KOLTE • PATIL
Creation, not Construction

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: 03 November 2026

**Subject: - Submission of Unaudited Standalone and Consolidated Financial Results for the quarter and six months ended 30 September 2026**

**ISIN: Equity: INE094I01018**

**Ref: NSE Symbol and Series: KOLTEPATIL and EQ**
**BSE Code and Scrip Code - Equity: 9624 and 532924**

Dear Sir/Madam,

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of Kolte-Patil Developers Limited ("Company") at their meeting held on **Tuesday, 03 November 2026**, approved the Unaudited Standalone and Consolidated Financial Results for the quarter and six months ended 30 September 2026.

The Financial Results duly signed by the Managing Director are annexed herewith**.**

Also, find enclosed herewith Limited Review Report on the Standalone and Consolidated Financial Results for the quarter and six months ended 30 September 2026 as submitted by M/s. S R B C & CO LLP, Statutory Auditors of the Company.

The meeting commenced at 06:30 PM (IST) and concluded at 07:45 PM (IST).

This is for your information and record.

**For Kolte-Patil Developers Limited**

Vinod Eknath Patil
Digitally signed by Vinod Eknath Patil
Date: 2026.11.03 20:05:37 +05'30'

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

Encl: as above.

**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

**STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2026**

**(Rs. in lakhs except earnings per share)**

| Sr. No. | Particulars | Quarter ended | | | Six months ended | | Year ended |
|---|---|---|---|---|---|---|---|
| | | September 30, 2026 | June 30, 2026 | September 30, 2025 | September 30, 2026 | September 30, 2025 | March 31, 2026 |
| | | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| 1 | Revenue from operations | 31,493 | 88,195 | 11,682 | 1,19,688 | 17,283 | 65,834 |
| 2 | Other income | 3,038 | 2,941 | 3,015 | 5,979 | 4,916 | 10,352 |
| 3 | **Total income (1+2)** | **34,531** | **91,136** | **14,697** | **1,25,667** | **22,199** | **76,186** |
| 4 | **Expenses** | | | | | | |
| | (a) Cost of services, construction and land | 63,029 | 75,272 | 58,639 | 1,38,301 | 79,199 | 1,82,196 |
| | (b) (Increase)/decrease in inventories of finished goods and work-in-progress | (39,872) | (14,626) | (50,509) | (54,498) | (67,882) | (1,36,382) |
| | (c) Employee benefits expense | 3,469 | 2,725 | 2,530 | 6,194 | 4,700 | 9,514 |
| | (d) Impairment loss on investments | - | - | - | - | - | 351 |
| | (e) Finance costs | 326 | 217 | 295 | 543 | 993 | 2,700 |
| | (f) Depreciation and amortisation expense | 441 | 423 | 396 | 864 | 794 | 1,498 |
| | (g) Other expenses | 5,027 | 5,906 | 4,302 | 10,933 | 7,301 | 15,447 |
| | **Total expenses (a to g)** | **32,420** | **69,917** | **15,653** | **1,02,337** | **25,105** | **75,324** |
| 5 | **Profit before tax for the period/year (3-4)** | **2,111** | **21,219** | **(956)** | **23,330** | **(2,906)** | **862** |
| 6 | **Tax expense/(credit)** | | | | | | |
| | -Current tax | 3,519 | 3,517 | 1,681 | 7,036 | 1,681 | 8,160 |
| | -Deferred tax | (2,877) | 1,805 | (1,891) | (1,072) | (2,446) | (7,101) |
| | **Total tax expenses for the period/year** | **642** | **5,322** | **(210)** | **5,964** | **(765)** | **1,059** |
| 7 | **Profit/(loss) for the period/year (5-6)** | **1,469** | **15,897** | **(746)** | **17,366** | **(2,141)** | **(197)** |
| 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) |
| | -Income tax relating to items that will not be reclassified to profit & loss | - | - | - | - | - | 14 |
| 9 | **Total comprehensive income/(loss) for the period/year (7+8)** | **1,469** | **15,897** | **(746)** | **17,366** | **(2,141)** | **(239)** |
| 10 | Paid-up equity share capital (Face value of Rs. 10/- each) | 8,868 | 8,868 | 8,868 | 8,868 | 8,868 | 8,868 |
| 11 | Other equity excluding revaluation reserves as per balance sheet | | | | | - | 1,13,749 |
| 12 | **Earnings Per Share (EPS) (Face value of Rs. 10/- each)*** | | | | | | |
| | Basic (Rs.) | 1.66 | 17.93 | (0.84) | 19.58 | (2.58) | (0.23) |
| | Diluted (Rs.) | 1.66 | 17.93 | (0.84) | 19.57 | (2.58) | (0.23) |
| | * Basic and Diluted EPS for all periods, except for the year ended March 31, 2026 are not annualised. | | | | | | |

**KOLTE-PATIL DEVELOPERS LIMITED**

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**UNAUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2026**

