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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

Sub: Q1 FY27 Financial Results Presentation of Kolte-Patil Developers Limited

ISIN: Equity: INE094I01018 and Debt: INE094I07049, INE094I07072, INE094I07080 and INE094I07098

Ref: NSE Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code - Equity: 9624 and 532924
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,

Please find enclosed herewith softcopy of **"Q1 FY27 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 Eknath Patil
Digitally signed by Vinod Eknath Patil
Date: 2026.08.10 21:31:29 +05'30'

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: As above

विश्वासाचे प्रतिक

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Kolte-Patil Developers Limited

Investor Presentation Q1 FY27

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

Table of Contents

Vivere, Mumbai – Artist’s impression

KPDL Overview

Kolte-Patil At a Glance

'Redefining Living' Across Geographies and Customer Segments

Legacy

~35
Years

Pursuing Excellence Since 1991

Projects developed

68

Residential Complexes, IT Park, Integrated Township, Commercial Complexes

Area Delivered

>33
Mn. Sq. Ft.

Proven Development Track Record

Project Portfolio

38
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

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TOWNSHIP

Life Republic By KOLTE-PATIL

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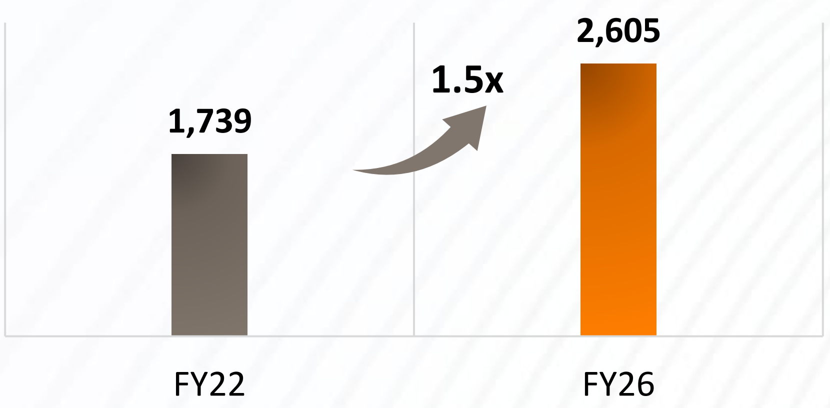
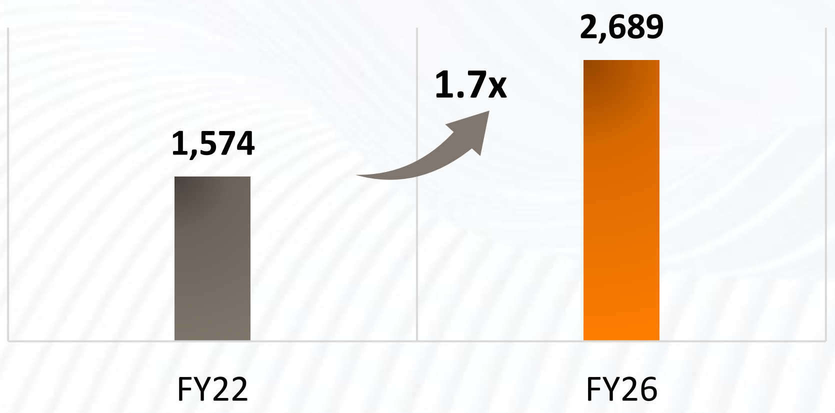
Consistent Execution Driving Sustainable Growth

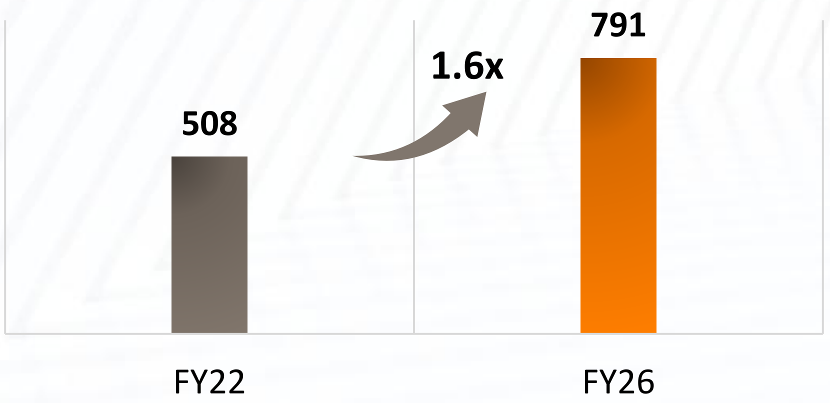
PRE-SALES VALUE (Rs. Cr)



