August 03, 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

NSE Code: KALPATARU

BSE Limited
Listing Operation Department,
20th Floor, P.J. Towers, Dalal Street,
Mumbai – 400 001
Maharashtra, India

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 Unaudited Standalone and Consolidated Financial Results for the first quarter ended June 30, 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 Kalpataru | Investor Corner.

We request you to take the above information on record.

Yours faithfully,
For Kalpataru Limited

Gajendra Mewara
Digitally signed by Gajendra Mewara
Date: 2026.08.03 18:47:18 +05'30'

Gajendra Mewara
Company Secretary & Compliance Officer

Enclosed: as above

SCALING WITH
VISION.
DELIVERING WITH
EXCELLENCE.

KALPATARU LIMITED RESULTS PRESENTATION

Q1 FY27

DISCLAIMER

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KALPA-TARU®

01

GROUP & COMPANY OVERVIEW


Kalpataru One, Worli, Mumbai

KALPATARU GROUP - AT A GLANCE

57
YEARS OF LEGACY

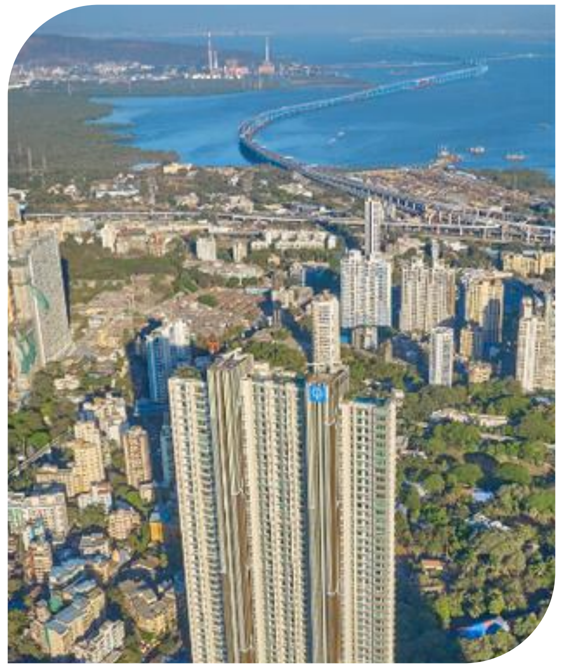
32,000+
EMPLOYEES

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

Note: As of 30th June, 2026

UNIQUE VALUE PROPOSITION

Amongst the **Top Developers** in India's largest real estate market Mumbai, with a **focus on MMR & Pune, with 57+ years of legacy**

85 Completed Projects (~24.5 msf)
30 Ongoing & Forthcoming Projects, with a developable area of **~42.5 msf**

Strong Residential Projects Pipeline with **visible near term Cash Flow**

Diversified Micro-market presence across MMR and Pune

Balanced spread – Ongoing Projects, **majority units below INR 3 cr**

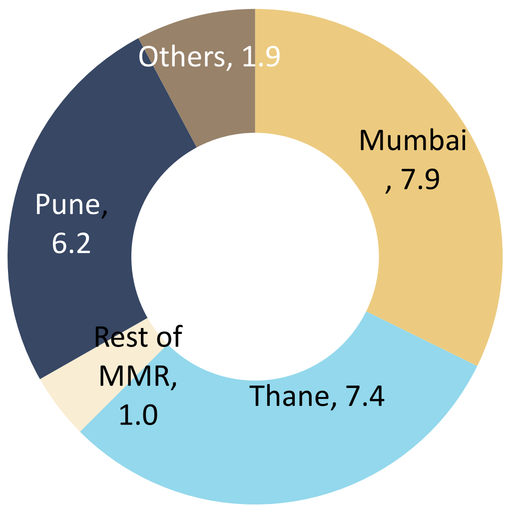
Experienced and Qualified Management Team
with strong human resource practices

KALPATARU LIMITED - COMPANY OVERVIEW

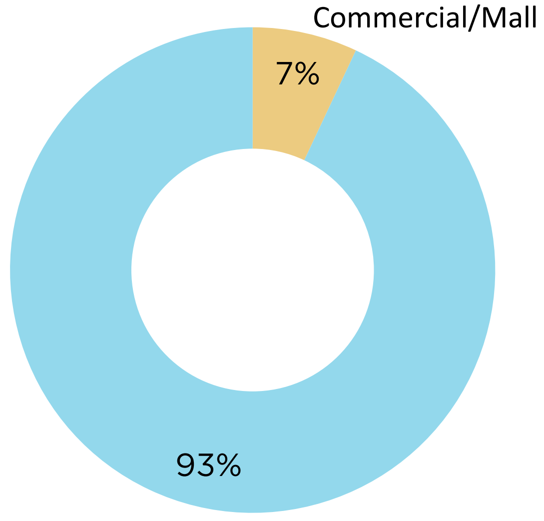
~24.5 MSF	~23.6 MSF	~19.0 MSF
85 COMPLETED PROJECTS	19 ONGOING PROJECTS	11 FORTHCOMING PROJECTS
95% RESIDENTIAL PORTFOLIO [2]	~73% OWNED PORTFOLIO [2]	~74% MMR PORTFOLIO [2]

