



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: 22 May 2026

Subject: - Submission of the Outcome of the Meeting of the Board of Directors of the Company held on 22 May 2026

**ISIN: Equity: INE094I01018 and
Debt: INE094I07049, INE094I07064, 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: 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
BSE Security Code and Security Name – Debt: 977351 and 0KPDL35**

Dear Sir/Madam,

Pursuant to Regulation 30, 33, 51, 52 and other applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Regulations”) as amended from time to time, read together with Schedule III of the Regulations, we wish to inform you that the Board of Directors of Kolte-Patil Developers Limited (“**Company**”) at their meeting held on **Friday, 22 May 2026, approved** the following:

1. The audited Financial Results (Standalone and Consolidated) for the quarter and year ended 31 March 2026, the financial results are annexed as **Annexure A**;
2. Re-appointment of Mr. Girish Vanvari (DIN: 07376482) as an Independent Director (Non-Executive) for a second term of 5 (five) consecutive years from 29 July 2026, subject to the approval of the shareholders in the ensuing annual general meeting; The required details of his re-appointment are annexed as **Annexure B**;

Page 1 of 2

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
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

3. The list of Senior Management Personnel of the Company w.e.f. 22 May 2026:

Sr. No.	Name	Designation
1	Mr. Anil Dwivedi	Chief Development Officer
2	Mr. Vishal Mariya	Chief Human Resources Officer
3	Mr. Pranav Mehta	Chief Business Officer – Pune
4	Mr. Mahendra Kumar Chauhan	Business Head - Mumbai

The required details are annexed as **Annexure C**.

4. The Scheme of Amalgamation involving Amalgamation of Kolte-Patil Lifespaces Private Limited (“KPLPL” or “Transferor Company 1”) and Kolte-Patil Smart Spaces Private Limited (“KPSPL” or “Transferor Company 2”), a Wholly-Owned Subsidiaries of the Company with Kolte-Patil Developers Limited (“KPD” or “Transferee Company”) (hereinafter referred as “Scheme”) under Section 230 to 232 of the Companies Act, 2013 read with applicable rules made thereunder. The Scheme is conditional upon and subject to necessary statutory and regulatory approvals/permissions including National Company Law Tribunal, Mumbai and approval of the Members and consent from the creditors of Transferor Companies and Transferee Company, as applicable. The required details are annexed as **Annexure D**.
5. Preferential allotment made on 23 June 2025 on private placement basis (QIP) – issue proceeds utilization period to be extended for 12 (twelve) months from 23 December 2026 till 22 December 2027, subject to the approval of the shareholders in the ensuing annual general meeting.

The details as per Regulation 30 read with Schedule III of the Regulations read with SEBI HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 dated January 30, 2026 are provided in the Annexures to this letter.

The date of 35th Annual General Meeting of the Company will be intimated separately.

The Meeting of Board of Directors was commenced at 04:30 PM and concluded at 05.45 PM.

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Page 2 of 2

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STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

Sr. No.	Particulars	Quarter ended			Year ended	
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
		(Audited) (Refer note 11)	(Unaudited)	(Audited) (Restated) (Refer note 4 and 11)	(Audited)	(Audited) (Restated) (Refer note 4)
		(Rs. in lakhs except earnings per share)				
1	Revenue from operations	23,634	24,917	65,782	65,834	1,53,909
2	Other income	2,315	3,121	732	10,352	4,688
3	Total income (1+2)	25,949	28,038	66,514	76,186	1,58,597
4	Expenses					
	(a) Cost of services, construction and land	68,017	34,980	42,057	1,82,196	1,25,820
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(50,672)	(17,828)	6,529	(1,36,382)	(12,643)
	(c) Employee benefits expense	2,425	2,389	2,333	9,514	8,597
	(d) Impairment loss on investments	-	351	-	351	-
	(e) Finance costs	656	1,051	631	2,700	4,116
	(f) Depreciation and amortisation expense	332	372	399	1,498	1,324
	(g) Other expenses	4,397	3,749	4,314	15,447	14,271
	Total expenses (a to g)	25,155	25,064	56,263	75,324	1,41,485
5	Profit before tax for the period/year (3-4)	794	2,974	10,251	862	17,112
6	Tax expense/(credit)					
	-Current tax	2,343	4,136	1,618	8,160	1,618
	-Deferred tax	(1,459)	(3,196)	1,428	(7,101)	3,887
	-Tax pertaining to previous years	-	-	142	-	142
	Total tax expenses for the period/year	884	940	3,188	1,059	5,647
7	Profit/(loss) for the period/year (5-6)	(90)	2,034	7,063	(197)	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	(56)	-	(34)	(56)	(34)
	-Income tax relating to items that will not be reclassified to profit & loss	14	-	9	14	9
9	Total comprehensive income/(loss) for the period/year (7+8)	(132)	2,034	7,038	(239)	11,440
10	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	7,600	8,868	7,600
11	Other equity excluding revaluation reserves as per balance sheet				1,13,749	73,689
12	Earnings Per Share (EPS) (Face value of Rs. 10/- each)*					
	Basic (Rs.)	(0.10)	2.29	9.29	(0.23)	15.08
	Diluted (Rs.)	(0.10)	2.29	9.27	(0.23)	15.05
	* Basic and Diluted EPS for all periods, except for the year ended March 31, 2026 and March 31, 2025 are not annualised.					



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AUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS AT MARCH 31, 2026

Particulars	As at March 31, 2026	As at March 31, 2025
	(Audited)	(Audited) (Restated) (Refer note 4)
Assets		
Non-current assets		
(a) Property, plant and equipment	13,508	12,729
(b) Capital work-in-progress	361	-
(c) Investment properties	6,267	1,690
(d) Intangible assets	29	55
(e) Right-of-use assets	3,109	1,924
(f) Financial assets		
(i) Investments	8,649	9,224
(ii) Loans	57,521	24,908
(iii) Other financial assets	3,091	22,137
(g) Deferred tax assets (net)	18,023	10,908
(h) Income tax assets (net)	6,494	5,805
(i) Other non-current assets	5,402	8,709
Total non-current assets	1,22,454	98,089
Current assets		
(a) Inventories	4,62,333	3,28,462
(b) Financial assets		
(i) Investments	46,545	4,073
(ii) Trade receivables	3,511	2,578
(iii) Cash and cash equivalents	16,469	11,762
(iv) Other balances with banks	30,895	23,447
(v) Other financial assets	12,119	11,846
(c) Other current assets	35,589	26,254
Total current assets	6,07,461	4,08,422
Total assets	7,29,915	5,06,511
Equity and liabilities		
Equity		
(a) Equity share capital	8,868	7,600
(b) Other equity	1,13,749	73,689
Total equity	1,22,617	81,289
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	151	427
(ii) Lease liabilities	2,551	1,760
(b) Provisions	807	924
Total non-current liabilities	3,509	3,111
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,14,064	1,10,435
(ii) Lease liabilities	1,320	922
(iii) Trade payables		
A. Dues of micro and small enterprises	3,588	3,613
B. Dues of creditors other than micro and small enterprises	53,129	46,491
(iv) Other financial liabilities	1,972	4,707
(b) Provisions	1,737	1,483
(c) Current tax liabilities (net)	721	-
(d) Other current liabilities	4,27,258	2,54,460
Total current liabilities	6,03,789	4,22,111
Total equity and liabilities	7,29,915	5,06,511



