



May 12, 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 Audited Standalone and Consolidated Financial Results for the quarter and financial year ended March 31, 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 <https://www.kalpataru.com/investor-corner>

We request you to kindly take the same on record.

Yours faithfully,

For Kalpataru Limited

Gajendra Mewara
Company Secretary & Compliance Officer

Enclosed: as above

KALPATARU LIMITED

CIN No.: L45200MH1988PLC050144

91, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (E), Mumbai 400 055. India.
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KALPATARU LIMITED RESULTS PRESENTATION

Q4 & FY26

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01

GROUP & COMPANY OVERVIEW



KALPATARU GROUP - AT A GLANCE

57
YEARS OF LEGACY

32,000+
EMPLOYEES

76
COUNTRIES



Power Transmission and Distribution, Oil & Gas, Railways EPC



Civil Infrastructure Projects



Warehousing



Real Estate



Facility Management



KALPATARU PROJECTS INTERNATIONAL LIMITED
Listed on NSE & BSE

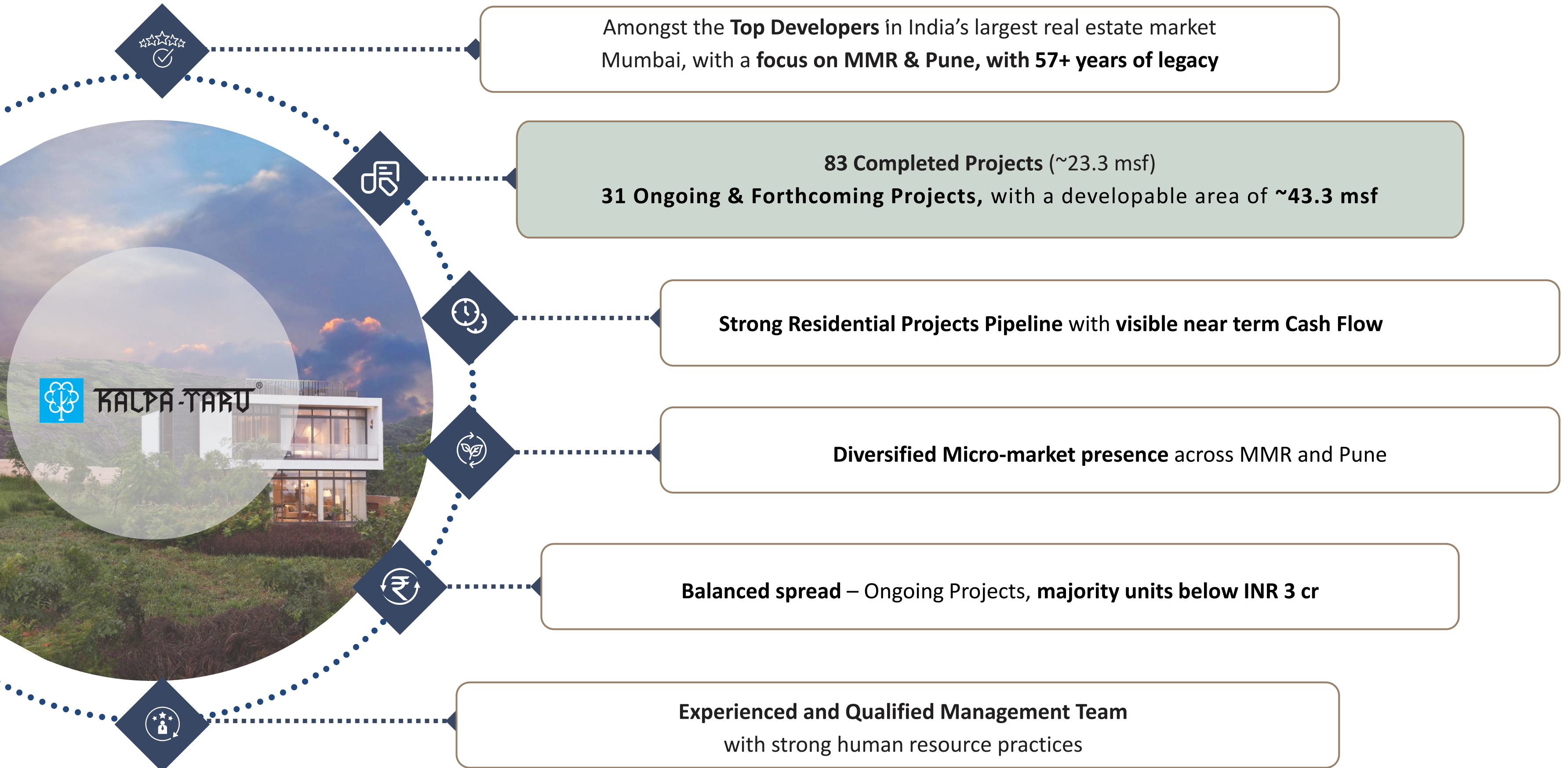


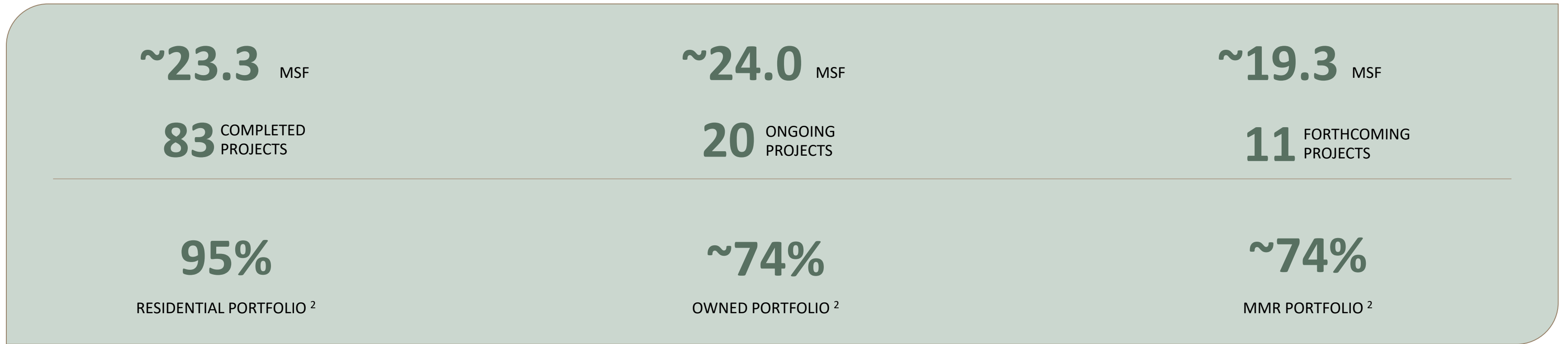
KALPATARU LIMITED
