



Kolte-Patil Developers Ltd. Q4 & FY26 Financial Results

Pune, 22nd May 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 audited results for the fourth quarter and full-year ended 31st March 2026.

Operational & Financial Highlights - Q4 & 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:** FY26 - Rs. 2,605 Cr; Q4FY26 - Rs. 714 Cr
- **Record Collections:** FY26 - Rs. 2,689 Cr up 11% YoY; Q4FY26 - Rs. 834 Cr up 18% YoY
- **Realization:** FY26 - Rs. 8,314 per Sq. Ft., up 7% YoY (highest ever achieved historically); Q4FY26 - Rs. 9,601 per Sq. Ft. up 21% YoY
- **Total Income:** FY26 - Rs. 803 Cr; Q4FY26 - Rs. 262 Cr

Commenting on the performance for Q4 & FY26, Mr. Rajesh Patil, Managing Director, Kolte-Patil Developers Limited said, “FY26 has been a defining year for Kolte-Patil, marked by the onboarding of Blackstone as a 40% strategic partner. This partnership represents far more than an equity transaction - it is a strong endorsement of our platform, governance standards, and long-term growth potential. Over the course of the year, we undertook several meaningful structural initiatives, including strengthening the Board, reshaping the leadership team, and embedding a sharper framework for capital allocation, execution discipline, and operational accountability.

Operationally, FY26 was a year of transition and recalibration for the business. Sales at Rs. 2,605 crore, moderated year-on-year, as significant volume of our new launches of 4.6 Mn. Sq. Ft. was toward the latter part of the year. We continued to demonstrate strong execution on the ground, reflected in record annual collections of Rs. 2,689 crore, up 11% year-on-year. Collections is a metric we track closely, as it reflects construction progress, customer confidence, and cash flow discipline. Over the last four years, our collections have grown at a CAGR of 14%, underscoring the consistency of our operating performance.

Price realization remained another key highlight. In Q4 FY26, realizations reached a record Rs. 9,601 per sq. ft., representing a robust 21% year-on-year increase. This reflects both disciplined pricing across our portfolio and the increasing contribution from our Mumbai projects. For the full year, realizations grew 7% year-on-year to Rs. 8,314 per sq. ft. Life Republic, our flagship integrated township, continued to anchor our volume performance, contributing approximately 1.78 Mn. Sq. Ft. of sales during the year.

On the business development front, we continued to deploy capital with discipline and conviction. The acquisition of two complementary land parcels in Bhugaon, with an estimated GDV of approximately Rs. 2,250 crore across nearly 3 Mn. Sq. Ft., reflects our confidence in Pune’s emerging growth corridors. Bhugaon sits at the intersection of improving infrastructure, strong connectivity to employment hubs, and rising demand for low-density, nature-

integrated living - characteristics that align closely with our positioning. With these additions, our total portfolio now stands at approximately 37 Mn. Sq. Ft.

Talking about the P&L performance, it is important to note we follow CCM based accounting and the recognition of revenue and profits are dependent on the timing of project completion based on statutory accounting guidelines. As a result, the reported profitability remained muted owing to lower revenue recognition.

As we look ahead to FY27, we do so with clarity of purpose and a significantly strengthened platform. Backed by a strong balance sheet, a robust launch calendar, and the institutional partnership, Kolte-Patil is well-positioned to navigate near-term volatility while continuing to create long-term stakeholder value.

We remain steadfast in our commitment to the principles that define Kolte-Patil - delivering thoughtfully designed, high-quality developments, maintaining disciplined capital stewardship, and creating homes and communities that meaningfully enhance the way people live, connect, and thrive.”

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 >32 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, four ongoing, four 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

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