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AUDITED STANDALONE STATEMENT OF CASHFLOWS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	(Rs. in lakhs)	
	Year ended	
	March 31, 2026	March 31, 2025
	(Audited)	(Audited) (Restated) (Refer note 4)
A Cash flow from operating activities		
Profit before tax:	862	17,112
Adjustment for:		
Depreciation and amortisation expenses	1,498	1,324
Profit on sale of mutual fund	(451)	(61)
Rental income from investment properties	(535)	-
Employee stock option expense/(credit)	(136)	136
Finance cost	2,700	4,116
Interest income	(5,908)	(2,414)
Dividend income	(375)	(272)
Gain on derecognition of lease liability	(141)	-
Profit/(loss) on sale of property, plant and equipment	(46)	(11)
Share of (profit)/loss from partnership firms and LLP	18	(1,102)
Gain on fair valuation of financial instruments	(1,726)	(65)
Gain on buy back of investments	(44)	(437)
Provisions for doubtful debt/advances	241	24
Impairment loss on investments	351	-
Operating profit/(loss) before working capital changes	(3,692)	18,350
Adjustments for changes in working capital:		
(Increase)/decrease in inventories	(1,23,934)	(1,465)
(Increase)/decrease in trade receivables	(933)	(1,516)
(Increase)/decrease in other assets	(8,986)	2,020
Increase/(decrease) in trade payables	7,164	(2,497)
Increase/(decrease) in other liabilities	1,72,860	27,704
Increase/(decrease) in employee benefit obligations	82	(158)
Cash generated from operating activities post working capital changes	42,561	42,438
Income tax paid (net of refund)	(8,031)	(2,608)
Net cash generated from operating activities (A)	34,530	39,830
B Cash flow from investing activities		
Purchase of property, plant and equipment and intangible assets	(3,736)	(5,597)
Proceeds from sale of property, plant and equipment	854	20
Fixed deposits (placed)/redeemed (net)	6,499	(16,779)
Movement in escrow accounts considered as other bank balance	(10,090)	(6,366)
Rent received	535	-
Purchase of mutual fund	(81,809)	(20,173)
Proceed from sale of mutual fund	41,480	26,050
Proceeds from buyback/redemption of investments	264	1,525
Payment towards deferred liability for acquisition of interest in subsidiary	(2,920)	(1,621)
Loans given to subsidiaries (including partnership firms) and joint venture	(18,655)	(16,228)
Loans repaid by subsidiaries (including partnership firms) and joint venture	6,416	2,018
Amounts (invested in)/withdrawn from partnership firms & LLPs	635	(987)
Interest received	1,856	721
Dividend received	375	272
Net cash used in investing activities (B)	(58,296)	(37,145)
C Cash flow from financing activities		
Proceeds from issue of share capital (including securities premium)	41,703	-
Payment of principal portion of lease liabilities	(813)	(751)
Payment of interest on lease liability	(357)	(360)
Interest paid	(11,616)	(10,222)
Dividend paid	-	(3,040)
Proceeds from borrowings	57,064	41,391
Repayment of borrowings	(57,508)	(42,958)
Net cash generated from/(used in) financing activities (C)	28,473	(15,940)
D Net increase/(decrease) in cash and cash equivalents (A+B+C)	4,707	(13,255)
Cash and cash equivalents (Opening balance)	11,762	17,793
Addition in cash & cash equivalents on account of merger (refer note 4)	-	7,224
Cash and cash equivalents (Closing balance)	16,469	11,762
Cash and cash equivalents comprise of:		
Cash in hand	7	8
Balances with banks		
- In current accounts	14,228	11,304
- Deposit having original maturity of less than 3 months	2,234	450
Total	16,469	11,762



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Additional information pursuant to requirement of regulation 52(4) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulation 2015 as amended as at and for the period ended March 31, 2026.

Sr. No.	Particulars	Quarter ended			Year ended	Year ended
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
		(Audited)	(Unaudited)	(Audited) (Restated) (Refer note 4)	(Audited)	(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	0.96	1.03	1.40	0.96	1.40
2	Debt service coverage ratio (Earning available for Debt Service / Debt Service) Earning available for Debt Service = Profit before taxes + finance cost (net)^ + depreciation and amortization expense + Impairment of investment + Provision for doubtful debts /advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	0.08	0.21	1.64	0.08	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 + Impairment of investment + Provision for doubtful debts /advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease and other finance charges	0.36	1.09	4.96	0.36	1.50
4	Current ratio (Current assets / Current liabilities)	1.01	1.04	0.97	1.01	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)	0.99	0.86	1.16	0.99	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
7	Current liability ratio (Current liabilities / Total liabilities)	0.99	1.00	0.99	0.99	0.99
8	Total debts to total assets ratio (Debt / Total assets) Debt = Borrowing + Lease liabilities (non-current and current)	0.16	0.19	0.22	0.16	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	6.56	6.84	29.57	21.63	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	0.04	0.04	0.15	0.12	0.39
11	Operating margin(%) (EBITDA /Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, Impairment of investment and other income Turnover = Revenue from operations	(2%)	5%	16%	(8%)	12%
12	Net profit margin (%) (Net profit after tax / Total income)	(0.35%)	7.25%	10.62%	(0.26%)	7.23%
13	Capital redemption reserve (Rs In Lakhs)	159	159	159	159	159
14	Net worth (Rs In Lakhs) (Equity share capital + Other equity)	1,22,617	1,22,749	81,289	1,22,617	81,289
15	Net profit after tax (Rs In Lakhs)	(90)	2,034	7,063	(197)	11,465
16	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised Basic (Rs.) Diluted (Rs.)	-0.10 -0.10	2.29 2.29	9.29 9.27	-0.23 -0.23	15.08 15.05

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2026 and March 31, 2025.

^ Net of finance cost capitalised.

