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 August 2026

Subject: - Submission of Financial Results for the quarter ended on 30 June 2026

ISIN: Debt: INE094I07049, INE094I07072, INE094I07080 and INE094I07098

Ref: BSE Security Code and Security Name – Debt: 1. 974771 and KPDLZC33;
2.976030 and 0KPDL34
3. 977231 and KPDL161025
4. 977351 and 0KPDL35

Dear Sir/Madam,

Pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of Kolte-Patil Developers Limited ("Company") at their meeting held on **Monday, 10 August 2026**, approved the Un-audited Financial Results (Standalone and Consolidated) for the quarter ended 30 June 2026, the financial results are annexed herewith.

Also find enclosed herewith Limited Review Report on the Financial Results (Standalone and Consolidated) for the quarter ended 30 June 2026 as submitted by M/s. S R B C & CO LLP, Statutory Auditors of the Company.

The meeting commenced at 04.00 PM (IST) and concluded at 04.45 PM (IST).

This is for your information and record.

For Kolte-Patil Developers Limited

Vinod Eknath Patil
Digitally signed by Vinod Eknath Patil
Date: 2026.08.10 17:01:44 +05'30'

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: as above

KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

Registered Office: 8th Floor, City Bay, CTS No. 14 (P), 17 Boat Club Road, Pune - 411001

Telephone No: +91-20-67429200. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(Rs. in lakhs except earnings per share)

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Audited) (refer note 7)	(Unaudited) (Restated) (refer note 4)	(Audited)
1	Revenue from operations	88,195	23,634	5,601	65,834
2	Other income	2,941	2,315	1,901	10,352
3	**Total income (1+2)**	**91,136**	**25,949**	**7,502**	**76,186**
4	**Expenses**				
	(a) Cost of services, construction and land	75,272	68,017	20,560	1,82,196
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(14,626)	(50,672)	(17,373)	(1,36,382)
	(c) Employee benefits expense	2,725	2,425	2,170	9,514
	(d) Impairment loss on investments	-	-	-	351
	(e) Finance costs	217	656	698	2,700
	(f) Depreciation and amortisation expense	423	332	398	1,498
	(g) Other expenses	5,906	4,397	2,999	15,447
	Total expenses (a to g)	**69,917**	**25,155**	**9,452**	**75,324**
5	**Profit before tax for the period/year (3-4)**	**21,219**	**794**	**(1,950)**	**862**
6	**Tax expense/(credit)**				
	-Current tax	3,517	2,343	-	8,160
	-Deferred tax	1,805	(1,459)	(555)	(7,101)
	Total tax expenses for the period/year	**5,322**	**884**	**(555)**	**1,059**
7	**Profit/(loss) for the period/year (5-6)**	**15,897**	**(90)**	**(1,395)**	**(197)**
8	**Other comprehensive income (net of tax)**				
	Items that will not be reclassified to profit & loss in subsequent periods				
	-Remeasurements of the defined benefit liabilities	-	(56)	-	(56)
	-Income tax relating to items that will not be reclassified to profit & loss	-	14	-	14
9	**Total comprehensive income/(loss) for the period/year (7+8)**	**15,897**	**(132)**	**(1,395)**	**(239)**
10	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	8,868	8,868
11	Other equity excluding revaluation reserves as per balance sheet				1,13,749
12	**Earnings Per Share (EPS) (Face value of Rs. 10/- each)***				
	Basic (Rs.)	17.93	(0.10)	(1.81)	(0.23)
	Diluted (Rs.)	17.93	(0.10)	(1.81)	(0.23)
	* Basic and Diluted EPS for all periods, except for the year ended March 31, 2026 are not annualised.				

KOLTE-PATIL DEVELOPERS LIMITED

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Additional information pursuant to requirement of regulation 52(4) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulation 2015 as amended as at and for the period ended June 30, 2026.

