

October 29, 2026

National Stock Exchange of India Limited

Exchange Plaza, Plot no. C/1, G Block,
Bandra Kurla Complex, Bandra (E),
Mumbai - 400 051
Maharashtra, India

BSE Limited

Listing Operation Department,
20th Floor, P.J. Towers, Dalal Street,
Mumbai – 400 001
Maharashtra, India

NSE Code: KALPATARU**BSE Code: 544423**

_Dear Sir/Madam,

Sub: Investor Presentation

Ref: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations')

Please find enclosed Investor Presentation on the Unaudited Standalone and Consolidated Financial Results for the quarter and half year ended September 30, 2026, to be made to the Analysts and Investors.

This intimation along with the Investor Presentation are also being uploaded on the Company's website at [Kalpataru | Investor Corner](#).

We request you to take the above information on record.

Yours faithfully,

For Kalpataru Limited

Gajendra
Mewara

Digitally signed
by Gajendra
Mewara
Date: 2026.10.29
19:49:55 +05'30'

Gajendra Mewara

Company Secretary & Compliance Officer

Enclosed: as above

SCALING WITH
VISION.
DELIVERING WITH
EXCELLENCE.



KALPA-TARU[®]

KALPATARU LIMITED RESULTS PRESENTATION

Q2 & H1 FY27

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01

COMPANY OVERVIEW



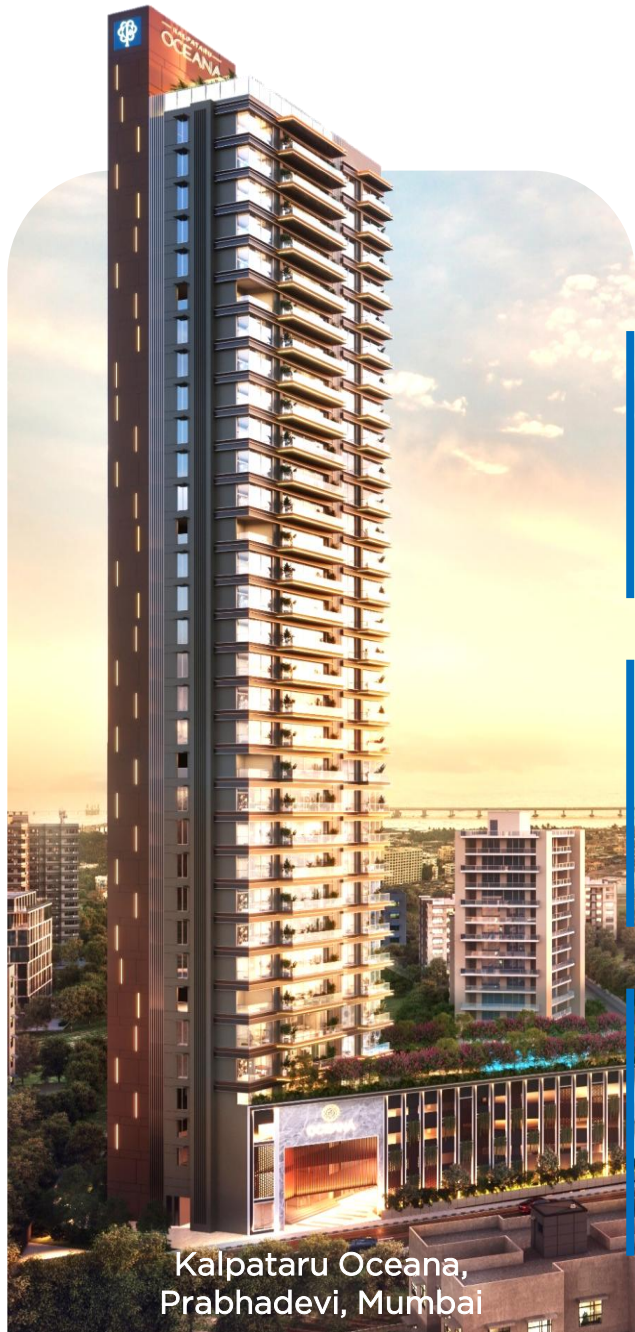
Kalpataru One, Worli, Mumbai

COMPANY OVERVIEW



An integrated platform with a 41.6 msf development pipeline

Kalpataru Limited is a leading real estate developer with integrated capabilities across the entire value chain, including land acquisition, project planning, design development, project execution, sales and marketing. With a presence across luxury, premium and mid-income residential segments, the company has built a strong footprint in the **MMR and Pune markets**, backed by a **legacy of over 57 years**.



86

COMPLETED PROJECTS
~25.1 msf delivered

19

ONGOING PROJECTS
~ 23.3 msf developable area

10

FORTHCOMING PROJECTS
~ 18.4 msf developable area

95%

RESIDENTIAL PORTFOLIO
of developable area

~ 74%

OWNED PORTFOLIO
of developable area

~ 75%

MMR PORTFOLIO
~ 31.4 msf developable area

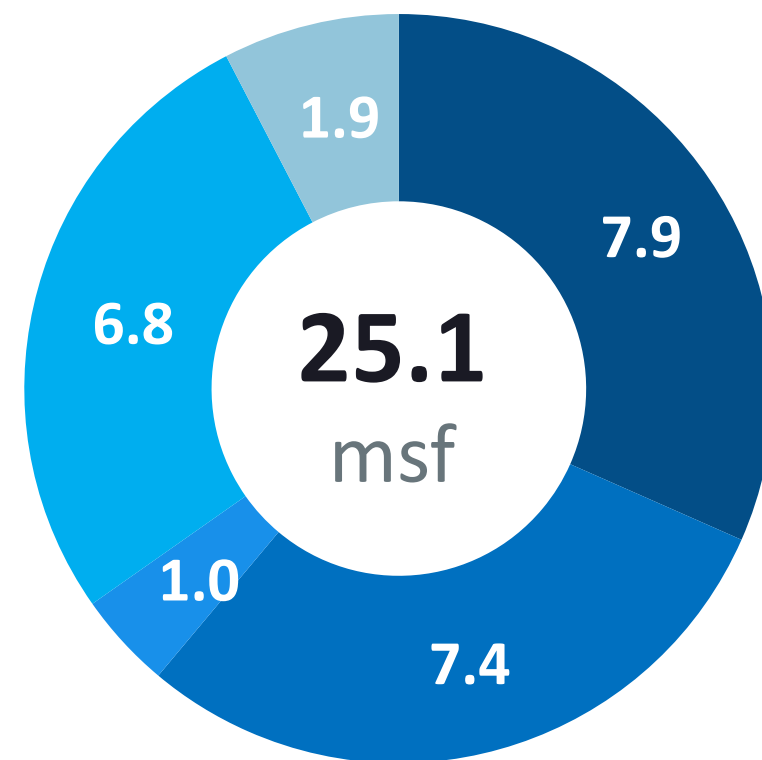
CUSTOMER – CENTRIC PRODUCT DESIGN
Tailored across multiple price segments

