

NOTICE FOR THE ATTENTION OF THE PUBLIC SHAREHOLDERS OF

KOLTE-PATIL DEVELOPERS LIMITED

CIN: L45200PN1991PLC129428

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

Tel No.: + +91 20 6742 9200; Website: www.koltepatil.com

OPEN OFFER FOR ACQUISITION OF UP TO 2,30,56,825 (TWO CRORE THIRTY LAKH FIFTY SIX THOUSAND EIGHT HUNDRED AND TWENTY FIVE) FULLY PAID EQUITY SHARES HAVING FACE VALUE OF INR 10/- (INDIAN RUPEES TEN ONLY) EACH (“EQUITY SHARES”) REPRESENTING 26.00% (TWENTY SIX PERCENT) OF THE EMERGING VOTING CAPITAL OF KOLTE-PATIL DEVELOPERS LIMITED (“TARGET COMPANY”), AT A PRICE OF INR 329.00/- (INDIAN RUPEES THREE HUNDRED AND TWENTY NINE ONLY) PER EQUITY SHARE FROM THE PUBLIC SHAREHOLDERS OF THE TARGET COMPANY BY BREP ASIA III INDIA HOLDING CO VII PTE. LTD. (“ACQUIRER”) TOGETHER WITH BLACKSTONE REAL ESTATE PARTNERS ASIA III L.P. (“PAC 1”) AND BLACKSTONE REAL ESTATE PARTNERS (OFFSHORE) X.TE-F (AIV) L.P. (“PAC 2”, AND TOGETHER WITH PAC 1, “PACs”) IN ACCORDANCE WITH THE SEBI (SAST) REGULATIONS (“OFFER” OR “OPEN OFFER”).

This notice (“**Notice**”) is being issued by JM Financial Limited, the manager to the Open Offer (“**Manager to the Offer**” or “**Manager**”), for and on behalf of the Acquirer and the PACs in respect of the Open Offer.

This Notice should be read in continuation of and in conjunction with: (a) the Public Announcement dated March 13, 2025 (“**PA**”); (b) the Detailed Public Statement that was published in Financial Express - English (all editions), Jansatta - Hindi (all editions), Navshakti - Marathi (Mumbai edition) and Loksatta – Marathi (Pune edition) on March 21, 2025 (“**DPS**”); (c) the Letter of Offer dated August 12, 2025, along with Form of Acceptance (“**LOF**”); and (d) the Pre-Offer Advertisement and Corrigendum to the DPS (“**Pre-Offer Advertisement**”) that was published on August 21, 2025, in all the newspapers in which the DPS was published. This Notice is being published in all the newspapers in which the DPS was published.

Capitalised terms used but not defined in this Notice shall have the meaning assigned to such terms in the LOF.

1. As disclosed in the LOF and the Pre-Offer Advertisement, the Tendering Period of the Open Offer was proposed to be open for a period of 10 (ten) Working Days, commencing from the Offer Opening Date on Friday, August 22, 2025, and concluding on the Offer Closing Date on Monday, September 8, 2025. This considered the non-Working Days between the Offer Opening Date and the Offer Closing Date, including the public holiday on Friday, September 5, 2025.
2. Please note that the public holiday on Friday, September 5, 2025, has been moved to Monday, September 8, 2025, pursuant to a notification issued by the Government of Maharashtra vide its notification dated September 4, 2025 with the notification number PHD-1125/C.R.174/Japuk. Pursuant to the above change, the Securities and Exchange Board of India (“**SEBI**”) has, through its e-mail dated September 05, 2025, permitted the tendering period under the Open Offer to end one working day later than originally scheduled.
3. In view of the above Point 2, the Tendering Period of the Open Offer has been extended to Tuesday, September 9, 2025. All references to the Offer Closing Date in the LOF and the Pre-Offer Advertisement must be read as mentioned in this Notice.
4. The Tendering Period of the Open Offer will now be open for a period of 11 (eleven) Working Days.
5. The Public Shareholders are requested to note the following amendments to the DPS, LOF and the Pre-Offer Advertisement.
- 5.1. The Schedule of Major Activities Relating to the Open Offer on page 2 of the LOF stand as set out below. Section VII (*Tentative Schedule of Activity*) of the DPS and paragraph 8 of the after Pre-Offer Advertisement stand revised accordingly.