85 Completed Projects with a developable area of ~24.5 MSF

By Region, msf

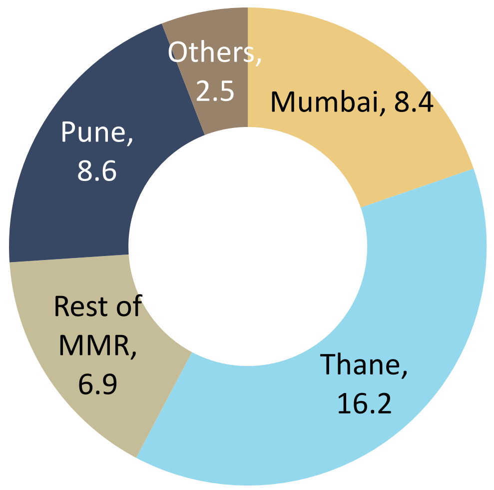


By Property Type %

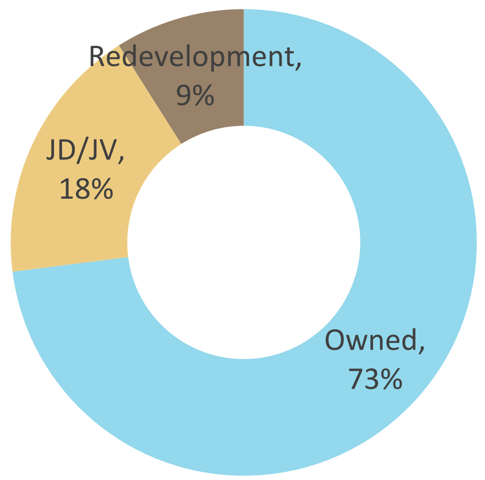


30 Ongoing & Forthcoming Projects with a developable area of ~42.5 MSF

By Region, msf



By Mode of Holding, msf , %



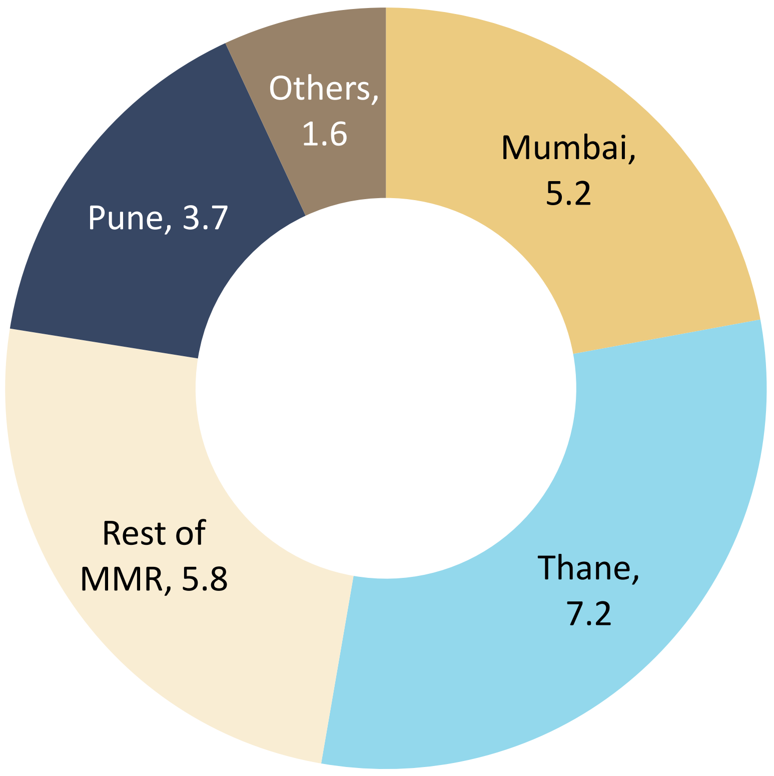
Notes: 1. As of 30th June, 2026. Few metrics have been rounded off to one decimal place for presentation purposes.
2. Developable area In terms of ongoing & forthcoming projects.

MSF – Million Sq.ft.