PORTFOLIO BREADTH
Residential, commercial, plotting and integrated township focused in MMR & Pune

END TO END EXECUTION
In-house capabilities across land acquisition, design, approvals, execution, sales and marketing

COMPLETED PROJECTS

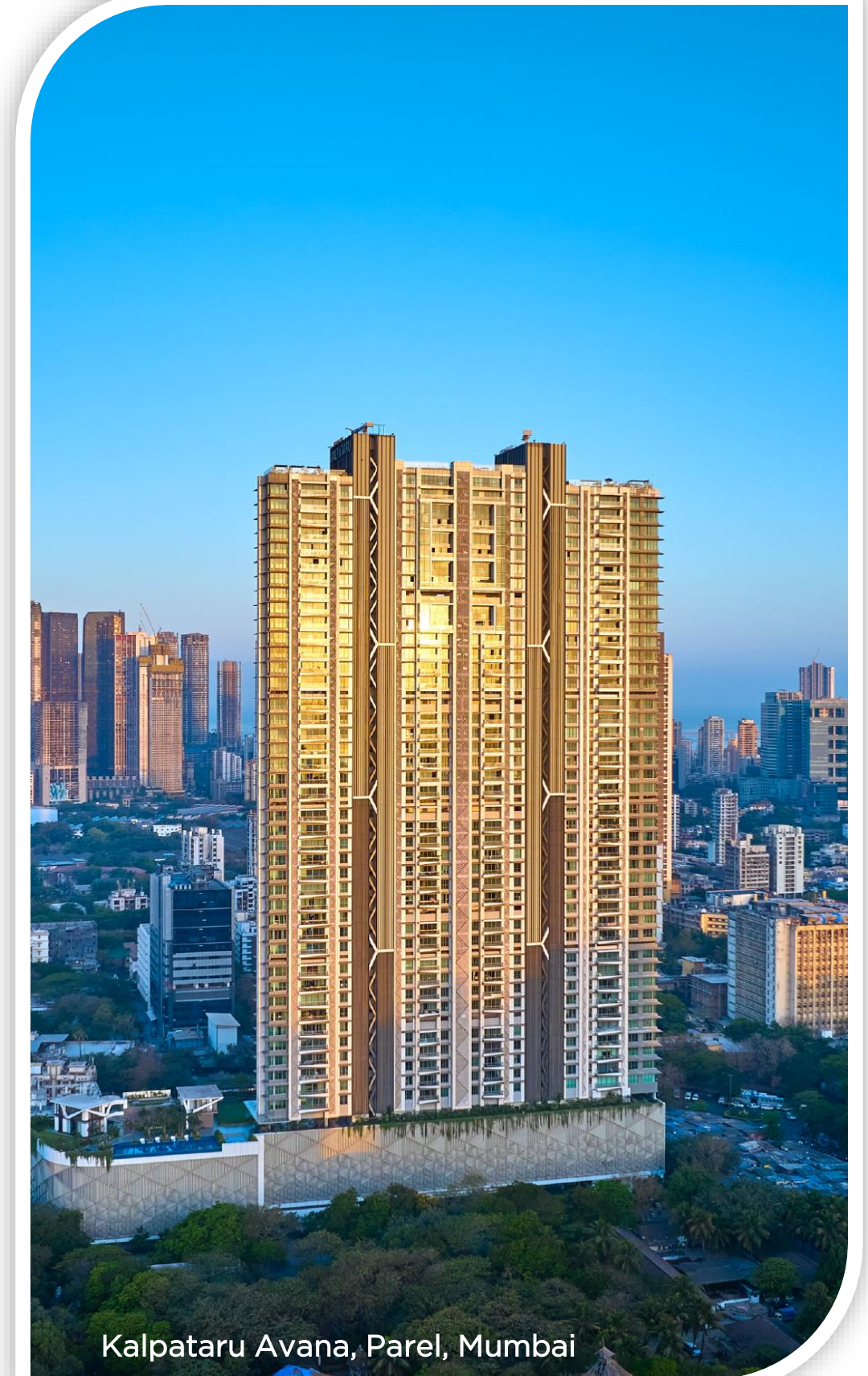
Completed Projects



■ Mumbai
 ■ Thane
 ■ Rest MMR
■ Pune
 ■ Others



DELIVERED PORTFOLIO
86 PROJECTS
 Total Developable Area ~25.1 msf

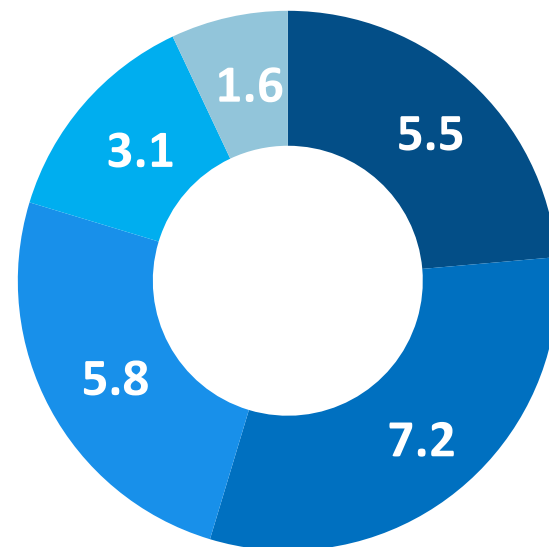


ONGOING PROJECTS

ONGOING PORTFOLIO | 19 PROJECTS | ~23.3 MSF

Geography

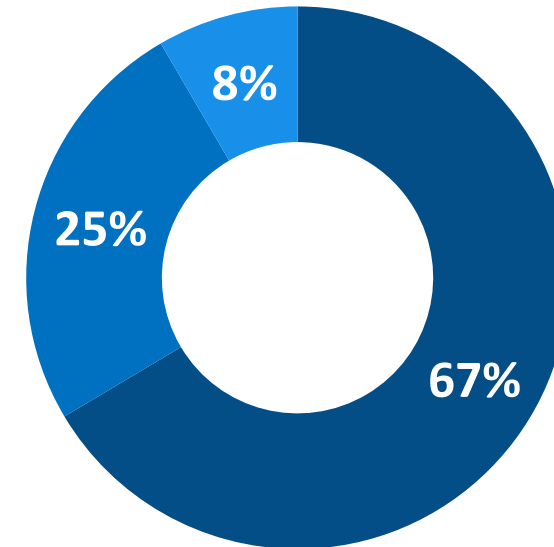
STRATEGIC FOCUS ON MMR & PUNE



■ Mumbai ■ Thane
 ■ Rest MMR ■ Pune
 ■ Others

Development Model

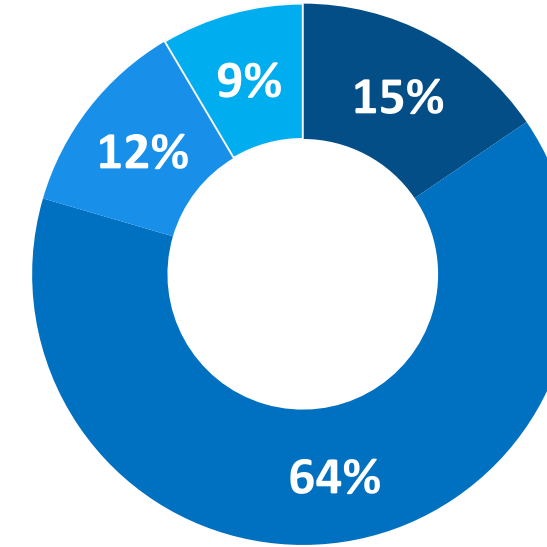
DIVERSIFIED MIX OF OWNED & ASSET LIGHT DEVELOPEMENTS



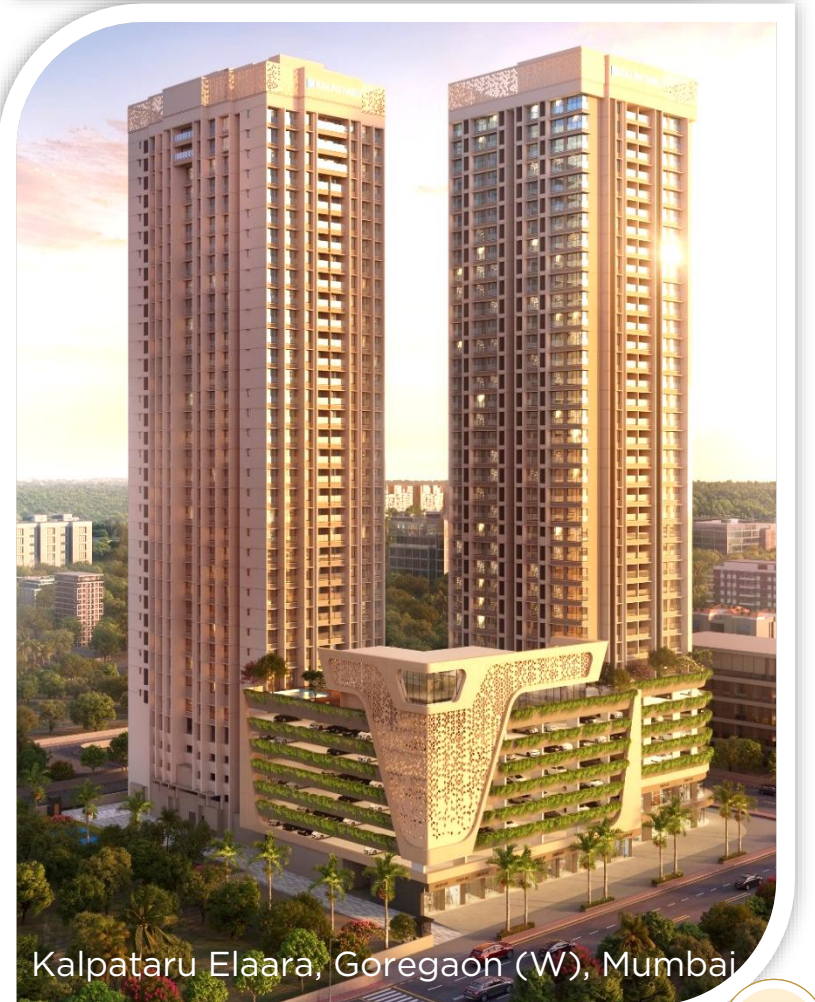
■ Owned
 ■ JD/JV
 ■ Redevelopment

Unit Selling Price

79% OF INVENTORY BELOW ₹3 Cr