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Audited) (refer note 7)	(Unaudited) (Restated) (refer note 4)	(Audited)
1	**Debt equity ratio** (Debt / Equity) Debt = Borrowing + Lease liabilities (non-current and current) Equity = Equity share capital + Other equity	0.76	0.96	0.89	0.96
2	**Debt service coverage ratio** (Earning available for Debt Service / Debt Service) Earning available for Debt Service = Profit before taxes + finance cost (net)^ + depreciation and amortization expense + Impairment of investment + Provision for doubtful debts /advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	0.67	0.08	(0.03)	0.08
3	**Interest service coverage ratio** (Earnings available for Finance cost / Finance cost) Earnings available for Finance cost = Profit before taxes + finance cost (net)^ + depreciation and amortization expense + Impairment of investment + Provision for doubtful debts /advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease and other finance charges	6.53	0.36	(0.25)	0.36
4	**Current ratio** (Current assets / Current liabilities)	1.03	1.01	1.05	1.01
5	**Long term debt to working capital ratio** (Long term debt / Working capital) Long term debt = Non-current borrowings + Current maturities of long term debt + Non current lease liabilities Working capital = Current Assets - Current liabilities (excluding current maturities of long term debt)	0.89	0.99	0.84	0.99
6	**Bad debts to account receivable ratio** (Bad debts / Average net trade receivables) Bad debts = Provision for doubtful debts Average net trade receivables = Average of opening and closing balance of net trade receivables	-	-	-	-
7	**Current liability ratio** (Current liabilities / Total liabilities)	0.99	0.99	0.99	0.99
8	**Total debts to total assets ratio** (Debt / Total assets) Debt = Borrowing + Lease liabilities (non-current and current)	0.14	0.16	0.19	0.16
9	**Debtors turnover ratio** (Turnover / Average net trade receivables) Turnover = Revenue from operations Average net trade receivables = Average of opening and closing balance of net trade receivables	17.97	6.56	1.70	21.63
10	**Inventory turnover ratio** [(Cost of services, construction and land+ Change in inventories of finished goods and work-in-progress)/Average inventory)] Average inventory = Average of opening and closing balance of inventory	0.13	0.04	0.01	0.12
11	**Operating margin(%)** (EBITDA /Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, Impairment of investment and other income Turnover = Revenue from operations	21%	(2%)	(49%)	(8%)
12	**Net profit margin (%)** (Net profit after tax / Total income)	17%	(0.35%)	(19%)	(0.26%)
13	**Capital redemption reserve (Rs In Lakhs)**	159	159	159	159
14	**Net worth (Rs In Lakhs)** (Equity share capital + Other equity)	1,38,514	1,22,617	1,22,323	1,22,617
15	**Net profit after tax (Rs In Lakhs)**	15,897	(90)	(1,395)	(197)
16	**Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised**				
	Basic (Rs.)	17.93	(0.10)	(1.81)	(0.23)
	Diluted (Rs.)	17.93	(0.10)	(1.81)	(0.23)

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2026.

^ Net of finance cost capitalised.

*Finance cost charged to P&L and finance cost capitalised.

Standalone Notes :

1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on August 10, 2026 and were subjected to review by the Statutory Auditors.

2 The Company is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard ("Ind AS") 108-Operating Segments.

3 Since, the nature of activities being carried out by the Company is such that profits/(losses) from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits/(losses) for the year.

4 Pursuant to provisions of Section 230-232 of the Companies Act, 2013, the Board of Directors of the Company on February 11, 2025 had approved the scheme of amalgamation of Kolte-Patil Integrated Townships Limited ("KPIT") (a wholly owned subsidiary of the Company) with Kolte-Patil Developers Limited ("KPDL") with appointed date of April 01, 2024 ("the Scheme"). National Company Law Tribunal ("NCLT") approved the above scheme vide its order dated October 07, 2025 and the merger became effective on October 31, 2025 on filing of the NCLT Order with the Registrar of Companies. The merger has been accounted as Business Combination of entities under common control as per Appendix C to Ind AS 103 - Business Combinations. Accordingly, the comparative period for the quarter ended June 30, 2025 presented in the standalone results has been restated to include the effects of this merger.

5 Redemption of NCD's:

(a) During the quarter, the Company has fully redeemed its 11,090 secured, listed Non-Convertible Debentures ("NCDs"), aggregating to Rs. 11,090 lakhs, which were subscribed by Marubeni Corporation and issued on December 22, 2023, in accordance with the terms of the issue by repaying the entire outstanding principal amount together with the applicable redemption premium.