Listed on NSE & BSE



Unlisted

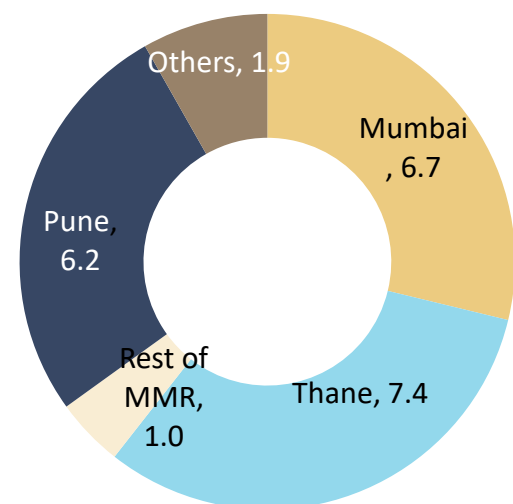
UNIQUE VALUE PROPOSITION



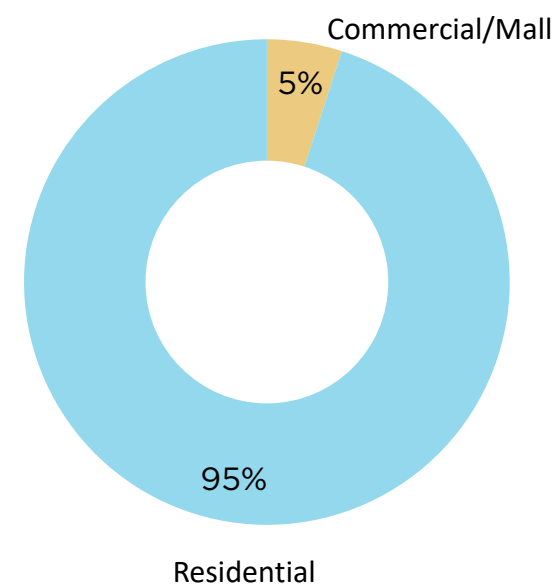


83 Completed Projects with a developable area of ~23.3 MSF

By Region, msf

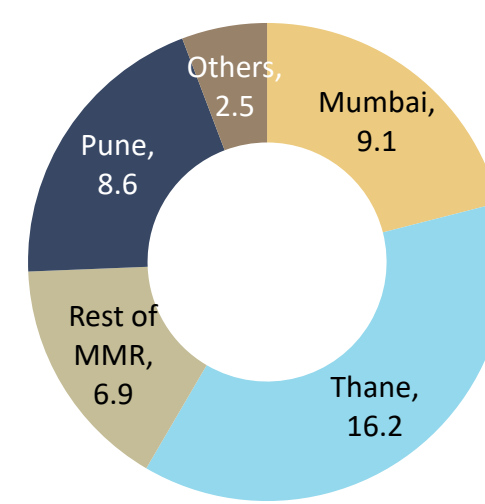


By Property Type %

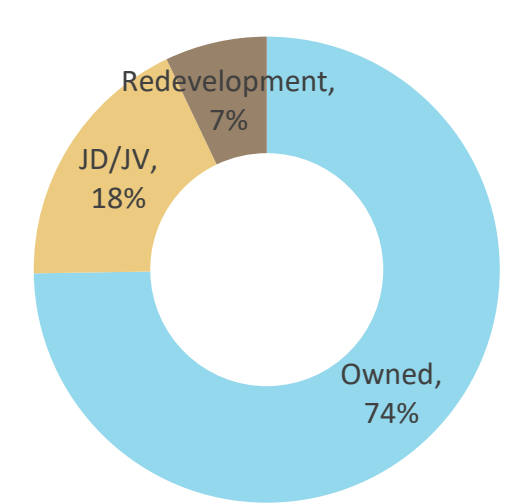


31 Ongoing & Forthcoming Projects with a developable area of ~43.3 MSF

By Region, msf



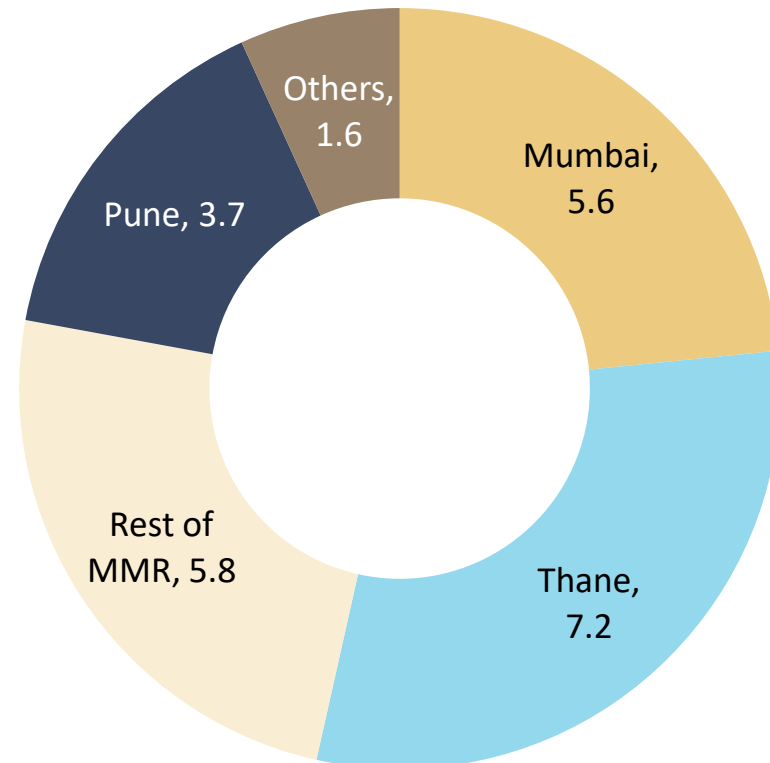
By Mode of Holding, msf, %



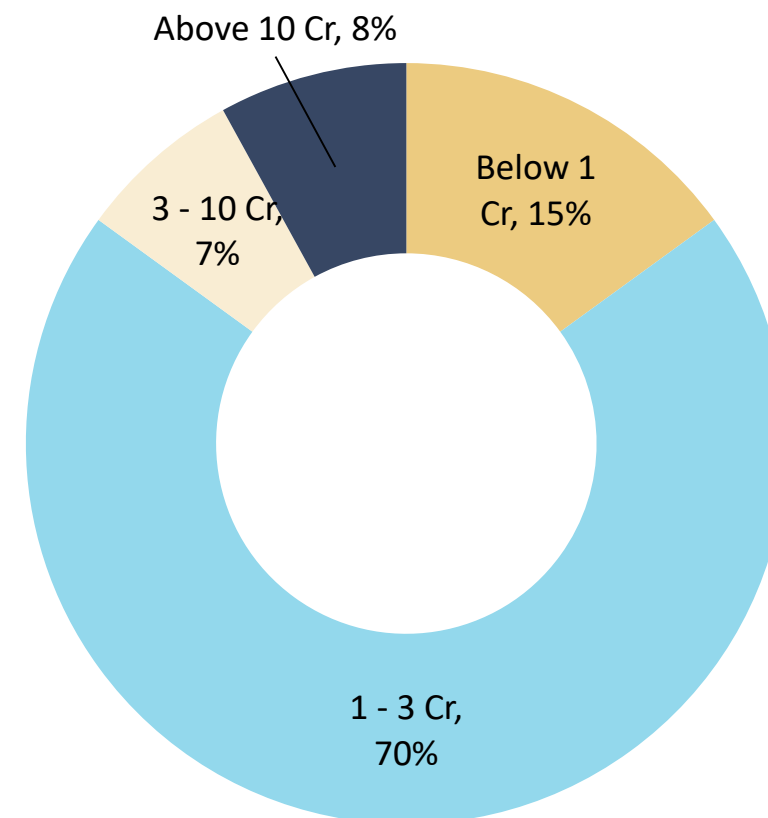
ONGOING PROJECTS OVERVIEW

Ongoing Portfolio comprises of **20 Projects totalling ~24.0 msf** spread across all micro-markets of MMR; Pune & Hyderabad

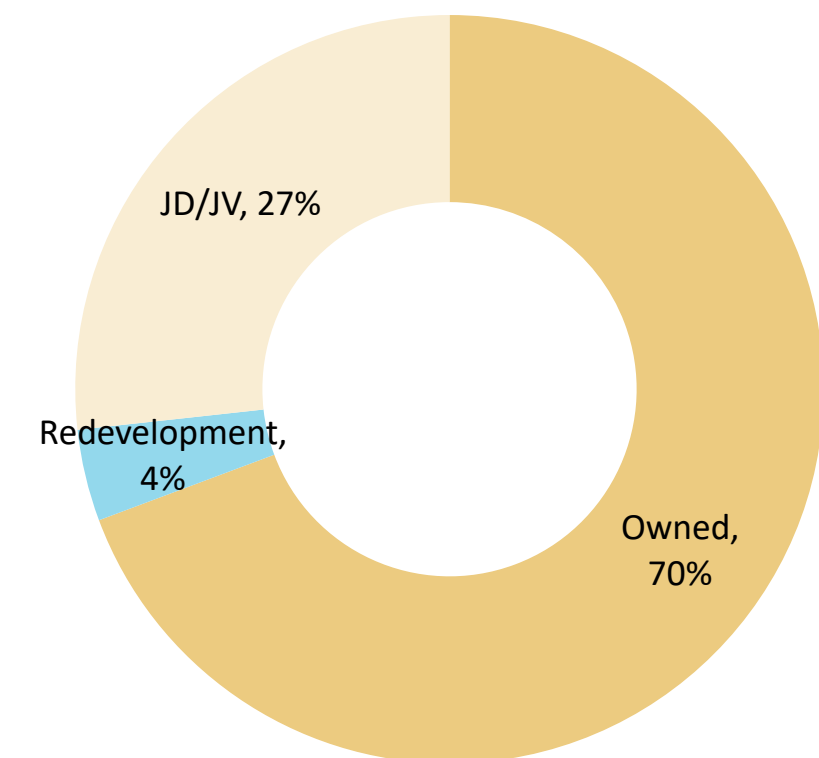
Geographic Diversification (msf)



Portfolio Segmentation by Unit Selling Price*



Portfolio Segmentation by Development Model*



Note: As of 31st Mar 2026

*% has been derived basis the developable area of the projects



02

OPERATIONAL UPDATES



OPERATIONAL HIGHLIGHTS: Q4 & FY26

Q4 FY26

INR 1,833 cr ↑ **6% YoY**
Pre Sales

INR 1,487 cr ↑ **41% YoY**
Sales Collections

1.15 msf
Area Sold

INR 15,969
Average Realization psf.