**(Rs. in lakhs)**

| Particulars | As at September 30, 2026 (Unaudited) | As at March 31, 2026 (Audited) |
|---|---|---|
| **Assets** | | |
| **Non-current assets** | | |
| (a) Property, plant and equipment | 15,901 | 13,508 |
| (b) Capital work-in-progress | - | 361 |
| (c) Investment properties | 6,590 | 6,267 |
| (d) Investment property under construction | 495 | - |
| (e) Intangible assets | 19 | 29 |
| (f) Right-of-use assets | 2,939 | 3,109 |
| (g) Financial assets | | |
| (i) Investments | 8,249 | 8,649 |
| (ii) Loans | 64,565 | 57,521 |
| (iii) Other financial assets | 3,890 | 3,091 |
| (h) Deferred tax assets (net) | 19,096 | 18,023 |
| (i) Income tax assets (net) | 5,774 | 6,494 |
| (j) Other non-current assets | 8,422 | 5,402 |
| **Total non-current assets** | **1,35,940** | **1,22,454** |
| **Current assets** | | |
| (a) Inventories | 5,16,133 | 4,62,333 |
| (b) Financial assets | | |
| (i) Investments | 42,104 | 46,545 |
| (ii) Trade receivables | 4,576 | 3,511 |
| (iii) Cash and cash equivalents | 12,820 | 16,469 |
| (iv) Other balances with banks | 33,375 | 30,895 |
| (v) Other financial assets | 14,399 | 12,119 |
| (c) Other current assets | 38,766 | 35,589 |
| **Total current assets** | **6,62,173** | **6,07,461** |
| **Total assets** | **7,98,113** | **7,29,915** |
| **Equity and liabilities** | | |
| **Equity** | | |
| (a) Equity share capital | 8,868 | 8,868 |
| (b) Other equity | 1,31,208 | 1,13,749 |
| **Total equity** | **1,40,076** | **1,22,617** |
| **Liabilities** | | |
| **Non-current liabilities** | | |
| (a) Financial liabilities | | |
| (i) Borrowings | 64 | 151 |
| (ii) Lease liabilities | 2,165 | 2,551 |
| (b) Provisions | 1,069 | 807 |
| **Total non-current liabilities** | **3,298** | **3,509** |
| **Current liabilities** | | |
| (a) Financial liabilities | | |
| (i) Borrowings | 90,818 | 1,14,064 |
| (ii) Lease liabilities | 1,562 | 1,320 |
| (iii) Trade payables | | |
| A. Dues of micro and small enterprises | 2,472 | 3,588 |
| B. Dues of creditors other than micro and small enterprises | 1,08,189 | 53,129 |
| (iv) Other financial liabilities | 3,256 | 1,972 |
| (b) Provisions | 1,710 | 1,737 |
| (c) Current tax liabilities (net) | 3,459 | 721 |
| (d) Other current liabilities | 4,43,273 | 4,27,258 |
| **Total current liabilities** | **6,54,739** | **6,03,789** |
| **Total equity and liabilities** | **7,98,113** | **7,29,915** |

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**UNAUDITED STANDALONE STATEMENT OF CASHFLOWS FOR THE PERIOD ENDED SEPTEMBER 30, 2026**

**(Rs. in lakhs)**

| | Particulars | Six months ended | |
|---|---|---|---|
| | | September 30, 2026 | September 30, 2025 |
| | | (Unaudited) | (Unaudited) |
| A | **Cash flow from operating activities** | | |
| | **Profit/(loss) before tax:** | **23,330** | **(2,906)** |
| | **Adjustment for:** | | |
| | Depreciation and amortisation expenses | 864 | 794 |
| | Profit on sale of mutual fund | (439) | (87) |
| | Rental income from investment properties | (224) | - |
| | Employee stock option expense/(credit) | 93 | 256 |
| | Finance cost | 543 | 993 |
| | Interest income | (3,826) | (2,660) |
| | Dividend income | - | (40) |
| | Profit/(loss) on sale of property, plant and equipment | (1) | 19 |
| | Share of (profit)/loss from partnership firms and LLP | (64) | (243) |
| | Gain on fair valuation of financial instruments | (1,018) | (745) |
| | Gain on buy back of investments | - | (44) |
| | Provisions for doubtful debt/advances | - | 102 |
| | **Operating profit/(loss) before working capital changes** | **19,258** | **(4,561)** |
| | **Adjustments for changes in working capital:** | | |
| | (Increase)/decrease in inventories | (47,156) | (61,068) |
| | (Increase)/decrease in trade receivables | (1,065) | (1,014) |
| | (Increase)/decrease in other assets | (6,832) | (1,454) |
| | Increase/(decrease) in trade payables | 53,944 | 7,451 |
| | Increase/(decrease) in other liabilities | 17,319 | 81,641 |
| | Increase/(decrease) in employee benefit obligations | 234 | 92 |
| | **Cash generated from operating activities post working capital changes** | **35,702** | **21,087** |
| | Income tax paid (net of refund) | (3,578) | (2,699) |
| | **Net cash generated from operating activities (A)** | **32,124** | **18,388** |
| B | **Cash flow from investing activities** | | |
| | Purchase of property, plant and equipment, investment properties and intangible assets | (3,946) | (2,267) |
| | Proceeds from sale of property, plant and equipment | 2 | 790 |
| | Fixed deposits (placed)/redeemed (net) | (13,877) | (1,196) |
| | Movement in escrow accounts considered as other bank balance | 8,544 | (4,253) |
| | Rent received | 224 | - |
| | Purchase of mutual fund | (18,682) | (42,305) |
| | Proceed from sale of mutual fund | 24,581 | 3,196 |
| | Proceeds from buyback/redemption of investments | 300 | 364 |
| | Payment towards acquisition of interest in subsidiary | - | (1,427) |
| | Loans given to subsidiaries (including partnership firms) and joint venture | (5,305) | (7,624) |
| | Loans repaid by subsidiaries (including partnership firms) and joint venture | 611 | 4,276 |
| | Amounts (invested in)/withdrawn from partnership firms & LLPs | (44) | 3,210 |
| | Interest received | 1,994 | 976 |
| | Dividend received | 99 | 40 |
| | **Net cash used in investing activities (B)** | **(5,499)** | **(46,220)** |
| C | **Cash flow from financing activities** | | |
| | Proceeds from issue of share capital (including securities premium) | - | 41,703 |
| | Payment of principal portion of lease liabilities | (603) | (570) |
| | Payment of interest on lease liability | (215) | (188) |
| | Interest paid | (6,062) | (5,805) |
| | Proceeds from borrowings | 20,264 | 17,077 |
| | Repayment of borrowings | (43,658) | (26,511) |
| | **Net cash generated from/(used in) financing activities (C)** | **(30,274)** | **25,706** |
| D | **Net decrease in cash and cash equivalents (A+B+C)** | **(3,649)** | **(2,126)** |
| | Cash and cash equivalents (Opening balance) | 16,469 | 11,762 |
| | Cash and cash equivalents (Closing balance) | 12,820 | 9,636 |
| | **Cash and cash equivalents comprise of:** | | |
| | Cash in hand | 10 | 12 |
| | Balances with banks | | |
| | - In current accounts | 11,473 | 9,624 |
| | - Deposit having original maturity of less than 3 months | 1,337 | - |
| | **Total** | **12,820** | **9,636** |

