



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,  
1<sup>st</sup> floor, Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400001

Date: 11 November 2025

**Sub: Press release on Q2 & H1 FY26 Financial Results**

**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,

Please find attached herewith copy of press release on Q2 & H1 FY26 Financial Results.

This is for your information and record.

Thanking you,

**For Kolte-Patil Developers Limited**

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

Encl: As above

**KOLTE-PATIL DEVELOPERS LTD.**

CIN : L45200PN1991PLC129428

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## Kolte-Patil Developers Ltd. Q2 & H1 FY26 Financial Results

**Pune, 11 November 2025:** Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL), a leading Pune-based real estate player, with growing presence in Mumbai and Bengaluru, announced its un-audited results for the second quarter of the financial year 2025-2026 and half year ended 30 September 2025.

### **Operational & Financial Highlights – Q2 FY26**

- **Strategic Investment:** As an update, during the quarter funds affiliated with Blackstone completed their stake acquisition and currently hold 40% in the company
- **Business Development:** In Oct'25, the company acquired 7.5-acre land parcel with an estimated saleable area of 1.9 Mn. Sq. Ft. and a GDV of ~ Rs.1,400 crore
- Sales Value at Rs. 670 crore, up 9% QoQ
- Collections at Rs. 596 crore, up 8% QoQ
- Realization at Rs. 7,823 per sq. ft., up 7% QoQ
- Total Income stood at Rs. 162 crore

**Commenting on the performance and the developments during the quarter, Mr. Rajesh Patil, Managing Director, Kolte-Patil Developers Limited said,** *“This quarter marked an important milestone in the company’s growth story with Blackstone joining the promoter group. As we embark on this new journey focused on long term value creation, several structural and organizational initiatives including Board and leadership level changes have been implemented to streamline decision-making, enhance operational discipline, and strengthen governance framework.*

*Residential sector demand continues to be healthy, with strong traction across the mid-income and premium segments. Lifestyle aspirations, rising income, favorable policy measures like GST rationalization and interest rate moderation have added to the buoyancy in housing activity. This undercurrent is gaining momentum from the festive period and upcoming year-end holiday season. As the market evolves, Indian real estate is clearly transitioning towards being more organized, transparent, and customer-centric. We expect a period of steady, quality-led expansions underpinned by strong fundamentals, and a supportive regulatory environment.*

*We reported healthy QoQ growth in Q2 FY26, underscoring the strength of our operating model and sustained demand for high quality residential projects. Pre-sales at Rs. 670 crore, improved to 9% Q-o-Q, while collections increased 8% Q-o-Q to Rs. 596 crore. Average realizations increased by 7% Q-o-Q to Rs. 7,823 per sq. ft., supported by pricing power and strong traction in our 24K luxury portfolio. Demand at the company’s flagship integrated*

township, Life Republic, remained strong contributing 0.51 million sq. ft. of sales during the quarter. In the Mumbai Metropolitan Region (MMR), the company continues to make in-roads in new micro markets reinforcing its long-term growth strategy and complementing its established leadership position in Pune. We recently entered the Versova market with the launch of Serenova, a mid-luxury project, for which I am happy to share that we have received a very encouraging response.

Kolte-Patil continues to expand its portfolio through strategic project and land acquisitions and currently has a total portfolio of ~37 million sq. ft. which includes unsold inventory, a strong development pipeline and land bank. Recently the company acquired a 7.5-acre land parcel in Bhugaon, Pune, which offers an estimated saleable area of 1.9 million sq. ft. and a Gross Development Value (GDV) of approximately Rs. 1,400 crore. With growing demand accelerated by improving infrastructure, our foray into Bhugaon market aligns with our strategy of delivering well-planned, highly amenitized, high quality residential projects.

About financial performance, it is important to note that we follow CCM based accounting method where revenue recognition is based on completion and possession. While H1 witnessed limited project completions and revenue recognition, I would like to share that construction for our under-development projects is on track to be completed within committed timelines and will reflect in the future financial performance.

Looking ahead, this marks the beginning of a new and exciting chapter for Kolte-Patil. We are entering a new phase characterized by institutional strength, and the groundwork being laid today will yield results in the future. Our focus on disciplined execution, customer-centric innovation, and long-term value creation remains steadfast. We are confident of building a future-ready, sustainable, and high-performing enterprise capable of delivering consistent value across business cycles. I would like to thank all our stakeholders for their continued trust.”

#### **About Kolte-Patil Developers Limited:**

Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL; KPDL), incorporated in 1991, is a leading real estate company with dominant presence in the Pune residential market, and diversified presence in Mumbai and Bengaluru. Very recently, the company entered into a strategic partnership with global investment firm Blackstone with the latter acquiring a 40% stake in the company following the two phase transaction involving preferential allotment of equity shares and the 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 >31 million square feet across Pune, Mumbai and Bengaluru. The Indian Green Building Council (IGBC) has certified several of the company's projects. KPDL markets its projects under two brands: 'Kolte-Patil' (addressing the mid-premium/premium segment) and '24K' (addressing the premium luxury segment).

Consolidating its leadership position in Pune, the company forayed into the Mumbai market in 2013 focusing on society redevelopment projects that have lower capital intensity. The company has signed fourteen projects (six completed, three on-going, five 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 nonconvertible debentures as AA-/Stable by CRISIL.

*The company's growth trajectory, internal processes and corporate governance practices have benefitted from partnerships with marquee financial institutions like KKR, JP Morgan Asset Management, Portman Holdings, ASK Capital, Motilal Oswal, ICICI Ventures, IL&FS, Planet Smart City and Marubeni Corporation.*

*Over the years, KPDL has received multiple awards and recognitions including The ET Real Estate Awards 2025- Residential Project – High-End (Ongoing: West) for 24K Manor, The ET Real Estate Awards 2025 - Residential Project Villa for 24K Espada Project at Life Republic, Times Power Brands Legacy Brand in Real Estate – Pune, Most Iconic Luxury Brand in Real Estate, 24K, ET Business Awards, 2022.*

**For more details on Kolte-Patil Developers Ltd., visit [www.koltepatil.com](http://www.koltepatil.com)**

**For further information, please contact:**

**Dipti Rajput, CFA**

**VP – Investor Relations**

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