FY26

INR 5,280 cr ↑ **17% YoY**
Pre Sales

INR 4,960 cr ↑ **34% YoY**
Sales Collections

3.16 msf
Area Sold

INR 16,719
Average Realization psf.

Note: Sales Collections include Infra Income, but do not include Rental Income, Project Management Fees, or Taxes

OPERATIONAL HIGHLIGHTS: Q4 & FY26

Pre Sales & Collections

- Recorded Pre Sales of **INR 1,833 cr in Q4 FY26** (YoY increase of 6%) and **INR 5,280 cr in FY26** (YoY increase of 17%)
- Collections stood at **INR 1,487 cr in Q4 FY26** (YoY increase of 41%) & **INR 4,960 cr in FY26** (YoY increase of 34%)

Completions

Received Occupation Certificate (OC) for **~1.37 msf area in Q4 FY26** and **~5.15 msf in FY26** (vis-a-vis ~2.90 msf in FY25, **~1.8x increase** from FY25) aggregating to **~3,000 apartments in FY26**

New Launches

Launched 4 Towers/Phases in 3 Projects (Eternia at Kalpataru Parkcity, Kalpataru Aria & Srishti Namaah) and 1 New Project (Estella at Kalpataru Parkcity) in FY26 totalling **~1.80 msf saleable area**

Net Debt & D/E Ratio

Net Debt as on 31st March 2026 stands at **INR 8,106 cr, reduction of ~INR 1,204 cr since March 2025**. Net Debt/ Equity stands at **2.0x on 31st March 26** compared to 3.8x on 31st March 25

Business Development

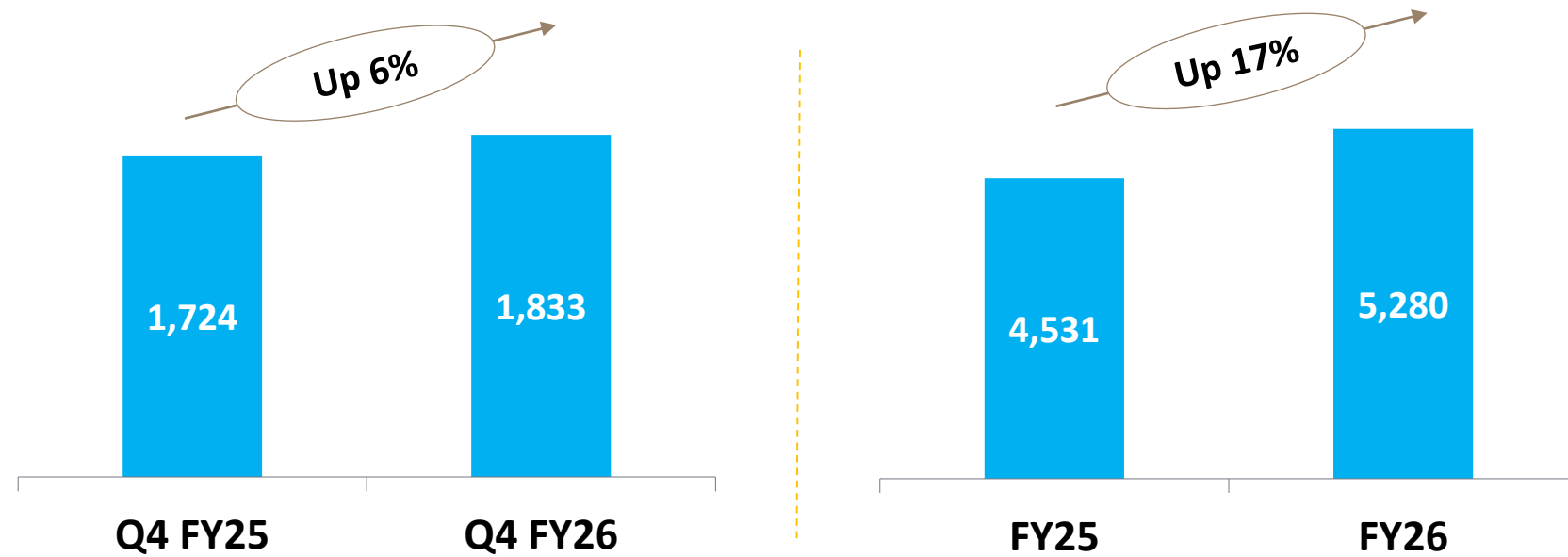
In Q4 FY26, signed Development Agreement (DA) for a Society Redevelopment of **~3 acre land parcel in Andheri (W)** with an estimated **GDV of ~INR 1,400 cr**

Annuity Portfolio

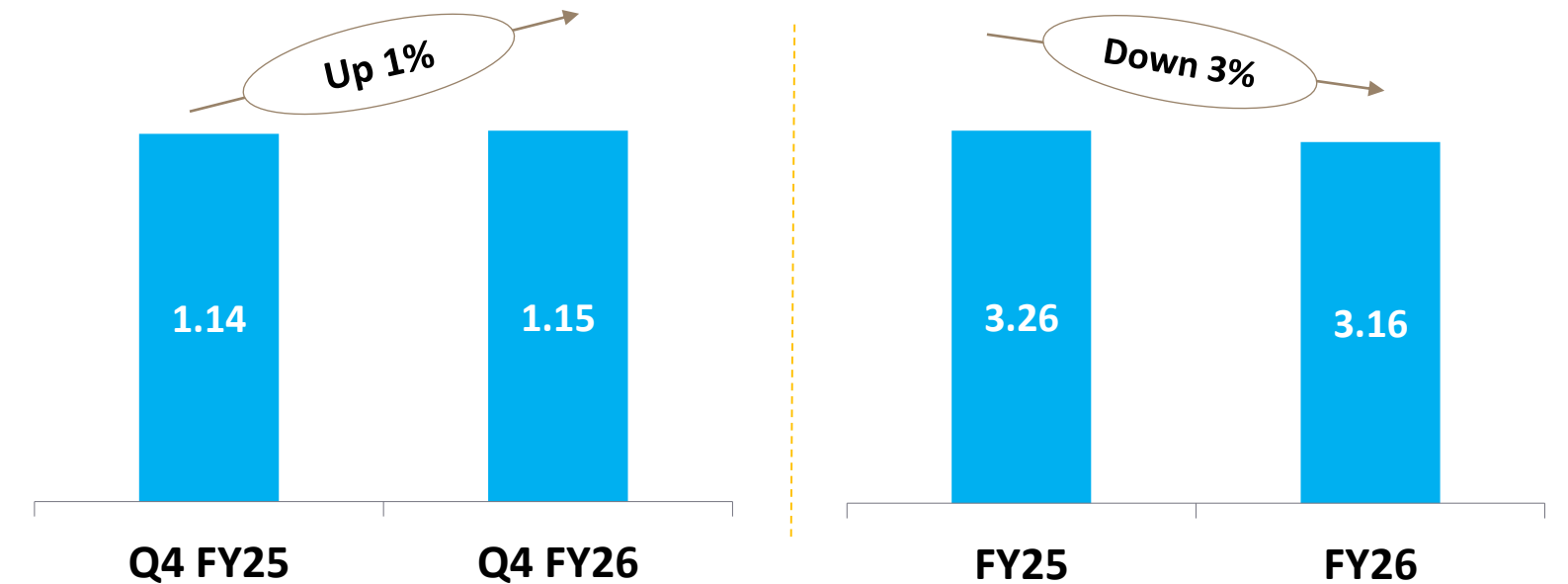
Annuity Portfolio comprising of three office properties in Mumbai & Pune and one Retail Mall in Thane generated gross rental income of **~INR 44 cr in Q4FY26** and **~INR 192 cr in FY26**

