



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: 13 October 2026

Subject: - Operational Update for Q2 & H1 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 Q2 & H1 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: 2026.10.13
07:45:17 +05'30'

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: As above.

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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Kolte-Patil Developers Limited - Operational Update for Q2 & H1 FY27

New Milestones Achieved

Highest-ever quarterly sales: Rs. 1,019 crore in Q2 FY27, up 52% YoY

Highest-ever half-yearly sales: Rs. 1,636 crore in H1 FY27, up 27% YoY

Strongest-ever launch performance: 'Vyana at The Reserve', Pune, with sales of Rs. 616 crore

Landmark Mumbai expansion: Signed six projects totalling Rs. 6,000 crore in GDV

Pune, October 13, 2026: Kolte-Patil Developers Limited (BSE: 532924, NSE: KOLTEPATIL; KPDL), one of India's leading real estate developers with a strong foothold across Mumbai, Pune and Bengaluru, today announced its operational performance for the quarter ended 30th September 2026.

Summary of Operational Performance:

Particulars	Q2 FY27	Q2 FY26	YoY	H1 FY27	H1 FY26	YoY
Sales Value (Rs. crore)	1,019	670	52%	1,636	1,286	27%
Realization (Rs./sq. ft.)	7,829	7,823	-	8,368	7,582	10%
Collections (Rs. crore)	795	596	33%	1,509	1,146	32%

Key Operational Highlights:

- **Record Quarterly and Half-Yearly Sales**
 - KPDL recorded its highest-ever quarterly sales of Rs. 1,019 crore in Q2 FY27, up 52% year-on-year. For H1 FY27, sales reached a record Rs. 1,636 crore, up 27% year-on-year.
- **Strongest-Ever Launch performance**
 - During Q2 FY27, the Company launched approximately 1 million sq. ft. at 'Vyana at The Reserve' in Vadgaon, Pune. The project generated sales of Rs. 616 crore, marking the strongest launch performance in the Company's history and reflecting strong customer response to KPDL's product proposition and established presence in Pune.
- **Robust Half-Yearly Collections**
 - Collections grew 33% year-on-year to Rs. 795 crore in Q2 FY27.
 - For H1 FY27, collections reached Rs. 1,509 crore, up 32% year-on-year, reflecting sustained collections momentum across the portfolio.

- **Improved Average Realization**
 - Average realization for H1 FY27 increased 10% year-on-year to approximately Rs. 8,368 per sq. ft., supported by strategic price revisions across projects and a higher contribution from Mumbai projects compared with the corresponding period last year.
- **Business Development: Landmark Mumbai expansion**
 - The Company strengthened its Mumbai Metropolitan Region (MMR) portfolio with the addition of six redevelopment projects across Mumbai's Western and Central suburbs and Navi Mumbai, with an estimated combined gross development value (GDV) of Rs. 6,000 crore. This represents KPDL's largest annual business development addition in Mumbai to date and reinforces the region's importance to its growth strategy. The additions expand the Company's presence across key urban markets and reflect its focus on development opportunities in high-demand micro-markets.

Commenting on the performance, Mr. Hrishikesh Parandekar, Chief Executive Officer, Kolte-Patil Developers Limited said,

"Our robust performance in Q2 and H1 FY27, with record quarterly and half-yearly sales and strong collections, reflects the resilience of our business. The landmark launch of 'Vyana at The Reserve' and sustained sales across our ongoing portfolio demonstrate our brand's appeal and the relevance of our offerings.

While demand has softened in the near term across the broader market, particularly in Pune, we have continued to deliver strong business momentum. The long-term fundamentals of India's residential real estate market remain favourable, driven by urbanisation, rising aspirations and an increasing preference for quality housing. The sector is also witnessing consolidation, with established developers well positioned to benefit from evolving homebuyer preferences. With an established presence across Mumbai, Pune and Bengaluru, we see significant opportunities to deepen our market presence and expand our development portfolio. The addition of six redevelopment projects in the Mumbai Metropolitan Region further underscores our commitment to MMR as a key growth market.

Over the past year, we have strengthened our management team and organisational capabilities while sharpening our growth priorities. Backed by our three-decade legacy and a diversified portfolio, these efforts position us well to pursue the next phase of sustainable growth."

About Kolte-Patil Developers Limited:

Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL; KPDL), incorporated in 1991, is one of India's leading real estate developers, with a strong foothold across Mumbai, Pune 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 82 projects, including residential complexes, integrated townships, commercial complexes, and IT Parks covering a saleable area of >34 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 seventeen projects (seven completed, three on-going, seven 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+' by CRISIL and non-convertible debentures as 'AA-/Stable' by CRISIL & CARE.

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 Times Realty ICONS Awards 2026 - Developer of the Year 2026; Times Realty ICONS Awards 2026 - Marketing Campaign of the Year 2026 for 'Vyana at The Reserve'; Times Realty ICONS Awards 2026 - Residential Project of the Year for 'Vyana at The Reserve'; 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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