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



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Standalone Notes :

- 1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 22, 2026 and were subjected to audit by the Statutory Auditors.
- 2 The Company is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard ("Ind AS") 108 -Operating Segments.
- 3 Since, the nature of activities being carried out by the Company is such that profits/(losses) from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits/(losses) for the year.
- 4 Pursuant to provisions of Section 230-232 of the Companies Act, 2013, the Board of Directors of the Company on February 11, 2025 had approved the scheme of amalgamation of Kolte-Patil Integrated Townships Limited ("KPIT") (a wholly owned subsidiary of the Company) with Kolte-Patil Developers Limited ("KPDL") with appointed date of April 01, 2024 ("the Scheme"). National Company Law Tribunal ("NCLT") approved the above scheme vide its order dated October 07, 2025 and the merger became effective on October 31, 2025 on filing of the NCLT Order with the Registrar of Companies. The merger has been accounted as Business Combination of entities under common control as per Appendix C to Ind AS 103 - Business Combinations. Accordingly, the comparative periods for the quarter 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 Issue of NCD's during the year:
 - (a) On October 16, 2025, the Debenture Allotment Committee allotted 13,996 Series 4 fully, secured, listed, rated, zero coupon, redeemable, non-convertible debentures of par value Rs. 1,00,000/- each aggregating to Rs. 13,996 Lakhs, on a private placement basis to Marubeni Corporation, Japan. Unless redeemed earlier, NCDs shall be for a period of 120 months. The NCDs are secured by way of a registered mortgage over right, title and interest possessed 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. The NCDs shall be redeemed at premium which is linked to collections made from sale of the earmarked units. These NCDs along with above redemption premium will be redeemed as and when the revenues are collected by the company in accordance with the debenture trust deed, as amended from time to time.
 - (b) On December 05, 2025, the Debenture Allotment Committee allotted 10,994 Series 4 fully, secured, listed, rated, zero coupon, non-convertible debentures of par value Rs. 1,00,000/- each aggregating to Rs. 10,994 Lakhs, on a private placement basis to Marubeni Corporation, Japan. Unless redeemed earlier, NCDs shall be for a period of 120 months. The NCDs are secured by way of a registered mortgage over right, title and interest possessed 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. The NCDs shall be redeemed at premium which is linked to collections made from sale of the earmarked units. These NCDs along with above redemption premium will be redeemed as and when the revenues are collected by the company in accordance with the debenture trust deed, as amended from time to time.
- 6 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on March 31, 2026 are as follows:
 - (a) 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 100,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 9,327 lakhs towards the outstanding principal amount and has paid Rs. 4,695 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 11,323 lakhs with a reduced face value of Rs. 54,831 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.33 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (b) 11,090 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 5,244 lakhs towards the outstanding principal amount and has paid Rs. 639 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 5,846 lakhs with a reduced face value of Rs. 52,718 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 2.14 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (c) 13,377 Series 3 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 6,058 lakhs towards the outstanding principal amount and has paid Rs. 1,608 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 7,319 lakhs with a reduced face value of Rs. 54,715 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.18 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (d) 13,996 Series 4 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 447 lakhs towards the outstanding principal amount and has paid Rs. 118 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 13,549 lakhs with a reduced face value of Rs. 96,808 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.08 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (e) 10,994 Series 4 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 327 lakhs towards the outstanding principal amount and has paid Rs. 95 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 10,667 lakhs with a reduced face value of Rs. 97,026 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.03 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.The 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.
- 7 The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Codes viz Code on Wages, 2019, Industrial Relations Code, 2020, Code on Social Security, 2020, and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as 'the New Labour Codes'). The New Labour Codes have been made effective from November 21, 2025. Based on the Company's assessment, the New Labour Codes do not have material impact on the standalone financial results for the year ended March 31, 2026. The Company continues to monitor the finalisation of Central/State rules and clarifications from the Government on other aspects of the New Labour Codes and would provide appropriate accounting effect on the basis of such developments as needed.
- 8 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, 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 were 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. 200 lakhs have been included in other expenses for the year ended March 31, 2026.
- 9 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.
- 10 During the year ended March 31, 2026, 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 & Builders LLP (joint venture) have been converted from partnership firm/LLP into company w.e.f July 06, 2025 and July 03, 2025 respectively.



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

- 11 The figures for the quarter ended March 31, 2026 and March 31, 2025 are the derived figures between audited figures in respect of full financial year and the unaudited published year to date figures upto the third quarter of the respective financial year which were subjected to limited review.
- 12 The Board of Directors of the Company at its meeting dated May 22, 2026 have approved the draft scheme of amalgamation involving amalgamation of Kolte-Patil Lifespaces Private Limited and Kolte-Patil Smart Spaces Private Limited, wholly-owned subsidiaries of the Company with the Company under Section 230 to 232 of the Companies Act, 2013 read with applicable rules made thereunder. The Scheme is conditional and subject to necessary statutory and regulatory approvals/permissions including approval of National Company Law Tribunal, Mumbai and Members and consent from the creditors of the wholly owned subsidiaries/ the Company, as applicable.
- 13 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
ANIRUDD
HA PATIL

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ANIRUDDHA PATIL
Date: 2026.05.22
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Rajesh Patil

Managing Director
(DIN-00381866)

Place: Pune

Date: May 22, 2026

Independent Auditor's Report on the Quarterly and Year to Date Audited 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

To
The Board of Directors of
Kolte-Patil Developers Limited

Report on the audit of the Standalone Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date standalone financial results of Kolte-Patil Developers Limited (the "Company") for the quarter and year ended March 31, 2026 (the "Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors on the separate audited financial statements and other financial information of the partnership entities, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard;
and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net loss and other comprehensive loss and other financial information of the Company for the quarter and year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matters" paragraph below is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

The comparative financial information of the Company for the quarter and year ended March 31, 2025, included in standalone financial results has been restated to give effect to the adjustments arising from the amalgamation of a wholly owned subsidiary of the Company, Kolte-Patil Integrated Townships Limited ("KPIT") with the Company, as more 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.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company is responsible for the preparation and presentation of the Statement that gives a true and fair view of the net loss and other comprehensive loss of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act 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. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

- (a) The accompanying Statement of quarterly and year to date standalone financial results includes the Company's share of net loss after tax of Rs. 315 lakhs and Rs. 18 lakhs and total comprehensive loss of Rs. 315 lakhs and Rs. 18 lakhs for the quarter and year ended March 31, 2026 respectively, as considered in the Statement, in respect of 10 partnership entities, which have been audited by their respective auditors.

The reports of such auditors on annual financial statements and other financial information of these partnership entities have been furnished to us and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the report of such auditors.

- (b) The comparative restated financial information, included in standalone financial results/statement, include total assets of Rs. 2,41,011 lakhs as at March 31, 2025, total revenues of Rs. 19,586 lakhs and Rs. 45,049 lakhs; net profit/(loss) of Rs. 3,785 lakhs and Rs. 8,126 lakhs and total comprehensive income of Rs. 3,786 lakhs and Rs. 8,127 lakhs for the quarter and year ended March 31, 2025 respectively, and net cash outflows of Rs. 642 lakhs for the year ended March 31, 2025 as considered in the Statement pertaining to erstwhile wholly owned subsidiary (KPIT), which got amalgamated during the year into the Company and has been accounted for with effect from earliest period presented in accordance with Ind AS. The aforesaid numbers are based on audited financial information/statements prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and audited by the erstwhile Statutory auditor of KPIT whose report for the quarter and year ended March 31, 2025 dated May 24, 2025 expressed unmodified opinion.