(b) During the quarter, the Company has fully redeemed its 14,000 secured, unlisted Non-Convertible Debentures ("NCDs"), aggregating to Rs. 14,000 lakhs, which were subscribed by India Realty Excellence IV and issued on April 10, 2023, in accordance with the terms of the issue by repaying the entire outstanding principal amount together with the applicable redemption premium.

6 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on June 30, 2026. These NCDs are secured by way of a registered mortgage over right, title and interest possessed by the Company in the Project Land and/or the earmarked units identified in respective Debenture Trust Deed ('DTD') and hypothecation on the receivables/ cash-flows arising from the earmarked units identified in respective DTD, as stated in the respective information memorandum/key information document, as applicable.

Particulars	INE094I07049	INE094I07072	INE094I07080	INE094I07098
No. of NCDs outstanding (Nos)	20,650	13,377	13,996	10,994
Face value per NCD on issue (in Rs.)	1,00,000	1,00,000	1,00,000	1,00,000
Reduced face value per NCD as at June 30, 2026 (in Rs.)	50,611	41,796	92,240	91,392
Principal redeemed till June 30, 2026 (in Rs. lakhs)	10,198	7,786	1,086	946
Redemption premium paid till June 30, 2026 (in Rs. lakhs)	5,256	2,111	291	264
Outstanding principal as at June 30, 2026 (in Rs. lakhs)	10,451	5,591	12,910	10,048
Security cover as at June 30, 2026* (times)	1.44	1.56	1.13	1.09
*on the basis of valuation of respective underlying project as at March 31, 2026				

7 The figures for the quarter ended March 31, 2026 are the derived figures between audited figures in respect of full financial year and the unaudited published year to date figures upto December 31, 2025, being the third quarter of the previous financial year which were subjected to limited review.

8 The Board of Directors of the Company, at its meeting dated May 22, 2026, have approved the draft Scheme of Amalgamation involving amalgamation of Kolte-Patil Lifespaces Private Limited and Kolte-Patil Smart Spaces Private Limited, wholly-owned subsidiaries of the Company, with the Company under Sections 230 to 232 of the Companies Act, 2013, read with applicable rules made thereunder, with an appointed date of April 01, 2026. The Scheme is conditional and subject to necessary statutory and regulatory approvals/permissions, including approval of the National Company Law Tribunal, Mumbai, approval of the members, and consent from the creditors of the wholly-owned subsidiaries and the Company, as applicable

9 The standalone financial results will be posted on the website of the Company www.koltepatil.com and will be available on website of the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

For and on behalf of the Board of Directors of
Kolte-Patil Developers Limited

RAJESH ANIRUDDHA PATIL
Digitally signed by RAJESH ANIRUDDHA PATIL
Date: 2026.08.10 16:20:22 +05'30'

Rajesh Patil
Managing Director
(DIN-00381866)

Place: Mumbai
Date: August 10, 2026

S R B C & CO LLP
Chartered Accountants

Ground floor, Tower C Unit 1,
Panchshil Tech Park One, Loop road,
Near Don Bosco School, Yerwada
Pune - 411 006, India

Tel: +91 20 6603 6000

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Kolte-Patil Developers Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Kolte-Patil Developers Limited (the "Company") for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above and based on the consideration of the review reports of other auditors of partnership entities as referred in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. **Emphasis of Matter**

   The comparative financial information of the Company for the quarter ended June 30, 2025, included in these standalone financial results has been restated to give effect to the adjustments arising from the amalgamation of wholly owned subsidiary of the Company, Kolte-Patil Integrated Townships Limited ("KPIT") with the Company, as fully described in the Note 4 to the accompanying standalone financial results.

   Our conclusion on the Statement is not modified in respect of the above matter.

6. (a) The accompanying Statement includes the Company's share of profit after tax of Rs. 23 lakhs for quarter ended June 30, 2026 as considered in the Statement in respect of 8 partnership entities and limited liability partnerships whose interim financial results/statements and other financial information have been reviewed by their respective independent auditors. The independent auditor's reports on interim financial statements/financial results/financial information of these partnership entities and limited liability partnerships have been furnished to us by the Management, and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such auditors.

