



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: 14 January 2026

Subject: - Operational Update for Q3 & 9M FY26

ISIN: Equity: INE094I01018 and Debt: INE094I07049, INE094I07064, 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. 975276 and KPDL221223;
3.976030 and 0KPDL34
4. 977231 and KPDL161025
5. 977351 and 0KPDL35

Dear Sir/Madam,

Please find attached herewith operational update for Q3 & 9M FY26.

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

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 Q3 & 9M FY26

Q3 FY26 Sales Value at Rs. 605 crore

Highest Ever Quarterly Collections at Rs. 709 crore, up 19% QoQ

9M FY26 Sales Value at Rs. 1,891 crore

Highest Ever 9M Collections at Rs. 1,855 crore, up 7% YoY

Pune, January 14, 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, has announced key updates on its real estate operations for the quarter and nine months ended 31st December 2025.

Summary of Operational Performance:

New Area Sales	Q3FY26	Q2FY26	Q3FY25	QoQ	YoY	9MFY26	9MFY25	YoY
Value (Rs. crore)	605	670	680	-10%	-11%	1,891	2,161	-12%
Volume (million sq. ft.)	0.69	0.86	0.81	-19%	-14%	2.39	2.80	-15%
Realization (Rs./sq. ft.)	8,726	7,823	8,394	12%	4%	7,914	7,716	3%
Collections (Rs. crore)	709	596	567	19%	25%	1,855	1,729	7%

Collections include contribution from DMA projects

- **Sales** in Q3 FY26 stood at Rs. 605 crore, driven by sustenance inventory across on-going projects
 - Q3 FY26 launches of 2.19 million sq. ft. came towards the latter part of the quarter. Resultantly, large part of the sales from new launches will be recorded in Q4 FY26.
- Launched 3.71 million sq. ft. during 9M FY26
- **Life Republic**, KPDL's flagship integrated township, continued driving sales volumes and contributing meaningfully to overall performance by closing 0.38 million sq. ft. of sales in Q3 FY26 and 1.41 million sq. ft. for the period ended 9M FY26
- **Collections** for the quarter of Rs. 709 crore grew 19% QoQ and 25% YoY, taking cumulative 9M FY26 collections to Rs. 1,855 crore, the highest level achieved historically
- **Q3 FY26 Realizations** of Rs. 8,726 per sq. ft. marked a 12% QoQ increase and the highest level achieved historically. The growth in realizations can be attributed to continued pricing power in key markets, sustained demand for offerings and an increasing contribution from Mumbai
- **Business Development**
 - In January 2026, the Company signed a joint development agreement for a residential project in Bhugaon, Pune. The project spans ~5 acres (~1.1 million sq. ft. saleable area) and has an estimated Gross Developable Value (GDV) of ~Rs. 850 crore.
 - For the period ended 9M FY26, the Company acquired projects with an aggregate GDV of ~Rs. 2,250 crore (~3 million sq. ft. saleable area).

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

“Over the nine months of FY26, we delivered steady performance with sales of Rs. 1,891 crore and record collections of Rs. 1,855 crore as well as all-time high realization of Rs. 8,726 per sq. ft., reflecting sustained positive momentum across our portfolio and in the sector. Fundamentals across our markets have remained stable coupled with continued preference for projects by reputed developers with a strong track record. We continue to undertake accretive acquisitions by selectively pursuing attractive opportunities in good locations across key markets to enhance long-term business prospects.”

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 >31 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 market in 2013, focusing on society redevelopment projects that have lower capital intensity. The company has signed fourteen projects (six completed, three on-going, five 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 2025-Residential Project – High-End (Ongoing: West) for 24K Manor, The ET Real Estate Awards 2025-Residential Project Villa for 24K Espada Project at Life Republic, Times Power Brands, 2023-Legacy Brand in Real Estate – Pune, Most Iconic Luxury Brand in Real Estate-24K, ET Business Awards, 2022.

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

For further information, please contact:

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VP – Investor Relations

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