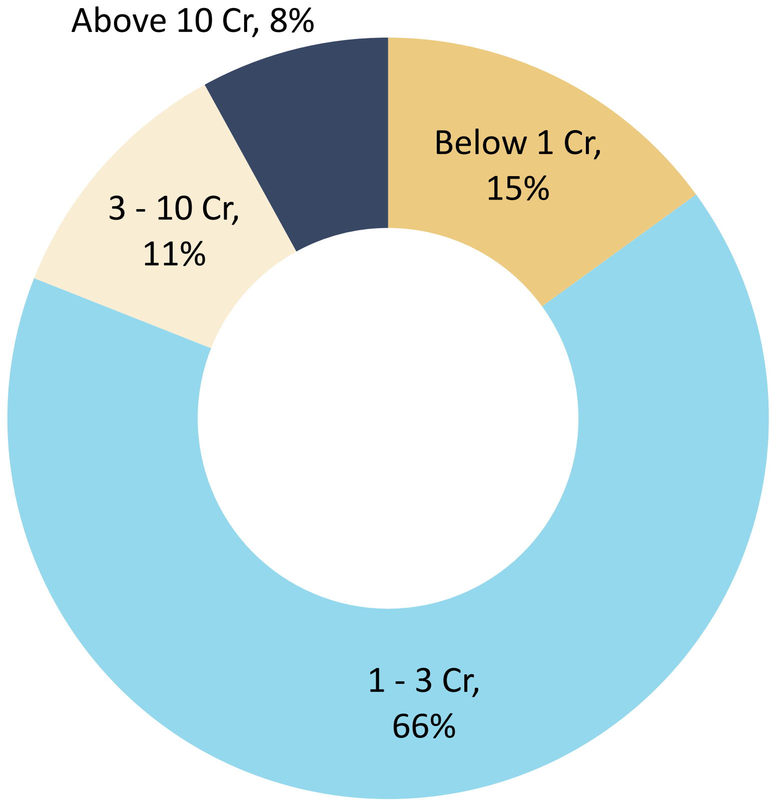
ONGOING PROJECTS OVERVIEW

Ongoing Portfolio comprises of **19 Projects totalling ~23.6 msf** spread across all micro-markets of MMR; Pune & Hyderabad

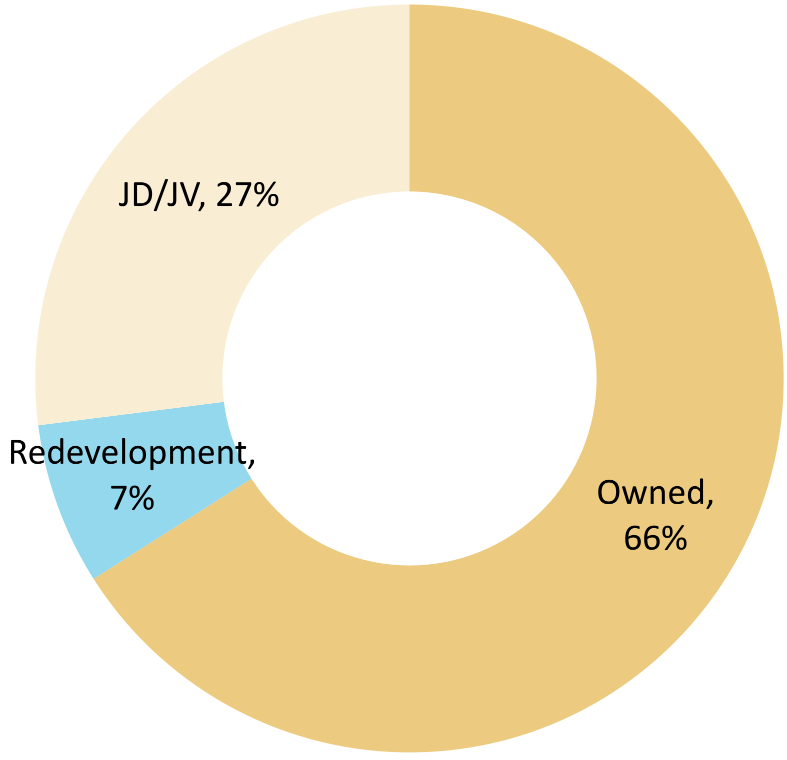
Geographic Diversification (msf)



Portfolio Segmentation by Unit Selling Price*



Portfolio Segmentation by Development Model *



Note: As of 30th June 2026
*% has been derived basis the developable area of the projects

KALPA-TARU®

02

OPERATIONAL UPDATES

Amoda Reserve, Lonavala

OPERATIONAL HIGHLIGHTS: Q1 FY27

Q1 FY27

INR 1,329 cr — Pre Sales — ↑ **6% YoY**

INR 1,365 cr — Sales Collections — ↑ **17% YoY**

0.82 msf — Area Sold

INR 16,177 — Average Realization psf.

