



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: 11 November 2025

Subject: - Submission of Financial Results for the quarter and half year ended on 30 September 2025

**ISIN: Equity: INE094I01018 and
Debt: INE094I07049, INE094I07064, INE094I07072 and INE094I07080**

**Ref: NSE Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code - Equity: 9624 and 532924
BSE Security Code and Security Name – Debt: 974771 and KPDLZC33
BSE Security Code and Security Name – Debt: 975276 and KPDL221223
BSE Security Code and Security Name – Debt: 976030 and 0KPDL34
BSE Security Code and Security Name – Debt: 977231 and KPDL161025**

Dear Sir/Madam,

Pursuant to Regulation 33 and 51 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") please find enclosed herewith unaudited financial results (standalone and consolidated) for the quarter and half year ended 30 September 2025 duly signed by the Managing Director of the Company.

Also find enclosed herewith Limited Review Report on the Financial Results for the quarter and half ended on 30 September 2025 as submitted by M/s. S R B C & CO LLP, Statutory Auditors of the Company.

The above-mentioned financial results were approved by the Board of Directors in their meeting held on 11 November 2025. The meeting commenced at 03.30 PM (IST) and concluded at 04.45 PM (IST).

This is for your information and record.

For Kolte-Patil Developers Limited

**Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258**

Encl: as above

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

Pune Regd. Office: 8th Floor, City Bay, CTS NO. 14 (P), 17 Boat Club Road, Pune - 411001, Maharashtra, India. Tel.: + 91 20 6742 9200 / 6742 9201
Bangalore Office: 121, The Estate Building, 10th floor, Dickenson Road, Bangalore 560042, India. Tel.: 080- 4662 4444 / 2224 3135/ 2224 2803

Web.: www.koltepatil.com Email id: info.kpdl@koltepatil.com



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 AND SIX MONTHS ENDED SEPTEMBER 30, 2025

Sr. No.	Particulars	(Rs. in lakhs except earnings per share)					
		Quarter ended			Six months ended		Year ended
		September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	March 31, 2025
	(Unaudited)	(Unaudited) (Restated) (refer note 4)	(Unaudited) (Restated) (refer note 4)	(Unaudited)	(Unaudited) (Restated) (refer note 4)	(Audited) (Restated) (refer note 4)	
1	Revenue from operations	11,682	5,601	27,745	17,283	58,189	1,53,909
2	Other income	3,015	1,901	908	4,916	1,823	4,688
3	Total income (1+2)	14,697	7,502	28,653	22,199	60,012	1,58,597
4	Expenses						
	(a) Cost of services, construction and land	58,639	20,560	25,804	79,199	52,830	1,25,820
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(50,509)	(17,373)	(5,239)	(67,882)	(10,059)	(12,643)
	(c) Employee benefits expense	2,530	2,170	2,120	4,700	4,238	8,597
	(d) Finance costs	295	698	1,026	993	2,893	4,116
	(e) Depreciation and amortisation expense	396	398	218	794	610	1,324
	(f) Other expenses	4,302	2,999	3,089	7,301	6,343	14,271
	Total expenses (a to f)	15,653	9,452	27,018	25,105	56,855	1,41,485
5	Profit/(loss) before tax for the period/year (3-4)	(956)	(1,950)	1,635	(2,906)	3,157	17,112
6	Tax expense/(credit)						
	-Current tax	1,681	-	-	1,681	-	1,618
	-Deferred tax	(1,891)	(555)	676	(2,446)	1,673	3,887
	-Tax pertaining to previous years	-	-	-	-	-	142
	Total tax expenses/(credit) for the period/year	(210)	(555)	676	(765)	1,673	5,647
7	Profit/(loss) for the period/year (5-6)	(746)	(1,395)	959	(2,141)	1,484	11,465
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	-	-	-	-	-	(34)
	-Income tax relating to items that will not be reclassified to profit & loss	-	-	-	-	-	9
9	Total comprehensive income/(loss) for the period/year (7+8)	(746)	(1,395)	959	(2,141)	1,484	11,440
10	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	7,600	8,868	7,600	7,600
11	Other equity excluding revaluation reserves as per balance sheet						74,287
12	Earnings Per Share (EPS) (Face value of Rs. 10/- each)*						
	Basic (Rs.)	(0.84)	(1.81)	1.26	(2.58)	1.95	15.08
	Diluted (Rs.)	(0.84)	(1.81)	1.26	(2.58)	1.95	15.05

* Basic and Diluted EPS for all periods, except for the year ended March 31, 2025 are not annualised.