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

S R B C & C O L L P

Chartered Accountants

- (c) The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S R B C & C O L L P

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003

Mustafa
M Saleem

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Mustafa M Saleem
Date: 2026.05.22
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per Mustafa Saleem

Partner

Membership No.: 136969

UDIN: 26136969CPNLKX3041

Place: Pune

Date: May 22, 2026



STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

Sr. No.	Particulars	(Rs. in lakhs except earnings per share)				
		Quarter ended			Year ended	
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
	(Audited) (refer note 11)	(Unaudited)	(Audited) (refer note 11)	(Audited)	(Audited)	
1	Revenue from operations	24,861	26,533	71,867	73,496	1,71,738
2	Other income	1,355	1,645	453	6,754	4,635
3	Total income (1+2)	26,216	28,178	72,320	80,250	1,76,373
4	Expenses					
	(a) Cost of services, construction and land	74,292	67,164	47,226	2,24,314	1,43,031
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(56,269)	(48,265)	6,686	(1,71,891)	(13,347)
	(c) Employee benefits expense	2,476	2,573	2,469	10,166	9,417
	(d) Finance costs	610	1,054	637	2,665	4,191
	(e) Depreciation and amortisation expense	357	397	425	1,598	1,427
	(f) Other expenses	4,965	4,253	4,848	17,020	15,049
	Total expenses (a to f)	26,431	27,176	62,291	83,872	1,59,768
5	Profit/(loss) before share of profit/(loss) of associates, joint ventures for the period/year (net) (3-4)	(215)	1,002	10,029	(3,622)	16,605
6	Share of profit/(loss) of joint ventures and associates for the period/year	22	18	97	826	512
7	Profit/(loss) before tax for the period/year (5+6)	(193)	1,020	10,126	(2,796)	17,117
8	Tax expense/(credit)					
	-Current tax	2,760	4,102	1,720*	8,582	1,962*
	-Deferred tax	(1,537)	(3,511)	1,579*	(7,589)	4,134*
	-Tax pertaining to previous years	13	6	198	19	88
	Total tax expenses for the period/year	1,236	597	3,497	1,012	6,184
9	Net Profit/(loss) after tax (7-8)	(1,429)	423	6,629	(3,808)	10,933
	Net Profit/(loss) attributable to:					
	Owners of the Company	(1,575)	450	6,529	(3,867)	10,656
	Non-controlling interests	146	(27)	100	59	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)	(35)	-	(38)	(35)	(38)
	-Income tax relating to items that will not be reclassified to Profit or Loss	13	-	8	13	8
	Other comprehensive income/(loss) (net of tax) attributable to:					
	Owners of the company	(23)	-	(29)	(23)	(29)
	Non-controlling interests	1	-	(1)	1	(1)
11	Total comprehensive income/(loss) for the period/year (9+10)	(1,451)	423	6,599	(3,830)	10,903
	Total comprehensive income/(loss) attributable to					
	Owners of the company	(1,598)	450	6,500	(3,890)	10,627
	Non-controlling interests	147	(27)	99	60	276
12	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	8,868	7,600	8,868	7,600
13	Other equity excluding revaluation reserves as per balance sheet				1,11,821	75,412
14	Earnings per equity share attributable to owners (Face value of Rs. 10/- each)#					
	Basic (Rs)	(1.78)	0.51	8.59	(4.51)	14.02
	Diluted (Rs)	(1.78)	0.51	8.57	(4.51)	13.99

#Basic and Diluted EPS for all periods, except for the year ended March 31, 2026 and March 31, 2025 are not annualised.

*Restated (refer note 4)



AUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS AT MARCH 31, 2026

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
	(Audited)	(Audited)
ASSETS		
1 Non-current assets		
(a) Property, plant and equipment	13,600	12,812
(b) Capital work-in-progress	361	-
(c) Investment property	9,153	1,690
(d) Other intangible assets	30	56
(e) Right of use asset	3,310	2,209
(f) Financial assets		
(i) Investments	1,081	1,942
(ii) Loans	133	136
(iii) Other financial assets	4,357	10,713
(g) Deferred tax assets (net)*	21,869	14,271
(h) Income tax assets (net)*	6,877	6,258
(i) Other non-current assets	6,506	24,207
Total non-current assets	67,277	74,294
2 Current assets		
(a) Inventories	5,27,500	3,61,070
(b) Financial assets		
(i) Investments	46,559	4,074
(ii) Trade receivables	6,341	6,213
(iii) Cash and cash equivalents	20,157	18,041
(iv) Other balances with banks	30,915	25,942
(v) Other financial assets	20,720	11,221
(c) Other current assets	36,274	28,228
Total current assets	6,88,466	4,54,789
Total assets	7,55,743	5,29,083
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity share capital	8,868	7,600
(b) Other equity	1,11,821	75,412
Equity attributable to owners of the Company	1,20,689	83,012
(c) Non-controlling interests	(228)	720
Total equity	1,20,461	83,732
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	151	427
(ii) Lease liability	2,717	2,015
(iii) Other financial liabilities	124	106
(b) Provisions	1,064	1,291
Total non-current liabilities	4,056	3,839
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	1,14,064	1,10,462
(ii) Lease liability	1,410	994
(iii) Trade Payable		
A. Dues of micro and small enterprises	3,808	4,201
B. Dues of creditors other than micro and small enterprises	62,151	50,125
(iv) Other financial liabilities	12,847	13,914
(b) Provisions	1,880	1,635
(c) Current tax liabilities (net)*	949	96
(d) Other current liabilities	4,34,117	2,60,085
Total current liabilities	6,31,226	4,41,512
Total equity and liabilities	7,55,743	5,29,083

*Restated (refer note 4)



AUDITED CONSOLIDATED STATEMENT OF CASHFLOWS FOR THE YEAR ENDED MARCH 31, 2026

(Rs. in Lakhs)

	Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
A	CASH FLOW FROM OPERATING ACTIVITIES		
	Profit /(loss) before tax and share of profit/(loss) in associates and joint ventures	(3,622)	16,605
	Adjustment for:		
	Depreciation and amortisation expense	1,598	1,427
	Employee stock option expense	(136)	136
	Profit on sale of property, plant and equipment	(52)	(11)
	Rental income from investment properties	(1,049)	-
	Provision for doubtful debts/advances	1,161	176
	Finance cost	2,665	4,191
	Interest income	(1,862)	(1,567)
	Gain on buyback/sale of investments	(71)	(324)
	Provision/liabilities no longer required written back	-	(392)
	Gain on derecognition of lease liability	(141)	-
	Dividend income	-	(122)
	Profit on sale of mutual fund	(451)	(62)
	Gain on fair valuation of financial instruments	(1,690)	(75)
	Operating profit/(loss) before working capital changes	(3,650)	19,982
	Adjustments for changes in working capital		
	(Increase)/decrease in inventories	(1,59,377)	(2,206)
	(Increase)/decrease in trade receivables	(1,048)	(671)
	(Increase)/decrease in other assets	6,294	(12,271)
	Increase/(decrease) in trade payables	11,633	(3,049)
	Increase/(decrease) in other liabilities	1,76,135	29,292
	Increase/(decrease) in provisions	(17)	27
	Cash generated from operating activities	29,970	31,104
	Income tax paid (net of refund)	(8,268)	(2,914)
	Net cash generated from operating activities (A)	21,702	28,190
B	CASH FLOW FROM INVESTING ACTIVITIES		
	Purchase of property, plant and equipment and other intangible assets	(3,770)	(5,745)
	Payment for acquisition of interest in subsidiary	(2,920)	(1,621)
	Investment in associates/joint venture	-	(846)
	Loans given to joint venture	(114)	-
	Loans repaid by joint venture	2,106	-
	Consideration received for shares bought back/proceeds from divestment	425	1,525
	Proceeds from sale of property, plant & equipment	867	24
	Investment in mutual funds/Purchase of units in mutual fund	(81,823)	(21,031)
	Proceed from divestment of mutual fund/sale of units in mutual fund	41,480	26,925
	Rent received	1,049	-
	Dividend received	375	122
	Bank deposits placed/realized (net)	3,162	(18,428)
	Interest received	1,869	1,359
	Movement in escrow accounts considered as other bank balances	(10,088)	(6,367)
	Net cash used in investing activities (B)	(47,382)	(24,083)
C	CASH FLOW FROM FINANCING ACTIVITIES		
	Payment of principal portion of lease liabilities	(885)	(809)
	Payment to non-controlling interest	(568)	-
	Payment of interest on lease liability	(393)	(403)
	Proceeds from issue of share capital (including securities premium)	41,703	-
	Repayment of borrowings	(57,508)	(42,958)
	Proceeds from borrowings	57,064	41,391
	Dividend paid	-	(3,040)
	Interest paid	(11,617)	(10,223)
	Net cash (used in)/generated from financing activities (C)	27,796	(16,042)
	Net increase/(decrease) in cash and cash equivalents (A+B+C)	2,116	(11,935)
	Cash and cash equivalents (opening balance)	18,041	29,976
	Cash and cash equivalents (closing balance)	20,157	18,041
	Cash and cash equivalents comprise of:		
	Cash in hand	10	19
	Balances with banks		
	- In current accounts	16,400	16,544
	- Deposit having original maturity of less than 3 months	3,747	1,478
	Total	20,157	18,041



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

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

Notes:

- 1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 22, 2026 and were subjected to audit by the Statutory Auditors.
- 2 The Group is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard ("Ind AS") 108 - Operating Segments.
- 3 Since, the nature of activities being carried out by the Group is such that profits/(losses) from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits/(losses) for the year.
- 4 Pursuant to provisions of Section 230-232 of the Companies Act, 2013, the Board of Directors of the Company on February 11, 2025 had approved the scheme of amalgamation of Kolte-Patil Integrated Townships Limited ("KPIT") (a wholly owned subsidiary of the Company) with Kolte-Patil Developers Limited ("KPDL") with appointed date of April 01, 2024 ("the Scheme"). National Company Law Tribunal ("NCLT") approved the above scheme vide its order dated October 07, 2025 and the merger became effective on October 31, 2025 on filing of the NCLT Order with the Registrar of Companies. The merger has been accounted as Business Combination of entities under common control as per Appendix C to Ind AS 103 - Business Combinations.
The aforesaid scheme has no impact on the Consolidated Financial Results of the Group since the scheme of merger was between the Holding Company and its wholly owned subsidiary, except for the tax expense for the quarter ended March 31, 2025 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.
- 5 Issue of NCD's during the year:
 - (a) On October 16, 2025, the Debenture Allotment Committee allotted 13,996 Series 4 fully, secured, listed, rated, zero coupon, redeemable, non-convertible debentures of par value Rs. 1,00,000/- each aggregating to Rs. 13,996 Lakhs, on a private placement basis to Marubeni Corporation, Japan. Unless redeemed earlier, NCDs shall be for a period of 120 months. The NCDs are secured by way of a registered mortgage over right, title and interest possessed 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. The NCDs shall be redeemed at premium which is linked to collections made from sale of the earmarked units. These NCDs along with above redemption premium will be redeemed as and when the revenues are collected by the company in accordance with the debenture trust deed, as amended from time to time.
 - (b) On December 05, 2025, the Debenture Allotment Committee allotted 10,994 Series 4 fully, secured, listed, rated, zero coupon, non-convertible debentures of par value Rs. 1,00,000/- each aggregating to Rs. 10,994 Lakhs, on a private placement basis to Marubeni Corporation, Japan. Unless redeemed earlier, NCDs shall be for a period of 120 months. The NCDs are secured by way of a registered mortgage over right, title and interest possessed 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. The NCDs shall be redeemed at premium which is linked to collections made from sale of the earmarked units. These NCDs along with above redemption premium will be redeemed as and when the revenues are collected by the company in accordance with the debenture trust deed, as amended from time to time.
- 6 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on March 31, 2026 are as follows:
 - (a) 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 100,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 9,327 lakhs towards the outstanding principal amount and has paid Rs. 4,695 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 11,323 lakhs with a reduced face value of Rs. 54,831 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.33 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (b) 11,090 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 5,244 lakhs towards the outstanding principal amount and has paid Rs. 639 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 5,846 lakhs with a reduced face value of Rs. 52,718 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 2.14 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (c) 13,377 Series 3 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 6,058 lakhs towards the outstanding principal amount and has paid Rs. 1,608 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 7,319 lakhs with a reduced face value of Rs. 54,715 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.18 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (d) 13,996 Series 4 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 447 lakhs towards the outstanding principal amount and has paid Rs. 118 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 13,549 lakhs with a reduced face value of Rs. 96,808 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.08 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
 - (e) 10,994 Series 4 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCDs of face value Rs. 1,00,000 each.
As at, March 31, 2026, the Company has redeemed debentures amounting to Rs. 327 lakhs towards the outstanding principal amount and has paid Rs. 95 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 10,667 lakhs with a reduced face value of Rs. 97,026 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2026 is 1.03 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2026.
The 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.
- 7 The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Codes viz Code on Wages, 2019, Industrial Relations Code, 2020, Code on Social Security, 2020, and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as 'the New Labour Codes'). The New Labour Codes have been made effective from November 21, 2025.
Based on the Group's assessment, the New Labour Codes do not have material impact on the consolidated financial results for the year ended March 31, 2026. The Group continues to monitor the finalisation of Central/State rules and clarifications from the Government on other aspects of the New Labour Codes and would provide appropriate accounting effect on the basis of such developments as needed.