Kalpataru Vian, Hrushikesh, Lokhandwala

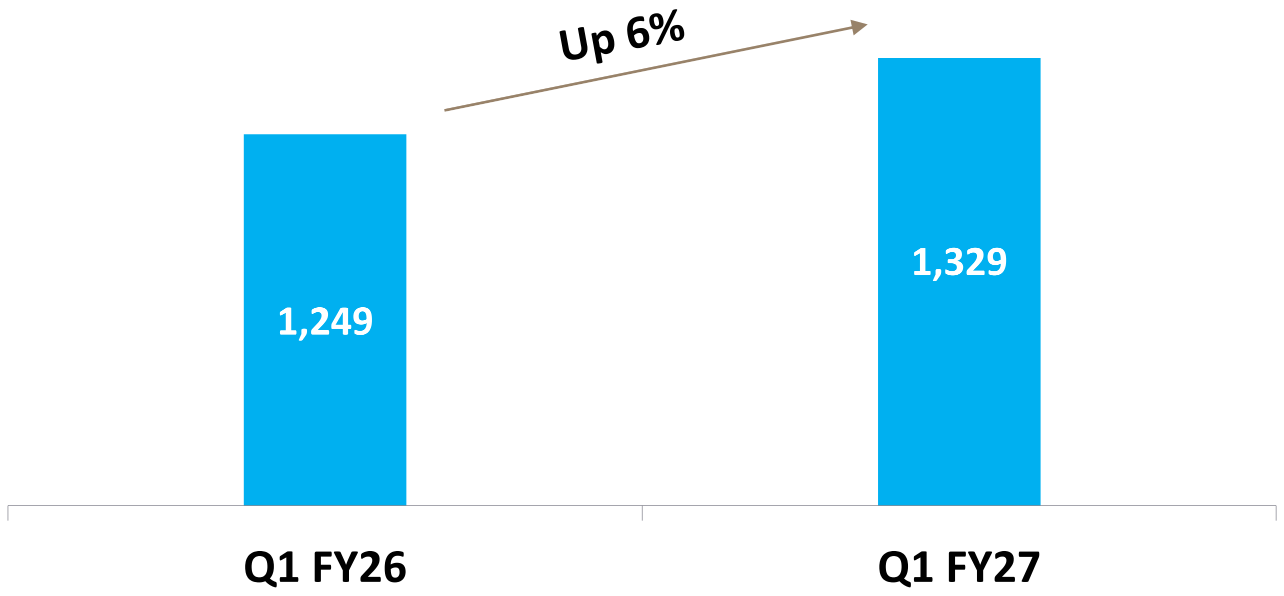
Note: Sales Collections include Infra Income, but do not include Rental Income, Project Management Fees, or Taxes

OPERATIONAL HIGHLIGHTS: Q1 FY27

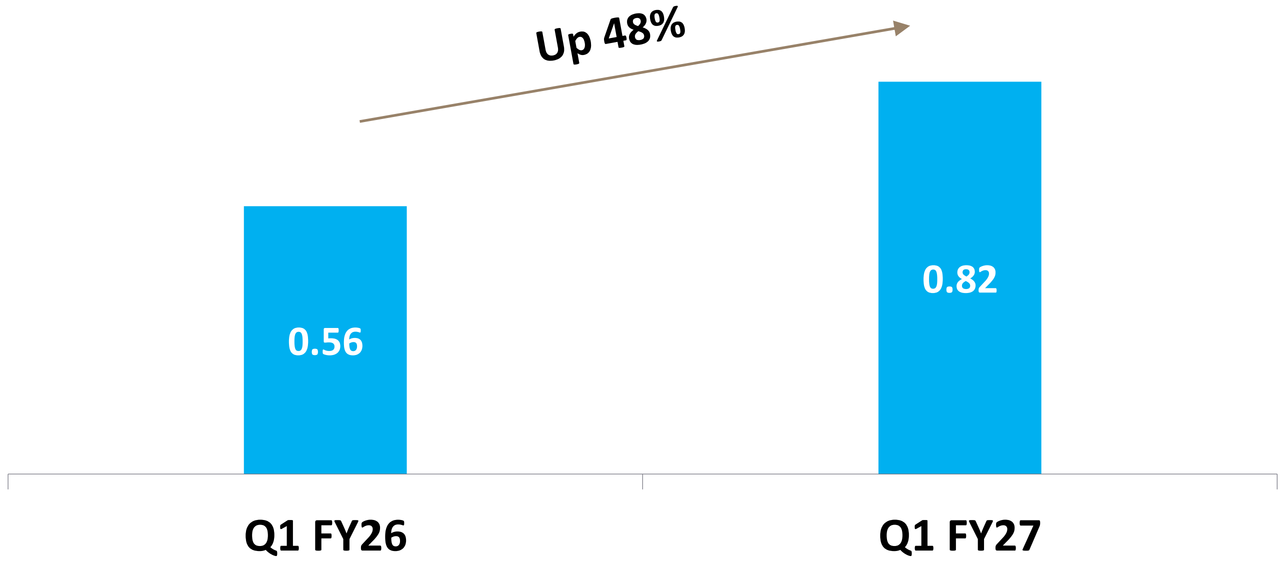
Pre Sales & Collections	**Recorded Pre Sales of INR 1,329 cr in Q1 FY27 (YoY increase of 6%). Strong Collections stood at INR 1,365 cr in Q1 FY27 (YoY increase of 17%)**
Completions	**Received Occupation Certificate (OC)** for **~0.79 msf area in Q1 FY27** (vis-a-vis ~1.44 msf in Q1 FY26) aggregating to ~668 apartments
New Launches	**Launched** 1 New Project Kalpataru Vian, Hrushikesh, Lokhandwala in Mumbai and Tower C in Estella at Kalpataru Parkcity, Thane during Q1 FY27 totalling **~1.25 msf saleable area**
Net Debt & D/E Ratio	**Net Debt** as on 30th June 2026 stands at **INR 8,229 cr.** Net Debt/ Equity stands at **2.0x on 30th June 26**
Business Development	In Q1 FY27, signed Development Agreement (DA) for a Society Redevelopment (Cluster) of ~2.8 acre land parcel in Kandivali (E) with an estimated **GDV of ~INR 1,250 cr**
Annuity Portfolio	Annuity Portfolio comprising of two office properties in Mumbai and one Retail Mall in Thane generated gross rental income of **~INR 47 cr in Q1 FY27**