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

UNAUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2025

Particulars	(Rs. in lakhs)	
	As at September 30, 2025	As at March 31, 2025
	(Unaudited)	(Audited) (Restated) (refer note 4)
Assets		
Non-current assets		
(a) Property, plant and equipment	13,380	12,729
(b) Investment Property	1,674	1,690
(c) Intangible assets	45	55
(d) Right-of-use assets	2,104	1,924
(e) Financial assets		
(i) Investments	9,000	9,224
(ii) Loans	41,255	24,908
(iii) Other financial assets	3,934	22,137
(f) Deferred tax assets (net)	13,355	10,908
(g) Income tax assets (net)	6,823	5,805
(h) Other non-current assets	6,356	8,709
Total non-current assets	97,926	98,089
Current assets		
(a) Inventories	3,96,465	3,29,060
(b) Financial assets		
(i) Investments	44,011	4,073
(ii) Trade receivables	3,592	2,578
(iii) Cash and cash equivalents	9,636	11,762
(iv) Other balances with banks	29,003	23,447
(v) Other financial assets	16,536	11,846
(c) Other current assets	28,933	26,254
Total current assets	5,28,176	4,09,020
Total assets	6,26,102	5,07,109
Equity and liabilities		
Equity		
(a) Equity share capital	8,868	7,600
(b) Other equity	1,12,837	74,287
Total equity	1,21,705	81,887
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	247	427
(ii) Lease liabilities	1,942	1,760
(b) Provisions	924	924
Total non-current liabilities	3,113	3,111
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,01,911	1,10,435
(ii) Lease liabilities	762	922
(iii) Trade payables		
A. Dues of micro and small enterprises	912	3,613
B. Dues of creditors other than micro and small enterprises	56,643	46,491
(iv) Other financial liabilities	3,552	4,707
(b) Provisions	1,575	1,483
(c) Other current liabilities	3,35,929	2,54,460
Total current liabilities	5,01,284	4,22,111
Total equity and liabilities	6,26,102	5,07,109



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

UNAUDITED STANDALONE STATEMENT OF CASHFLOWS FOR THE PERIOD ENDED SEPTEMBER 30, 2025

		(Rs. in lakhs)	
Particulars	As at	September 30,	
	September 30, 2025	2025	2024
	(Unaudited)	(Unaudited) (Restated) (refer note 4)	
A Cash flow from operating activities			
Profit/(loss) before tax:	(2,906)	3,157	
Adjustment for:			
Depreciation and amortisation expenses	794	610	
Profit on sale of mutual fund	(87)	(123)	
Employee stock option expense	256	-	
Finance cost	993	2,893	
Interest income	(2,660)	(1,032)	
Dividend income	(40)	-	
(Profit)/loss on sale of property, plant and equipment	19	(3)	
Share of (profit)/loss from partnership firms and LLP	(243)	(467)	
Gain on fair valuation of financial instruments	(745)	(575)	
Gain on buyback/redemption of Investments	(44)	(70)	
Provisions for doubtful debt/advances	102	24	
Operating profit/(loss) before working capital changes	(4,561)	4,414	
Adjustments for changes in working capital:			
(Increase) in inventories	(61,068)	(3,353)	
(Increase) in trade receivables	(1,014)	(1,705)	
(Increase) in other assets	(1,454)	(2,665)	
Increase/(decrease) in trade payables	7,451	(6,244)	
Increase in other liabilities	81,641	25,590	
Increase in employee benefit obligations	92	206	
Cash used in operating activities post working capital changes	21,087	16,243	
Income tax paid (net of refund)	(2,699)	(154)	
Net cash generated from operating activities (A)	18,388	16,089	
B Cash flow from investing activities			
Purchase of property, plant and equipment and intangible assets	(2,267)	(2,453)	
Proceeds from sale of property, plant and equipment	790	5	
Fixed deposits (placed)/redeemed (net)	(1,196)	(10,982)	
Movement in escrow accounts considered as other bank balance	(4,253)	(1,547)	
Purchase of mutual fund	(42,305)	(2,451)	
Proceed from sale of mutual fund	3,196	7,953	
Proceeds from buyback/redemption of investments	364	1,146	
Payment for acquisition of non-controlling interest in subsidiary	(1,427)	(950)	
Loans given to subsidiaries (including partnership firms) and associates	(7,624)	(7,650)	
Loans repaid by subsidiaries (including partnership firms) and associates	4,276	4,174	
Amounts invested in/withdrawal from partnership firms & LLPs (net)	3,210	(1,689)	
Interest received	976	520	
Dividend received	40	-	
Net cash used in investing activities (B)	(46,220)	(13,924)	
C Cash flow from financing activities			
Payment of principal portion of lease liabilities	(570)	(355)	
Payment of interest on lease liability	(188)	(125)	
Proceeds from issue of equity shares	41,703	-	
Interest paid	(5,805)	(8,218)	
Dividend paid	-	(3,040)	
Proceeds from borrowings	17,077	28,908	
Repayment of borrowings	(26,511)	(15,137)	
Net cash generated from financing activities (C)	25,706	2,033	
D Net increase/(decrease) in cash and cash equivalents (A+B+C)	(2,126)	4,198	
Cash and cash equivalents (Opening balance)	11,762	25,017	
Cash and cash equivalents (Closing balance)	9,636	29,215	
Cash and cash equivalents comprise of:			
Cash in hand	12	13	
Balances with banks			
- In current accounts	9,624	14,331	
- Deposit having original maturity of less than 3 months	-	14,871	
Total	9,636	29,215	



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

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 September 30, 2025.

