



Kolte-Patil Developers Ltd. Q3 & 9M FY26 Financial Results

Pune, 05th February 2026: Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL), a leading Pune-based real estate player, with a diversified presence in Mumbai and Bengaluru, announced its un-audited results for the third quarter and nine-month ended 31st December 2025.

Operational & Financial Highlights – Q3 & 9M FY26

- **Business Development:** Acquired projects with an aggregate GDV of ~Rs. 2,250 Cr (~3 Mn Sq. Ft.)
 - Oct. 2025 - Acquired a ~7.5 acre land parcel in Bhugaon (Sector 1A), Pune, with an estimated saleable area of ~1.9 Mn. Sq. Ft. and GDV of ~Rs.1,400 Cr.
 - Jan. 2026 - Signed a joint development agreement for the development of a ~5 acre residential project in Bhugaon (Sector 1B), Pune, with an estimated saleable area of ~1.1 Mn. Sq. Ft. and GDV of ~Rs.850 Cr.
- **Sales Value:** Q3FY26 - Rs. 605 Cr; 9MFY26 - Rs. 1,891 Cr
- **Record Collections:** Q3FY26 - Rs. 709 Cr up 25% YoY; 9MFY26 - Rs. 1,855 Cr up 7% YoY
- **Realization:** Q3FY26 - Rs. 8,726 per Sq. Ft., up 4% YoY highest ever achieved historically; 9MFY26 - Rs. 7,914 per Sq. Ft. up 3% YoY
- **Total Income:** Q3FY26 - Rs. 282 Cr; 9MFY26 - Rs. 540 Cr

Commenting on the performance and the developments during the quarter, Mr. Rajesh Patil, Managing Director, Kolte-Patil Developers Limited said, “The broader macro-economic landscape continues to be supportive. Increased thrust on public capital expenditure, focus on urban infrastructure, alongside targeted development of Tier-2 and Tier-3 cities and the momentum from the recently concluded trade agreement, is expected to broaden the economic base, create employment and enhance housing demand, including participation from NRIs and expatriates over the medium term. We continue to look for opportunities to deploy capital in accretive land parcels to capture the strong consumer demand. We are also focused on strengthening our organization and improve efficiencies, which is reflected in our collection performance in this quarter. We have an exciting launch pipeline over next few quarters.

The year has been a defining period for Kolte-Patil, marked by meaningful strengthening of our institutional platform. On the operational performance, we achieved our highest-ever quarterly collections of Rs.709 Cr, growing 19% QoQ

and 25% YoY. For the nine-month period, our cumulative collections reached Rs.1,855 Cr, the highest level achieved historically for this timeframe. Furthermore, our realizations reached an all-time high of Rs.8,726 per Sq. Ft. in Q3 FY26, marking a 12% QoQ increase. This uptick underscores our strong pricing power in key micro-markets, sustained demand for our premium homes and the increasing contribution from our high-value Mumbai portfolio. While Q3 sales value stood at Rs.605 Cr, it is important to note that a significant volume of our new launches totaling 2.19 Mn. Sq. Ft. was toward the end of the quarter. In Mumbai, we continue to make successful inroads into new micro-markets - our mid-luxury project Serenova in Versova has received positive market response. Life Republic - our flagship integrated township, continues to deliver strong performance, contributing 1.41 Mn. Sq. Ft. of sales in the first nine months of the year.

Our strategic focus remains on capital-efficient expansion in high-potential corridors. During 9M FY26, we acquired projects with an aggregate GDV of approximately Rs.2,250 Cr, spanning ~3 Mn. Sq. Ft. of saleable area in Bhugaon, further strengthening our leadership in Pune's emerging growth corridors. Our partnership with Blackstone, which now holds a 40% stake in the company, has been a pivotal milestone. This collaboration has enabled us to implement several structural and organizational initiatives, including Board and leadership changes that have streamlined our decision-making and enhanced our governance framework. We are now operating with greater institutional strength and operational discipline. Our under-development projects are progressing on track to meet committed timelines, ensuring that our robust sales and collections will be reflected in our future financial results.

As we move into the final quarter of FY26 and beyond, Kolte-Patil is well-positioned for the next phase of growth. With a total portfolio ~37 Mn. Sq. Ft., we have the scale, balance sheet strength and execution capability to deliver sustained value across cycles. We remain committed to building a resilient, future-ready organization that meets the evolving aspirations of India's homebuyers. We thank our stakeholders for their continued trust as we build on this momentum."

About Kolte-Patil Developers Limited:

Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL; KPDL), incorporated in 1991, is a leading real estate company with a dominant presence in the Pune residential market and a diversified presence in Mumbai and Bengaluru. In FY26, the Company entered into a strategic partnership with global investment firm Blackstone with the latter acquiring a 40% stake in the Company following a two-phase transaction involving the preferential allotment of equity shares and a 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 ongoing, 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 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 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, 2023-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