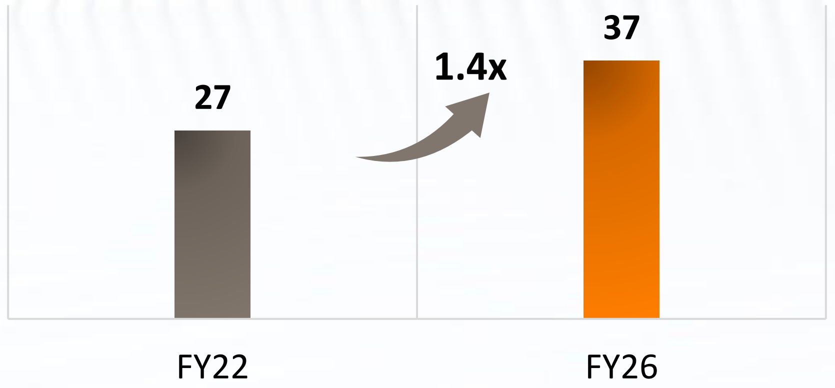
COLLECTIONS (Rs. Cr)



OPERATING CASH FLOW (Rs. Cr)



PROJECT PORTFOLIO (Mn. Sq. Ft.)



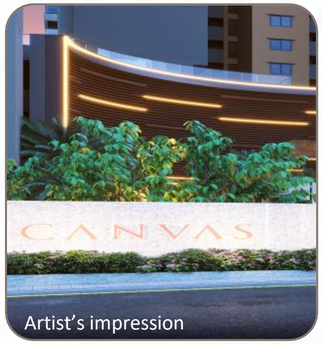
Life Republic Township

Near **Hinjewadi**	**400+** Acre	**15** Mn. Sq. Ft.	**16** Mn. Sq. Ft.	**26%**
Location - Pune	Land Parcel	Total Area Sold	Balance Development Potential	Pre-Sales CAGR FY22-FY26


Actual Image

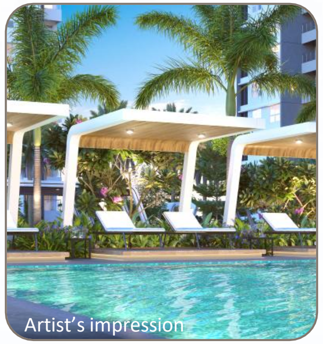

Artist's impression


Artist's impression



Artist's impression


Artist's impression


Artist's impression


Actual Image

20+ Township level amenities including an urban park, clubhouse, sports facilities and recreational spaces

Integrated social infrastructure with an international school, retail high street, healthcare, restaurants and community facilities

Bioclimatic township with 40% green cover, integrated rainwater harvesting system, waste water treatment systems, waste-to-energy plant, terrain sensitive infrastructure and EV infrastructure

The Pillars of Disciplined Growth

Governance & Institutional Strength	Strategic partnership with a leading global institutional investor	Experienced board and professional leadership	Robust risk management and compliance framework	**40% Blackstone Equity Stake**
Scalable Growth Platform	Diversified geographical presence across customer segments	Disciplined business development for multi-year growth	Proven execution across diverse development models (outright, redevelopment, JDA & JV)	**38 Mn. Sq. Ft. Project Portfolio**
Execution Excellence	Construction excellence backed by over three decades of experience	Technology-enabled project execution	Thoughtfully designed developments with timely delivery	**>33 Mn. Sq. Ft. Area Delivered**
Financial Discipline	Strong balance sheet supporting growth	Prudent capital allocation	Strong cash generation and disciplined cash management	**'CRISIL AA-/Stable' Credit Rating**