■ Below 1 Cr ■ 1-3 Cr
 ■ 3-10 Cr ■ Above 10 Cr



msf = million sq. ft. | Figures rounded | Data as on 30th September 2026 | % has been derived basis the developable area of the projects

02

OPERATIONAL HIGHLIGHTS

Kalpataru Prive, Altamont Road, Mumbai

OPERATIONAL HIGHLIGHTS: Q2 & H1 FY27

KEY OPERATING HIGHLIGHTS

Q2 FY27

₹1,258 Cr
PRE-SALES
-5% YoY



₹1,189 Cr
SALES COLLECTIONS
↔ YoY



0.84 msf
AREA SOLD
+7% YoY



₹15,046
AVERAGE REALIZATION / SQ.FT.

H1 FY27

₹2,587 Cr
PRE-SALES
↔ YoY



₹2,554 Cr
SALES COLLECTIONS
+9% YoY



1.66 msf
AREA SOLD
+24% YoY



₹15,607
AVERAGE REALIZATION / SQ.FT.



Completions

2.37 msf

Q1 FY27: 0.79 msf
Q2 FY27: 1.58 msf

H1 FY27



New Launches

1.95 msf

2 New Projects
2 Towers in Ongoing Project

H1 FY27



Net Debt & Net D/E Ratio

Net Debt: ₹8,323 Cr
Net D/E: 2.1x

Sept 2026



Business Development

GDV: ~₹1,250 Cr

Added 1 Society Cluster
Redevelopment (DA)