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

- 8 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, 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 were 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. 200 lakhs have been included in other expenses for the year ended March 31, 2026.
- 9 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.
- 10 During the year ended March 31, 2026, 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 year ended March 31, 2026. Additionally, Ankit Enterprises (subsidiary) and Kolte-Patil Nivasti Developers & Builders LLP (joint venture) have been converted from partnership firm/LLP into company w.e.f July 06, 2025 and July 03, 2025 respectively.
- 11 The figures for the quarter ended March 31, 2026 and March 31, 2025 are the derived figures between audited figures in respect of full financial year and the unaudited published year to date figures upto the third quarter of the respective financial year which were subjected to limited review.
- 12 The Board of Directors of the Company at its meeting dated May 22, 2026 have approved the draft scheme of amalgamation involving amalgamation of Kolte-Patil Lifespaces Private Limited and Kolte-Patil Smart Spaces Private Limited, wholly-owned subsidiaries of the Company with the Company under Section 230 to 232 of the Companies Act, 2013 read with applicable rules made thereunder. The Scheme is conditional and subject to necessary statutory and regulatory approvals/permissions including approval of National Company Law Tribunal, Mumbai and Members and consent from the creditors of the wholly owned subsidiaries/ the Company, as applicable.
- 13 During the year, the subsidiary of the Company has ceased to be partner from Suncity N&N Infrastructures LLP vide Deed of Retirement dated April 01, 2026 (with effective date as March 31, 2026).
- 14 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
HA PATIL
Digitally signed by
RAJESH ANIRUDHA PATIL
Date: 2026.05.22
17:18:26 +05'30'

Rajesh Patil
Managing Director
(DIN- 00381866)

Place: Pune

Date: May 22, 2026



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

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

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Additional information pursuant to Regulation 52(4) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended for Consolidated financial results as at and for the quarter and year ended March 31, 2026:

Sr. No.	Particulars	Quarter ended			Year ended	
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
		(Audited) (Refer note 11)	(Unaudited)	(Audited) (Refer note 11)	(Audited)	(Audited)
1	Debt equity ratio (Debt/Equity) Debt = Borrowing + Lease liabilities (Non-Current and Current) Equity = Equity share capital + Other equity + Non-controlling interests	0.98	1.04	1.36	0.98	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	0.03	0.14	1.11	0.02	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	0.16	0.74	4.92	0.11	1.47
4	Current ratio# (Current assets/Current liabilities)	1.09	1.11	1.03	1.09	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	0.68	0.68	0.92	0.68	0.92
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	0.01	0.06	0.00	0.15	0.00
7	Current liability ratio# (Current liabilities/Total liabilities)	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)	0.16	0.18	0.21	0.16	0.21
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	3.82	3.80	12.94	11.71	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	0.04	0.04	0.15	0.12	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	-2.43%	3.05%	14.80%	-8.32%	10.24%
12	Net profit margin (%) (Net profit after tax/Total income)	-5.45%	1.50%	9.17%	-4.75%	6.20%
13	Capital redemption reserve (Rs. in Lakhs)	3,944	3,944	3,944	3,944	3,944
14	Net worth (Rs. in Lakhs) (excluding NCI) (Equity share capital + Other equity)	1,20,685	1,22,287	83,012	1,20,686	83,012
15	Net profit/(loss) after tax (Rs. in Lakhs)	(1,429)	423	6,629	(3,808)	10,933
16	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised					
	Basic (Rs)	(1.78)	0.51	8.59	(4.51)	14.02
	Diluted (Rs)	(1.78)	0.51	8.57	(4.51)	13.99

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2026 and March 31, 2025.

^Net of finance cost capitalised.

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

Restated (refer note 4)

Independent Auditor's Report on the Quarterly and Year to Date 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

To
The Board of Directors of
Kolte-Patil Developers Limited

Report on the audit of the Consolidated Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Kolte-Patil Developers Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures for the quarter and year ended March 31, 2026 (the "Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations")

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statements/ financial results/financial information of the subsidiaries / associates / joint ventures, the Statement:

- i. includes the results of the following entities

Subsidiaries

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

Regenesis Project Management LLP (till August 06, 2025)
Bluebell Township Facility Management LLP
Kolte-Patil Infratech DMCC
Kolte-Patil Nivasti Projects LLP (Formerly known as Castle Avenues Realty LLP)
Kolte-Patil Mumbai Projects LLP
Kolte-Patil Developers (Pune) LLP

Joint Ventures

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

Associates (together referred as ‘Associate Group’)

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

- ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and
- iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net loss and other comprehensive loss and other financial information of the Group, its associates and joint ventures for the quarter and year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Companies Act, 2013, as amended (“the Act”). Our responsibilities under those Standards are further described in the “Auditor’s Responsibilities for the Audit of the Consolidated Financial Results” section of our report. We are independent of the Group, its associates and joint ventures in accordance with the ‘Code of Ethics’ issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in “Other Matters” paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net loss and other comprehensive loss and other financial information of the Group including its associates and joint ventures in accordance with the applicable accounting standards prescribed under section 133 of the Act 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 respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates and joint ventures are also responsible for overseeing the financial reporting process of their respective companies.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

S R B C & C O L L P

Chartered Accountants

- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates and joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the Group and its associates and joint ventures of which we are the independent auditors to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

Other Matters

The accompanying Statement includes the audited financial results/statements and other financial information, in respect of:

- 23 subsidiaries whose financial statements/results reflect total assets of Rs. 97,623 lakhs as at March 31, 2026, total revenues of Rs. 519 lakhs and Rs. 7,991 lakhs, total net profit/(loss) after tax of Rs. 594 lakhs and Rs. (708) lakhs and total comprehensive profit/(loss) of Rs. 628 lakhs and Rs. (689) lakhs for the quarter and year ended on that date respectively, and net cash outflow of Rs. 2,371 lakhs for the year ended March 31, 2026 as considered in the respective standalone audited financial statements/results of the entities included in the Group which have been audited by their respective independent auditors.
- 3 joint ventures, whose financial statements/results include Group's share in net loss of Rs. 19 Lakhs and Rs. 16 Lakhs and total comprehensive income of Rs. 19 Lakhs and Rs. 16 Lakhs for the quarter and for the year ended March 31, 2026 respectively as considered in the Statement whose financial statements/results and other financial information have been audited by their respective independent auditors.

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Chartered Accountants

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

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

- 3 associates, whose financial statements/results include Group's share in net profit of Rs. 78 Lakhs and Rs. 495 Lakhs and total comprehensive income of Rs. 78 Lakhs and Rs. 495 Lakhs for the quarter and for the year ended March 31, 2026 respectively as considered in the Statement whose financial statements/results and other financial information have not been audited by any auditor.

These unaudited financial statements/financial information/financial results have been approved and furnished to us by the management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these associates, is based solely on such unaudited financial statements/financial information/financial results. In our opinion and according to the information and explanations given to us by the Management, these financial statements/financial information/financial results are not material to the Group.

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

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003

Mustafa
M Saleem

Digitally signed by
Mustafa M Saleem
Date: 2026.05.22
17:29:15 +05'30'

per Mustafa Saleem

Partner

Membership No.: 136969

UDIN: 26136969NFRUNH2455

Place: Pune

Date: May 22, 2026



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: 22 May 2026

Sub: Declaration with respect to unmodified opinion in the Auditor's Report on the Annual Audited Financial Results (Standalone & Consolidated) for the Financial Year ended 31 March 2026

ISIN: Equity: INE094I01018 and Debt: INE094I07049, INE094I07064, INE094I07072, INE094I07080 and INE094I07098.