Kolte-Patil: The Next Phase of Growth

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Strategic priorities to build a larger, differentiated and institutionally led real estate platform

Institutional Platform	Leverage enhanced access to capital, global expertise and institutional governance to support scalable growth
Industry Leadership	Leading industry transformation by setting new benchmarks in quality, governance, sustainability, and customer centricity
Organizational Excellence	Driving excellence through a future ready talent pool and a culture that continues to inspire inclusive growth, innovation, accountability, and collaboration
Sustainability & ESG	Embed responsible development practices and ESG principles across the project lifecycle
Shareholder Value Creation	Build a stronger, more resilient business that creates enduring value for our shareholders
Disciplined Business Development	Pursue value-accretive business development opportunities through disciplined capital allocation and a focus on scale and profitability
Portfolio Premiumisation	Expand the portfolio with premium, luxury and marquee developments to strengthen product positioning and realization mix
Strategic Geographic Expansion	Deepen our presence in Pune, Mumbai and Bengaluru through focused expansion in high-potential micro-markets
Customer Experience	Deliver a differentiated end-to-end customer journey that strengthens brand preference and long-term loyalty
Technology & Digital Enablement	Harness digital technologies to improve execution efficiency, accelerate project delivery and enhance customer engagement

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Canvas, LR, Pune – Artist's impression

Operational Highlights

Operational Highlights – Q1 FY27

SALES PERFORMANCE

Pre–Sales

Rs.617 Cr

Q1 FY26 - Rs.616 Cr

Average Realization

Rs.9,442 /Sq. Ft.

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

CASH GENERATION

Collections*

Rs.715 Cr

Q1 FY26 - Rs.550 Cr

Operating Cash-Flow

Rs.212 Cr

Q1 FY26 - Rs.164 Cr

GROWTH PIPELINE

Launches

0.78 Mn. Sq. Ft.

Business Development**

Rs.6,000 Cr

- **Pre-sales: Mumbai** accounted for approximately ~30% of sales value, underscoring its growing importance within the portfolio. **Life Republic** performance remained robust, contributing ~34% in Q1 FY27.
- **Average realization** rose 29% YoY, driven by strategic price revision across projects and a higher contribution from Mumbai projects
- **Collections** increased 30% YoY, reflecting strong execution
- **Launched** 0.78 Mn. Sq. Ft. saleable area in Pune – 'The Winds' (Bhugaon) and 'Little Earth' (Kiwale)
- **Landmark addition** of 6 redevelopment projects in Mumbai (GDV - ~Rs.6,000 Cr)

**Q1 FY26 Collections include DMA collection*

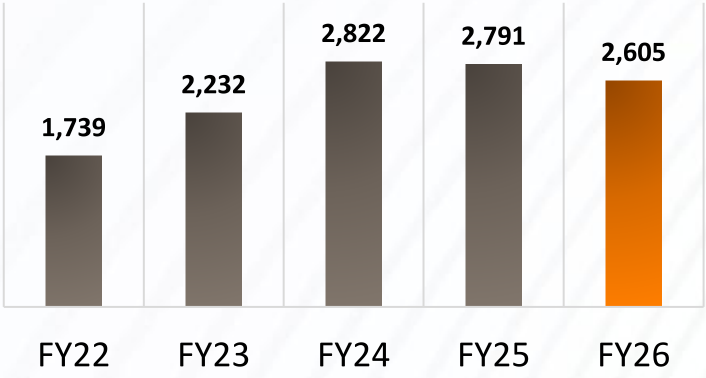
***August 2026 - Addition of 6 society redevelopment projects to the Mumbai portfolio with an estimated GDV of ~Rs.6,000 Cr*