OPERATIONAL NUMBERS: Q1 FY27

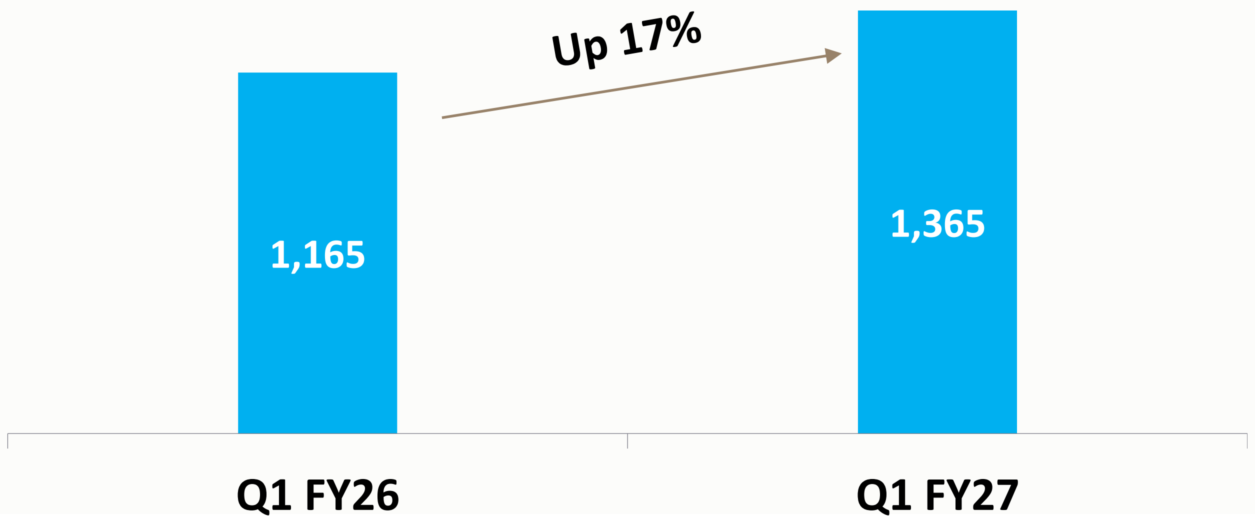
Pre Sales (INR cr)



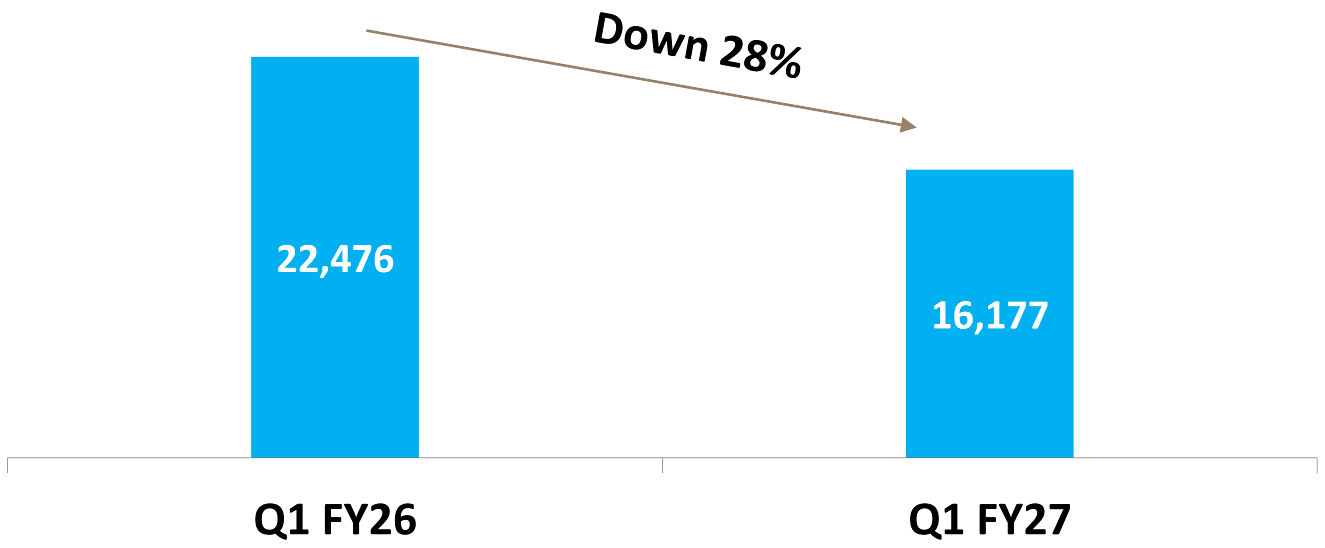
Area Sold (msf)