H1 FY27



Annuity Portfolio

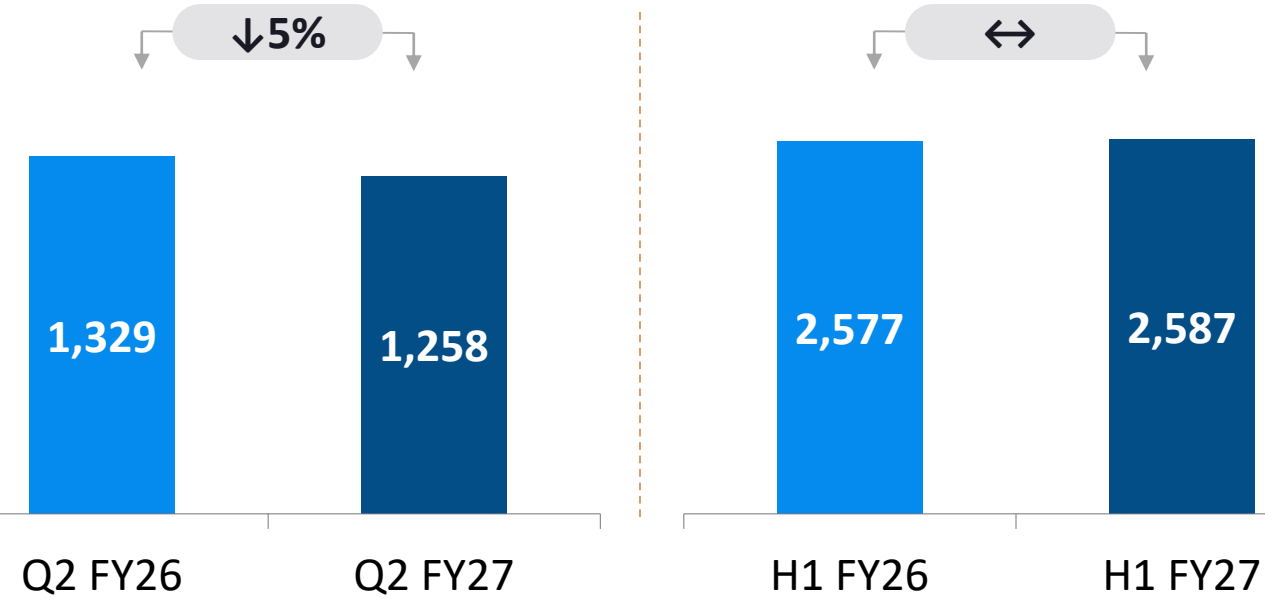
2 Offices + 1 Mall

Gross Rent: ₹96 Cr
H1 FY27

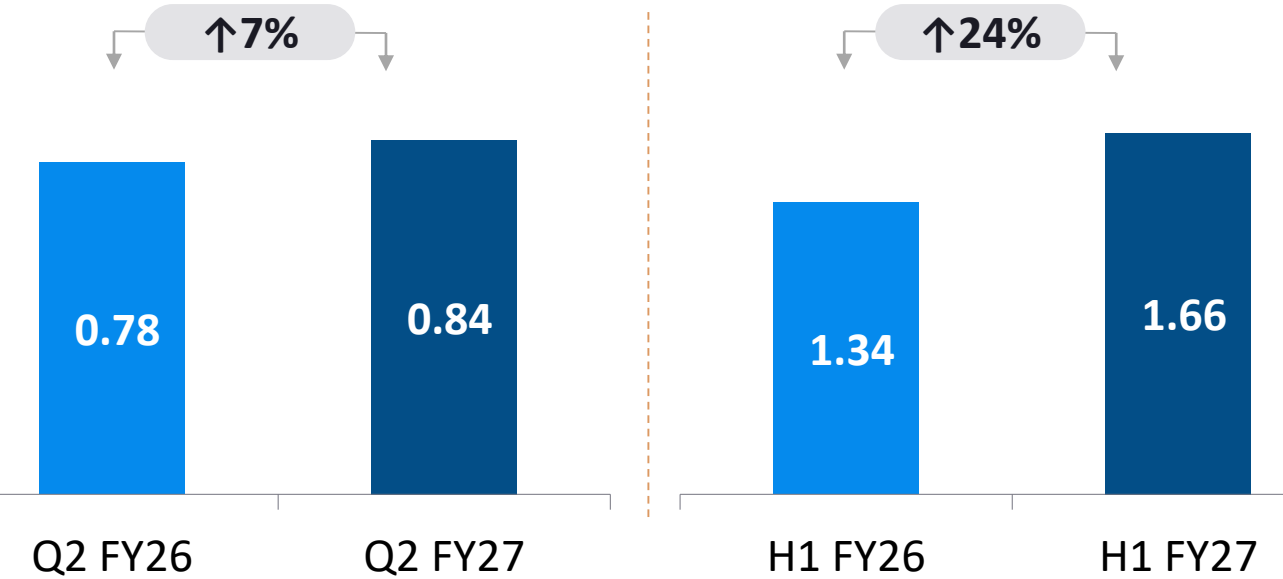
Mumbai · Thane

OPERATIONAL NUMBERS: STEADY PERFORMANCE

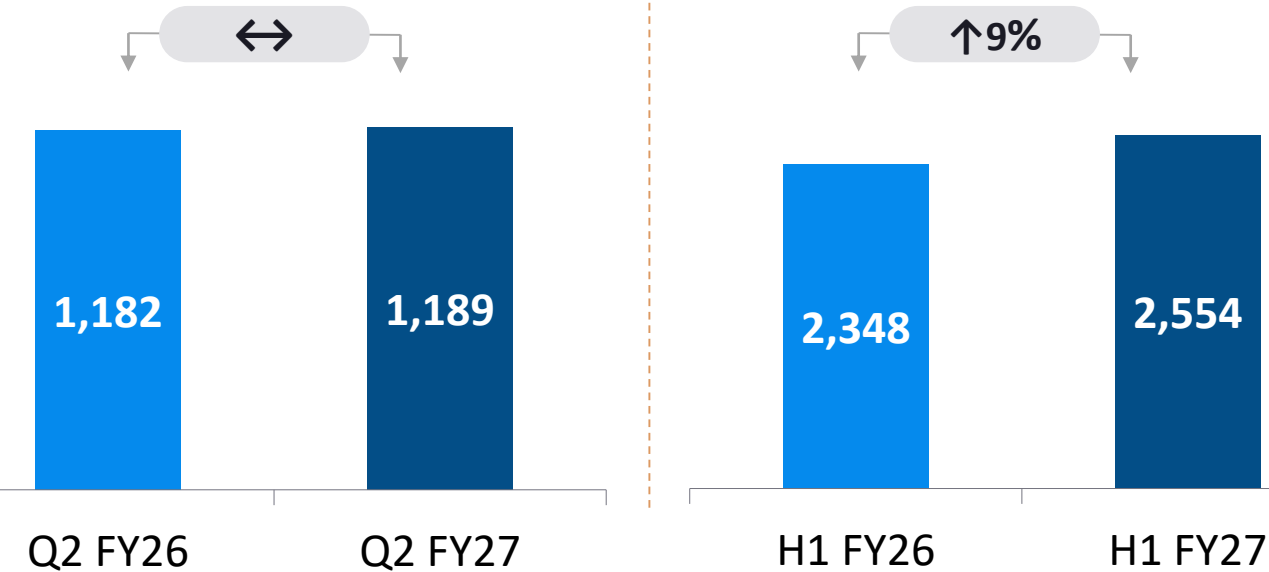
Pre Sales (₹ Cr)