Sr. No.	Particulars	Quarter ended			Six months ended		Year ended
		September 30, 2025	June 30, 2025	September 30, 2024**	September 30, 2025	September 30, 2024**	March 31, 2025
		(Unaudited)	(Unaudited) (Restated) (refer note 4)	(Unaudited) (Restated) (refer note 4)	(Unaudited)	(Unaudited) (Restated) (refer note 4)	(Audited) (Restated) (refer note 4)
1	Debt equity ratio (Debt / Equity) Debt = Borrowing + Lease liabilities (non-current and current) Equity = Equity share capital + Other equity	0.86	0.89	1.74	0.86	1.74	1.39
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 + Provision for doubtful debts /advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	(0.02)	(0.03)	0.31	(0.03)	0.28	0.39
3	Interest service coverage ratio (Earning available for Finance cost / Finance cost) Earning available for Finance cost = Profit before taxes + finance cost (net)* + depreciation and amortization expense + Provision for doubtful debts /advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease and other finance charges	(0.07)	(0.25)	0.57	(0.15)	0.75	1.50
4	Current ratio (Current assets / Current liabilities)	1.05	1.05	0.96	1.05	0.96	0.97
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)	0.81	0.84	1.18	0.81	1.18	1.16
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	-	-	-	-	0.01	0.01
7	Current liability ratio (Current liabilities / Total liabilities)	0.99	0.99	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)	0.17	0.19	0.25	0.17	0.25	0.22
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	3.07	1.70	15.44	5.60	29.81	83.44
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	0.02	0.01	0.06	0.03	0.13	0.35
11	Operating margin(%) (EBITDA /Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses and other income Turnover = Revenue from operations	(28%)	(49%)	7%	(35%)	8%	12%
12	Net profit margin (%) (Net profit after tax / Total income)	(5%)	(19%)	3%	(10%)	2%	7%
13	Capital redemption reserve (Rs In Lakhs)	159	159	159	159	159	159
14	Net worth (Rs In Lakhs) (Equity share capital + Other equity)	1,21,705	1,22,323	71,795	1,21,705	71,795	81,887
15	Net profit after tax (Rs In Lakhs) Net Profit/(loss) for the period	(746)	(1,395)	959	(2,141)	1,484	11,465
16	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised Basic (Rs.) Diluted (Rs.)	(0.84) (0.84)	(1.81) (1.81)	1.26 1.26	(2.58) (2.58)	1.95 1.95	15.08 15.05

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2025.

^ Net of finance cost capitalised.

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

** Ratios as at September 30, 2024 have also been restated for the effect of adjustment of prior period error which has been corrected in previous year.

**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

Standalone Notes :