   (b) The comparative restated financial information, included in these standalone financial results, include total revenues of Rs. 482 lakhs; net profit/(loss) of Rs. 655 lakhs and total comprehensive income of Rs. 655 lakhs for the quarter ended June 30, 2025 as considered in the Statement pertaining to erstwhile wholly owned subsidiary Kolte-Patil Integrated Township Limited (KPIT), which got amalgamated during the previous year into the Company and was accounted for with effect from earliest period presented in accordance with Ind AS 103. The aforesaid numbers are based on reviewed financial information prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and reviewed by the erstwhile Statutory auditor of KPIT whose report for the quarter ended June 30, 2025 dated July 28, 2025 expressed unmodified conclusion.

   Our conclusion on the Statement is not modified in respect of the above matters.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

Mustafa M Saleem
Digitally signed by Mustafa M Saleem
Date: 2026.08.10 16:39:39 +05'30'

per Mustafa Saleem
Partner
Membership No.: 136969
UDIN: 26136969OIGXTT2369
Place: Pune
Date: August 10, 2026

KOLTE-PATIL DEVELOPERS LIMITED
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STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(Rs. in lakhs except earnings per share)

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Audited) (refer note 7)	(Unaudited)	(Audited)
1	Revenue from operations	91,954	24,861	8,236	73,496
2	Other income	1,708	1,355	1,445	6,754
3	**Total income (1+2)**	**93,662**	**26,216**	**9,681**	**80,250**
4	**Expenses**				
	(a) Cost of services, construction and land	76,825	74,292	23,904	2,24,314
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(12,656)	(56,269)	(18,517)	(1,71,891)
	(c) Employee benefits expense	2,964	2,476	2,382	10,166
	(d) Finance costs	225	610	674	2,665
	(e) Depreciation and amortisation expense	459	357	422	1,598
	(f) Other expenses	5,870	4,965	3,062	17,020
	Total expenses (a to f)	**73,687**	**26,431**	**11,927**	**83,872**
5	**Profit/(loss) before share of profit/(loss) of associates, joint ventures for the period/year (net) (3-4)**	**19,975**	**(215)**	**(2,246)**	**(3,622)**
6	**Share of profit/(loss) of joint ventures and associates for the period/year (net)**	**(26)**	**22**	**26**	**826**
7	**Profit/(loss) before tax for the period/year (5+6)**	**19,949**	**(193)**	**(2,220)**	**(2,796)**
8	**Tax expense/(credit)**				
	-Current tax	3,839	2,760	54*	8,582
	-Deferred tax	1,444	(1,537)	(586)*	(7,589)
	-Tax pertaining to previous years	-	13	-	19
	Total tax expenses for the period/year	**5,283**	**1,236**	**(532)**	**1,012**
9	**Net Profit/(loss) after tax (7-8)**	**14,666**	**(1,429)**	**(1,688)**	**(3,808)**
	Net Profit/(loss) attributable to:				
	Owners of the Company	14,626	(1,575)	(1,699)	(3,867)
	Non-controlling interests	40	146	11	59
10	**Other comprehensive income (net of tax)**				
	Items that will not be reclassified to profit & loss in subsequent periods				
	-Remeasurements of the defined benefit liabilities/(asset)	-	(35)	-	(35)
	-Income tax relating to items that will not be reclassified to Profit or Loss	-	13	-	13
	Other comprehensive income/(loss) (net of tax) attributable to:				
	Owners of the company	-	(23)	-	(23)
	Non-controlling interests	-	1	-	1
11	**Total comprehensive income/(loss) for the period/year (9+10)**	**14,666**	**(1,451)**	**(1,688)**	**(3,830)**
	Total comprehensive income/(loss) attributable to				
	Owners of the company	14,626	(1,598)	(1,699)	(3,890)
	Non-controlling interests	40	147	11	60
12	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	8,868	8,868
13	Other equity excluding revaluation reserves as per balance sheet				1,11,821
14	**Earnings per equity share attributable to owners (Face value of Rs. 10/- each)#**				
	Basic (Rs)	16.49	(1.78)	(2.21)	(4.51)
	Diluted (Rs)	16.49	(1.78)	(2.21)	(4.51)

#Basic and Diluted EPS for all periods, except for the year ended March 31, 2026 are not annualised.