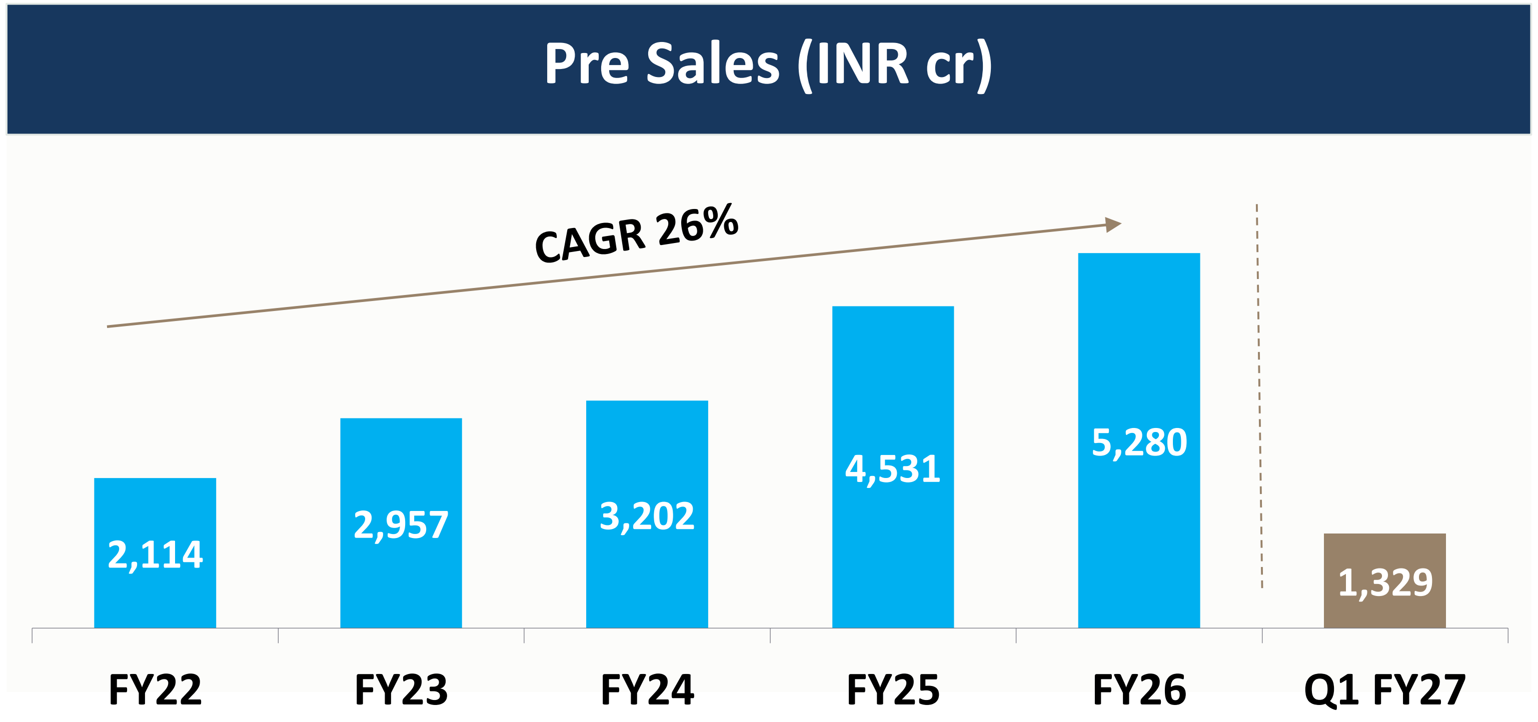
Sales Collection (INR cr)