- 1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 11, 2025 and were subjected to review by the Statutory Auditors.
- 2 The Company is predominantly engaged in the business of Real Estate. Thus, there is no separate reportable operating segment 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 periods for the quarter ended June 30, 2025, quarter and six months period ended September 30, 2024 and year ended March 31, 2025 presented in the standalone results (including statement of assets and liabilities and statement of cashflows) have been restated to include the effects of this merger.
- 5 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on September 30, 2025 are as follows:
 - (a) 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 100,000 each.
As at, September 30, 2025, the Company has redeemed debentures amounting to Rs. 5,905 lakhs towards the outstanding principal amount and has paid Rs. 2,912 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 14,745 lakhs with a reduced face value of Rs. 14,403 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on September 30, 2025 is 1.45 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
 - (b) 11,090 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each.
As at, September 30, 2025, the Company has redeemed debentures amounting to Rs. 3,125 lakhs towards the outstanding principal amount and has paid Rs. 406 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 7,965 lakhs with a reduced face value of Rs. 71,825 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on September 30, 2025 is 1.47 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
 - (c) 13,377 Series 3 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each.
As at, September 30, 2025, the Company has redeemed debentures amounting to Rs. 3,142 lakhs towards the outstanding principal amount and has paid Rs. 808 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 10,235 lakhs with a reduced face value of Rs. 76,513 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on September 30, 2025 is 1.26 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.The secured 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.
- 6 On March 13, 2025, the Company had entered into Share Subscription Agreement ("SSA") between the Company, BREP Asia III India Holding Co VII Pte. Ltd. ("Acquirer") and Mr. Rajesh Anirudha Patil, Late Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Mr. Yashvardhan Rajesh Patil and Mr. Harshavardhan Naresh Patil, in relation to the Preferential Issue of the Subscription Shares to the Acquirer on the terms and conditions contained therein.
Pursuant to such SSA, the Preferential Issue Shares Allotment Committee of the Board of Directors of the Company at its meeting held on June 23, 2025, has approved the allotment of 1,26,75,685 equity shares having face value of INR 10/- each, at a premium of Rs. 319 per equity share (total Rs. 329 per equity share), aggregating to Rs. 41,703 lakhs by way of a preferential allotment on a private placement basis to Acquirer. These equity shares have been issued on June 23, 2025 and rank pari-passu with the existing issued equity shares of the Company in all respects including the payment of dividend and voting rights, if any. The corresponding costs pertaining to such preferential issue amounting to Rs. 225 lakhs have been included in other expenses for the quarter ended June 30, 2025 and six months ended September 30, 2025.
- 7 Further, on March 13, 2025, the Company had entered into Share Purchase Agreement ("SPA") between the Acquirer, the Company, Mr. Rajesh Anirudha Patil, Late Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Ms. Sunita Rajesh Patil, Ms. Vandana Naresh Patil, Ms. Sunita Milind Kolte, Mr. Yashvardhan Rajesh Patil, Ms. Ankita Rajesh Patil, Mr. Harshavardhan Naresh Patil and Ms. Priyanjali Naresh Patil ("Sellers") for the Acquirer to acquire from the Sellers equity shares constituting 25.70% of the paid-up post-proposed preferential issue equity share capital of the Company on the terms and conditions contained therein. Consequently, the Acquirer acquired such 2,27,96,353 equity shares from the Sellers on August 11, 2025. Subsequent to the above preferential issue and acquisition of shares, Acquirer holds 40% equity stake in the Company.
- 8 During the quarter ended September 30, 2025, the Company has sold its stake and hence ceases to be shareholder/partner from Kolte-Patil Realtors Private Limited (vide Share Purchase Agreement dated August 06, 2025) and Regensis Project Management LLP (vide Reconstituted LLP Agreement dated August 06, 2025).
Additionally, Ankit Enterprises (subsidiary) and Kolte-Patil Nivasti Developers and Builders LLP (joint venture) have been converted from partnership firm/LLP into company w.e.f July 06, 2025 and July 03, 2025 respectively.
- 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
ANIRUD
HA PATIL

Digitally signed
by RAJESH
ANIRUDHA PATIL
Date: 2025.11.11
16:16:39 +05'30'

Rajesh Patil
Managing Director
(DIN-00381866)

Place: Pune

Date: November 11, 2025

Independent Auditor's Review Report on the Quarterly and Year to Date 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 September 30, 2025 and year to date from April 01, 2025 to September 30, 2025 (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 5 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, quarter and six months period ended September 30, 2024 and year ended March 31, 2025, included in these standalone financial results has been restated to give effect to the adjustments arising from the amalgamation of Kolte-Patil Integrated Townships Limited ("KPIT") being the wholly owned subsidiary of the Company 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.

S R B C & C O L L P

Chartered Accountants

6. (a) The accompanying Statement includes the Company's share of profit after tax of Rs. 125 lakhs and Rs. 243 lakhs for quarter and six months period ended September 30, 2025 respectively as considered in the Statement in respect of 10 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 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/statement, include total assets of Rs. 2,41,011 lakhs as at March 31, 2025; total revenues of Rs. 975 lakhs, Rs. 24,969 lakhs and Rs. 45,049 lakhs; net profit/(loss) of Rs. (307) lakhs, Rs. 4,209 lakhs and Rs. 8,126 lakhs and total comprehensive income of Rs. (307) lakhs, Rs. 4,209 lakhs and Rs. 8,127 lakhs for the quarter and six months period ended September 30, 2024 and year ended March 31, 2025 respectively, and net cash outflows of Rs. 2,261 lakhs for the period from April 01, 2024 to September 30, 2024, as considered in the Statement pertaining to erstwhile wholly owned subsidiary (KPIT), which got amalgamated during the quarter into the Company and has been accounted for with effect from earliest period presented in accordance with Ind AS 103. The aforesaid numbers are based on reviewed/audited financial information/statements prepared in accordance with the Companies (Accounting Standards) Rules, 2015, as amended, and reviewed/audited by the erstwhile Statutory auditor of KPIT whose reports for the for the quarter and six months period ended September 30, 2024 and year ended March 31, 2025 dated November 11, 2024 and May 24, 2025 respectively expressed unmodified conclusion/opinion.

