

August 21, 2025

**BSE Limited,**  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai- 400001, India.

**National Stock Exchange of India Limited**  
Exchange Plaza, C-1, Block G,  
Bandra Kurla Complex, Bandra (E),  
Mumbai – 400 051, India.

Dear Sir / Madam,

**Sub: Pre-Offer Advertisement-cum-Corrigendum dated August 20, 2025 published on August 21, 2025 in relation to an open offer to the Public Shareholders (as defined in the Public Announcement) of Kolte-Patil Developers Limited (the “Target Company”) (“Open Offer”).**

BREP Asia III India Holding Co VII Pte. Ltd. (“Acquirer”) along with and 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”), have announced an open offer for acquisition of up to 2,30,56,825 (two crore thirty lakh fifty six thousand eight hundred and twenty five only) fully paid-up equity shares of face value of INR 10/- each (“Equity Shares”) from the Public Shareholders of the Target Company, representing 26% of the Emerging Voting Capital (as defined in the Public Announcement), at a price of INR 329/- (Indian Rupees three hundred and twenty nine only) per Equity Share (the “Offer Price”) aggregating to total consideration of up to INR 758,56,95,425/- (Indian Rupees seven hundred and fifty-eight crore fifty six lakh ninety five thousand four hundred and twenty five only) (assuming full acceptance) payable in cash.

With respect to the captioned Open Offer, in accordance with Regulation 18(7) of the SEBI (SAST) Regulations and instructions contained in SEBI observation letter no. SEBI/HO/CFD/CFD-RAC-DCR2/P/OW/2025/0000020891/1 dated August 5, 2025 on the draft letter of offer, please find enclosed the Pre-Offer Advertisement-cum-Corrigendum (to the Detailed Public Statement) dated August 20, 2025 that has appeared in the following newspapers on August 21, 2025:

Newspaper	Language	Editions
Financial Express	English National Daily	All editions
Jansatta	Hindi National Daily	All editions
Navshakti	Marathi Regional Daily	Mumbai edition*
Loksatta	Marathi Regional Daily	Pune Edition**

*\*Marathi being the regional language at the place of the stock exchange where the maximum volume of trading in the shares of the Target Company are recorded during the sixty trading days preceding the date of the public announcement i.e. National Stock Exchange of India Limited, which is situated in Mumbai (Maharashtra)*

*\*\* Marathi being the regional language at the place where the registered office of the Target Company is situated, i.e., Pune (Maharashtra)*

Capitalized terms used in this letter unless defined herein shall have the same meanings as ascribed to them in the enclosed LOF.

We request you to kindly disseminate the Pre-Offer Advertisement-cum-Corrigendum on your website.

**JM Financial Limited**

Corporate Identity Number : L67120MH1986PLC038784

**Regd. Office:** 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025.

T: +91 22 6630 3030 F: +91 22 6630 3344 [www.jmfl.com](http://www.jmfl.com)

Thanking You,

For JM Financial Limited



**Yash Khajanchi**

**Director**

Contact Number: 9820470071

Email Id: yash.khajanchi@jmfl.com

Enclosed as stated above