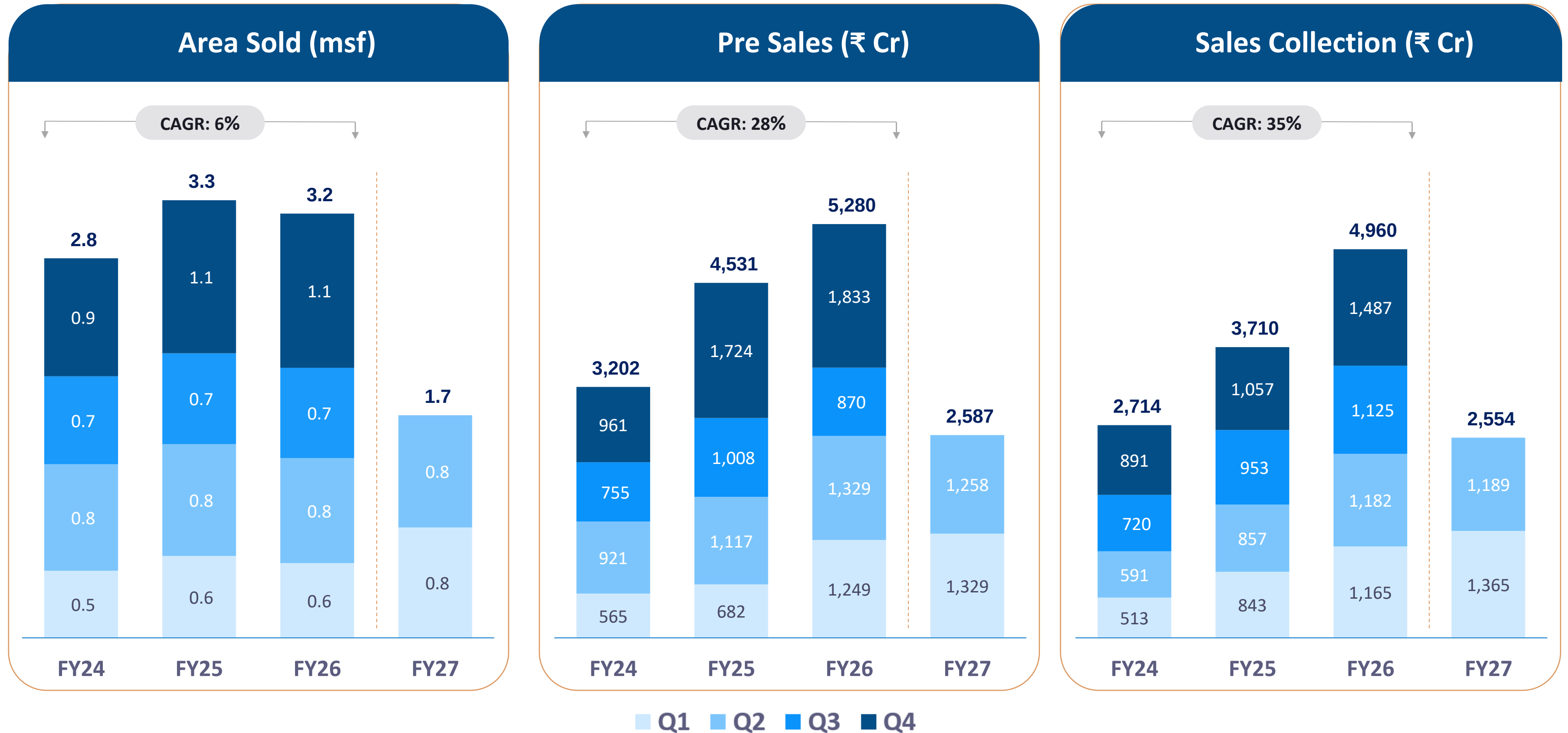
Area Sold (msf)



Sales Collection (₹ Cr)



