Kolte-Patil Developers Ltd. Q1 FY27 Financial Results

Record Quarterly Total Income of Rs. 937 crore

Q1 FY27 EBITDA at Rs. 206 crore; EBITDA Margin at 22%

Landmark Mumbai expansion with the signing of six projects totalling ~Rs. 6,000 crore in GDV, marking a defining milestone in the Company's growth journey

Pune, 10th August 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 first quarter ended 30th June 2026.

Financial & Operational Highlights - Q1 FY27

Total Income: Record total income of **Rs. 937 crore** driven by the completion of ~1.27 Mn. Sq. Ft. across projects in Pune and Mumbai

EBITDA: Strong EBITDA of **Rs. 206 crore**, with a **22%** margin, supported by timely project completions, robust revenue recognition and a higher contribution from high-margin Life Republic projects

PAT (Post MI): Rs. 146 crore with a **16%** margin

Pre-Sales Value: Rs. 617 crore

Collections: Rs. 715 crore, up **30 % YoY**

Average Realization: Rs. 9,442 per sq. ft., up **29% YoY**

Launches: 0.78 Mn. Sq. Ft. of saleable area

Business Development: Landmark addition to the MMR portfolio reaffirms MMR as a priority market

- **Added six redevelopment projects** with a combined estimated GDV of ~Rs. 6,000 crore, across Mumbai's Western and Central suburbs and Navi Mumbai
- **Largest annual business development** addition in Mumbai to date
- **Reinforced focus on larger project opportunities** in high-demand, high-value micro-markets

Commenting on the performance for Q1 FY27, Mr. Rajesh Patil, Managing Director, Kolte-Patil Developers Limited said,

"We began FY27 in a more measured residential real estate market, where premium housing continued to perform well and customers increasingly favoured established developers with a proven execution track record. During the quarter we launched 'The Winds' project in Bhugaon, Pune, and a new phase of our ongoing project Little Earth, taking total launches during the quarter to ~0.78 million sq. ft. Pre-sales for the quarter remained broadly stable at

Rs. 617 crore, with Life Republic township (Pune) and MMR region contributing nearly 34% and 30% to the overall sales. The higher contribution from our Mumbai portfolio, along with calibrated price revisions across projects, resulted in 29% year-on-year increase in average realization, underscoring the strength of our portfolio and customer preference for our offerings. Continued construction progress across projects translated into collections of Rs. 715 crore, reflecting sustained execution and customer confidence.

Strong execution across projects led to the completion of projects across operating geographies, driving record total income of Rs. 937 crore during the quarter. Reflecting the strength of our project portfolio and healthy project economics we reported a robust EBITDA margin of 22%. Completed projects across the portfolio supported this performance, led by a higher share of high-margin Life Republic projects.

We are entering a new phase of accelerated growth in MMR. With a combined estimated GDV of approximately Rs. 6,000 crore, the addition of six projects significantly strengthens our development pipeline and reinforces our commitment to build a scaled, high-quality presence in the region. We expect all six projects to be launched over the next 6 to 12 months, subject to requisite approvals.

Following our strategic partnership with Blackstone, our focus is on scaling the business through larger project opportunities, and a calibrated mix of formats across residential segments, with a sharper emphasis on value-accretive growth.

With the long-term fundamentals of the residential real estate sector remaining encouraging, we will continue to pursue growth through disciplined business development, prudent capital allocation and a sharp focus on execution. Backed by a healthy balance sheet and a diversified portfolio, we remain committed to creating sustainable long-term value for our 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 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 >33 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 Metropolitan Region market in 2013, focusing on society redevelopment projects that have lower capital intensity. The Company has signed nineteen projects (six completed, four on-going, nine 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 2026 - Residential Project - Township (West: Ongoing) for Life Republic; Asia Pacific Property Awards – '25-'26 - Residential High Rise Architecture India for 24K Manor; ET Real Estate Awards '25 - Integrated Marketing Campaign (360 Degree) for Canvas at Life Republic; Golden Bricks Awards Dubai 2025 - Marketing Campaign of the Year for Qrious at Life Republic.

For more details on Kolte-Patil Developers Ltd., *visit www.koltepatil.com*

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