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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 September 30, 2026.**

| Sr. No. | Particulars | Quarter ended | | | Six months ended | | Year ended |
|---|---|---|---|---|---|---|---|
| | | September 30, 2026 | June 30, 2026 | September 30, 2025 | September 30, 2026 | September 30, 2025 | March 31, 2026 |
| | | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| 1 | **Debt equity ratio**<br>(Debt / Equity)<br>Debt = Borrowing + Lease liabilities (non-current and current)<br>Equity = Equity share capital + Other equity | 0.68 | 0.76 | 0.86 | 0.68 | 0.86 | 0.96 |
| 2 | **Debt service coverage ratio**<br>(Earnings available for Debt Service / Debt Service)<br>Earnings available for Debt Service = Profit before taxes + finance cost (net)^ + depreciation and amortization expense + Impairment of investment + Provision for doubtful debts /advances<br>Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments | 0.19 | 0.67 | (0.02) | 0.49 | (0.03) | 0.08 |
| 3 | **Interest service coverage ratio**<br>(Earnings available for Finance cost / Finance cost)<br>Earnings available for Finance cost = Profit before taxes + finance cost (net)^ + depreciation and amortization expense + Impairment of investment + Provision for doubtful debts /advances<br>Finance cost (Gross)* = Interest on loan borrowed + interest on lease and other finance charges | 0.97 | 6.53 | (0.07) | 3.91 | (0.15) | 0.36 |
| 4 | **Current ratio**<br>(Current assets / Current liabilities) | 1.01 | 1.03 | 1.05 | 1.01 | 1.05 | 1.01 |
| 5 | **Long term debt to working capital ratio**<br>(Long term debt / Working capital)<br>Long term debt = Non-current borrowings + Current maturities of long term debt + Non current lease liabilities<br>Working capital = Current Assets - Current liabilities (excluding current maturities of long term debt) | 0.95 | 0.89 | 0.81 | 0.95 | 0.81 | 0.99 |
| 6 | **Bad debts to account receivable ratio**<br>(Bad debts / Average net trade receivables)<br>Bad debts = Provision for doubtful debts<br>Average net trade receivables = Average of opening and closing balance of net trade receivables | - | - | - | - | - | - |
| 7 | **Current liability ratio**<br>(Current liabilities / Total liabilities) | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| 8 | **Total debts to total assets ratio**<br>(Debt / Total assets)<br>Debt = Borrowing + Lease liabilities (non-current and current) | 0.12 | 0.14 | 0.17 | 0.12 | 0.17 | 0.16 |
| 9 | **Debtors turnover ratio**<br>(Turnover / Average net trade receivables)<br>Turnover = Revenue from operations<br>Average net trade receivables = Average of opening and closing balance of net trade receivables | 5.79 | 17.97 | 3.07 | 29.60 | 5.60 | 21.63 |
| 10 | **Inventory turnover ratio**<br>[(Cost of services, construction and land+ Change in inventories of finished goods and work-in-progress)/Average inventory)]<br>Average inventory = Average of opening and closing balance of inventory | 0.05 | 0.13 | 0.02 | 0.17 | 0.03 | 0.12 |
| 11 | **Operating margin(%)**<br>(EBITDA /Turnover)<br>EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, Impairment of investment and other income<br>Turnover = Revenue from operations | (0.5%) | 21% | (28%) | 16% | (35%) | (8%) |
| 12 | **Net profit margin (%)**<br>(Net profit after tax / Total income) | 4% | 17% | (5%) | 14% | (10%) | (0.26%) |
| 13 | **Capital redemption reserve (Rs In Lakhs)** | 159 | 159 | 159 | 159 | 159 | 159 |
| 14 | **Net worth (Rs In Lakhs)**<br>(Equity share capital + Other equity) | 1,40,076 | 1,38,514 | 1,21,705 | 1,40,076 | 1,21,705 | 1,22,617 |
| 15 | **Net profit after tax (Rs In Lakhs)** | 1,469 | 15,897 | (746) | 17,366 | (2,141) | (197) |
| 16 | **Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised**<br>Basic (Rs.)<br>Diluted (Rs.) | 1.66<br>1.66 | 17.93<br>17.93 | (0.84)<br>(0.84) | 19.58<br>19.57 | (2.58)<br>(2.58) | (0.23)<br>(0.23) |

Note: The above ratios are not annualised for the quarters and six month periods, except for the year ended March 31, 2026.

^ 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 November 03, 2026 and were subjected to review 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 Redemption of NCD's:

(a) During the previous quarter, the Company fully redeemed its 11,090 secured, listed Non-Convertible Debentures ("NCDs"), aggregating to Rs. 11,090 lakhs, which were subscribed by Marubeni Corporation and issued on December 22, 2023, in accordance with the terms of the issue by repaying the entire outstanding principal amount together with the applicable redemption premium.