*Restated (refer note 4)

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Additional information pursuant to Regulation 52(4) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended for Consolidated financial results as at and for the quarter ended June 30, 2026:

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Audited) (refer note 7)	(Unaudited)	(Audited)
1	**Debt equity ratio** (Debt/Equity) Debt = Borrowing + Lease liabilities (Non-Current and Current) Equity =Equity share capital + Other equity + Non-controlling interests	0.78	0.98	0.89	0.98
2	**Debt service coverage ratio** (Earnings available for Debt Service/Debt Service) Earnings available for Debt Service = Profit before taxes + finance cost (net)^ + depreciation and amortisation expenses + Provision for doubtful debts/advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	0.64	0.03	(0.04)	0.02
3	**Interest service coverage ratio** (Earnings available for Finance cost/Finance cost) Earnings available for Finance cost = Profit before taxes + finance cost (net)^ + depreciation and amortisation expenses + Provision for doubtful debts /advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease liabilities and other finance charges	6.16	0.16	(0.31)	0.11
4	**Current ratio#** (Current assets/Current liabilities)	1.11	1.09	1.10	1.09
5	**Long term debt to working capital ratio#** (Long term debt)/(Working capital) Long term debt = Non current borrowings + Non current Lease Liabilities + Current maturities of long term debt Working capital = Current Assets - Current liabilities excluding Current maturities of long term debt	0.60	0.68	0.71	0.68
6	**Bad debts to net account receivable ratio** (Bad debts/Average net trade receivables) Bad debts = Provision for doubtful debts Average net trade receivables = Average of opening and closing balance of net trade receivables	0.00	0.01	-	0.15
7	**Current liability ratio#** (Current liabilities/Total liabilities)	0.99	0.99	0.99	0.99
8	**Total debts to total assets ratio#** (Debt/Total assets) Debt = Borrowing + Lease liabilities (Non-Current and Current)	0.14	0.16	0.18	0.16
9	**Debtors turnover ratio** (Turnover/Average net trade receivables) Turnover = Revenue from operations Average net trade receivables = Average of opening and closing balance of net trade receivables	10.91	3.82	1.14	11.71
10	**Inventory turnover ratio** [(Cost of services, construction and land+Change in inventories of finished goods and work-in-progress)/Average inventory] Average inventory = Average of opening and closing balance of inventory	0.12	0.04	0.01	0.12
11	**Operating margin(%)** (EBITDA /Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, other income and share of profit/(loss) of joint ventures and associates for the period Turnover = Revenue from operations	20.61%	-2.43%	-31.51%	-8.32%
12	**Net profit margin (%)** (Net profit after tax/Total income)	15.66%	-5.45%	-17.44%	-4.75%
13	**Capital redemption reserve (Rs. in Lakhs)**	3,944	3,944	3,944	3,944
14	**Net worth (Rs. in Lakhs) (excluding NCI)** (Equity share capital + Other equity)	1,35,315	1,20,689	1,23,365	1,20,689
15	**Net profit/(loss) after tax (Rs. in Lakhs)**	14,666	(1,429)	(1,688)	(3,808)
16	**Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised** Basic (Rs) Diluted (Rs)	 16.49 16.49	 (1.78) (1.78)	 (2.21) (2.21)	 (4.51) (4.51)

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2026.

^Net of finance cost capitalised.

*Finance cost charged to P&L and finance cost capitalised.

Restated (refer note 4)

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Notes:

1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on August 10, 2026 and were subjected to review by the Statutory Auditors.

2 The Group is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard ("Ind AS") 108 -Operating Segments.

3 Since, the nature of activities being carried out by the Group is such that profits/(losses) from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits/(losses) for the year.