OPERATIONAL NUMBERS: Q4 & FY26

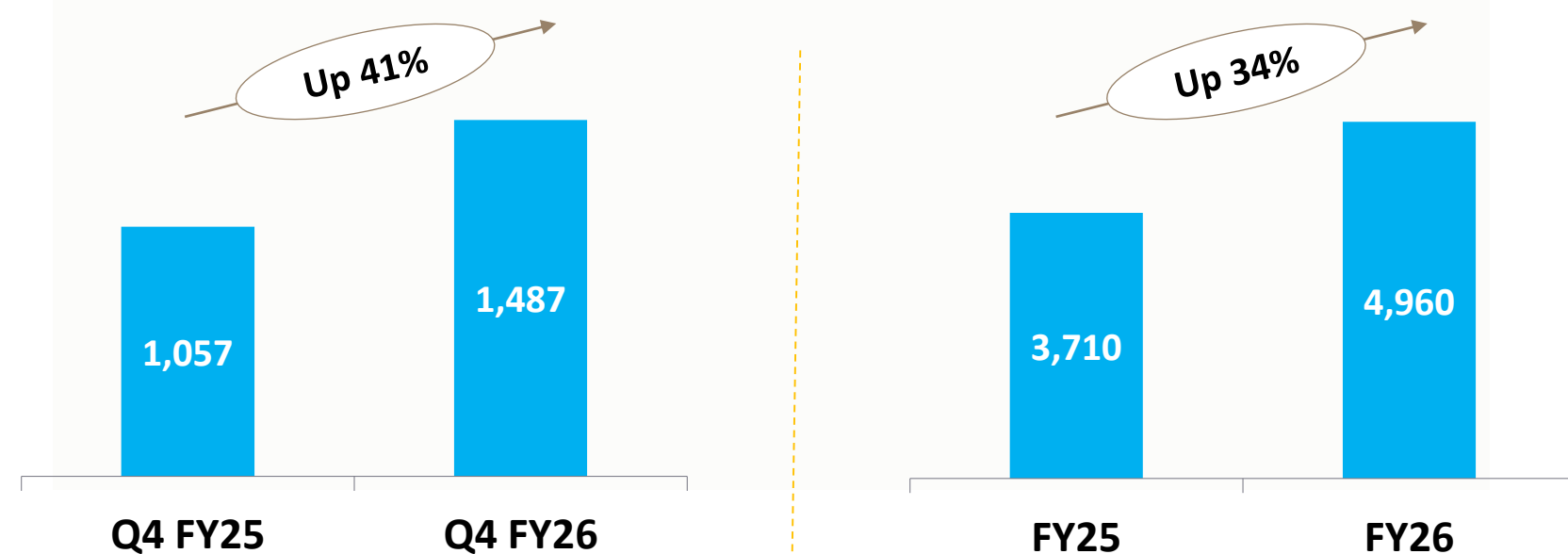
Pre Sales (INR cr)



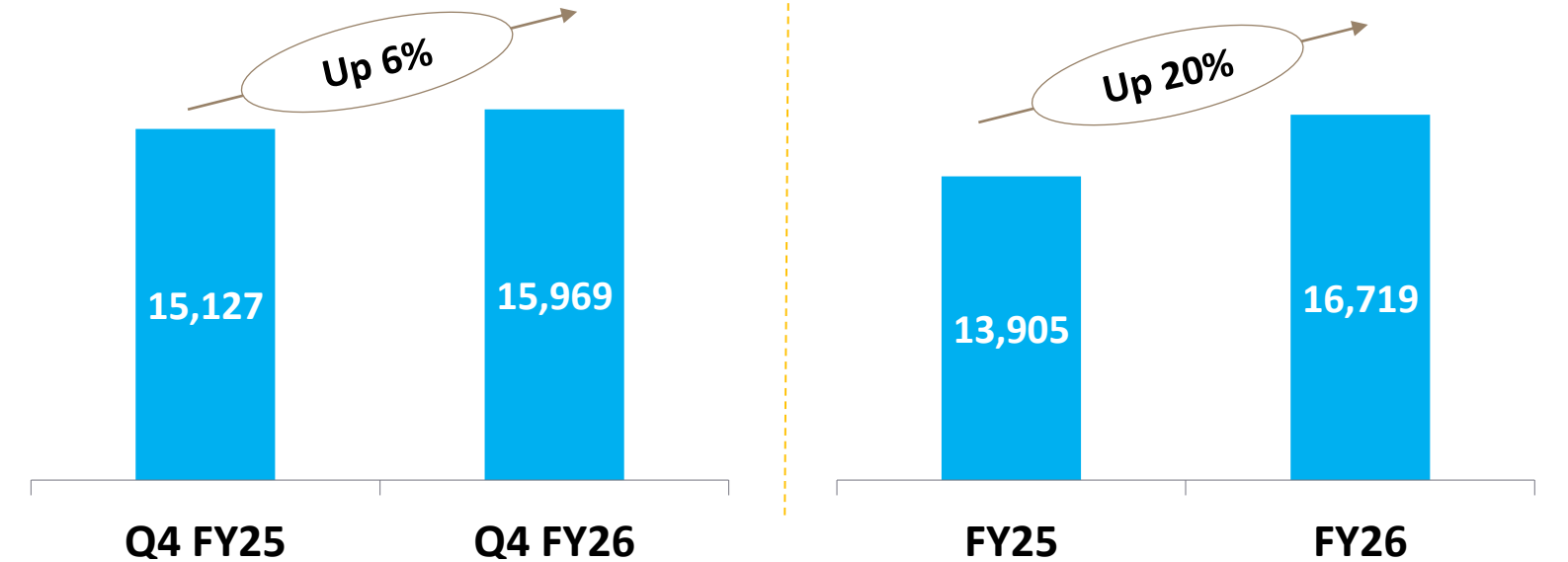
Area Sold (msf)



