

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 post offer advertisement ("Post Offer Advertisement") is being issued by JM Financial Limited ("Manager to the Offer" or "Manager"), in respect of the Open Offer, for and on behalf of the Acquirer and the PACs to the Public Shareholders of the Target Company, pursuant to and in accordance with Regulation 18(12) of the SEBI (SAST) Regulations.

This Post Offer Advertisement must 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"); (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; and (e) the notice for the attention of the public shareholders ("Notice") that was published on September 6, 2025, in all the newspapers in which the DPS was published. This Post Offer Advertisement is being published in all the newspapers in which the DPS was published.

Capitalized terms used but not defined in this Post Offer Advertisement shall have the meaning assigned to such terms in the LOF.

The Public Shareholders of the Target Company are requested to kindly note the following information with respect to the Open Offer:

- 1

Name of the Target Company:

Kolte-Patil Developers Limited
- 2

Name of the Acquirer and PACs:

BREP Asia III India Holding Co VII Pte. Ltd. (Acquirer)
Blackstone Real Estate Partners Asia III L.P. (PAC 1)
Blackstone Real Estate Partners (Offshore) X.TE-F (AIV) L.P. (PAC 2)
- 3

Name of the Manager to the Offer:

JM Financial Limited
- 4

Name of the Registrar to the Offer:

MUFG Intime India Private Limited (formerly, Link Intime India Private Limited)
- 5

Offer Details:

a) Date of Opening of the Offer:

Friday, August 22, 2025

b) Date of Closure of the Offer:

Tuesday, September 9, 2025
- 6

Date of Payment of Consideration:

Friday, September 12, 2025
- 7

Details of Acquisition:



Sl. No.	Particulars	Proposed in the LOF		Actuals	
7.1	Offer Price (per Equity Share)	INR 329.00/-		INR 329.00/-	
7.2	Aggregate number of Equity Shares tendered in the Offer	2,30,56,825 ⁽¹⁾		614 ⁽²⁾	
7.3	Aggregate number of Equity Shares accepted in the Offer	2,30,56,825 ⁽¹⁾		614 ⁽²⁾	
7.4	Size of the Offer (Number of Equity Shares multiplied by Offer Price)	INR 758,56,95,425/- ⁽¹⁾		INR 2,02,006/-	
7.5	Shareholding of the Acquirer before agreements/ public announcement • Number • % of Equity Share Capital	• Acquirer: Nil (0.00%) • PAC 1: Nil (0.00%) • PAC 2: Nil (0.00%)		• Acquirer: Nil (0.00%) • PAC 1: Nil (0.00%) • PAC 2: Nil (0.00%)	
7.6	Equity Shares acquired by way of agreements by Acquirer (SPA, SHA and SSA) • Number • % of Equity Share Capital	3,54,72,038 (40.00%) ⁽³⁾		3,54,72,038 ⁽⁴⁾ (40.00%) ⁽³⁾⁽⁴⁾	
7.7	Equity Shares acquired by way of Open Offer • Number • % of Equity Share Capital	• Acquirer: 2,30,56,825 ⁽¹⁾ (26.00%) ⁽¹⁾⁽³⁾ • PAC 1: Nil (0.00%) • PAC 2: Nil (0.00%)		• Acquirer: 614 (0.00%) ⁽³⁾ • PAC 1: Nil (0.00%) • PAC 2: Nil (0.00%)	
7.8	Equity Shares acquired after Detailed Public Statement ⁽⁵⁾ • Number and price of Equity Shares acquired • % of Equity Share Capital	• Acquirer: Nil (0.00%) • PAC 1: Nil (0.00%) • PAC 2: Nil (0.00%)		• Acquirer: Nil (0.00%) • PAC 1: Nil (0.00%) • PAC 2: Nil (0.00%)	
7.9	Post Offer shareholding of the Acquirer • Number • % of Equity Share Capital	• Acquirer: 5,85,28,863 ⁽¹⁾ (66.00%) ⁽¹⁾⁽³⁾ • PAC 1: Nil (0.00%) • PAC 2: Nil (0.00%)		• Acquirer: 3,54,72,652 (40.00%) ⁽³⁾ • PAC 1: Nil (0.00%) • PAC 2: Nil (0.00%)	
7.10	Pre & Post offer shareholding of the public • Number • % of Equity Share Capital	Pre-Offer	Post-Offer ⁽¹⁾	Pre-Offer	Post-Offer
		2,32,21,961 (30.55%) ⁽⁶⁾	1,65,136 (0.19%) ⁽³⁾	2,32,21,961 (30.55%) ⁽⁶⁾	2,32,21,347 (26.19%) ⁽³⁾

Notes:

- (1) Assuming full acceptance in the Open Offer.
- (2) All the 614 Equity Shares that were validly tendered in the Open Offer are in dematerialised form.
- (3) Calculated as a percentage of the Emerging Voting Capital of the Target Company, which includes 1,26,75,685 Subscription Shares.
- (4) This includes the 1,26,75,685 Subscription Shares acquired on June 23, 2025 (i.e., the date on which the share allotment committee of the Target Company approved the allotment) and the 2,27,96,353 Sale Shares acquired on August 11, 2025, in accordance with Regulations 22(2) and 22(2A) of the SEBI (SAST) Regulations.
- (5) Excluding those Equity Shares specified in sl. nos. 7.6 and 7.7.
- (6) Based on the equity share capital of the Target Company prior to completion of the Preferential Allotment, i.e., 7,60,04,409 equity shares.

8 Other information

- 8.1 The Acquirer and its directors, in their capacity as directors and the PACs jointly and severally accept the responsibility for the information contained in this Post Offer Advertisement and also for the obligations of the Acquirer and the PACs laid down in the SEBI (SAST) Regulations in respect of the Open Offer.
- 8.2 A copy of this Post Offer Advertisement is expected to be available on the websites of SEBI (www.sebi.gov.in), BSE Limited (www.bseindia.com), National Stock Exchange of India Limited (www.nseindia.com) and at the registered office of the Target Company.

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

Place: Singapore / New York

Date: September 15, 2025