(b) During the previous quarter, the Company fully redeemed its 14,000 secured, unlisted Non-Convertible Debentures ("NCDs"), aggregating to Rs. 14,000 lakhs, which were subscribed by India Realty Excellence IV and issued on April 10, 2023, in accordance with the terms of the issue by repaying the entire outstanding principal amount together with the applicable redemption premium.

5 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on September 30, 2026 are as follows.
These 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. 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.

| Particulars | INE094I07049 | INE094I07072 | INE094I07080 | INE094I07098 |
|---|---|---|---|---|
| No. of NCDs outstanding (Nos) | 20,650 | 13,377 | 13,996 | 10,994 |
| Face value per NCD on issue (in Rs.) | 1,00,000 | 1,00,000 | 1,00,000 | 1,00,000 |
| Reduced face value per NCD as at September 30, 2026 (in Rs.) | 41,301 | 34,887 | 89,213 | 85,784 |
| Principal redeemed till September 30, 2026 (in Rs. lakhs) | 12,121 | 8,710 | 1,510 | 1,563 |
| Redemption premium paid till September 30, 2026 (in Rs. lakhs) | 6,177 | 2,380 | 434 | 422 |
| Outstanding principal as at September 30, 2026 (in Rs. lakhs) | 8,529 | 4,667 | 12,486 | 9,431 |
| Security cover as at September 30, 2026* (times) | 1.76 | 1.86 | 1.04 | 1.10 |
| *Based on the valuation of the respective underlying projects as at March 31, 2026, except for ISIN INE094I07080 and INE094I07098, which are based on valuations as at September 30, 2026. | | | | |

6 During the quarter, Kolte-Patil Foundation, a wholly owned subsidiary of the Company, ceased to be a Section 8 company and was converted into a private limited company under the name 'Kolte-Patil Homes Private Limited' with effect from September 28, 2026.

7 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 Sections 230 to 232 of the Companies Act, 2013, read with applicable rules made thereunder, with an appointed date of April 01, 2026. The Scheme is conditional and subject to necessary statutory and regulatory approvals/permissions, including approval of the National Company Law Tribunal, Mumbai, approval of the members, and consent from the creditors of the wholly-owned subsidiaries and the Company, as applicable.

8 During the quarter, the Company granted 1,39,826 and 1,01,748 employee stock options on August 10, 2026 and August 24, 2026, respectively, under the Kolte-Patil Employees Stock Option Scheme, 2021, to certain employees of the Company. The options vest over a period of three years in the ratio of 50%, 25% and 25%, subject to fulfilment of the applicable vesting conditions, including continued employment and, where applicable, achievement of specified performance and market conditions. The exercise price of the options is Rs. 10 per option.

9 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 ANIRUDDHA PATIL
Digitally signed by RAJESH ANIRUDDHA PATIL
Date: 2026.11.03 18:53:56 +05'30'

**Rajesh Patil**
Managing Director
(DIN-00381866)

Place: Mumbai
Date: November 03, 2026

S R B C & CO LLP
Chartered Accountants

Ground floor, Tower C Unit 1,
Panchshil Tech Park One, Loop road,
Near Don Bosco School, Yerwada
Pune - 411 006, India

Tel: +91 20 6603 6000

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

**Review Report to**
**The Board of Directors**
**Kolte-Patil Developers Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Kolte-Patil Developers Limited (the "Company") for the quarter ended September 30, 2026 and year to date from April 01, 2026 to September 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, 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 Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above and based on the consideration of the review reports of other auditors of limited liability partnership entities as referred in paragraph 5 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. The accompanying Statement includes the Company's share of profit after tax of Rs. 41 lakhs and Rs. 64 lakhs for quarter and six months period ended September 30, 2026 respectively, as considered in the Statement in respect of 8 limited liability partnerships whose interim financial results/statements and other financial information have been reviewed by their respective independent auditors. The independent auditor's reports on interim financial statements/financial results/financial information of these limited liability partnerships have been furnished to us by the Management, and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such auditors.

   Our conclusion on the Statement is not modified in respect of the above matter.

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: 2026.11.03 19:42:11 +05'30'

**per Mustafa Saleem**
Partner
Membership No.: 136969
UDIN: 26136969AEPPCY6491
Place: Mumbai
Date: November 03, 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
Tel. No. +91 20 67429200. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

**STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2026**

**(Rs. in lakhs except earnings per share)**

| Sr. No. | Particulars | Quarter ended | | | Six months ended | | Year ended |
|---|---|---|---|---|---|---|---|
| | | September 30, 2026 | June 30, 2026 | September 30, 2025 | September 30, 2026 | September 30, 2025 | March 31, 2026 |
| | | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| 1 | Revenue from operations | 33,437 | 91,954 | 13,866 | 1,25,391 | 22,102 | 73,496 |
| 2 | Other income | 1,714 | 1,708 | 2,309 | 3,422 | 3,754 | 6,754 |
| 3 | **Total income (1+2)** | **35,151** | **93,662** | **16,175** | **1,28,813** | **25,856** | **80,250** |
| 4 | **Expenses** | | | | | | |
| | (a) Cost of services, construction and land | 66,166 | 76,825 | 58,954 | 1,42,991 | 82,858 | 2,24,314 |
| | (b) (Increase)/decrease in inventories of finished goods and work-in-progress | (41,272) | (12,656) | (48,840) | (53,928) | (67,357) | (1,71,891) |
| | (c) Employee benefits expense | 3,487 | 2,964 | 2,735 | 6,451 | 5,117 | 10,166 |
| | (d) Finance costs | 332 | 225 | 327 | 557 | 1,001 | 2,665 |
| | (e) Depreciation and amortisation expense | 479 | 459 | 422 | 938 | 844 | 1,598 |
| | (f) Other expenses | 5,087 | 5,870 | 4,740 | 10,957 | 7,802 | 17,020 |
| | **Total expenses (a to f)** | **34,279** | **73,687** | **18,338** | **1,07,966** | **30,265** | **83,872** |
| 5 | **Profit/(loss) before share of profit/(loss) of associates, joint ventures for the period/year (net) (3-4)** | **872** | **19,975** | **(2,163)** | **20,847** | **(4,409)** | **(3,622)** |
| 6 | **Share of profit/(loss) of joint ventures and associates for the period/year (net)** | **26** | **(26)** | **760** | **-** | **786** | **826** |
| 7 | **Profit/(loss) before tax for the period/year (5+6)** | **898** | **19,949** | **(1,403)** | **20,847** | **(3,623)** | **(2,796)** |
| 8 | **Tax expense/(credit)** | | | | | | |
| | -Current tax | 3,526 | 3,839 | 1,666 | 7,365 | 1,720 | 8,582 |
| | -Deferred tax | (3,198) | 1,444 | (1,955) | (1,754) | (2,541) | (7,589) |
| | -Tax pertaining to previous years | - | - | - | - | - | 19 |
| | **Total tax expenses for the period/year** | **328** | **5,283** | **(289)** | **5,611** | **(821)** | **1,012** |
| 9 | **Net Profit/(loss) after tax (7-8)** | **570** | **14,666** | **(1,114)** | **15,236** | **(2,802)** | **(3,808)** |
| | **Net Profit/(loss) attributable to:** | | | | | | |
| | Owners of the Company | 525 | 14,626 | (1,043) | 15,151 | (2,742) | (3,867) |
| | Non-controlling interests | 45 | 40 | (71) | 85 | (60) | 59 |
| 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) |
| | -Income tax relating to items that will not be reclassified to Profit or Loss | - | - | - | - | - | 13 |
| | **Other comprehensive income/(loss) (net of tax) attributable to:** | | | | | | |
| | Owners of the company | - | - | - | - | - | (23) |
| | Non-controlling interests | - | - | - | - | - | 1 |
| 11 | **Total comprehensive income/(loss) for the period/year (9+10)** | **570** | **14,666** | **(1,114)** | **15,236** | **(2,802)** | **(3,830)** |
| | **Total comprehensive income/(loss) attributable to** | | | | | | |
| | Owners of the company | 525 | 14,626 | (1,043) | 15,151 | (2,742) | (3,890) |
| | Non-controlling interests | 45 | 40 | (71) | 85 | (60) | 60 |
| 12 | Paid-up equity share capital (Face value of Rs. 10/- each) | 8,868 | 8,868 | 8,868 | 8,868 | 8,868 | 8,868 |
| 13 | Other equity excluding revaluation reserves as per balance sheet | | | | | | 1,11,821 |
| 14 | **Earnings per equity share attributable to owners (Face value of Rs. 10/- each)#** | | | | | | |
| | Basic (Rs) | 0.59 | 16.49 | (1.18) | 17.09 | (3.31) | (4.51) |
| | Diluted (Rs) | 0.59 | 16.49 | (1.18) | 17.07 | (3.31) | (4.51) |

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

**KOLTE-PATIL DEVELOPERS LIMITED**

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**UNAUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2026**

**(Rs. In lakhs)**

| | Particulars | As at September 30, 2026 | As at March 31, 2026 |
|---|---|---|---|
| | **ASSETS** | **(Unaudited)** | **(Audited)** |
| 1 | **Non-current assets** | | |
| | (a) Property, plant and equipment | 15,989 | 13,600 |
| | (b) Capital work-in-progress | - | 361 |
| | (c) Investment properties | 9,687 | 9,153 |
| | (d) Investment property under construction | 495 | - |
| | (e) Other intangible assets | 19 | 30 |
| | (f) Right of use asset | 3,099 | 3,310 |
| | (g) Financial assets | | |
| | (i) Investments | 682 | 1,081 |
| | (ii) Loans | 179 | 133 |
| | (iii) Other financial assets | 5,738 | 4,357 |
| | (h) Deferred tax assets (net) | 23,624 | 21,869 |
| | (i) Income tax assets (net) | 6,245 | 6,877 |
| | (j) Other non-current assets | 9,659 | 6,506 |
| | **Total non-current assets** | **75,416** | **67,277** |
| 2 | **Current assets** | | |
| | (a) Inventories | 5,79,851 | 5,27,500 |
| | (b) Financial assets | | |
| | (i) Investments | 42,119 | 46,559 |
| | (ii) Trade receivables | 10,146 | 6,341 |
| | (iii) Cash and cash equivalents | 18,611 | 20,157 |
| | (iv) Other balances with banks | 33,602 | 30,915 |
| | (v) Other financial assets | 24,332 | 20,720 |
| | (c) Other current assets | 39,416 | 36,274 |
| | **Total current assets** | **7,48,077** | **6,88,466** |
| | **Total assets** | **8,23,493** | **7,55,743** |
| | **EQUITY AND LIABILITIES** | | |
| 1 | **EQUITY** | | |
| | (a) Equity share capital | 8,868 | 8,868 |
| | (b) Other equity | 1,27,065 | 1,11,821 |
| | **Equity attributable to owners of the Company** | **1,35,933** | **1,20,689** |
| | (c) Non-controlling interests | (143) | (228) |
| | **Total equity** | **1,35,790** | **1,20,461** |
| | **LIABILITIES** | | |
| 2 | **Non-current liabilities** | | |
| | (a) Financial Liabilities | | |
| | (i) Borrowings | 64 | 151 |
| | (ii) Lease liability | 2,289 | 2,717 |
| | (iii) Other financial liabilities | 131 | 124 |
| | (b) Provisions | 1,237 | 1,064 |
| | **Total non-current liabilities** | **3,721** | **4,056** |
| 3 | **Current liabilities** | | |
| | (a) Financial Liabilities | | |
| | (i) Borrowings | 90,818 | 1,14,064 |
| | (ii) Lease liability | 1,651 | 1,410 |
| | (iii) Trade Payable | | |
| | A. Dues of micro and small enterprises | 2,517 | 3,808 |
| | B. Dues of creditors other than micro and small enterprises | 1,15,274 | 62,151 |
| | (iv) Other financial liabilities | 16,517 | 12,847 |
| | (b) Provisions | 1,844 | 1,880 |
| | (c) Current tax liabilities (net) | 3,506 | 949 |
| | (d) Other current liabilities | 4,51,855 | 4,34,117 |
| | **Total current liabilities** | **6,83,982** | **6,31,226** |
| | **Total equity and liabilities** | **8,23,493** | **7,55,743** |