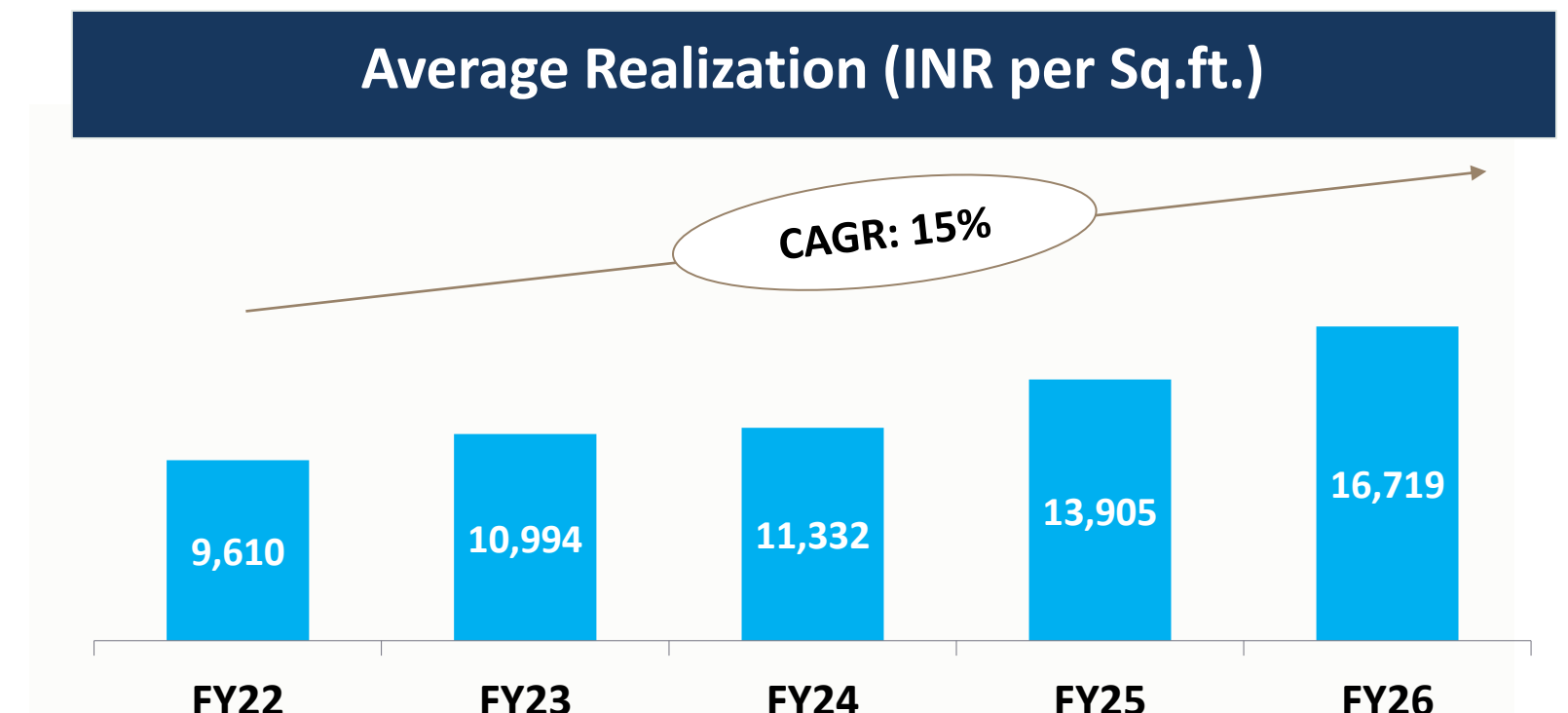
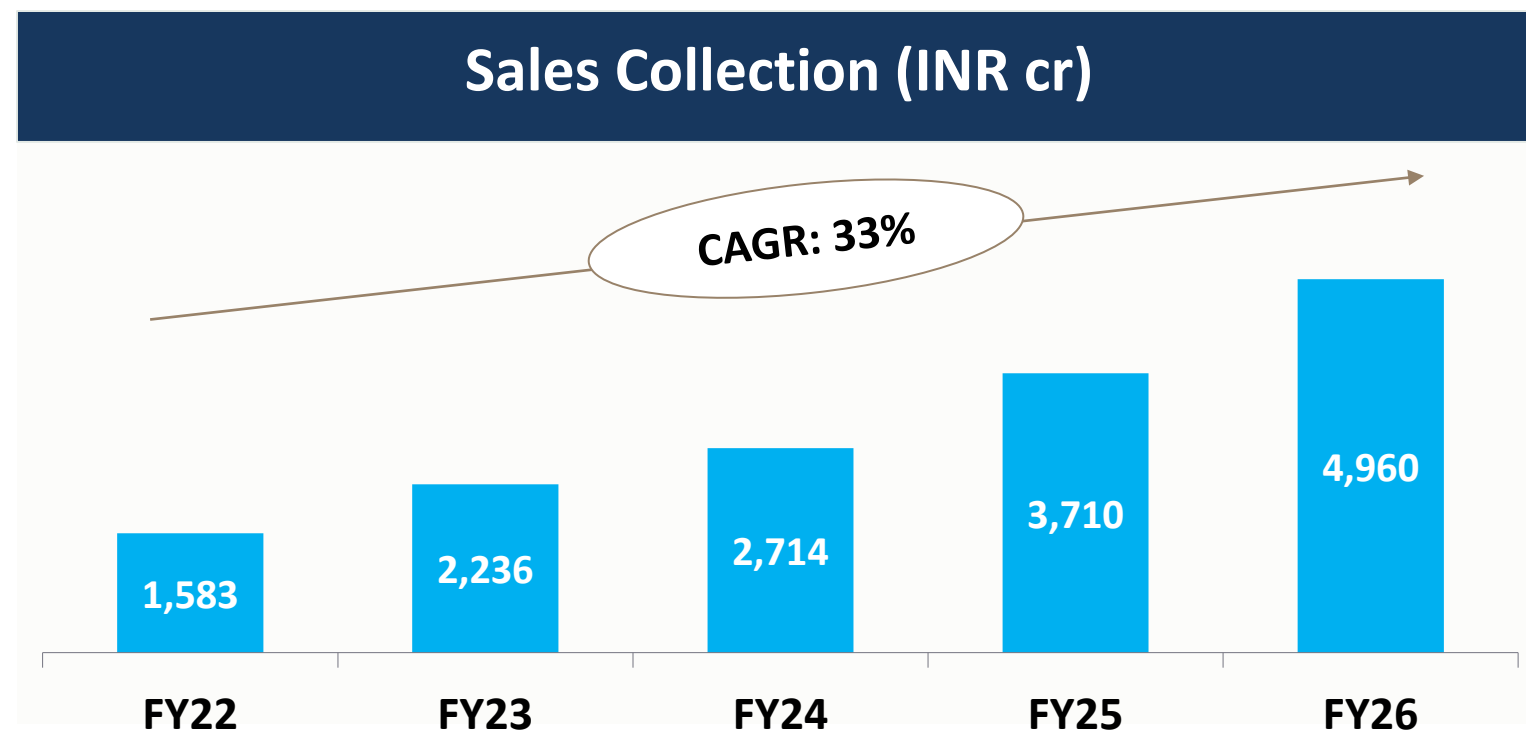
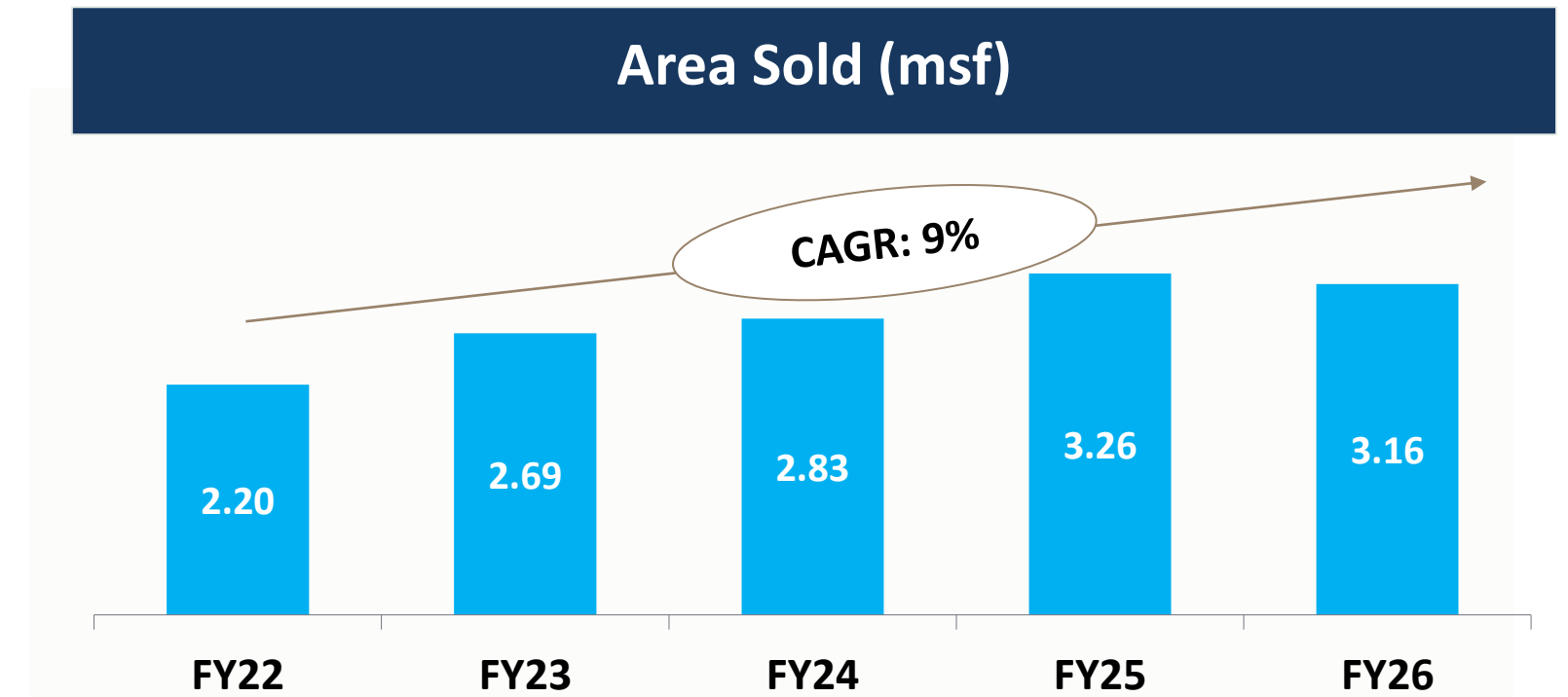
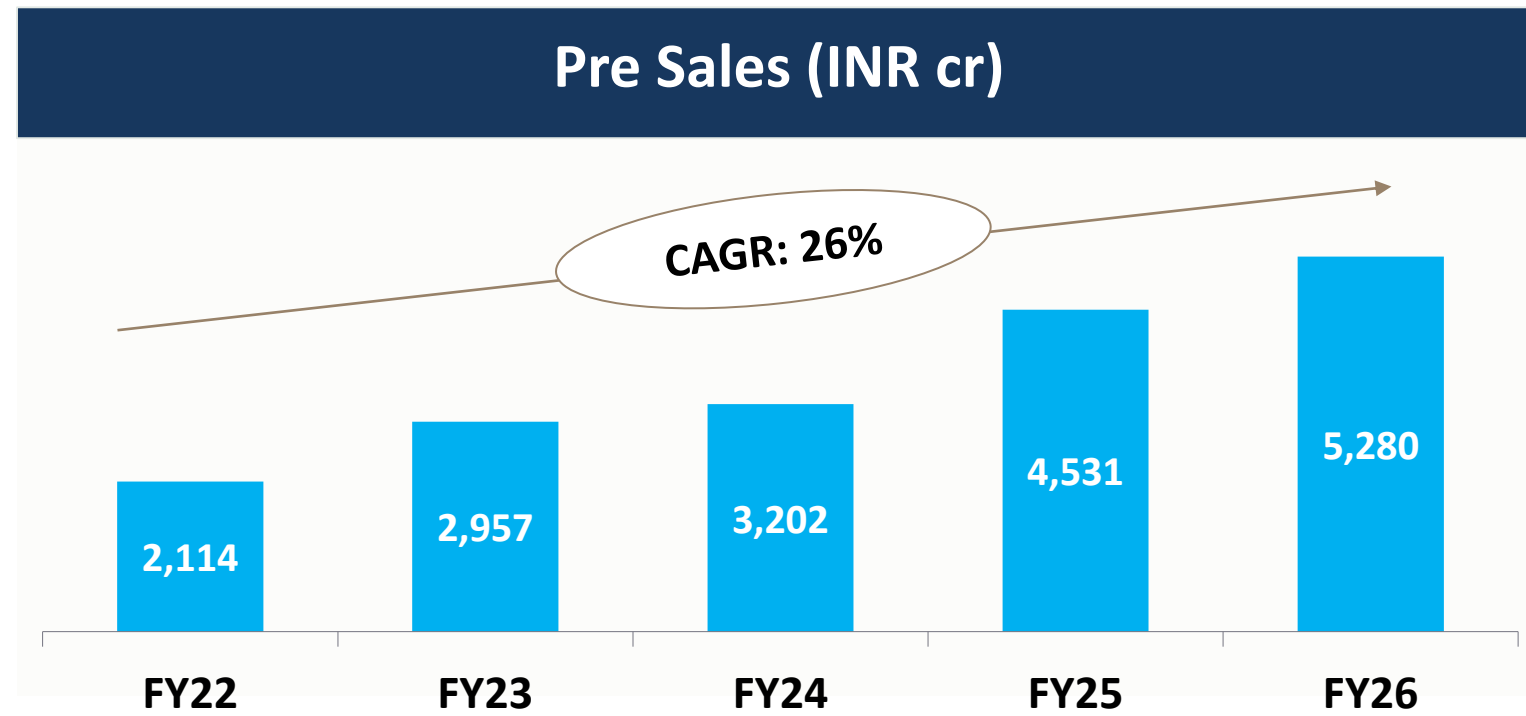
Sales Collection (INR cr)