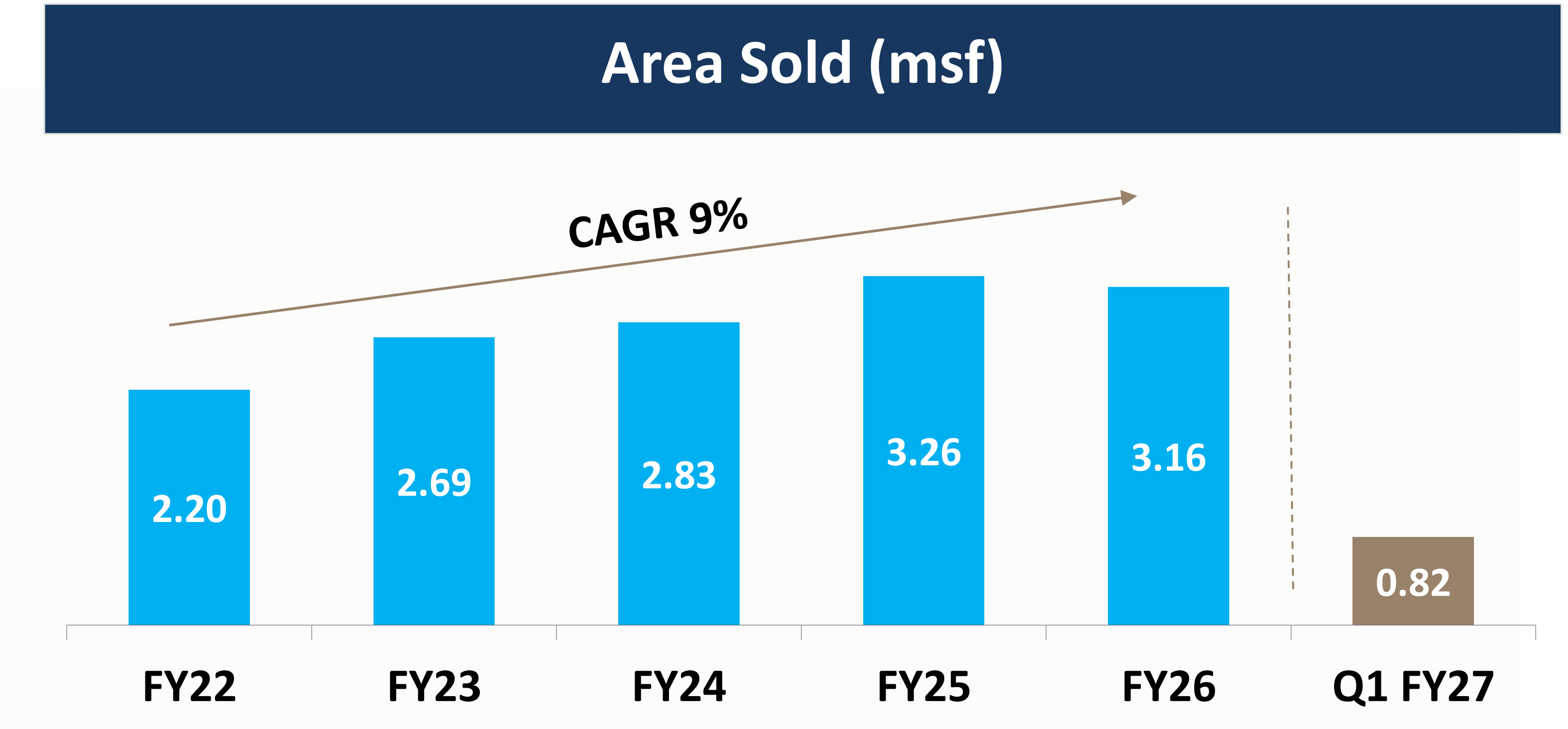


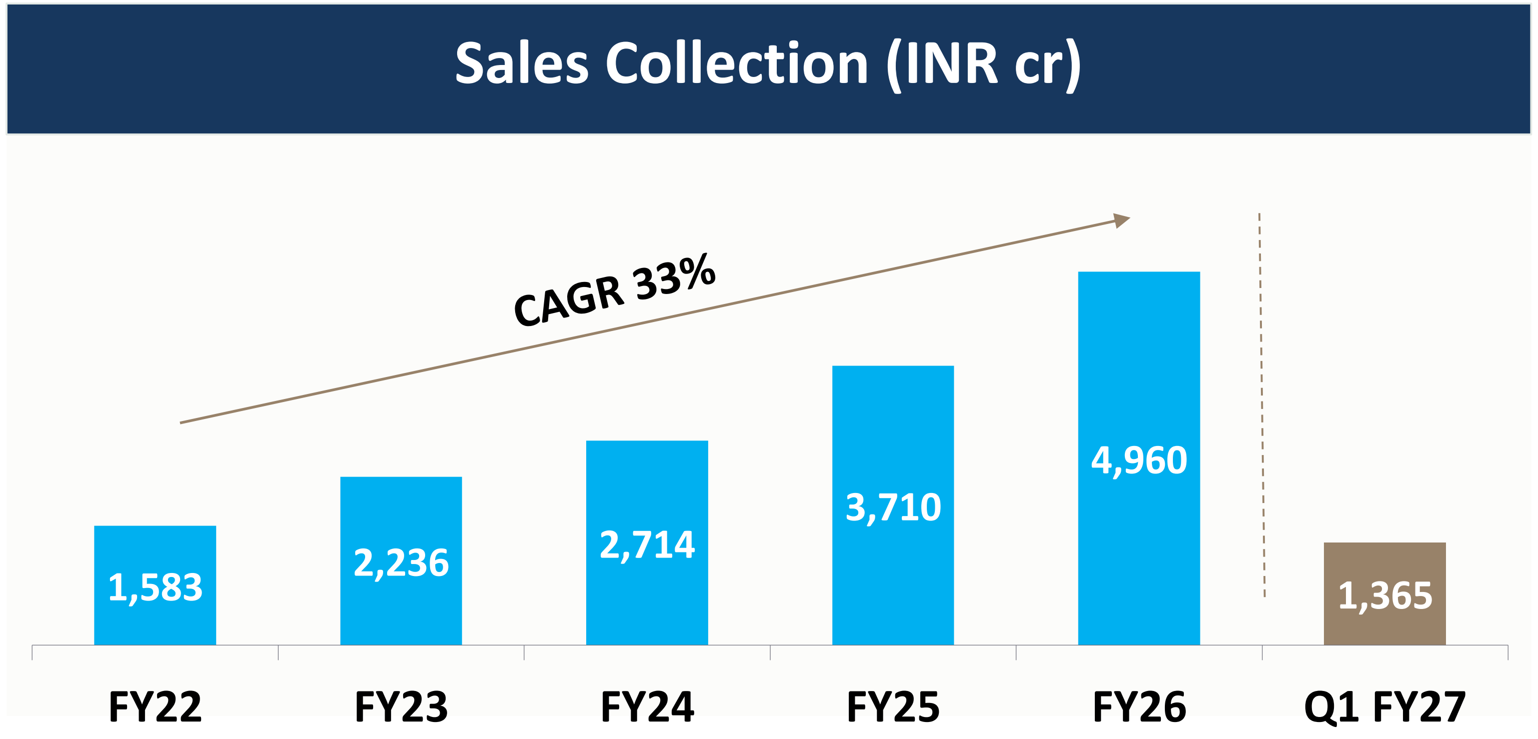
Average Realization (INR per Sq.ft.)