**Ref: 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
BSE Security Code and Security Name – Debt: 977351 and 0KPDL35**

Ref: Regulation 33(3)(d) and 52(3)(a) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with para 4.1 of the Circular No. CIR/CFD/CMD/56/2016 dated 27 May 2016.

Dear Sir/Madam,

We hereby declare that the Statutory Auditors of the Company M/s. S R B C & CO LLP, Chartered Accountants (FRN: 324982E/E-300003) have issued an Audit Report with unmodified opinion on Audited Financial Results (Standalone & Consolidated) for the Financial Year ended 31 March 2026.

Kindly take this declaration on record.

For Kolte-Patil Developers Limited

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

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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Annexure B

The details, as required under the Regulation 30 read with Schedule III Part A Para A of the SEBI Listing Regulations and with the SEBI Master Circular No. SEBI HO/49/14/14(7)2025-CFDPOD2/II/3762/2026 dated January 30, 2026:

Sr. No.	Details of Events that need to be provided	Mr. Girish Vanvari (DIN: 07376482)
a)	Reason for change viz. appointment, resignation, cessation, removal, death or otherwise	Re-appointment Mr. Girish Vanvari as an Independent Director (Non-Executive) for a second term of 5 (five) consecutive years from 29 July 2026
b)	Date of appointment/ cessation (as applicable) & term of appointment	29 July 2026 (Not liable to retire by rotation) for a second term of 5 (five) consecutive years , subject to the approval of shareholders in the ensuing annual general meeting
c)	Brief profile (in case of appointment)	Refer Annexure B1
d)	Disclosure of relationships between directors (in case of appointment of a director)	N.A.
e)	Declaration	Mr. Girish Vanvari is not debarred or disqualified from being appointed as director by the Ministry of Corporate Affairs/SEBI or any such statutory authority.

KOLTE-PATIL DEVELOPERS LTD.

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Annexure B1

The Profile of Director:

Particulars	Mr. Girish Vanvari
Designation	Independent Director (Non-Executive)
Director Identification Number (DIN)	DIN: 07376482
Term of appointment	Re-appointment as Independent Director (Non Executive) for a second term of 5 (five) consecutive years w.e.f 29 July 2026, subject to the approval of shareholders in the ensuing annual general meeting
Age (in years)	54 years
Qualification	Fellow member of the Institute of Chartered Accountants of India
Profile	Over 27+ years of consulting experience across multiple leading firms 13+ years with KPMG. Mr. Girish Vanvari was the National Leader for Tax in his last serving role and also part of the India Leadership Team at KPMG. In his role, he interacted extensively with business owners and leaders across sectors in India and overseas. He was responsible for setting up and expanding the M&A Tax practice of KPMG India. He built an exclusive legacy of work in the M&A, transactions, and restructuring space for some of the biggest deals in the country. Prior to KPMG, he was at Arthur Andersen for over a decade. He has worked with many large multinationals and Indian Promoter companies in advising them on various business, tax, and regulatory issues. He has worked across sectors such as manufacturing, infrastructure, telecom, IT/ITes, energy and natural resources, financial services, auto, pharmaceutical, FMCG, etc.
No. of Equity Shares of Rs. 10 each, of the Company held	50,000 Equity Shares of Rs. 10 each

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Annexure C

The details, as required under the Regulation 30 read with Schedule III Part A Para A of the SEBI Listing Regulations and with the SEBI Master Circular No. SEBI HO/49/14/14(7)2025-CFDPOD2//3762/2026 dated January 30, 2026:

Sr. No.	Details of Events that need to be provided	Mr. Anil Dwivedi - Chief Development Officer	Mr. Vishal Mariya - Chief Human Resources Officer	Mr. Pranav Mehta - Chief Business Officer – Pune	Mr. Mahendra Kumar Chauhan - Business Head - Mumbai
a)	Reason for change viz. appointment, resignation, cessation, removal, death or otherwise	Designated as Senior Management Personnel of the Company	Designated as Senior Management Personnel of the Company	Designated as Senior Management Personnel of the Company	Designated as Senior Management Personnel of the Company
b)	Date of appointment/ cessation (as applicable) & term of appointment	22 May 2026	22 May 2026	22 May 2026	22 May 2026
c)	Brief profile (in case of appointment)	Mr. Anil Dwivedi is the Chief Development Officer of the Company, leading delivery excellence, project governance, and the company's development and growth agenda. He provides strategic oversight across the project lifecycle to ensure quality, efficiency, and timely execution. With over 30 years of experience in real estate and	Mr. Vishal Mariya is the Chief Human Resources Officer (CHRO) of the Company reporting to the Managing Director and leading the Group's people and administrative functions. With over 19 years of experience across FMCG, Real Estate, and EPC sectors, he has held senior HR leadership roles at organizations including KEC International, Raychem RPG, CEAT Tyres, Godrej	Mr. Pranav Mehta is the Chief Business Officer – Pune, responsible for leading the region's growth, revenue, profitability, and overall business performance. He drives strategic execution and operational excellence to strengthen the company's market position in Pune. With over 19 years of experience in real estate, he brings extensive expertise across investments, P&L	Mr. Mahendra Chauhan is a distinguished business leader with nearly two decades of experience in the real estate sector, known for his strategic acumen and operational excellence. As Business Head – Mumbai at Kolte-Patil Developers Limited, he spearheads the company's Mumbai operations, driving large-scale redevelopment and development initiatives with comprehensive end-to-end oversight. He brings deep

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		<p>construction, he has successfully delivered more than 30 million sq. ft. across residential, commercial, retail, hospitality, industrial, institutional, and warehousing developments. Prior to joining the Company, he served as Managing Director – Western India, Project Management at Colliers, and has held senior leadership roles across Mumbai, Delhi, and Bengaluru. He is recognized for his strong technical expertise, strategic leadership, and ability to embed robust governance and cost-control frameworks across large-scale developments.</p>	<p>Properties, Godrej Consumer Products and Godrej Agrovet. He brings strong expertise in HR transformation, leadership development, and organizational restructuring. An alumnus of MDI Gurugram with a Master's in Human Resource Development & Management and a B. Tech in Computer Science, he is known for aligning HR strategy with business goals, building future-ready talent, and fostering a strong, collaborative culture to support sustainable growth.</p>	<p>management, asset management, strategy, and execution. Prior to joining the Company, he led the Pune and Mumbai (New Regions) business at Runwal Realty and spent over a decade at Godrej Properties, where he played a key role in shaping high-growth regions including Pune, Mumbai, NCR, and Kolkata. He has led investment portfolios exceeding 20 million sq. ft. of development potential and driven strong business outcomes across markets. Pranav is recognised for his strong business acumen, entrepreneurial mindset, and ability to translate strategy into sustained growth and performance.</p>	<p>expertise in business growth, capital raising, stakeholder engagement, and go-to-market strategy, consistently delivering sustainable growth and enhanced business performance. He has played a pivotal role in new market creation and business expansion across Pune and Mumbai, significantly strengthening the company's regional presence. Notably, he was instrumental in building the company's redevelopment portfolio in Mumbai from a nascent stage, successfully delivering multiple projects and securing several large-scale redevelopment opportunities. His expertise spans land acquisition, due diligence, and project planning for complex, high-value developments, while ensuring strong governance, regulatory compliance, and customer-centric delivery. With a robust foundation in finance and prior leadership experience across infrastructure and industrial sectors, Mahendra combines</p>
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					financial discipline with strategic insight to drive operational efficiency and profitability. He is also committed to fostering a high-performance culture, mentoring teams, and aligning business objectives with long-term value creation for all stakeholders.
d)	Disclosure of relationships between directors (in case of appointment of a director)	N.A.	N.A.	N.A.	N.A.
e)	Declaration	NA	NA	N.A.	N.A.