Average Realization (INR per Sq.ft.)



OPERATIONAL NUMBERS: ANNUAL TRENDS



Note: CAGR is between FY22 to FY26



03

FINANCIAL PERFORMANCE



CONSOLIDATED PROFIT AND LOSS SNAPSHOT- Q4 & FY26

Particulars (INR cr)	Q4 FY26	Q4 FY25	FY26	FY25
Revenue from Operations	1,694	597	3,436	2,222
EBITDA	243	46	178	114
EBITDA Margin (%)	14.4%	7.8%	5.2%	5.1%
Adjusted EBITDA	612	198	1,022	681
Adjusted EBITDA Margin (%)	36.1%	33.3%	29.8%	30.6%
PAT	194	20	80	25

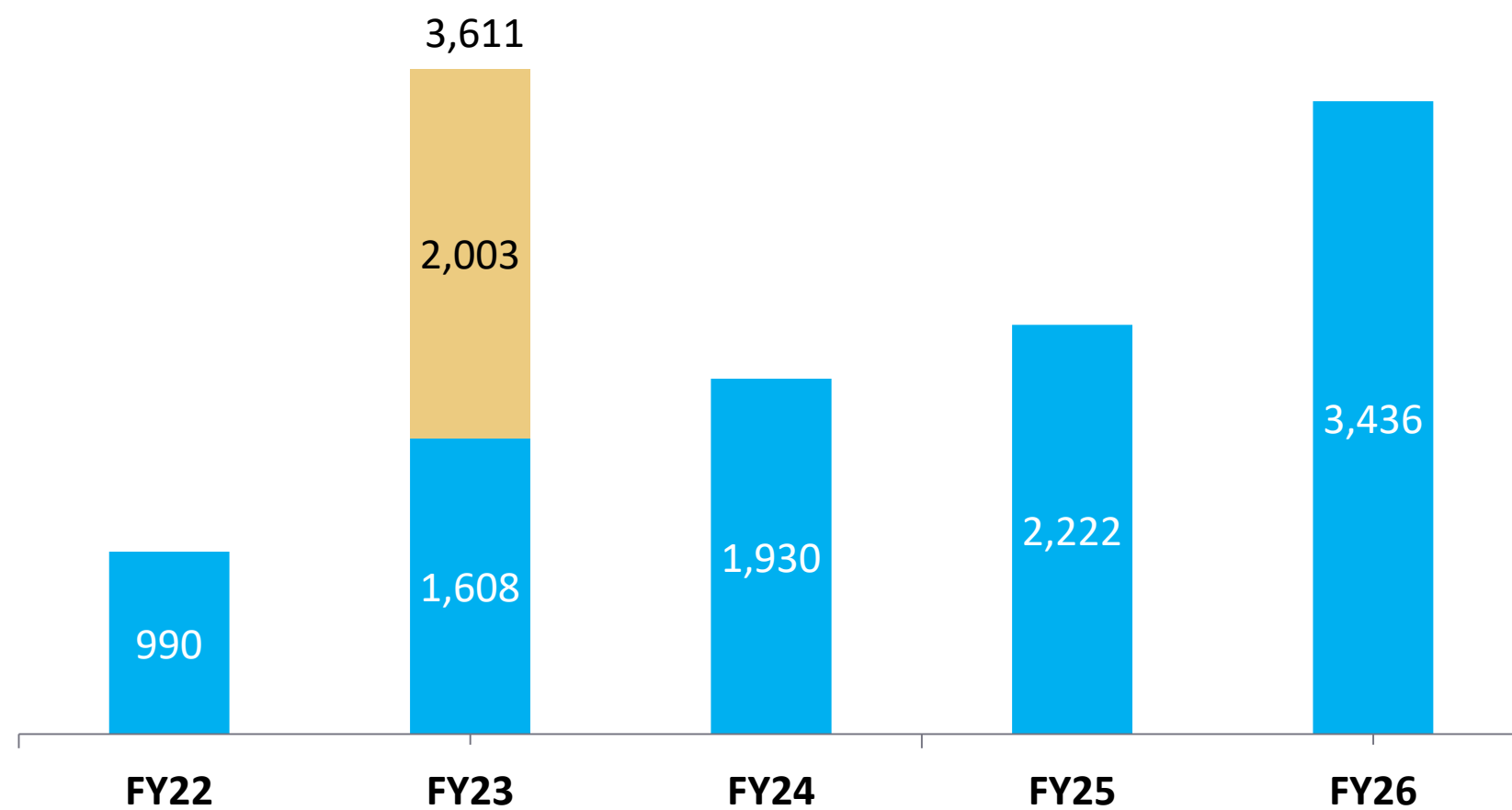
- Company follows a Project Completion Method (PCM) of recognizing revenues for its projects started post April 2022 as a result of which revenue from such projects is recognized only upon obtaining Occupation Certificate (OC) whereas expenses such as Marketing and Corporate Overheads are expensed in the quarter that they incur
- In FY26, majority revenue recognized has been from projects which are on Percentage of Completion method (POCM). Out of 20 Ongoing Projects, the company follows PCM in respect to 13 projects, however the cost of marketing & corporate overheads thereof is charged to P&L
- In Q4 & FY26, we received **OC for 1.37 msf and 5.15 msf** respectively across various projects/phases (Kalpataru Vivant, Kalpataru Elitus, Kalpataru Aria, Kalpataru Vista, Kalpataru Vienta, Kalpataru Exquisite, Kalpataru Magnus, Kalpataru Oceana, Immensa at Kalpataru Parkcity and Srishti Namaah). Out of these, Kalpataru Vivant, Kalpataru Oceana and Kalpataru Aria follows PCM Method of Accounting, thus the corresponding revenue and profitability of the respective towers/phases is reflected in this quarter's P&L.

