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: 17 July 2026

Subject: - Operational Update for Q1 FY27

ISIN: Equity: INE094I01018 and Debt: INE094I07049, INE094I07072, INE094I07080 and INE094I07098

Ref: NSE Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code - Equity: 9624 and 532924
BSE Security Code and Security Name – Debt: 1. 974771 and KPDLZC33
2.976030 and 0KPDL34
3. 977231 and KPDL161025
4. 977351 and 0KPDL35

Dear Sir/Madam,

Please find attached herewith operational update for Q1 FY27.

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Vinod Eknath Patil
Digitally signed by Vinod Eknath Patil
Date: 2026.07.17 20:38:19 +05'30'

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: As above.

Kolte-Patil Developers Limited - Operational Update for Q1 FY27

Q1 FY27 Sales Value at Rs. 617 crore

Q1 FY27 Collections at Rs. 715 crore, up 30% YoY

Q1 FY27 Realization at Rs. 9,442 per sq. ft., up 29% YoY

Pune, July 17, 2026: Kolte-Patil Developers Limited (*BSE: 532924, NSE: KOLTEPATIL; KPDL)*, a leading Pune-based real estate player, with a diversified presence in Mumbai and Bengaluru, today announced its operational performance for the quarter ended 30th June 2026.

Summary of Operational Performance:

New Area Sales	Q1 FY27	Q1 FY26	YoY
Value (Rs. crore)	617	616	-
Realization (Rs./sq. ft.)	9,442	7,337	29%
Collections (Rs. crore)	715	550	30%

Collections include contribution from DMA projects

Key Operational Highlights:

- Q1 FY27 sales stood at Rs. 617 crore, remaining broadly stable YoY
    - Launched ~0.78 million sq. ft. during the quarter
    - Life Republic integrated township, KPDL's flagship project in Pune, recorded strong sales of ~Rs. 212 crore
    - Mumbai market contributed ~30% to the sales value reinforcing its growing importance within the portfolio
- Average realizations for Q1 FY27 improved 29% YoY to Rs. 9,442 per sq. ft., driven by strategic price revisions across projects and a higher contribution from Mumbai projects
- Q1 FY27 collections at Rs. 715 crore, improved 30% YoY, reflecting sustained execution momentum across the project portfolio

Commenting on the performance, Mr. Rajesh Patil, Managing Director, Kolte-Patil Developers Limited said,

"We are building on a stronger foundation as Kolte-Patil enters its next phase of growth, with a sharper focus on scale, stronger execution, and institutional excellence. As we continue to enhance our leadership team and organizational capabilities, we remain committed to creating sustainable long-term value for all our stakeholders.

We are encouraged by our performance in the first quarter, which marks a strong start to FY27. Sales remained steady at Rs. 617 crore, with Mumbai contributing ~30% to sales. Collections grew 30% year-on-year, reflecting strong execution, sustained construction progress, and continued customer confidence. Average realizations increased 29% year-on-year, underscoring the strength of our product portfolio and continued customer preference for our offerings.

FY27 also marks the launch of ASCEND—our organization-wide transformation journey to build a faster, sharper, more agile, and performance-driven Kolte-Patil. Through ASCEND, we are enhancing our systems, processes, and ways of working to build a resilient, future-ready organization that is equipped to capitalize on emerging opportunities."

About Kolte-Patil Developers Limited:

Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL; KPDL), incorporated in 1991, is a leading real estate company with a dominant presence in the Pune residential market and a diversified presence in Mumbai and Bengaluru. In FY26, the Company entered into a strategic partnership with global investment firm Blackstone with the latter acquiring a 40% stake in the Company following a two-phase transaction involving the preferential allotment of equity shares and a secondary equity share acquisition from existing promoters.

Kolte-Patil is a trusted name with a reputation for high quality standards, design-uniqueness, corporate governance, transparency, and timely delivery of projects. The company has developed and constructed over 68 projects, including residential complexes, integrated townships, commercial complexes, and IT Parks covering a saleable area of >33 million square feet across Pune, Mumbai and Bengaluru. The Indian Green Building Council (IGBC) has certified several of the Company's projects. KPDL markets its projects under two brands: 'Kolte-Patil' (addressing the mid-premium/premium segment) and '24K' (addressing the premium luxury segment).

Consolidating its leadership position in Pune, the company forayed into the Mumbai Metropolitan Region market in 2013, focusing on society redevelopment projects that have lower capital intensity. The company has signed fourteen projects (six completed, four on-going, four future projects) till date at prime locations across the city.

KPDL has seamlessly navigated varied economic cycles enabled by one of the lowest debt levels in the sector. The Company's long-term bank debt has been rated 'AA-/Stable', short-term bank loan facilities as 'A1+' and non-convertible debentures as 'AA-/Stable' by CRISIL.

The Company's growth trajectory, internal processes and corporate governance practices have benefitted from partnerships with marquee financial institutions like KKR, JP Morgan Asset Management, Portman Holdings, ASK Capital, Motilal Oswal, ICICI Ventures, IL&FS, Planet Smart City and Marubeni Corporation.

Over the years, KPDL has received multiple awards and recognitions including The ET Real Estate Awards 2026 - Residential Project - Township (West: Ongoing) for Life Republic; Asia Pacific Property Awards – '25-'26 - Residential High Rise Architecture India for 24K Manor; ET Real Estate Awards '25 - Integrated Marketing Campaign (360 Degree) for Canvas at Life Republic; Golden Bricks Awards Dubai 2025 - Marketing Campaign of the Year for Qrious at Life Republic.

For more details on Kolte-Patil Developers Ltd., visit www.koltepatil.com.

For further information, please contact:

Dipti Rajput, CFA VP – Investor Relations
Kolte-Patil Developers Ltd.
1802/B, One BKC, BKC, Bandra (E)
Mumbai – 400 051
Tel: +91 74004 81432
Email: dipti.rajput@koltepatil.com