Pre-Sales & Collection Summary – Q1 FY27

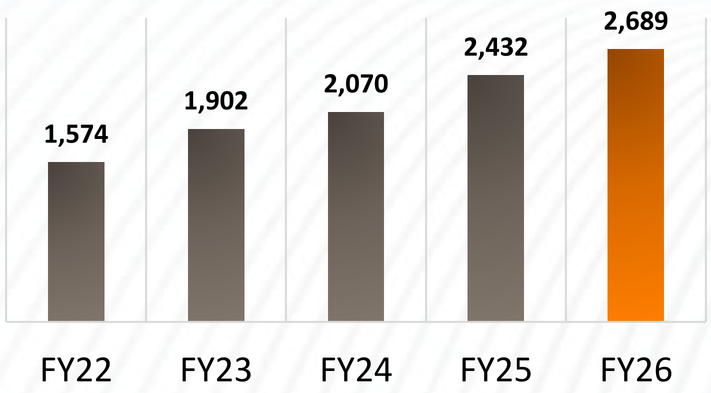
Region	Area sold (Mn. Sq. Ft.)	Pre-Sales (Rs. Cr)	Average Realization (Rs./Sq. Ft.)	Collections (Rs. Cr)
Life Republic (LR), Pune	0.29	212	7,280	294
Pune (excluding LR)	0.26	220	8,324	317
Mumbai	0.10	183	19,123	91
Bengaluru	0.00	2	10,153	13
Total	**0.65**	**617**	**9,442**	**715**

Operational Performance Trend – Annual

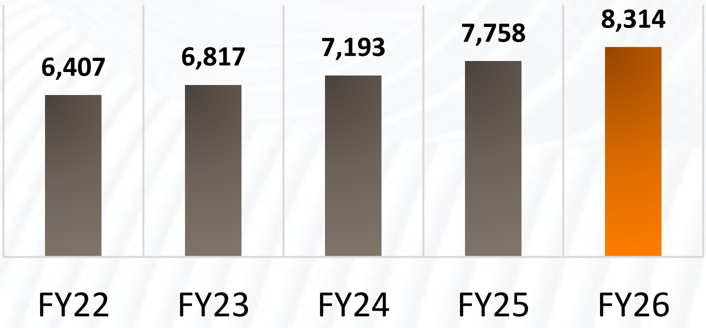
PRE-SALES VALUE (Rs. Cr)



COLLECTIONS* (Rs. Cr)



AVERAGE REALIZATION (Rs./Sq. Ft.)



FY26 Highlights

11% YoY

Highest-ever Collections

7% YoY

Highest-ever Realization

Collections includes DMA collection

Launches – Q1 FY27

Expanding our footprint

THE WINDS*

Bhugaon
Location, Pune

0.47 Mn. Sq. Ft.
Saleable area launched

Rs.330 Cr
GDV

Wellness-led residences nestled amidst the natural landscape of Bhugaon

LITTLE EARTH**

Kiwale
Location, Pune

0.31 Mn. Sq. Ft.
Saleable area launched

Rs.214 Cr
GDV

Expanding an established residential community with launch of Tower B7

**New project – Tower 1,2 & 3*
*** New phase of ongoing project – Tower B7*

Business Development – Year to Date

Scaling our MMR Development Platform; Reaffirming MMR as a priority market

- **Added six redevelopment projects** across Mumbai's Western and Central suburbs and Navi Mumbai
- **Reinforced focus on larger project opportunities** in high-demand, high-value micro-markets
- **Projects located in established residential catchments** with strong end-user demand
- **Micro-markets benefit from robust infrastructure** and excellent connectivity
- **Limited availability of developable land** supports long-term demand and value creation

~Rs. 6,000 Cr GDV

~2 Mn. Sq. Ft. Saleable Area

Society Redevelopment Projects

Region	GDV (Rs. Cr)
Santacruz (W)	~1,930
Andheri (W) – Lokhandwala	~1,420
Oshiwara	~800
Versova	~750
Ghatkopar (E)	~600
Vashi	~500

Note: Business Development announced in August 2026; Saleable area based on current FSI norms and subject to change; GDV are based on current estimates; MMR-Mumbai Metropolitan Region