Note:

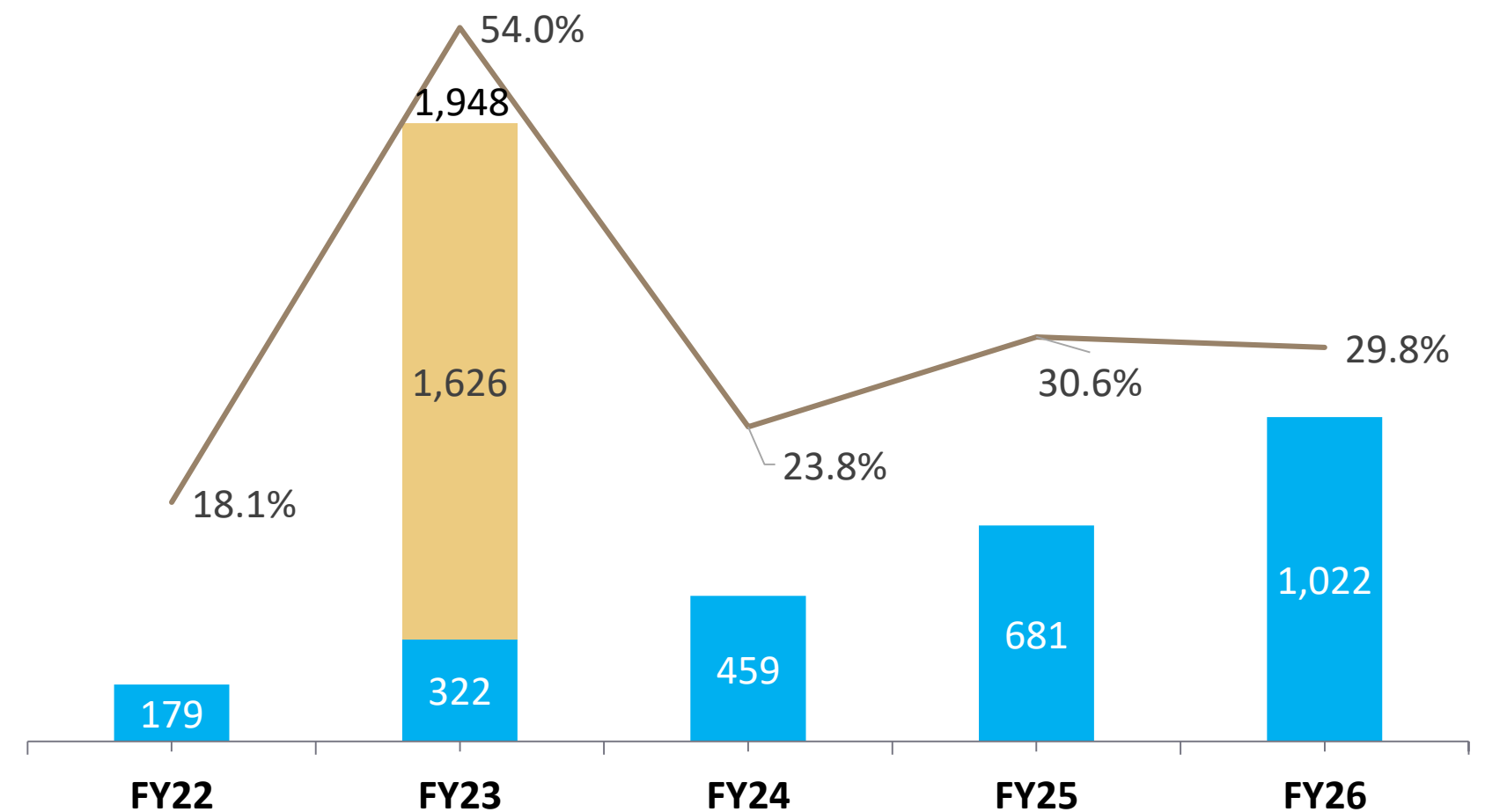
1. Adjusted EBITDA = EBITDA plus finance cost component included in cost of sales and other operational expenses
2. EBITDA computation for the relevant period includes Finance cost component included in cost of sales and other operational expenses

Revenue from Operations and Adjusted EBITDA have grown at strong CAGR of 37% & 55% respectively between FY22 - FY26, demonstrating strong business momentum

Revenue from Operations (INR cr)



Adjusted EBITDA (INR cr) & Adjusted EBITDA Margin (%)



Note: In FY23, INR 2,003 cr of revenue is from one time Sale of land parcels

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

One time impact of Sale of Land Parcels

CONSOLIDATED BALANCE SHEET SNAPSHOT

Liabilities (INR cr)

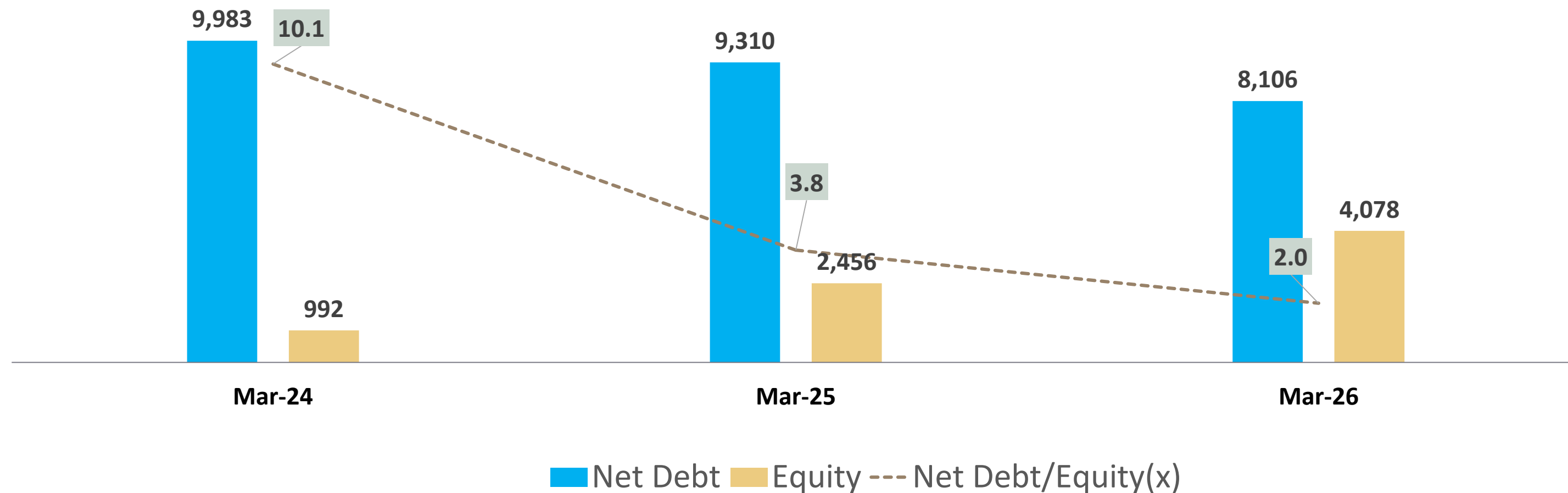
	March 2026	March 2025
Equity		
Equity Share Capital	206	167
Other Equity	3,911	2,314
Non-Controlling Interests	(39)	(25)
Total Equity	4,078	2,456
Liabilities		
Borrowings	9,168	10,172
Trade Payables	687	680
Other Financial Liabilities	846	930
Provisions	280	144
Other Liabilities	2,624	1,992
Total Liability	13,605	13,918
Total Equity & Liabilities	17,682	16,375