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**UNAUDITED CONSOLIDATED STATEMENT OF CASHFLOWS FOR THE PERIOD ENDED SEPTEMBER 30, 2026**

**(Rs. In lakhs)**

| | Particulars | Six months ended | |
|---|---|---|---|
| | | **September 30, 2026** | **September 30, 2025** |
| | | **(Unaudited)** | **(Unaudited)** |
| **A** | **CASH FLOW FROM OPERATING ACTIVITIES** | | |
| | **Profit /(loss) before tax and share of profit/(loss) in associates and joint ventures** | **20,847** | **(4,409)** |
| | **Adjustment for:** | | |
| | Depreciation and amortisation expense | 938 | 844 |
| | Profit on sale of mutual fund | (439) | (87) |
| | Rental income from investment properties | (459) | - |
| | Employee stock option expense | 93 | 256 |
| | Finance cost | 557 | 1,001 |
| | Interest income | (1,038) | (1,010) |
| | Profit on sale of property, plant and equipment | (1) | (26) |
| | Provision for doubtful debts/advances | 6 | 639 |
| | Gain on buyback/sale of investments | - | (109) |
| | Dividend income | - | (40) |
| | Gain on fair valuation of financial instruments | (1,018) | (745) |
| | **Operating profit/(loss) before working capital changes** | **19,486** | **(3,686)** |
| | **Adjustments for changes in working capital** | | |
| | (Increase)/decrease in inventories | (45,786) | (60,476) |
| | (Increase)/decrease in trade receivables | (3,805) | (1,497) |
| | (Increase)/decrease in other assets | (6,880) | (2,280) |
| | Increase/(decrease) in trade payables | 51,832 | 5,552 |
| | Increase/(decrease) in other liabilities | 21,432 | 81,550 |
| | Increase/(decrease) in provisions | 136 | 67 |
| | **Cash generated from operating activities** | **36,415** | **19,230** |
| | Income tax paid (net of refund) | (4,175) | (2,875) |
| | **Net cash generated from operating activities (A)** | **32,240** | **16,355** |
| **B** | **CASH FLOW FROM INVESTING ACTIVITIES** | | |
| | Purchase of property, plant and equipment, investment properties and intangible assets | (4,104) | (2,287) |
| | Proceeds from sale of property, plant & equipment | 2 | 833 |
| | Bank deposits placed/realized (net) | (15,587) | (3,162) |
| | Movement in escrow accounts considered as other bank balances | 8,546 | (4,242) |
| | Rent received | 459 | - |
| | Investment in mutual funds/Purchase of units in mutual fund | (18,682) | (42,305) |
| | Proceed from divestment of mutual fund/sale of units in mutual fund | 24,581 | 3,196 |
| | Consideration received for shares bought back/proceeds from divestment in associates | 300 | 364 |
| | Loans given to joint venture | (151) | - |
| | Loans repaid by joint venture | 105 | - |
| | Dividend received | 99 | 40 |
| | Interest received | 978 | 1,038 |
| | Purchase of investment in non controlling interest of subsidiaries (net) | - | (1,995) |
| | **Net cash used in investing activities (B)** | **(3,454)** | **(48,520)** |
| **C** | **CASH FLOW FROM FINANCING ACTIVITIES** | | |
| | Proceeds from issue of share capital (including securities premium) | - | 41,703 |
| | Repayment of principal portion of lease liability | (646) | (623) |
| | Interest on lease liability | (230) | (207) |
| | Interest paid | (6,062) | (5,819) |
| | Repayment of borrowings | (43,658) | (26,511) |
| | Proceeds from borrowings | 20,264 | 17,077 |
| | **Net cash (used in)/generated from financing activities (C)** | **(30,332)** | **25,620** |
| **D** | **Net increase/(decrease) in cash and cash equivalents (A+B+C)** | **(1,546)** | **(6,545)** |
| | Cash and cash equivalents (opening balance) | 20,157 | 18,041 |
| | Cash and cash equivalents (closing balance) | 18,611 | 11,496 |
| | **Cash and cash equivalents comprise of:** | | |
| | Cash in hand | 13 | 23 |
| | Balances with banks | | |
| | - In current accounts | 13,975 | 10,360 |
| | - Deposit having original maturity of less than 3 months | 4,623 | 1,113 |
| | **Total** | **18,611** | **11,496** |

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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 period ended September 30, 2026:**

