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: 06 August 2026

Subject: - Press Release - Kolte-Patil Developers announces a landmark Mumbai expansion with the signing of six projects totalling ~Rs.6,000 crore in GDV, marking a defining milestone in the Company's growth journey

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 Press Release on "Kolte-Patil Developers announces a landmark Mumbai expansion with the signing of six projects totalling ~Rs. 6,000 crore in GDV, marking a defining milestone in the Company's growth journey."

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Vinod Eknath Patil
Digitally signed by Vinod Eknath Patil
Date: 2026.08.06 07:44:19 +05'30'

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: As above.

Kolte-Patil Developers announces a landmark Mumbai expansion with the signing of six projects totalling ~Rs.6,000 crore in GDV, marking a defining milestone in the Company's growth journey

This strategic win reinforces the Company's accelerated expansion in India's most valuable real estate market

Pune, August 06, 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 the addition of six society redevelopment projects across prime locations in the Mumbai Metropolitan Region (MMR), with a combined estimated GDV of Rs. 6,000 crore. This represents the Company's largest annual business development addition in MMR to date, thus reaffirming MMR as a priority market.

Strategically located across Santacruz West, Andheri West (Lokhandwala), Oshiwara, Versova, Ghatkopar East and Vashi, the projects are situated in well-established residential micro-markets that continue to witness growing demand driven by robust infrastructure, strong connectivity and limited availability of developable land. These additions significantly expand Kolte-Patil's presence across Mumbai's Western and Central suburbs and Navi Mumbai, while reinforcing its focus on pursuing larger project opportunities across high-demand and high-value micro-markets. The Company will continue to evaluate opportunities across various development models to drive its growth objectives and will be guided by the characteristics, demand profile and value potential of each micro-market. All six projects are being planned to be iconic developments and expected to be launched over the next 6 to 12 months, subject to requisite approvals, thereby creating a strong and visible pipeline for the Company's next phase of growth.

Project Snapshot:

Sr. No.	Location	GDV (Rs. Cr)
1.	Santacruz West	~ 1,930
2.	Andheri West (Lokhandwala)	~ 1,420
3.	Oshiwara	~ 800
4.	Versova	~ 750
5.	Ghatkopar East	~ 600
6.	Vashi	~ 500

Note: Based on current estimates

With over a decade of experience in MMR's redevelopment segment, Kolte-Patil has built a strong track record of transforming communities through a transparent, partnership-led and execution-focused approach. The Company remains committed to partnering with housing societies to create modern, sustainable developments that elevate the living experience and deliver enduring value to all the stakeholders.

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

"We are entering a new phase of accelerated growth in MMR. With a combined estimated GDV of approximately Rs. 6,000 crore, these six projects significantly strengthen our development pipeline and reinforce our commitment to build a scaled, high-quality presence in the region.

Following our strategic partnership with Blackstone, our focus is on scaling the business through larger project opportunities, and a calibrated mix of formats across residential segments, with a sharper emphasis on value-accretive growth. We expect all six projects to be launched over the next 6 to 12 months, subject to requisite approvals.

This portfolio reflects the trust that housing societies have placed in Kolte-Patil's redevelopment expertise. It also reinforces our capability to create landmark developments that deliver enduring value to residents, homebuyers and all our stakeholders."

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 twenty projects (six completed, four on-going, ten 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:
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