particulars	H1 FY26	H1 FY25	Q2 FY26	Q2 FY25
(Rs. Cr)				
Total Income*	258.6	671.3	161.8	321
Adj. EBITDA**	(17.8)	70.1	(6.5)	30.4
Adj. EBITDA (%)	(6.9%)	10.4%	(4%)	9.5%
PAT (Post MI)	(27.4)	16	(10.4)	9.7
PAT Post MI (%)	(10.6%)	2.4%	(6.4%)	3%
Networth	1,222	740		
Gross Debt	1,022	1,216		
Less: OCD/Zero Coupon NCDs	521	706		
Less: Cash & Cash Equivalents & Current Investments	866	540		
Net Debt	(365)	(30)		

The Company has been assigned 'CRISIL AA-/Stable' rating; enhances KPDL's rating profile and highlights its focus on corporate governance

*Total Income = Revenue from Operations + Other income

** EBITDA = PBT after share of profit/(loss) of associates, joint ventures for the period/year + Finance Cost + Depreciation + Goodwill

Abridged Cash Flows – H1 FY26 & Q2 FY26

Abridged Cash flows	H1 FY26	Q2 FY26
(Rs. Cr)	(Un-audited)	(Un-audited)
Opening Balance*# - A	690	1,098
Operating Activities:		
Collections	1,140	596
Construction Cost	(548)	(282)
Other Expenses	(134)	(66)
Direct & Indirect Taxes	(103)	(57)
Operating Cashflow – B	355	191
Financing Activities:		
Interest	(29)	(16)
OD/CC Movement	25	(7)
OCD/Zero Coupon NCD (Redemption)/Subscription	(162)	(59)
Dividend	(3)	-
Equity Subscription	397	(20)
Financing Cashflow – C	228	(102)
Investing Activities:		
TDR/Premium Costs/Approval Cost/New Business Development	(64)	(22)
JV Partner/Land Cost/PE Payout	(107)	(64)
Investing Cashflow – D	(171)	(86)
Closing Balance** (A+B+C+D)	1,102	1,102

*The inflows and outflows for associate companies are considered in the above cash flow. Accordingly, the closing balance includes Rs.112.3 Cr pertaining to associate companies which are not consolidated in the consolidated financial statements.

#Balance related to Divested Entities excluded from opening balance viz. Amco Landmarks Realty, Regensis Project Mgt LLP & KP Realtors

Business Outlook

Consolidating leadership position

- **Strategic Partnership with Blackstone** marks a pivotal milestone in KPDL's growth trajectory. It positions the company to leverage its three-decade legacy of market expertise and execution excellence, together with Blackstone's global expertise and financial strength, to accelerate expansion, drive innovation, and reinforce leadership in the dynamic Indian real estate sector.

Efficient capital deployment

- **Prudent financial policy** - Enables scaling of operations while diversifying the project portfolio across geographies.
- **Efficient capital allocation** - By selecting to work within predefined guardrails, we have maximized recall, revenues, capital efficiency and reinvestment.

Strong Demand

- Softer interest rates and pro-growth policies such as rationalization of GST, are expected to sustain housing demand in 2025.
- Mid-premium and luxury segments to drive momentum amid rising incomes and infrastructure push.

Diversifying geographical presence

- **Project Launches** planned across Pune and Mumbai
- **New project acquisition** - Targeting new business development across geographies (Pune, Mumbai, and Bengaluru) through outright/structured deals, redevelopment, and JVs/JDAs

Operational Excellence

- Focus on **faster sales, approvals, construction and collections**
- **Strong digital connect** acting as an incremental sales channel
- **Prudent investments in technology** to reduce construction time

Sector consolidation

- Regulatory reforms and greater transparency are accelerating the shift toward organized players
- KPDL, backed by strong execution capabilities and financial prudence, is well-placed to benefit from the ongoing industry shift toward organized players.

Board of Directors



Mr. Girish Vanvari

Chairman of the Board
Non-Executive - Independent Director



Mr. Tuhin Parikh

Non-Executive - Non-Independent
Director



Mr. Rajesh Patil

Managing Director



Mr. Asheesh Mohta

Non-Executive - Non-Independent
Director



Ms. Avani Davda

Non-Executive - Independent
Director



Mr. Mohit Arora

Non-Executive - Non-Independent
Director

Life Republic Township – Locational Advantages

Infrastructure & Connectivity

- 2.1 km from the Pune-Bangalore Highway
- 10 km from the Pune-Mumbai Expressway
- 12 Km from the PCMC railway Station
- 25 km from the Pune Railway Station
- 29 km from the Pune International Airport
- Travel time to Navi Mumbai Airport which is currently 2 hrs 20 mins will reduce by 30 mins by end of 2025 after missing link completion

Lifestyle & Retail Amenities

- Easy access to Grand Highstreet (5.4 km) & Phoenix Mall of the Millennium (9 km)