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

For **S R B C & C O L L P**

Chartered Accountants

ICAI Firm registration number: 324982E/E300003

Mustafa M Saleem
Digitally signed by Mustafa M Saleem
DN: cn=Mustafa M Saleem,
o=Personal,
email=mustafa.saleem@srb.in
Date: 2025.11.11 16:47:48 +05'30'

per Mustafa Saleem

Partner

Membership No.: 136969

UDIN: 25136969BMNTFC8399

Place: Pune

Date: November 11, 2025



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

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

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

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2025

(Rs. in lakhs except earnings per share)

Sr. No.	Particulars	Quarter ended			Six months ended		Year ended
		September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	March 31, 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	13,866	8,236	30,829	22,102	64,904	1,71,738
2	Other income	2,309	1,445	1,267	3,754	2,221	4,635
3	Total income (1+2)	16,175	9,681	32,096	25,856	67,125	1,76,373
4	Expenses						
	(a) Cost of services, construction and land	58,954	23,904	31,231	82,858	60,819	1,43,031
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(48,840)	(18,517)	(7,530)	(67,357)	(11,432)	(13,347)
	(c) Employee benefits expense	2,735	2,382	2,374	5,117	4,651	9,417
	(d) Finance costs	327	674	1,074	1,001	2,946	4,191
	(e) Depreciation and amortization expense	422	422	244	844	662	1,427
	(f) Other expenses	4,740	3,062	3,137	7,802	6,471	15,049
	Total expenses (a to f)	18,338	11,927	30,530	30,265	64,117	1,59,768
5	Profit/(loss) before share of profit/(loss) of associates, joint ventures for the period/year (net) (3-4)	(2,163)	(2,246)	1,566	(4,409)	3,008	16,605
6	Share of profit/(loss) of joint ventures and associates for the period/year (net)	760	26	157	786	393	512
7	Profit/(loss) before tax for the period/year (5+6)	(1,403)	(2,220)	1,723	(3,623)	3,401	17,117
8	Tax expense/(credit)						
	-Current tax*	1,666	54	95	1,720	274	1,962
	-Deferred tax*	(1,955)	(586)	594	(2,541)	1,456	4,134
	-Tax pertaining to previous years	-	-	-	-	-	88
	Total tax expenses/(credit) for the period/year	(289)	(532)	689	(821)	1,730	6,184
9	Net Profit/(loss) after tax (7-8)	(1,114)	(1,688)	1,034	(2,802)	1,671	10,933
	Net Profit/(loss) attributable to:						
	Owners of the Company	(1,043)	(1,699)	974	(2,742)	1,597	10,656
	Non-controlling interests	(71)	11	60	(60)	74	277
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) (net of tax)	-	-	-	-	-	(38)
	-Income Tax relating to items that will not be reclassified to Profit or Loss	-	-	-	-	-	8
	Other comprehensive income/(loss) (net of tax) attributable to:						
	Owners of the company	-	-	-	-	-	(29)
	Non-controlling interests	-	-	-	-	-	(1)
11	Total comprehensive income/(loss) for the period/year (9+10)	(1,114)	(1,688)	1,034	(2,802)	1,671	10,903
	Total comprehensive income/(loss) attributable to						
	Owners of the company	(1,043)	(1,699)	974	(2,742)	1,597	10,627
	Non-controlling interests	(71)	11	60	(60)	74	276
12	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	7,600	8,868	7,600	7,600
13	Other equity excluding revaluation reserves as per balance sheet						75,412
14	Earnings per equity share attributable to owners (Face value of Rs. 10/- each)#						
	Basic (Rs)	(1.18)	(2.21)	1.28	(3.31)	2.10	14.02
	Diluted (Rs)	(1.18)	(2.21)	1.28	(3.31)	2.10	13.99

#Basic and Diluted EPS for all periods, except for the year ended March 31, 2025 are not annualised.

*Restated (refer note 4)



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428
Registered Office: 8th Floor, City Bay, CTS No. 14 (P), 17 Boat Club Road, Pune - 411001
Tel. No. +91 20 67429200. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

UNAUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2025

Particulars	(Rs. in lakhs)	
	As at September 30, 2025	As at March 31, 2025
	(Unaudited)	(Audited)
Assets		
Non-current assets		
(a) Property, plant and equipment	13,463	12,812
(b) Investment property	1,674	1,690
(c) Other Intangible assets	45	56
(d) Right of use asset	2,347	2,209
(e) Financial assets		
(i) Investments	1,938	1,942
(ii) Other financial assets	8,902	10,849
(f) Deferred tax assets (net)*	16,812	14,271
(g) Income tax assets (net)*	7,453	6,258
(h) Other non-current assets	25,665	24,207
Total non-current assets	78,299	74,294
Current assets		
(a) Inventories	4,27,936	3,61,070
(b) Financial assets		
(i) Investments	44,011	4,074
(ii) Trade receivables	7,271	6,213
(iii) Cash and cash equivalents	11,496	18,041
(iv) Other balances with banks	30,817	25,942
(v) Other financial assets	15,137	11,221
(c) Other current assets	29,452	28,228
Total current assets	5,66,120	4,54,789
Total assets	6,44,419	5,29,083
Equity and liabilities		
Equity		
(a) Equity share capital	8,868	7,600
(b) Other equity	1,13,361	75,412
Equity attributable to owners of the Company	1,22,229	83,012
(c) Non-controlling interests	(336)	720
Total equity	1,21,893	83,732
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	247	427
(ii) Lease liability	2,155	2,015
(iii) Other financial liabilities	113	106
(b) Provisions	1,305	1,291
Total non-current liabilities	3,820	3,839
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,01,961	1,10,462
(ii) Lease liability	843	994
(iii) Trade payables		
A. Dues of micro and small enterprises	967	4,201
B. Dues of creditors other than micro and small enterprises	59,084	50,125
(iv) Other financial liabilities	13,098	13,914
(b) Provisions	1,688	1,635
(c) Current tax liabilities (net)*	135	96
(d) Other current liabilities	3,40,930	2,60,085
Total current liabilities	5,18,706	4,41,512
Total equity and liabilities	6,44,419	5,29,083

*Restated (refer note 4)


KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

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

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

UNAUDITED CONSOLIDATED STATEMENT OF CASHFLOWS FOR THE PERIOD ENDED SEPTEMBER 30, 2025

(Rs. in lakhs)

Particulars	September 30, 2025	September 30, 2024
A CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(loss) before tax and share of profit/(loss) in associates and joint ventures	(4,409)	3,008
Adjustment for:		
Depreciation and amortization expense	844	662
Employee stock option expense	256	-
Profit on sale of property, plant and equipment	(26)	(3)
Provision for doubtful debts/advances	639	142
Finance cost	1,001	2,946
Interest income	(1,010)	(706)
Gain on buyback/sale of investments	(109)	(70)
Provision/liabilities no longer required written back	-	(387)
Dividend income	(40)	-
Gain on fair valuation of financial instruments	(745)	(97)
Profit on sale of mutual fund	(87)	(123)
Operating profit before working capital changes	(3,686)	5,372
Adjustments for changes in working capital		
(Increase)/decrease in inventories	(60,476)	(5,766)
(Increase)/decrease in trade receivables	(1,497)	(3,490)
(Increase)/decrease in other assets	(2,280)	(10,597)
Increase/(decrease) in trade payables	5,552	(6,380)
Increase/(decrease) in other liabilities	81,550	28,256
Increase/(decrease) in provisions	67	261
Cash generated from operations	19,230	7,656
Income tax paid (net of refund)	(2,875)	(363)
Net cash generated from operating activities (A)	16,355	7,293
B Investing Activities		
Purchase of property, plant and equipment and Intangible assets	(2,287)	(2,517)
Purchase of investment in non controlling interest of subsidiaries (net)	(1,995)	(1,048)
Purchase of investment in associates/joint venture	-	(836)
Consideration received for shares bought back/sale of investment in associates	364	1,146
Proceeds from sale of property, plant & equipment	833	5
Purchase of mutual fund	(42,305)	(2,451)
Proceed from sale of mutual fund	3,196	7,953
Dividend Received	40	-
Bank deposits placed/realized (net)	(3,162)	(5,292)
Interest received	1,038	601
Movement in escrow accounts considered as other bank balances	(4,242)	(1,561)
Net cash used in investing activities (B)	(48,520)	(4,000)
C Financing Activities		
Repayment of lease liability	(623)	(435)
Interest on lease liability	(207)	(148)
Issue proceeds from equity	41,703	-
Repayment of borrowings	(26,511)	(15,137)
Proceeds from borrowings	17,077	28,908
Dividend paid	-	(3,040)
Interest paid	(5,819)	(8,548)
Net cash generated from financing activities (C)	25,620	1,600
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(6,545)	4,893
Cash and cash equivalents (opening balance)	18,041	29,976
Cash and cash equivalents (closing balance)	11,496	34,869
Cash and cash equivalents comprise of:		
Cash in hand	23	24
Balances with banks		
- In current accounts	10,360	19,888
- Deposit having original maturity of less than 3 months	1,113	14,957
Total	11,496	34,869



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

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

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

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 period ended September 30, 2025:

Sr. No.	Particulars	Quarter ended			Six months ended		Year ended
		September 30, 2025	June 30, 2025	September 30, 2024**	September 30, 2025	September 30, 2024**	March 31, 2025
1	Debt equity ratio (Debt/Equity) Debt = Borrowing + Lease liabilities (Non-Current and Current) Equity = Equity share capital + Other equity + Non-controlling interests	0.86	0.89	1.69	0.86	1.69	1.36
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	(0.08)	(0.04)	0.29	(0.06)	0.28	0.38
3	Interest service coverage ratio (Earning 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	(0.26)	(0.31)	0.57	(0.28)	0.76	1.47
4	Current ratio# (Current assets/Current liabilities)	1.09	1.10	1.04	1.09	1.04	1.03
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	0.70	0.71	0.89	0.70	0.89	0.91
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	0.06	-	-	0.07	0.02	0.00
7	Current liability ratio# (Current liabilities/Total liabilities)	0.99	0.99	0.97	0.99	0.97	0.99
8	Total debts to total assets ratio# (Debt/Total assets) Debt = Borrowing + Lease liabilities (Non-Current and Current)	0.16	0.18	0.24	0.16	0.24	0.22
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	1.78	1.14	4.34	3.28	8.96	29.16
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	0.03	0.01	0.07	0.04	0.14	0.37
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	-26.85%	-31.51%	4.75%	-28.59%	6.77%	10.24%
12	Net profit margin (%) (Net profit after tax/Total income)	-6.89%	-17.44%	3.22%	-10.84%	2.49%	6.20%
13	Capital redemption reserve (Rs. in Lakhs)	3,944	3,944	3,944	3,944	3,944	3,944
14	Net worth (Rs. in Lakhs) (Equity share capital + Other equity + Non-controlling interests)	1,21,893	1,23,365	73,988	1,21,893	73,988	83,732
15	Net profit/(loss) after tax (Rs. in Lakhs) Net loss for the period	(1,114)	(1,688)	1,034	(2,802)	1,671	10,933
16	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised Basic (Rs) Diluted (Rs)	(1.18) (1.18)	(2.21) (2.21)	1.28 1.28	(3.31) (3.31)	2.10 2.10	14.02 13.99

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2025.

^Net of finance cost capitalised.

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

** Ratios as at September 30, 2024 have been restated after considering the effect of adjustment of prior period error which are corrected in previous year.

Restated (refer note 4)



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

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

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

Notes :

- The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 11, 2025 and were subjected to review by the Statutory Auditors.
- 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.
- 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.
- 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 ("KPIIT") (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, quarter and six months period ended September 30, 2024 and year ended March 31, 2025 and income tax asset, current tax liability and deferred tax asset in the statement of assets and liabilities as at March 31, 2025 which have been restated to include the effects of this merger.
- The total listed secured Non-Convertible Debentures (NCDs), outstanding as on September 30, 2025 are as follows:
 - 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 100,000 each.
As at, September 30, 2025, the Company has redeemed debentures amounting to Rs. 5,905 lakhs towards the outstanding principal amount and has paid Rs. 2,912 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 14,745 lakhs with a reduced face value of Rs. 71,403 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on September 30, 2025 is 1.45 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
 - 11,090 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each.
As at, September 30, 2025, the Company has redeemed debentures amounting to Rs. 3,125 lakhs towards the outstanding principal amount and has paid Rs. 406 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 7,965 lakhs with a reduced face value of Rs. 71,825 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on September 30, 2025 is 1.47 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
 - 13,377 Series 3 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each.
As at, September 30, 2025, the Company has redeemed debentures amounting to Rs. 3,142 lakhs towards the outstanding principal amount and has paid Rs. 808 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 10,235 lakhs with a reduced face value of Rs. 76,513 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on September 30, 2025 is 1.26 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.The secured 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.
- On March 13, 2025, the Company had entered into Share Subscription Agreement ("SSA") between the Company, BREP Asia III India Holding Co VII Pte. Ltd. ("Acquirer") and Mr. Rajesh Anirudha Patil, Late Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Mr. Yashvardhan Rajesh Patil and Mr. Harshavardhan Naresh Patil, in relation to the Preferential Issue of the Subscription Shares to the Acquirer on the terms and conditions contained therein.
Pursuant to such SSA, the Preferential Issue Shares Allotment Committee of the Board of Directors of the Company at its meeting held on June 23, 2025, has approved the allotment of 1,26,75,685 equity shares having face value of INR 10/- each, at a premium of Rs. 319 per equity share (total Rs. 329 per equity share), aggregating to Rs. 41,703 lakhs by way of a preferential allotment on a private placement basis to Acquirer. These equity shares have been issued on June 23, 2025 and rank pari-passu with the existing issued equity shares of the Company in all respects including the payment of dividend and voting rights, if any. The corresponding costs pertaining to such preferential issue amounting to Rs. 225 lakhs have been included in other expenses for the quarter ended June 30, 2025 and six months ended September 30, 2025.
- Further, on March 13, 2025, the Company had entered into Share Purchase Agreement ("SPA") between the Acquirer, the Company, Mr. Rajesh Anirudha Patil, Late Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Ms. Sunita Rajesh Patil, Ms. Vandana Naresh Patil, Ms. Sunita Milind Kolte, Mr. Yashvardhan Rajesh Patil, Ms. Ankita Rajesh Patil, Mr. Harshavardhan Naresh Patil and Ms. Priyanjali Naresh Patil ("Sellers") for the Acquirer to acquire from the Sellers equity shares constituting 25.70% of the paid-up post-proposed preferential issue equity share capital of the Company on the terms and conditions contained therein. Consequently, the Acquirer acquired such 2,27,96,353 equity shares from the Sellers on August 11, 2025. Subsequent to the above preferential issue and acquisition of shares, Acquirer holds 40% equity stake in the Company.
- During the quarter ended September 30, 2025, the Company and/or its subsidiary have sold its stake and hence ceases to be shareholder/partner from Kolte-Patil Realtors Private Limited (vide Share Purchase Agreement dated August 06, 2025), Regensis Project Management LLP (vide Reconstituted LLP Agreement dated August 06, 2025), Amco Landmark Realty (vide Deed of Retirement dated August 07, 2025) and Ayaan Vihan Land Development (vide Deed of Retirement dated August 06, 2025). Accordingly, resulting gain of Rs. 71 lakhs has been recognised in the statement of profit and loss account for the quarter and six months ended September 30, 2025. Additionally, Ankit Enterprises (subsidiary) and Kolte-Patil Nivasti Developers and Builders LLP (joint venture) have been converted from partnership firm/LLP into company w.e.f July 06, 2025 and July 03, 2025 respectively.
- 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 ANIRUDHA PATIL
Digitally signed by RAJESH ANIRUDHA PATIL
Date: 2025.11.11 16:17:35 +05'30'