**(Rs. in lakhs except earnings per share)**

| Sr. No. | Particulars | Quarter ended | | | Six months ended | | Year ended |
|---|---|---|---|---|---|---|---|
| | | September 30, 2026 | June 30, 2026 | September 30, 2025 | September 30, 2026 | September 30, 2025 | March 31, 2026 |
| | | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| 1 | **Debt equity ratio**<br>(Debt/Equity)<br>Debt = Borrowing + Lease liabilities (Non-Current and Current)<br>Equity =Equity share capital + Other equity + Non-controlling interests | 0.70 | 0.78 | 0.86 | 0.70 | 0.86 | 0.98 |
| 2 | **Debt service coverage ratio**<br>(Earnings available for Debt Service/Debt Service)<br>Earnings available for Debt Service = Profit before taxes + finance cost (net)^ + depreciation and amortisation expenses + Provision for doubtful debts/advances<br>Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments | 0.09 | 0.64 | (0.08) | 0.44 | (0.06) | 0.02 |
| 3 | **Interest service coverage ratio**<br>(Earnings available for Finance cost/Finance cost)<br>Earnings available for Finance cost = Profit before taxes + finance cost (net)^ + depreciation and amortisation expenses + Provision for doubtful debts /advances<br>Finance cost (Gross)* = Interest on loan borrowed + interest on lease liabilities and other finance charges | 0.57 | 6.16 | (0.26) | 3.53 | (0.28) | 0.11 |
| 4 | **Current ratio**<br>(Current assets/Current liabilities) | 1.09 | 1.11 | 1.09 | 1.09 | 1.09 | 1.09 |
| 5 | **Long term debt to working capital ratio**<br>(Long term debt)/(Working capital)<br>Long term debt = Non current borrowings + Non current Lease Liabilities + Current maturities of long term debt<br>Working capital = Current Assets - Current liabilities excluding Current maturities of long term debt | 0.60 | 0.60 | 0.70 | 0.60 | 0.70 | 0.68 |
| 6 | **Bad debts to net account receivable ratio**<br>(Bad debts/Average net trade receivables)<br>Bad debts = Provision for doubtful debts<br>Average net trade receivables = Average of opening and closing balance of net trade receivables | - | - | 0.06 | 0.00 | 0.07 | 0.15 |
| 7 | **Current liability ratio**<br>(Current liabilities/Total liabilities) | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| 8 | **Total debts to total assets ratio**<br>(Debt/Total assets)<br>Debt = Borrowing + Lease liabilities (Non-Current and Current) | 0.12 | 0.14 | 0.16 | 0.12 | 0.16 | 0.16 |
| 9 | **Debtors turnover ratio**<br>(Turnover/Average net trade receivables)<br>Turnover = Revenue from operations<br>Average net trade receivables = Average of opening and closing balance of net trade receivables | 3.24 | 10.91 | 1.78 | 15.21 | 3.28 | 11.71 |
| 10 | **Inventory turnover ratio**<br>[(Cost of services, construction and land+Change in inventories of finished goods and work-in-progress)/Average inventory]<br>Average inventory = Average of opening and closing balance of inventory | 0.04 | 0.12 | 0.03 | 0.16 | 0.04 | 0.12 |
| 11 | **Operating margin(%)**<br>(EBITDA /Turnover)<br>EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, other income and share of profit/(loss) of joint ventures and associates for the period<br>Turnover = Revenue from operations | -0.09% | 20.61% | -26.85% | 15.09% | -28.59% | -8.32% |
| 12 | **Net profit margin (%)**<br>(Net profit after tax/Total income) | 1.62% | 15.66% | -6.89% | 11.83% | -10.84% | -4.75% |
| 13 | **Capital redemption reserve (Rs. in Lakhs)** | 3,944 | 3,944 | 3,944 | 3,944 | 3,944 | 3,944 |
| 14 | **Net worth (Rs. in Lakhs) (excluding NCI)**<br>(Equity share capital + Other equity) | 1,35,933 | 1,35,315 | 1,22,229 | 1,35,933 | 1,22,229 | 1,20,689 |
| 15 | **Net profit/(loss) after tax (Rs. in Lakhs)** | 570 | 14,666 | (1,114) | 15,236 | (2,802) | (3,808) |
| 16 | **Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised**<br>Basic (Rs)<br>Diluted (Rs) | <br>0.59<br>0.59 | <br>16.49<br>16.49 | <br>(1.18)<br>(1.18) | <br>17.09<br>17.07 | <br>(3.31)<br>(3.31) | <br>(4.51)<br>(4.51) |

Note: The above ratios are not annualised for the quarters and six-month periods, except for the year ended March 31, 2026.

^Net of finance cost capitalised.

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

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**Notes:**

1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 03, 2026 and were subjected to review 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 Redemption of NCD's:
(a) During the previous quarter, the Company fully redeemed its 11,090 secured, listed Non-Convertible Debentures ("NCDs"), aggregating to Rs. 11,090 lakhs, which were subscribed by Marubeni Corporation and issued on December 22, 2023, in accordance with the terms of the issue by repaying the entire outstanding principal amount together with the applicable redemption premium.

(b) During the previous quarter, the Company fully redeemed its 14,000 secured, unlisted Non-Convertible Debentures ("NCDs"), aggregating to Rs. 14,000 lakhs, which were subscribed by India Realty Excellence IV and issued on April 10, 2023, in accordance with the terms of the issue by repaying the entire outstanding principal amount together with the applicable redemption premium.