S. No.	Activity	Schedule disclosed in the DLOF (day and date) ⁽¹⁾	Revised schedule (day and date) ⁽²⁾
1.	Date of the PA	Thursday, March 13, 2025	Thursday, March 13, 2025
2.	Date of publication of the DPS in newspapers	Friday, March 21, 2025	Friday, March 21, 2025
3.	Filing of the DLOF with SEBI	Friday, March 28, 2025	Friday, March 28, 2025
4.	Last date for public announcement for competing offer(s) ⁽³⁾	Wednesday, April 16, 2025	Wednesday, April 16, 2025
5.	Last date for receipt of SEBI observations on the DLOF (in the event SEBI has not sought clarifications or additional information from the Manager)	Thursday, April 24, 2025	Tuesday, August 5, 2025 ⁽⁴⁾
6.	Identified Date ⁽⁵⁾	Monday, April 28, 2025	Thursday, August 7, 2025
7.	Last date by which this Letter of Offer is to be dispatched to the Public Shareholders whose names appear on the register of members on the Identified Date	Tuesday, May 6, 2025	Thursday, August 14, 2025
8.	Last date for upward revision of the Offer Price and/or Offer Size	Friday, May 9, 2025	Wednesday, August 20, 2025
9.	Last date by which the committee of the independent directors of the Target Company is required to give its recommendation to the Public Shareholders for this Open Offer	Friday, May 9, 2025	Wednesday, August 20, 2025
10.	Date of publication of Offer opening public announcement in the newspapers in which the DPS has been published	Tuesday, May 13, 2025	Thursday, August 21, 2025
11.	Date of commencement of the tendering period (“ Offer Opening Date ”)	Wednesday, May 14, 2025	Friday, August 22, 2025
12.	Date of closure of the tendering period (“ Offer Closing Date ”)	Tuesday, May 27, 2025	Tuesday, September 9, 2025
13.	Last date of communicating the rejection/ acceptance and completion of payment of consideration or refund of Equity Shares to the Public Shareholders	Tuesday, June 10, 2025	Tuesday, September 23, 2025
14.	Last date for publication of post-Offer public announcement in the newspapers in which the DPS has been published	Tuesday, June 17, 2025	Tuesday, September 30, 2025

- Notes:
- (1) The original schedule of activities was indicative (prepared on the basis of timelines provided under the SEBI (SAST) Regulations) and was subject to receipt of statutory/regulatory approvals.
- (2) Where last dates are mentioned for certain activities, such activities may take place on or before the respective last dates.
- (3) There is no competing offer to this Offer.
- (4) Actual date of receipt of SEBI’s observations on the DLOF.
- (5) Identified Date refers to the date falling on the 10th Working Day prior to the commencement of the Tendering Period. The Identified Date is only for the purpose of determining the Public Shareholders as on such date to whom this LOF will be sent. It is clarified that all holders (registered or unregistered) of Equity Shares (except those who are excluded from the ambit of Public Shareholders) are eligible to participate in the Open Offer at any time during the Tendering Period.
- 5.2. The Tendering Period for the Offer in the Form of Acceptance-cum-Acknowledgement on Page 76 of the LOF shall stand modified as set out below and the definition of the term “Tendering Period” in the after Pre-Offer Advertisement shall stand modified accordingly.

TENDERING PERIOD FOR THE OFFER	
OPENS ON	August 22, 2025 (Friday)
CLOSES ON	September 09, 2025 (Tuesday)

- 5.3 In terms of the schedule of major activities, the Tendering Period for the Offer shall commence on Friday, August 22, 2025, and close on Tuesday, September 9, 2025.
6. The Acquirer and the PACs accept the responsibility for the information contained in this Notice and also for the obligations of the Acquirer and the PACs laid down in the SEBI (SAST) Regulations in respect of the Open Offer.
7. Except as detailed in this Notice for the attention of the Public Shareholders of Kolte-Patil Developers Limited, all other terms, conditions and contents of the Offer and the DPS, LOF and the after Pre-Offer Advertisement remain unchanged.
8. This Notice is expected to be available on websites of SEBI (www.sebi.gov.in), BSE (www.bseindia.com) and NSE (www.nseindia.com).

Issued on behalf of the Acquirer and the PACs by the Manager to the Offer	Registrar to the Offer
<div></div> <div>JM Financial Limited</div> <div>Address: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025, India</div> <div>Telephone: +91 22 6630 3030;</div> <div>Fax: +91 22 6630 3330;</div> <div>E-mail: koltepatil.openoffer@jmfli.com</div> <div>Contact Person: Prachee Dhuri</div> <div>Website: www.jmfli.com</div> <div>SEBI Registration Number: INM000010361</div>	<div></div> <div>MUFG Intime India Private Limited (formerly, Link Intime India Private Limited)</div> <div>Address: C-101, 247 Park, LBS Marg, Vikhroli (West), Mumbai 400 083, Maharashtra, India</div> <div>Telephone: +91 810 811 4949;</div> <div>Fax: +91 22 4918 6060</div> <div>E-mail: koltepatil.offer@in.mpms.mufg.com</div> <div>Investor Grievance E-mail: koltepatil.offer@in.mpms.mufg.com</div> <div>Contact Person: Pradnya Karanjekar</div> <div>Website: www.in.mpms.mufg.com</div> <div>SEBI Registration Number: INR000004058</div> <div>CIN: U67190MH1999PTC118368</div>