4 Pursuant to provisions of Section 230-232 of the Companies Act, 2013, the Board of Directors of the Company on February 11, 2025 had approved the scheme of amalgamation of Kolte-Patil Integrated Townships Limited ("KPIT") (a wholly owned subsidiary of the Company) with Kolte-Patil Developers Limited ("KPDL") with appointed date of April 01, 2024 ("the Scheme"). National Company Law Tribunal ("NCLT") approved the above scheme vide its order dated October 07, 2025 and the merger became effective on October 31, 2025 on filing of the NCLT Order with the Registrar of Companies. The merger has been accounted as Business Combination of entities under common control as per Appendix C to Ind AS 103 - Business Combinations. The aforesaid scheme has no impact on the Consolidated Financial Results of the Group since the scheme of merger was between the Holding Company and its wholly owned subsidiary, except for the tax expense for the quarter ended June 30, 2025 which has been restated to include the effects of this merger.

5 Redemption of NCD's:

(a) During the quarter, the Company has fully redeemed its 11,090 secured, listed Non-Convertible Debentures ("NCDs"), aggregating to Rs. 11,090 lakhs, which were subscribed by Marubeni Corporation and issued on December 22, 2023, in accordance with the terms of the issue by repaying the entire outstanding principal amount together with the applicable redemption premium.

(b) During the quarter, the Company has fully redeemed its 14,000 secured, unlisted Non-Convertible Debentures ("NCDs"), aggregating to Rs. 14,000 lakhs, which were subscribed by India Realty Excellence IV and issued on April 10, 2023, in accordance with the terms of the issue by repaying the entire outstanding principal amount together with the applicable redemption premium.

6 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on June 30, 2026 are as follows. These NCDs are secured by way of a registered mortgage over right, title and interest possessed by the Company in the Project Land and/or the earmarked units identified in respective Debenture Trust Deed ('DTD') and hypothecation on the receivables/ cash-flows arising from the earmarked units identified in respective DTD, as stated in the respective information memorandum/key information document, as applicable.

Particulars	INE094I07049	INE094I07072	INE094I07080	INE094I07098
No. of NCDs outstanding (Nos)	20,650	13,377	13,996	10,994
Face value per NCD on issue (in Rs.)	1,00,000	1,00,000	1,00,000	1,00,000
Reduced face value per NCD as at June 30, 2026 (in Rs.)	50,611	41,796	92,240	91,392
Principal redeemed till June 30, 2026 (in Rs. lakhs)	10,198	7,786	1,086	946
Redemption premium paid till June 30, 2026 (in Rs. lakhs)	5,256	2,111	291	264
Outstanding principal as at June 30, 2026 (in Rs. lakhs)	10,451	5,591	12,910	10,048
Security cover as at June 30, 2026* (times)	1.44	1.56	1.13	1.09
*on the basis of valuation of respective underlying project as at March 31, 2026				

7 The figures for the quarter ended March 31, 2026 are the derived figures between audited figures in respect of full financial year and the unaudited published year to date figures upto December 31, 2025, being the third quarter of the previous financial year which were subjected to limited review.

8 The Board of Directors of the Company, at its meeting dated May 22, 2026, have approved the draft Scheme of Amalgamation involving amalgamation of Kolte-Patil Lifespaces Private Limited and Kolte-Patil Smart Spaces Private Limited, wholly-owned subsidiaries of the Company, with the Company under Sections 230 to 232 of the Companies Act, 2013, read with applicable rules made thereunder, with an appointed date of April 01, 2026. The Scheme is conditional and subject to necessary statutory and regulatory approvals/permissions, including approval of the National Company Law Tribunal, Mumbai, approval of the members, and consent from the creditors of the wholly-owned subsidiaries and the Company, as applicable.