Rajesh Patil
Managing Director
(DIN-00381866)

Place: Pune
Date: November 11, 2025

Independent Auditor’s Review Report on the Quarterly and Year to Date 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 September 30, 2025 and year to date from April 01, 2025 to September 30, 2025 (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.

S R B C & C O L L P

Chartered Accountants

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

Subsidiaries

Kolte-Patil Real Estate Private Limited
Sylvan Acres Realty Private Limited
Regenesys 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
Ankit Landmarks Private Limited (Formerly known as “Ankit Enterprises”) (Converted into company w.e.f. July 06, 2025)
Kolte-Patil Homes (Dissolved w.e.f. March 31, 2025)
KP-Rachana Real Estate LLP
Bouvardia Developers LLP
KP-SK Project Management LLP
Carnation Landmarks LLP
Regenesys 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 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.
6. The accompanying Statement includes the unaudited interim financial results/statements and other financial information, in respect of:
 - 22 subsidiaries, whose unaudited interim financial results/statements include total assets of Rs. 79,179 lakhs as at September 30, 2025, total revenues of Rs. 2,510 lakhs and Rs. 5,415 lakhs, total net loss after tax of Rs. 563 lakhs and Rs. 343 lakhs, total comprehensive loss of Rs. 563 lakhs and Rs. 343 lakhs, for the quarter ended September 30, 2025 and the six months period ended on that date respectively, and net cash outflows of Rs. 4,202 lakhs for the period from April 01, 2025 to September 30, 2025, as considered in the Statement which have been reviewed by their respective independent auditors.
 - 3 associates and 3 joint ventures, whose unaudited interim financial results/statements include Group's share of net profit of Rs. 760 lakhs and Rs. 786 lakhs and Group's share of total comprehensive income of Rs. 760 lakhs and Rs. 786 lakhs for the quarter ended September 30, 2025 and the six months period ended on that date respectively, as considered in the Statement whose interim financial results/financial statements, other financial information have been reviewed by their respective independent auditors.

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, joint ventures and associates 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 interim financial result/statement and other financial information reflect total assets of Rs. 52 lakhs as at September 30, 2025, and total revenues of Rs. 55 lakhs and Rs. 137 lakhs, total net loss after tax of Rs. 18 lakhs and Rs. 66 lakhs, total comprehensive loss of Rs. 18 lakhs and Rs. 66 lakhs, for the quarter ended September 30, 2025 and the six months period ended on that date respectively and net cash inflows of Rs. 0.20 lakhs for the period from April 01, 2025 to September 30, 2025.

The unaudited interim financial statements/ financial information/ financial results and other unaudited financial information of this subsidiary 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 this subsidiary is based solely on such unaudited interim financial statement/financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial statements/financial information/financial results are not material to the Group.

S R B C & C O L L P

Chartered Accountants

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 & C O L L P**

Chartered Accountants

ICAI Firm registration number: 324982E/E300003

**Mustafa M
Saleem**

Digitally signed by Mustafa M
Saleem
DN: cn=Mustafa M Saleem,
o=Personal,
email=mustafa.saleem@srb.in
Date: 2025.11.11 16:46:11 +05'30'

per Mustafa Saleem

Partner

Membership No.: 136969

UDIN: 25136969BMNTFD5728

Place: Pune

Date: November 11, 2025