Serenova, Mumbai – Artist's impression

Financial Highlights

Financial Highlights – Q1 FY27

Particulars	Q1 FY27	Q1 FY26
Total Income* (Rs. Cr)	**937**	**97**
Adj. EBITDA (Rs. Cr)**	**206**	**(11)**
Adj. EBITDA (%)	**22.0%**	**(11.6%)**
PAT (Post MI) (Rs. Cr)	**146**	**(17)**
PAT (Post MI) (%)	**15.6%**	**(17.6%)**
Networth (Rs. Cr)	**1,353**	**1,231**
Gross Debt (Rs. Cr)	1,014	1,058
Less: OCD/Zero Coupon NCDs (Rs. Cr)	471	549
Less: Cash & Cash Equivalents & Current Investments (Rs. Cr)	960	829
Net Debt (Rs. Cr)	**(417)**	**(320)**

- **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
- **Profitability:** EBITDA margin of 22% driven by,
  - **Disciplined execution,** timely completions and strong revenue recognition
  - **Higher contribution** from higher-margin Life Republic projects
- **Debt:**
  - Strong collections, disciplined financial management, and conservative leverage resulted in **Net cash position of Rs.417 crore**
  - **'CRISIL AA-/Stable'** rating reaffirmed for long-term bank debt and NCDs

**Total Income = Revenue from Operations + Other income*

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

Abridged Cash Flows – Q1 FY27 & FY26

Abridged Cash flows (Rs. Cr)	Q1 FY27 (Un-audited)	FY26 (Un-audited)
Opening Balance* - A	**1,174**	**690**
Operating Activities:		
Operating Cashflow – B	**212**	**791**
Collections	715	2,683
Construction Cost	(343)	(1,333)
Other Expenses	(79)	(309)
Direct & Indirect Taxes	(81)	(250)
Financing Activities:		
Financing Cashflow – C	**(165)**	**214**
Interest	(15)	(56)
OD/CC Movement	74	(9)
OCD/CCD/Zero Coupon NCD (Redemption)/Subscription	(215)	(82)
Dividend	(9)	(37)
Equity Subscription	-	397
Investing Activities:		
Investing Cashflow – D	**(61)**	**(521)**
TDR/Premium Costs/Approval Cost/New Business Development	(24)	(264)
JV Partner/Land Cost/PE Payout	(37)	(257)
Closing Balance* (A+B+C+D)	**1,160**	**1,174**

**The inflows and outflows for associate companies are considered in the above cash flow. Accordingly, the closing balance includes ~Rs.89 Cr pertaining to associate companies which are not consolidated in the consolidated financial statements. Further, this also includes ~Rs. 30 Cr pertaining to Bank deposits having maturities of more than 12 months from the Balance Sheet date.*

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Project Portfolio


24K Espada, LR, Pune - Artist's impression

Project Portfolio

Region	GDV (Rs. Cr)	Saleable Area (Mn. Sq. Ft.)			
		Ongoing & unsold	Under approval	Lank Bank	Total
Life Republic (Pune)	11,100	3.64	0.68	11.81	**16.13**
Pune (excluding LR)	14,200	1.67	5.21	11.29	**18.17**
Mumbai	8,900	0.23	0.61	2.65	**3.49**
Bengaluru	200	0.02	0.21	-	**0.23**
Total	**34,400**	**5.56**	**6.71**	**25.75**	**38.02**

Note: Saleable area based on current FSI norms and subject to change; GDV are based on current estimates