9 The financial results will be posted on the website of the Company www.koltepatil.com and will be available on website of the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

For and on behalf of the Board of Directors of
Kolte-Patil Developers Limited

RAJESH ANIRUDDHA PATIL
Digitally signed by RAJESH ANIRUDDHA PATIL
Date: 2026.08.10 16:21:40 +05'30'

Rajesh Patil
Managing Director
(DIN- 00381866)

Place: Mumbai
Date: August 10, 2026

S R B C & CO LLP
Chartered Accountants

Ground floor, Tower C Unit 1,
Panchshil Tech Park One, Loop road,
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Pune - 411 006, India

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Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Kolte-Patil Developers Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Kolte-Patil Developers Limited (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

Subsidiaries

Kolte-Patil Real Estate Private Limited
Sylvan Acres Realty Private Limited
Regenesis Facility Management Company Private Limited
Kolte-Patil Properties Private Limited
Kolte-Patil Lifespaces Private Limited
Kolte-Patil Integrated Townships Limited (merged with the Holding Company – refer note 4 of the Statement)
KPE Private Limited
Kolte-Patil Services Private Limited
Kolte-Patil Realtors Estate Private Limited (till August 06, 2025)
Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia Pacific Senior Living Private Limited)
Custard Real Estate Private Limited
Kolte-Patil Housing Mumbai Private Limited (Formerly known as Vistacon Projects Private Limited)
Kolte Patil Foundation
Suncity N&N infrastructures LLP (till March 31, 2026)
Ankit Landmarks Private Limited (Formerly known as “Ankit Enterprises”) (Converted into company w.e.f. July 06, 2025)
KP-Rachana Real Estate LLP
Bouvardia Developers LLP
KP-SK Project Management LLP
Carnation Landmarks LLP
Regenesis Project Management LLP (till August 06, 2025)
Bluebell Township Facility Management LLP
Kolte-Patil Infratech DMCC
Kolte-Patil Nivasti Projects LLP (Formerly known as Castle Avenues Realty LLP)
Kolte-Patil Mumbai Projects LLP
Kolte-Patil Developers (Pune) LLP

Joint Ventures

Amco Landmarks Realty (till August 07, 2025)
Kolte-Patil Nivasti Developers and Builders Private Limited (Formerly known as “Kolte-Patil Nivasti Developers and Builders LLP”) (Converted into company w.e.f July 03, 2025)
Aayan Vihan Land Development (till August 06, 2025)

Associates

Kolte-Patil Planet Kiwale Project Private Limited (Formerly known as Kolte-Patil Kiwale Project Private Limited)
Snowflower Properties Private Limited
Kolte-Patil Planet Real Estate Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standard specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. The accompanying Statement includes the unaudited interim financial results/statements and other financial information, in respect of:

   - 20 subsidiaries, whose unaudited interim financial results/statements include total revenues of Rs 3,828 lakhs, total net profit/(loss) after tax of Rs. (181) lakhs and total comprehensive income of Rs. (181) lakhs for the quarter ended June 30, 2026 as considered in the Statement which have been reviewed by their respective independent auditors.

   - 1 joint venture, whose unaudited interim financial results/statements include Group's share of net profit/(loss) of Rs. 0.33 lakhs and Group's share of total comprehensive income of Rs. 0.33 lakhs for the quarter ended June 30, 2026 as considered in the Statement whose interim financial results/financial statements, other financial information has been reviewed by it's independent auditor.

   The independent auditor's reports on interim financial statements/ financial information/ financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries and joint venture is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

7. The accompanying Statement includes unaudited interim financial results/ statements and other unaudited financial information in respect of:

   - 1 subsidiary whose unaudited interim financial results/statements and other financial information reflect total revenues of Rs. 71 lakhs, total net profit/(loss) after tax of Rs. 2 lakhs and total comprehensive income of Rs. 2 lakhs for the quarter ended June 30, 2026.

   - 3 associates, whose unaudited interim financial results/statements include Group's share of net profit/(loss) of Rs. (26) lakhs and Group's share of total comprehensive income of Rs. (26) lakhs for the quarter ended June 30, 2026.

   The unaudited interim financial results/ statements and other unaudited financial information of the subsidiary and associates have not been reviewed by any auditor and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of the subsidiary and associates, is based solely on such unaudited interim financial results/ statements and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results/ statements and information are not material to the Group.

Our conclusion on the Statement in respect of matters stated in para 6 and 7 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results/financial information certified by the Management.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

Mustafa M Saleem
Digitally signed by Mustafa M Saleem
Date: 2026.08.10 16:40:29 +05'30'

per Mustafa Saleem
Partner
Membership No.: 136969
UDIN: 26136969BVUYXT9942
Place: Pune
Date: August 10, 2026