OPERATIONAL NUMBERS: ANNUAL TRENDS



1. Note: CAGR is calculated till FY26

03

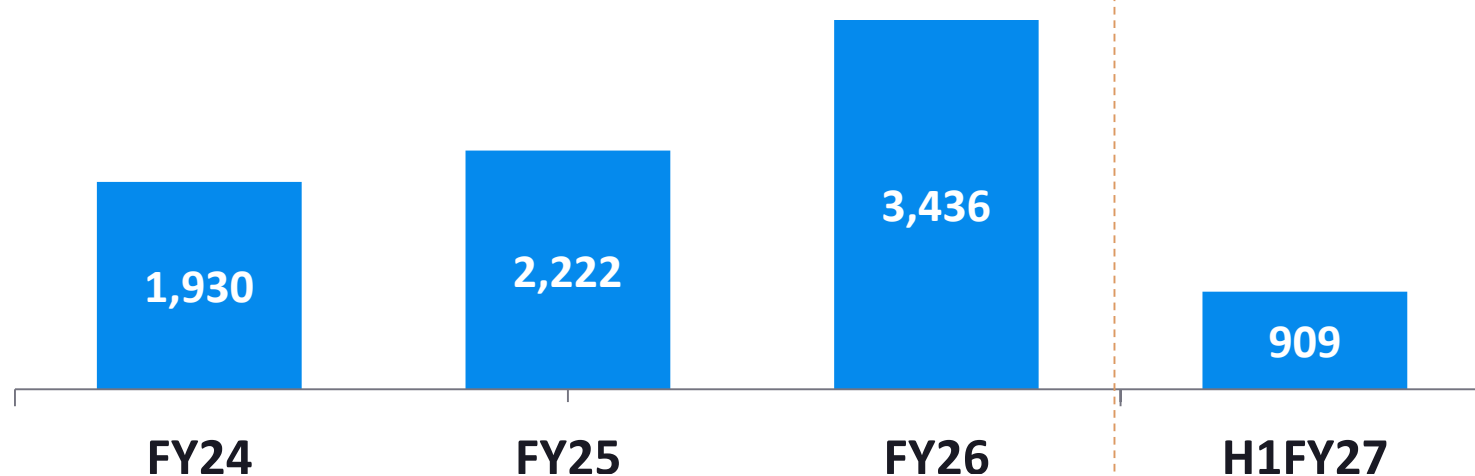
FINANCIAL PERFORMANCE

Amoda Reserve, Lonavala

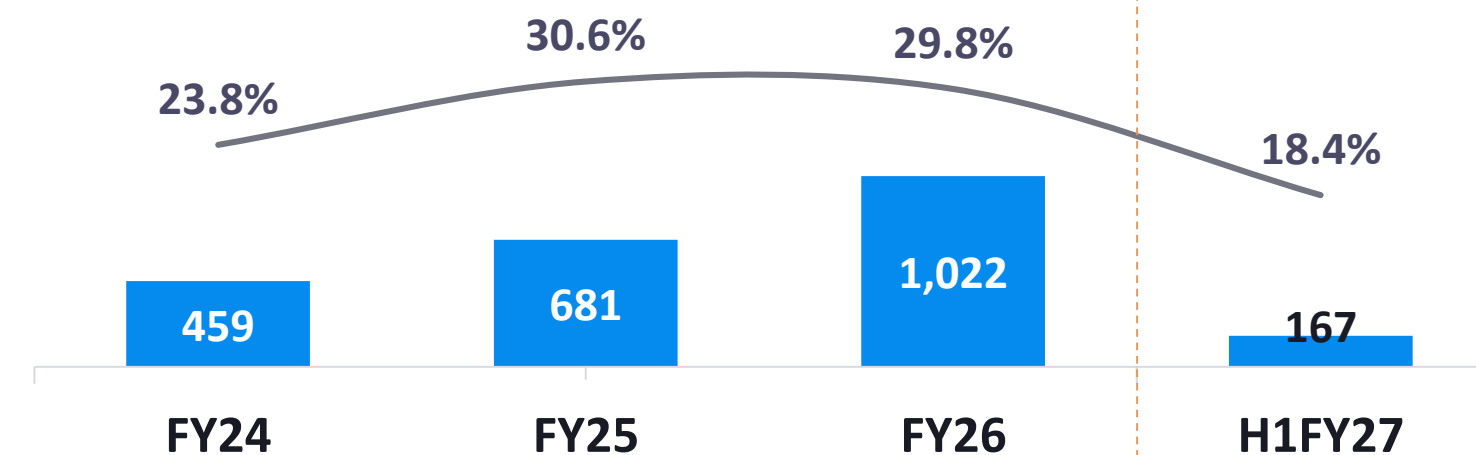
CONSOLIDATED PROFIT AND LOSS SNAPSHOT- Q2 & H1 FY27

Particulars (₹ Cr)	Q2 FY27	Q2 FY26	H1 FY27	H1 FY26
Revenue from Operations	437	794	909	1,237
EBITDA	(71)	13	(102)	(11)
EBITDA Margin (%)	-16.2%	1.7%	-11.2%	-0.9%
Adjusted EBITDA	73	190	167	293
Adjusted EBITDA Margin (%)	16.6%	23.9%	18.4%	23.7%
PAT	(71)	5	(100)	(47)

Revenue from Operations (₹ Cr)



Adjusted EBITDA (₹ Cr) & Adjusted EBITDA Margin (%)



Note:

1.Adjusted EBITDA = EBITDA plus finance cost component included in cost of sales and other operational expenses

2.EBITDA computation for the relevant period includes Finance cost component included in cost of sales and other operational expenses

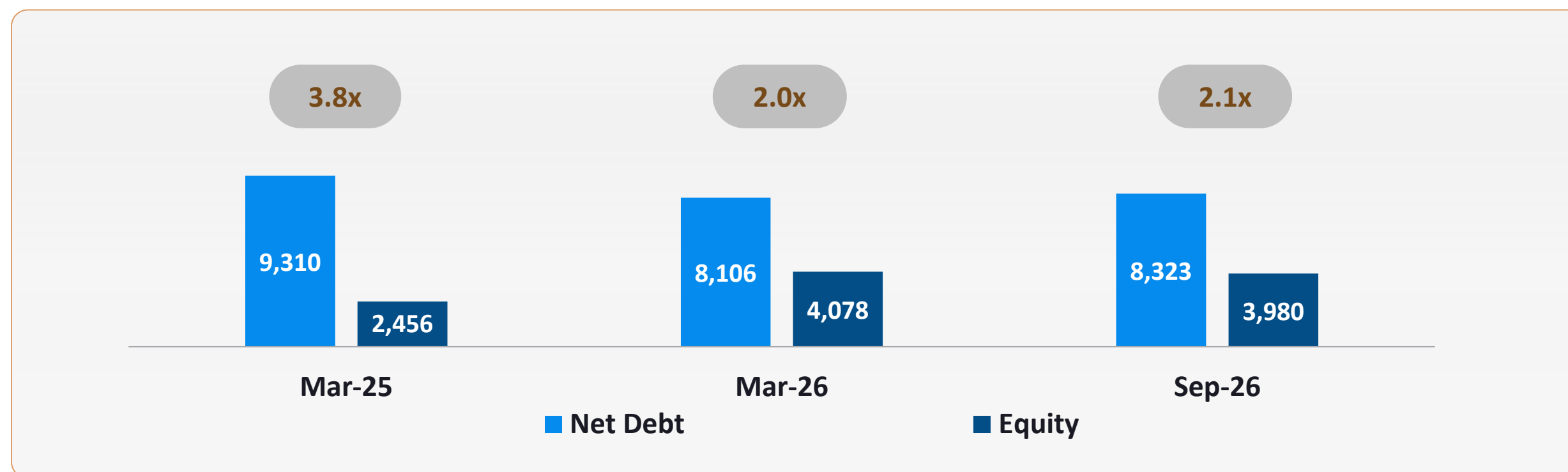
CONSOLIDATED BALANCE SHEET

Equity & Liabilities (₹ Cr)		
	Sep-26	Mar-26
Equity		
Equity Share Capital	206	206
Other Equity	3,821	3,911
Non-Controlling Interests	(47)	(39)
Total Equity	3,980	4,078
Liabilities		
Borrowings	9,179	9,168
Trade Payables	924	687
Other Financial Liabilities	767	846
Provisions	369	280
Other Liabilities	3,489	2,624
Total Liabilities	14,728	13,605
Total Equity & Liabilities	18,708	17,682

Assets (₹ Cr)		
	Sep-26	Mar-26
Tangible Assets	801	810
Intangible Assets	2	2
Investments	242	186
Loans	147	161
Inventories	15,134	13,660
Trade Receivables	489	643
Cash & Bank Balance	601	825
Other Financial Asset	412	367
Non-Current Tax Asset	71	87
Deferred Tax Asset	253	228
Other Assets	555	715
Total Assets	18,708	17,682