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Annexure D

The details, as required under the Regulation 30 read with Schedule III Part A Para A of the SEBI Listing Regulations and with the SEBI Master Circular No. SEBI HO/49/14/14(7)2025-CFDPOD2/II/3762/2026 dated January 30, 2026:

Sr. No.	Details	Particulars	Particulars
1.	Name of the entity(ies) forming part of the amalgamation/merger, details in brief such as, size, turnover etc.;	<p>The scheme of amalgamation (hereinafter referred as "Scheme") provides for Amalgamation of Kolte-Patil Lifespaces Private Limited ("KP Lifespaces" or "Transferor Company 1"), a Wholly-Owned Subsidiary Company of the Company, with Kolte-Patil Developers Limited ("KPDL" or "Transferee Company").</p> <p>Kolte-Patil Developers Limited is a listed company whose securities are listed on National Stock Exchange of India (NSE) and BSE Limited (BSE).</p> <p>The turnover of Kolte-Patil Developers Limited, the Transferee Company, on standalone basis, for the quarter and year ended on 31 March 2026 is Rs. 23,634 and Rs. 65,834 Lakhs (on the basis of audited Financial Results).</p> <p>Kolte-Patil Lifespaces Private Limited is a wholly-owned subsidiary of the Transferee Company.</p> <p>The turnover of the Transferor Company 1, on standalone basis, for the quarter and year ended on 31 March 2026 is Rs. Nil and Nil Lakhs (on the basis of audited Financial Results).</p>	<p>The scheme of amalgamation (hereinafter referred as "Scheme") provides for Amalgamation of Kolte-Patil Smart Spaces Private Limited ("KP Smart Spaces" or "Transferor Company 2"), a Wholly-Owned Subsidiary Company of the Company, with Kolte-Patil Developers Limited ("KPDL" or "Transferee Company").</p> <p>Kolte-Patil Developers Limited is a listed company whose securities are listed on National Stock Exchange of India (NSE) and BSE Limited (BSE).</p> <p>The turnover of Kolte-Patil Developers Limited, the Transferee Company, on standalone basis, for the quarter and year ended on 31 March 2026 is Rs. 23,634 and Rs. 65,834 Lakhs (on the basis of audited Financial Results).</p> <p>Kolte-Patil Smart Spaces Private Limited is a wholly-owned subsidiary of the Transferee Company.</p> <p>The turnover of the Transferor Company 2, on standalone basis, for the quarter and year ended on 31 March 2026 is</p>

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			Rs. Nil and Nil Lakhs (on the basis of audited Financial Results).
2.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”	<p>The Transferor Company 1 is the wholly-owned subsidiary of the Transferee Company and is therefore the related party of the Transferee Company.</p> <p>However, the Scheme does not fall within the purview of related party transaction pursuant to the provisions of circular no. 30/2014 dated July 17, 2014 issued by the Ministry of Corporate Affairs. Also, pursuant to Regulation 23(5)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the related party provisions are not applicable for the Scheme.</p>	<p>The Transferor Company 2 is the wholly-owned subsidiary of the Transferee Company and is therefore the related party of the Transferee Company.</p> <p>However, the Scheme does not fall within the purview of related party transaction pursuant to the provisions of circular no. 30/2014 dated July 17, 2014 issued by the Ministry of Corporate Affairs. Also, pursuant to Regulation 23(5)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the related party provisions are not applicable for the Scheme.</p>
3.	Area of business of the entity(ies);	<p>The Transferor Company 1 is primarily engaged in the business of real estate development.</p> <p>The Transferee Company is engaged in the business of construction and development of residential and commercial complexes, IT Parks, etc.</p>	<p>The Transferor Company 2 is primarily engaged in the business of real estate development.</p> <p>The Transferee Company is engaged in the business of construction and development of residential and commercial complexes, IT Parks, etc.</p>
4.	Rationale for amalgamation/ merger	a) The Transferor Company 1 is wholly-owned subsidiary company of the Transferee Company. The proposed amalgamation of the Transferor Company 1 with the Transferee Company would therefore lead to a more efficient utilization of resources of both the entities, cash flows of the Transferor Company 1, synergies, cost savings, increase in net worth of Transferee Company and create a stronger base for future growth.	a) The Transferor Company 2 is wholly-owned subsidiary company of the Transferee Company. The proposed amalgamation of the Transferor Company 2 with the Transferee Company would therefore lead to a more efficient utilization of resources of both the entities, cash flows of the Transferor Company 2, synergies, cost savings, increase in net worth of Transferee Company and create a stronger base for future growth.

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		<p>b) The proposed merger would result in further integration in business strategies, greater financial strength and improved competitive position and flexibility for the Transferee Company. These would consequently result in increased shareholder value.</p> <p>c) This amalgamation will improve the organizational capability arising from the pooling of human capital that has diverse skills, talent and vast experiences.</p>	<p>b) The proposed merger would result in further integration in business strategies, greater financial strength and improved competitive position and flexibility for the Transferee Company. These would consequently result in increased shareholder value.</p> <p>c) This amalgamation will improve the organizational capability arising from the pooling of human capital that has diverse skills, talent and vast experiences.</p>
5.	In case of cash consideration – amount or otherwise share exchange ratio	<p>The Transferor Company 1 is wholly-owned subsidiary of the Transferee Company. Consequently, pursuant to the Scheme becoming effective, all shares held by the Transferee Company in the Transferor Company 1 shall stand cancelled and no new shares shall be issued by the Transferee Company to the shareholders of the Transferor Company 1.</p> <p>Also, no other consideration shall pass from the Transferee Company to the Transferor Company 1.</p>	<p>The Transferor Company 2 is wholly-owned subsidiary of the Transferee Company. Consequently, pursuant to the Scheme becoming effective, all shares held by the Transferee Company in the Transferor Company 2 shall stand cancelled and no new shares shall be issued by the Transferee Company to the shareholders of the Transferor Company 2.</p> <p>Also, no other consideration shall pass from the Transferee Company to the Transferor Company 2.</p>
6.	Brief details of change in shareholding pattern (if any) of listed entity.	<p>Since there will be no issue of shares, there will be no change in the shareholding pattern of the Transferee Company (Listed Company) pursuant to the Scheme.</p>	<p>Since there will be no issue of shares, there will be no change in the shareholding pattern of the Transferee Company (Listed Company) pursuant to the Scheme.</p>

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