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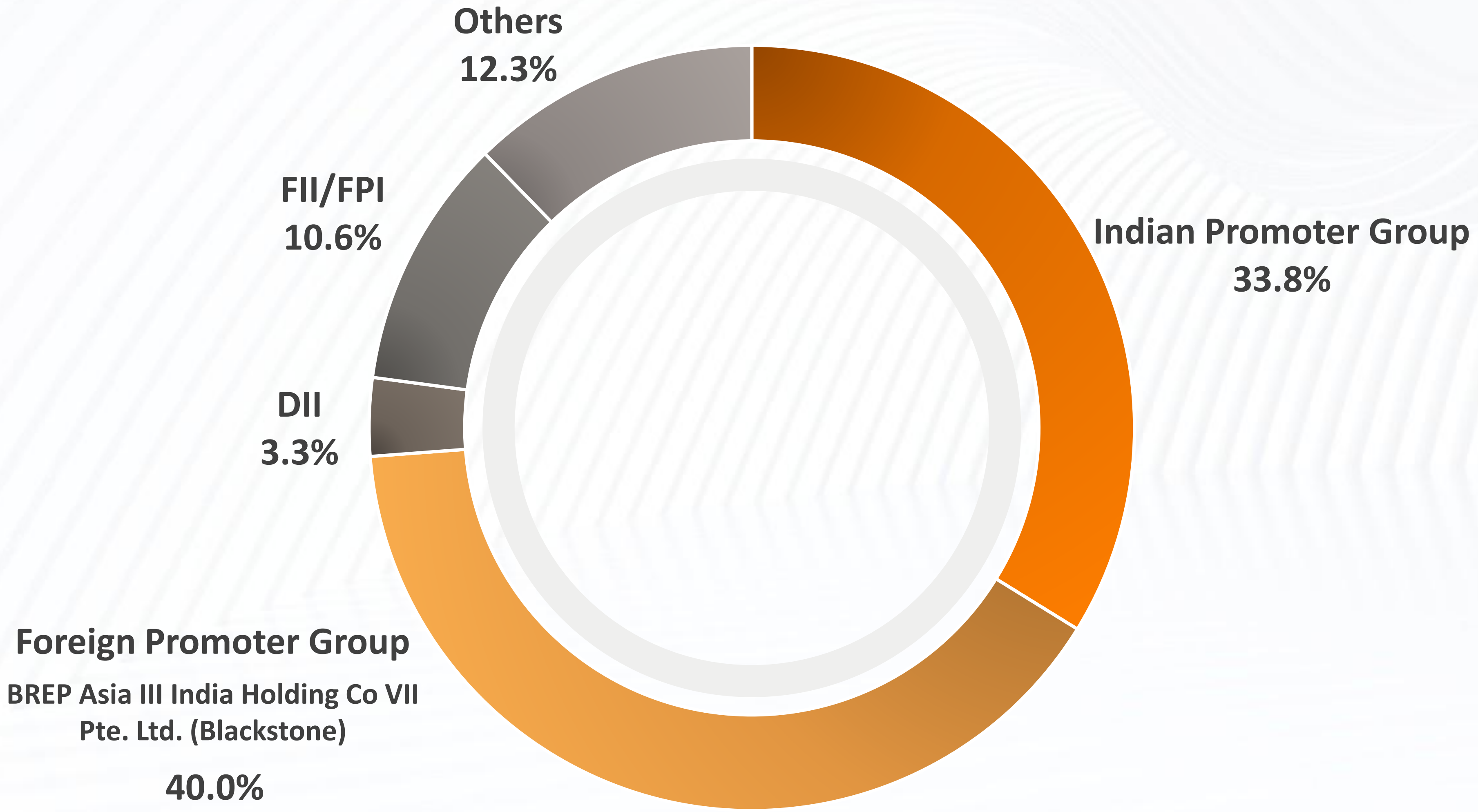
Annexures

Duet, LR Pune – Artist' impression

Shareholding Pattern – 30.06.2026



Board of Directors

Mr. Girish Vanvari

Chairman of the Board
Non-Executive - Independent Director

Mr. Asheesh Mohta

Non-Executive – Non-Independent Director

Mr. Rajesh Patil

Managing Director

Mr. Dalip Sehgal

Non-Executive – Non-Independent Director

Ms. Avani Davda

Non-Executive - Independent Director

Mr. Mohit Arora

Non-Executive – Non-Independent Director

For more details visit: Profile of Board of Directors

Life Republic Township – Locational Advantages

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Infrastructure & Connectivity

- 2.1 km from the Pune-Bengaluru 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 reduce by 30 mins after missing link completion