DEBT MOVEMENT

₹ Cr Unless Otherwise Stated	31 st Mar-25	31 st Mar-26	30 th Sep-26
Gross Debt	10,172	9,168	9,179
Less: Cash & Cash Equivalent	862	1,062	856
Net Debt	9,310	8,106	8,323
Equity	2,456	4,078	3,980
Net Debt to Equity (x)	3.8x	2.0x	2.1x



04

PORTFOLIO UPDATE

Kalpataru Vian, Hrushikesh, Lokhandwala

PORTFOLIO SYNOPSIS

₹ Cr Unless Otherwise Stated	No. of Projects	Total Developable Area (msf)	Sold Area (msf)	Total GDV Potential	Value of Sold Inventory	Balance Collection from Sold Inventory	Expected Value of Unsold Inventory	Expected Total Future Inflows
Ongoing Projects (A)	19	23.3	11.3	36,932	14,266	4,361	22,666	27,027
MMR	15	18.5	9.3	32,582	12,758	3,973	19,824	23,797
- Mumbai	9	5.5	2.6	18,984	6,855	2,485	12,129	14,615
- Thane	3	7.2	2.4	9,005	2,474	898	6,530	7,428
- Rest of MMR	3	5.8	4.2	4,592	3,429	590	1,164	1,754
Pune	2	3.1	0.8	3,460	854	272	2,606	2,878
Others	2	1.6	1.2	890	654	116	236	352
Completed Projects – RTMI (B)						267	617	884
Forthcoming Projects (C)	10	18.4	-	27,034	-	-	27,034	27,034
Total (A + B + C)	29	41.6	11.3	63,966	14,266	4,628	50,317	54,945

1. Above data is basis 100% Economic Interest and excludes Land Reserves
2. Above data does not include Income from Rental Asset and PMF Income

PLANNED LAUNCHES FOR FY27

Sr. No	Project Name	Tower/Phase	Location	Developable Area (msf)	Estimated GDV (₹ Cr)	Mode of Holding	Status
1	Kalpataru Vian, Hrushikesh		Lokhandwala, Mumbai	0.83	2,320	Redevelopment (DA)	Launched
2	Estella at Kalpataru Parkcity	Tower C & D	Kolshet Road, Thane	0.85	1,179	Owned	Launched
3	Kalpataru Elaara		Goregaon, Mumbai	0.28	596	Redevelopment (DA)	Launched
4	Suman Nagar CHS		Chembur, Mumbai	0.67	1,756	Redevelopment (DA)	
5	Kalpataru Blossoms	Phase II	Pune	1.40	1,635	JDA	
6	Kalpataru Ardene	Phase II	Nagpur	0.90	271	Owned	
Total				~4.92	~7,758		

NEW LAUNCHES IN H1 FY27



- Launched **Kalpataru Vian, Hrushikesh, Lokhandwala** in Q1 FY27
- Luxury development comprising of **bespoke 3, 4, and 4.5-bedroom residences** with grand decks offering views of Mumbai's mangroves across a private 4-acre enclave
- **30+ curated lifestyle amenities** with **>75% green space**
- Unmatched connectivity to key infrastructure including major metro lines, upcoming coastal road projects, and the city's finest retail, educational, and wellness destinations

NEW LAUNCHES IN H1 FY27

- Launched **Kalpataru Elaara at Bangur Nagar, Goregaon West, Mumbai in Q2 FY27**
- Landmark project features **2, 3 and 4 bedroom residences** with 25+ lifestyle amenities
- Located on MG Road off Link Road, the project is minutes away from Bangur Nagar Metro Station and in close proximity to various prominent Education, Entertainment & Health Infrastructure



Kalpataru Elaara, Goregaon West, Mumbai



Kalpataru Vienta, Kandivali, Mumbai

05

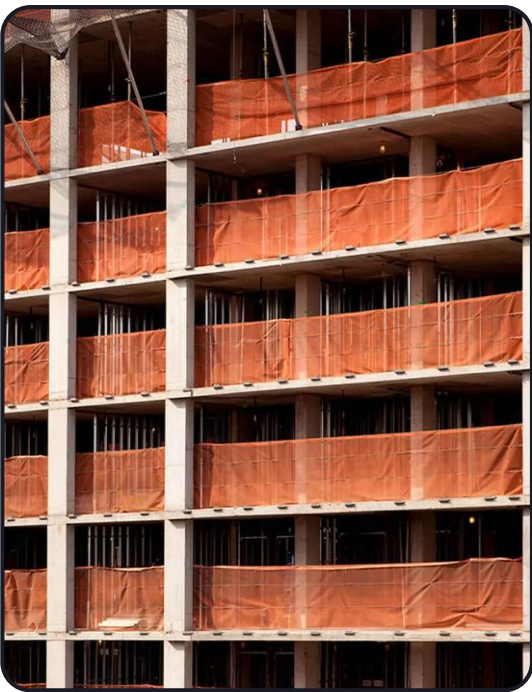
SUSTAINABILITY & CSR

CORE FOCUS ON IMPLMENTATION OF GREEN & SUSTAINABLE BUILDINGS

GREEN DEVELOPMENTS & CERTIFICATION

FOUNDING MEMBER Indian Green Building Council (IGBC)	IGBC GOLD Kalpataru Vista — Final Certified	IGBC PLATINUM Kalpataru Paramount — Final Certified	47 Projects	37.14 Built-up area (msf)
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SUSTAINABILITY INITIATIVES AT KALPATARU PROJECT SITES



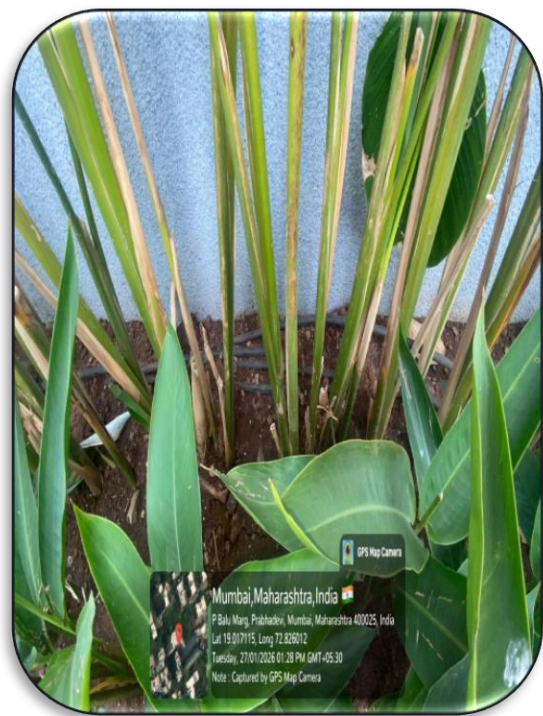
Fire Retardant Dust Control Nets



Water spraying for dust suppression



Safety Instructions installed onsite



Drip irrigation for landscape for Water Savings

Notes: As of 30th Sep, 2026. Few metrics have been rounded off to one decimal place for presentation purposes. Built-up Area as per IGBC.