5 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on September 30, 2026 are as follows.
These 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. 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.

| Particulars | INE094I07049 | INE094I07072 | INE094I07080 | INE094I07098 |
|---|---|---|---|---|
| No. of NCDs outstanding (Nos) | 20,650 | 13,377 | 13,996 | 10,994 |
| Face value per NCD on issue (in Rs.) | 1,00,000 | 1,00,000 | 1,00,000 | 1,00,000 |
| Reduced face value per NCD as at September 30, 2026 (in Rs.) | 41,301 | 34,887 | 89,213 | 85,784 |
| Principal redeemed till September 30, 2026 (in Rs. lakhs) | 12,121 | 8,710 | 1,510 | 1,563 |
| Redemption premium paid till September 30, 2026 (in Rs. lakhs) | 6,177 | 2,380 | 434 | 422 |
| Outstanding principal as at September 30, 2026 (in Rs. lakhs) | 8,529 | 4,667 | 12,486 | 9,431 |
| Security cover as at September 30, 2026* (times) | 1.76 | 1.86 | 1.04 | 1.10 |
| *Based on the valuation of the respective underlying projects as at March 31, 2026, except for ISIN INE094I07080 and INE094I07098, which are based on valuations as at September 30, 2026. | | | | |

6 During the quarter, Kolte-Patil Foundation, a wholly owned subsidiary of the Company, ceased to be a Section 8 company and was converted into a private limited company under the name 'Kolte-Patil Homes Private Limited' with effect from September 28, 2026.

7 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 Sections 230 to 232 of the Companies Act, 2013, read with applicable rules made thereunder, with an appointed date of April 01, 2026. The Scheme is conditional and subject to necessary statutory and regulatory approvals/permissions, including approval of the National Company Law Tribunal, Mumbai, approval of the members, and consent from the creditors of the wholly-owned subsidiaries and the Company, as applicable.

8 During the quarter, the Company granted 1,39,826 and 1,01,748 employee stock options on August 10, 2026 and August 24, 2026, respectively, under the Kolte-Patil Employees Stock Option Scheme, 2021, to certain employees of the Company. The options vest over a period of three years in the ratio of 50%, 25% and 25%, subject to fulfilment of the applicable vesting conditions, including continued employment and, where applicable, achievement of specified performance and market conditions. The exercise price of the options is Rs. 10 per option.

9 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 ANIRUDDHA PATIL
Digitally signed by RAJESH ANIRUDDHA PATIL
Date: 2026.11.03 18:52:35 +05'30'

**Rajesh Patil**
Managing Director
(DIN- 00381866)

Place: Mumbai
Date: November 03, 2026

S R B C & CO LLP
Chartered Accountants

Ground floor, Tower C Unit 1,
Panchshil Tech Park One, Loop road,
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**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited 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**

**Review Report to**
**The Board of Directors**
**Kolte-Patil Developers Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Kolte-Patil Developers Limited (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures for the quarter ended September 30, 2026 and year to date from April 01, 2026 to September 30, 2026 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, 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 Statement has been approved by the Holding Company's Board of Directors . Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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

4. The Statement includes the results of the following entities:

**Subsidiaries**

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| 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 with appointed date of April 01, 2024) |
| 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 Homes Private Limited (Formerly known as Kolte-Patil Foundation) (Converted into company w.e.f. September 28, 2026) |
| 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**

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|---|
| 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**

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| 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 |

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. The accompanying Statement includes the unaudited interim financial results/statements and other financial information, in respect of:
   - 20 subsidiaries, whose unaudited interim financial results/statements include total assets of Rs. 1,05,976 lakhs as at September 30, 2026, total revenues of Rs 2,114 lakhs and Rs 5,942 lakhs, total net profit/(loss) after tax of Rs. 394 and Rs. 213 lakhs, total comprehensive income of Rs. 394 lakhs and Rs. 213 lakhs, for the quarter ended September 30, 2026 and six months period ended on that date respectively, and net cash inflows of Rs. 2,103 lakhs for the period from April 01, 2026 to September 30, 2026, as considered in the Statement which have been reviewed by their respective independent auditors.

   - 1 joint venture, whose unaudited interim financial results/statements include Group's share of net profit/(loss) of Rs. 0.93 lakh and Rs. 1.26 lakh and Group's share of total comprehensive income of Rs. 0.93 lakh and Rs. 1.26 lakh for the quarter ended September 30, 2026 and six months period ended on that date respectively, as considered in the Statement whose interim financial results/financial statements, other financial information has been reviewed by it's independent auditor.

   The independent auditor's reports on interim financial statements/ financial information/ financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries, joint operations, joint ventures and associates is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

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

   - 1 subsidiary, whose unaudited interim financial results/ statements and other financial information reflect total assets of Rs. 60 lakhs as at September 30, 2026, and total revenues of Rs. 66 lakhs and Rs. 137 lakhs, total net profit/(loss) after tax of Rs. (10) lakhs and Rs. (8) lakhs, total comprehensive income of Rs. (10) lakhs and Rs. (8) lakhs, for the quarter ended September 30, 2026 and six months period ended on that date respectively and net cash outflows/(inflows) of Rs. 1 lakhs for the period from April 01, 2026 to September 30, 2026.

   - 3 associates, whose unaudited interim financial results/ statements includes the Group's share of net profit/(loss) of Rs. 26 lakhs and Rs Nil and Group's share of total comprehensive income of Rs. 26 lakhs and Rs. Nil for the quarter ended September 30, 2026 and for six months period ended on that date respectively.

The unaudited interim financial results/ statements and other unaudited financial information of the subsidiary and associates have not been reviewed by their auditors and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of the subsidiary and associates, is based solely on such unaudited interim financial results/ statement and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results/ statements and information are not material to the Group.

Our conclusion on the Statement in respect of matters stated in para 6 and 7 above is not modified 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.

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: 2026.11.03 19:41:29 +05'30'

**per Mustafa Saleem**
Partner
Membership No.: 136969
UDIN: 26136969YBJOSQ3088
Place: Mumbai
Date: November 03, 2026