Industrial & Logistics Hub Development

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

Proximity to Major IT Hubs

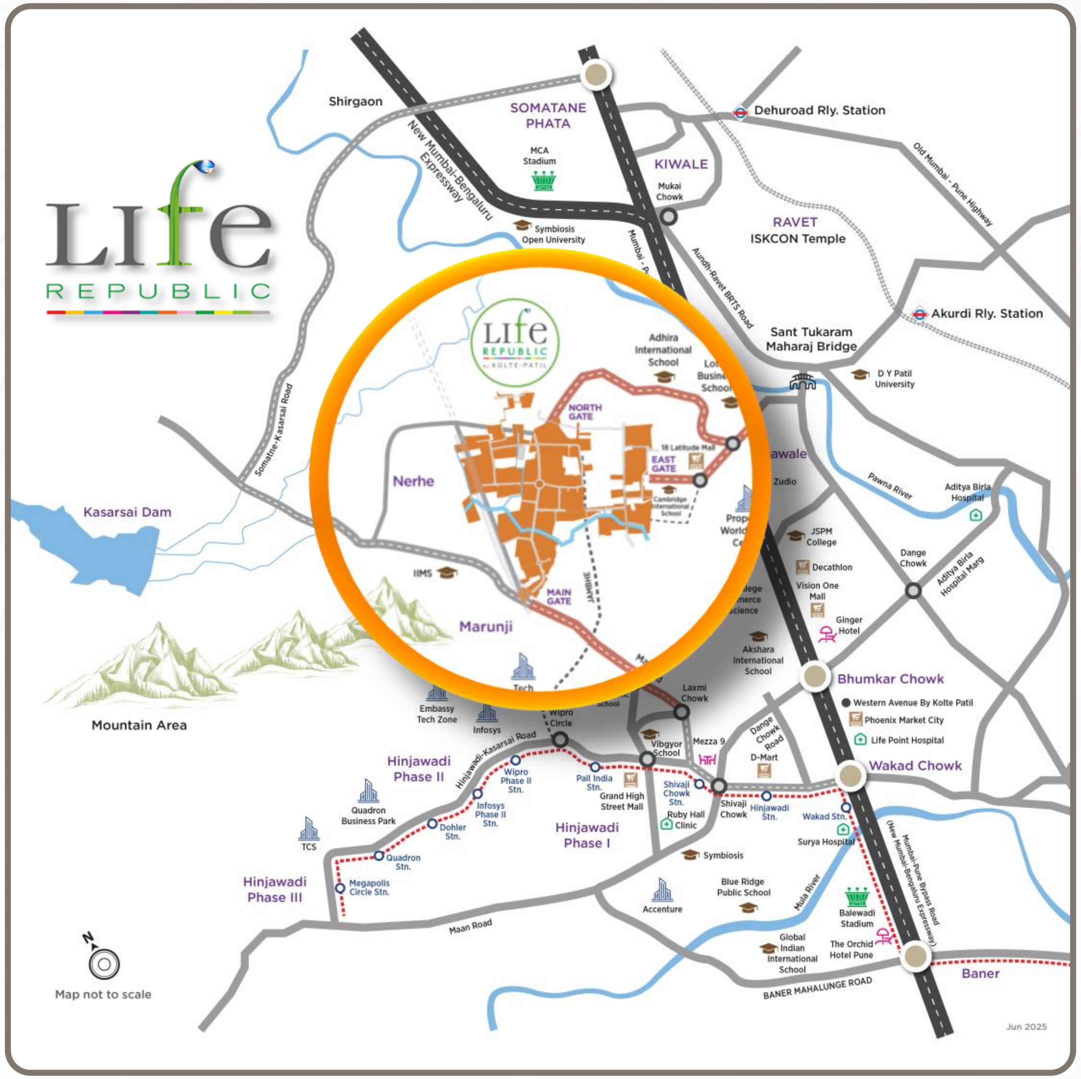
- 4.5 km from the Hinjawadi Rajiv Gandhi Infotech Park (one of Asia's biggest IT hub)
- Within 12 Km Radius of the Balewadi-Baner IT Parks

Lifestyle & Retail Amenities

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

Educational & Healthcare Facilities

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



About Kolte-Patil Developers Ltd.

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

Contact Us:

Dipti Rajput, CFA

VP – Investor Relations

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Email - dipti.rajput@koltepatil.com

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Thank You

Qrious, LR, Pune – Artist's impression