Assets (INR cr)

	March 2026	March 2025
Tangible Assets	810	870
Intangible Assets	2	2
Investments	186	116
Loans	161	185
Inventories	13,660	12,790
Trade Receivables	643	543
Cash & Bank Balance	825	717
Other Financial Asset	367	252
Non-Current Tax Asset	87	54
Deferred Tax Asset	228	163
Other Assets	715	682
Total Assets	17,682	16,375

DEBT MOVEMENT

INR cr unless otherwise stated	31 st Mar-24	31 st Mar-25	31 st Mar-26
Gross Debt	10,688	10,172	9,168
Less: Cash & Cash Equivalent	705	862	1,062
Net Debt	9,983	9,310	8,106
Equity	992	2,456	4,078
Net Debt to Equity	10.1x	3.8x	2.0x





04

PORTFOLIO UPDATE



Kalpataru Oceana at Prabhadevi, Mumbai

PORTFOLIO SYNOPSIS

(INR cr)

Particulars	No. of Projects	Total Developable Area (Mn Sq Ft)	Sold Area (Mn Sq Ft)	Total GDV Potential	Value of Sold Inventory	Balance Collection from Sold Inventory	Expected Value of Unsold/Unlaunched Inventory	Total Future Inflows
Ongoing Projects (A)	20	24.0	11.4	36,131	14,128	5,175	22,003	27,177
MMR	15	18.7	9.2	31,189	12,304	4,652	18,885	23,538
- Mumbai	9	5.6	3.1	17,592	7,068	3,144	10,525	13,669
- Thane	3	7.2	2.1	9,005	2,061	835	6,944	7,779
- Rest of MMR	3	5.8	3.9	4,592	3,175	673	1,417	2,090
Pune	3	3.7	1.2	4,051	1,261	374	2,790	3,164
Others	2	1.6	1.0	890	563	149	327	476
Completed Projects – RTMI (B)						233	505	738
Forthcoming Projects (C)	11	19.3	-	28,891	-	-	28,891	28,891
Total (A + B + C)	31	43.3	11.4	65,022	14,128	5,407	51,399	56,806

Note:

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 (INR Cr)	Mode of Holding	Status
1	Hrushikesh CHS		Lokhandwala, Mumbai	0.83	2,320	Redevelopment (DA)	
2	Suman Nagar CHS		Chembur, Mumbai	0.67	1,760	Redevelopment (DA)	
3	Kalpataru Blossoms	Phase II	Pune	1.40	1,640	JV	
4	Estella at Kalpataru Parkcity	Tower C & D	Kolshet Road, Thane	0.85	1,180	Owned	Tower C Launched in Apr'26
5	Hariniketan CHS		Goregaon, Mumbai	0.28	600	Redevelopment (DA)	
6	Kalpataru Ardene	Phase II	Nagpur	0.90	270	Owned	
Total				4.92	~7,770		



05

SUSTAINABILITY & CSR



Kalpataru Vista, Noida

CORE FOCUS ON IMPLEMENTATION OF GREEN & SUSTAINABLE BUILDINGS

GREEN DEVELOPMENTS & CERTIFICATIONS



Founding member of IGBC (Indian Green Building Council)



Kalpataru Vista – IGBC Gold Final Certification in 2026



Kalpataru Paramount – IGBC Platinum Final Certified

39
Projects

27.15
Built-up Area ^
(msf)

SUSTAINABILITY INITIATIVES AT KALPATARU PROJECT SITES



Health Checkup facility for Construction workers



Water spraying for dust suppression



Safety Instructions installed onsite



Drip irrigation for landscape for Water Savings

Healthcare



- **20,740** beneficiaries have benefitted from the Mobile Medical Unit in Karjat till date.
- **Coverage of 18 villages, 30 different ailments**, focusing on skin infections, common colds, joint pain, hypertension and gastritis were addressed.
- Health awareness camps were conducted on Diabetes, Heart attack awareness, sexual health, and menstrual hygiene management.
- Total **690 Mental health sessions** through a structured SEL curriculum has been conducted in **10 BMC School**, total impacted – **1,572 students**

Education

Project Name – *Prerna*



- **63 first generation learners**, students benefitting from the **Remedial classes - "Abhyasika"** in Karjat, **127 learning days per centre** for primary and secondary students
- A group of students from the *First in Maths* group have collectively solved **22,602** mathematics problems
- **4** students have appeared from 4th & 5th Standard Maharashtra State Scholarship Exam
- WaSH programs construction of toilets blocks and drinking water facility in 6 Zilla Parishad schools completed, impacting 254 children in Karjat.

Skill Development

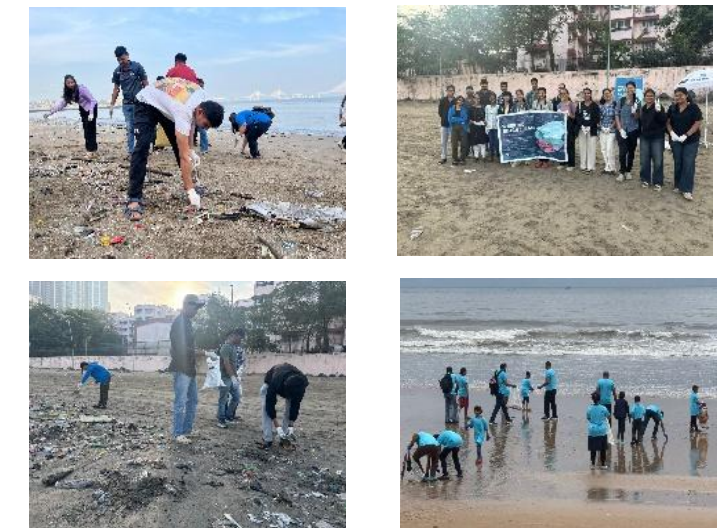
Project Name – *Kaushal Vriddhi*



- **371 women** have completed Tailoring and Food Technology training in **Thane & Karjat centers**
- **464 youth trained** across multiple trades like wireman, electrician Tally, digital skills in both centers.
- **40 women** participants attended **Entrepreneurship Development program** for income-generating skills.

Environment

Project – *Kartavya*



- **104 Weekly Clean Up drives completed** at Prabhadevi beach and Silver beach – Mumbai
- **78,376 Kgs of plastic waste and marine debris** has been removed till date.
- Over **5,570 citizens participated** and sensitized on managing waste.
- **31,278 Kgs Plastic Recycled.**

AWARDS & ACCOLADES



Realty+ India Brand Leadership Conclave 2026

- ✓ Iconic Brand of the year – **Kalpataru Limited**
- ✓ Best Brand Story Telling in an Ad Film - **Kalpataru Limited**
- ✓ Ultra Luxury Branded Residence of the Year - **Kalpataru Oceana, Prabhadevi**

THANK YOU

For further queries, please reach out to us -

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www.kalpataru.com