Industrial & Logistics Hub Development

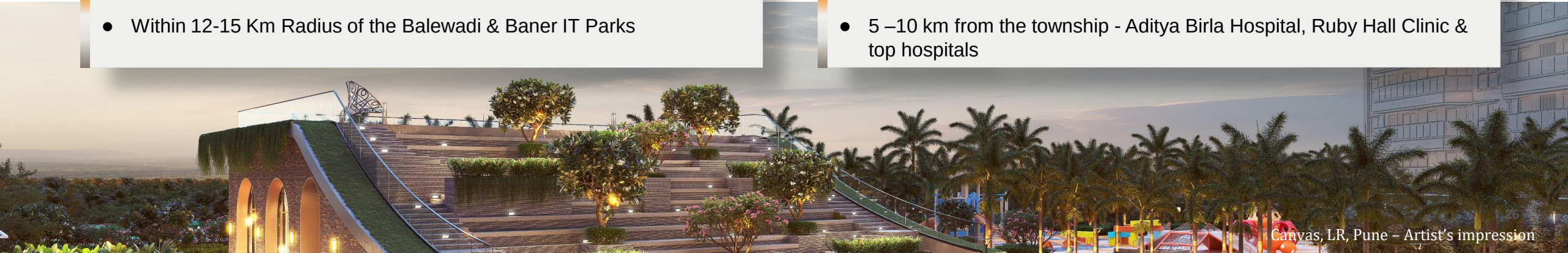
- Significant increase in industrial & warehousing space in Talegaon & Chakhan regions

Proximity to Major IT Hubs

- 4.5 km from the Hinjawadi Rajiv Gandhi Infotech Park (Asia's biggest IT hub)
- Within 12-15 Km Radius of the Balewadi & Baner IT Parks

Educational & Healthcare Facilities

- 0-10 km from the township – Crimson Anisha, Symbiosis, Indira Institute of Management, DY Patil University, Poddar School
- 5 –10 km from the township - Aditya Birla Hospital, Ruby Hall Clinic & top hospitals



Awards and Recognitions – KPDL received 60+ awards in the last five years

KPDL Awards

 Legacy Brand in Real Estate – Pune, Times Power Brands, 2023

 Most Iconic Luxury Brand in Real Estate, 24K, ET Business Awards, 2022

 Trusted Brand of the Year, Times Realty, 2021-22

 Top Developer of the year, Times Real Estate Icons, 2020-21

 India's Top Challengers, Construction World Global Award, 2020-21

 Best Realtor, Times Realty, 2019-20

 Brand Excellence in Real Estate Sector, ABP News, 2019-20

 India's Most Trusted Real Estate Brand, TRA's Brand Trust Report 2020

 Developer of the Year Residential, CNN NNEWS18, 2019-20

 Most Trusted brand, ET Now, 2019-20

 Brand of the Year, Economic Times, 2018-19

 Game Changer of Maharashtra, Economic Times, 2017-18

 Luxury Developer of the Year – 24K, Times Network, 2017-18

 India's Top Challengers, Construction World 2017-18

 Developer of the Year, Realty Plus, 2016-17

 Most Trusted Real Estate Brand, Times Network, 2017-18

Project Awards

 Architecture Residential High Rise Architecture India - 24K Manor - Asia Pacific Property Awards – '25-'26

 Integrated Marketing Campaign (360 Degree) Canvas at Life Republic; ET Real Estate Awards '25

 Residential Project – High-End (Ongoing: West) – 24K Manor - The ET Real Estate Awards 2025

 Residential Project Villa - 24K Espada Project at Life Republic - The ET Real Estate Awards 2025

 Marketing Campaign of the Year for Qrious - Golden Bricks Awards Dubai 2025

 Best residential development 20+ units India - 24K Atria, Asia Pacific Property Awards FY 2024- 25

 Luxury Project Of The Year - 24k Manor - The Golden Brick Awards, Dubai - May 2024

 Best Township Project, Pune (Life Republic), Times Power Brands, 2023

 Residential Project - Township (Metro : Ongoing)- LIFE Republic, ET Real Estate Awards 2023 – WEST

 Residential Project – Mid Segment (Metro : Ongoing)- AROS, ET Real Estate Awards 2023 – WEST

 Luxury Project of the year – K52, Real Estate Business Excellence, Zee Business, 2023

 Best Township Project – Pune, Life Republic by Kolte Patil, Times Power Brands, 2023

 Luxury Project of the year – K52, Real Estate Business Excellence, Zee Business, 2023

 Residential Property India – 24K Stargaze By Kolte Patil Developers Limited, Asia Pacific Property Awards (IPA) 2022-'23`

 Top Mid-segment Homes, Project Little Earth, Pune Mirror (Real Estate Icons), 2022

 Top Township projects (above 350 acres), Times Real Estate Icons, 2020-21

 Luxury Project of the year – 24K Stargaze, ET Now, 2019-20

 Innovative marketing campaign of the year – Life Republic, ET Now, 2019-20

 Residential High Rise Architecture India, Asia Pacific Property Awards (IPA), 2020-21

 Integrated Township of the year, CNN News18, 2019-20

 Luxury Project of the year – 24K Stargaze, Times Network, 2017-18

About Kolte-Patil Developers Ltd.

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 >31 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

Dipti Rajput, CFA

VP – Investor relations

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