CSR INITIATIVES

Healthcare



- Launched “School health project: Correction of Refractive errors” across 125 Thane Municipal Corporation schools, Anganwadis & Balwadis covering 40,00+ children
- 91 mental health sessions conducted in 5 BMC schools; covering 500 students

Education Project Prerna



- **Abhyasikas** (Community Learning centres) covered 3 experiential science activities, **1130+ problems solved** on First in Math App, & **52 students completed remedial assessments**.
- **4 Youth development sessions** completed
- Approval received for implementing STEM project in 22 schools of Thane Municipal Corporation

Skill Development Project Kaushal Vriddhi



- **144 women trained** in tailoring, culinary skills and financial literacy in Q2 (76% of mid-year target); Aahar exceeded enrolment targets by 185%,
- DigiSkill Centers reached **259 beneficiaries** through digital literacy, employability and AI awareness programs.

Environment Project Kartavya



- **41 beach clean-up drives** conducted at Prabhadevi and Silver Beach (Juhu)
- **38.4 MT of waste** prevented from entering the ocean, including **19.2 MT recycled**
- **2,721** citizen volunteers contributed **5,442 hours**.

KALPATARU PHILANTHROPY WEEK

5TH – 11TH OCTOBER 2026



A week of collective action for a healthier, kinder and more inclusive tomorrow.

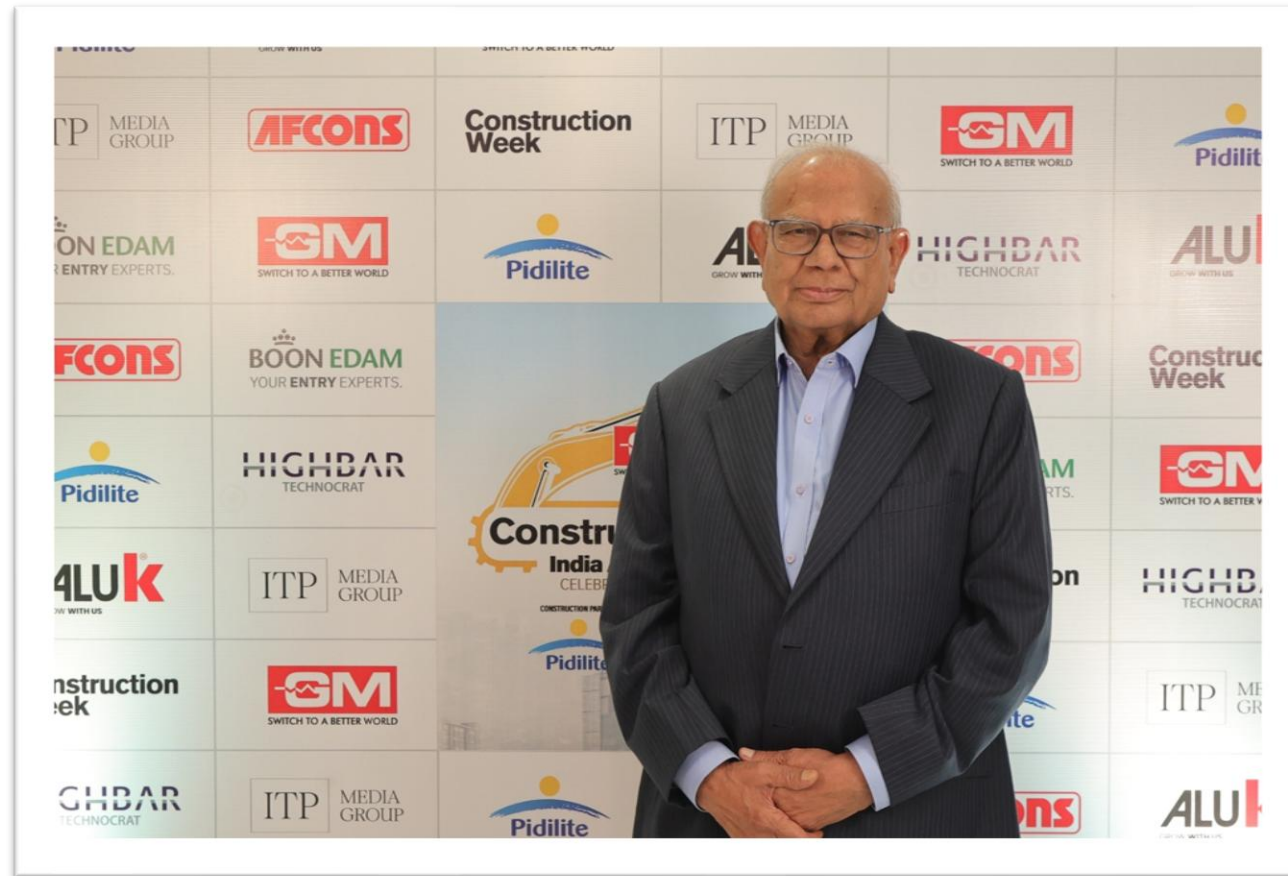
06

AWARDS & ACCOLADES



Kalpataru Elitus, Mulund, Mumbai

AWARDS & ACCOLADES



Chairman Mr. Mofatraj P. Munot received the **Lifetime Achievement Award** at the **16th Construction Week India Awards 2026**, a recognition of his visionary leadership and lasting contribution to the Real Estate industry.



Mr. Parag Munot, MD is recognized and honoured as one of **India's most distinguished real estate leaders** at the **HURUN India Real Estate Leadership Conclave & Excellence Awards 2026**.

ENHANCING HOME BUYER EXPERIENCE THROUGH MODEL SRO

Kalpataru Is Among the First Real Estate Companies in Mumbai to Adopt Maharashtra Government's Model Sub Registration Office (SRO) for Seamless Property Registration



- ✓ **30-Minute Registration Process** - Subject to complete documentation
- ✓ **Same-Day Documentation** - Faster completion and convenience
- ✓ **Premium Customer Environment** - Hospitality-led experience with lounge facilities
- ✓ **Government-Backed Initiative** - IGR Maharashtra & VFS Global collaboration

THANK YOU



Mr. Advait Phatarfod

Investor.Relations@kalpataru.com



Ms. Jeevika Kishnani

jeevika.hemani@in.ey.com

Club Amoda, Lonavala