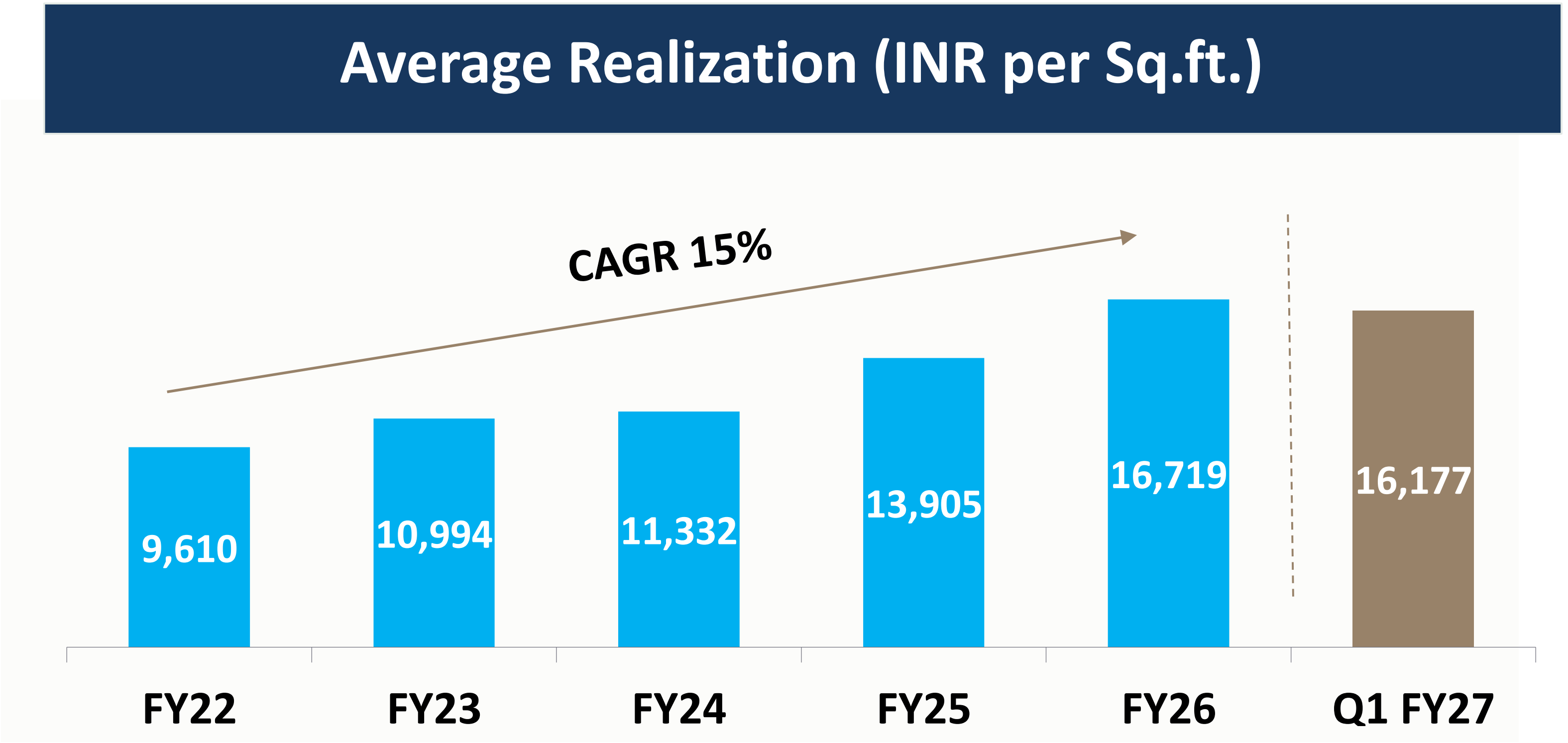


OPERATIONAL NUMBERS: ANNUAL TRENDS









Note: CAGR is between FY22 to FY26

03

FINANCIAL PERFORMANCE

Kalpataru Advay, Borivali, Mumbai

CONSOLIDATED PROFIT AND LOSS SNAPSHOT- Q1 FY27

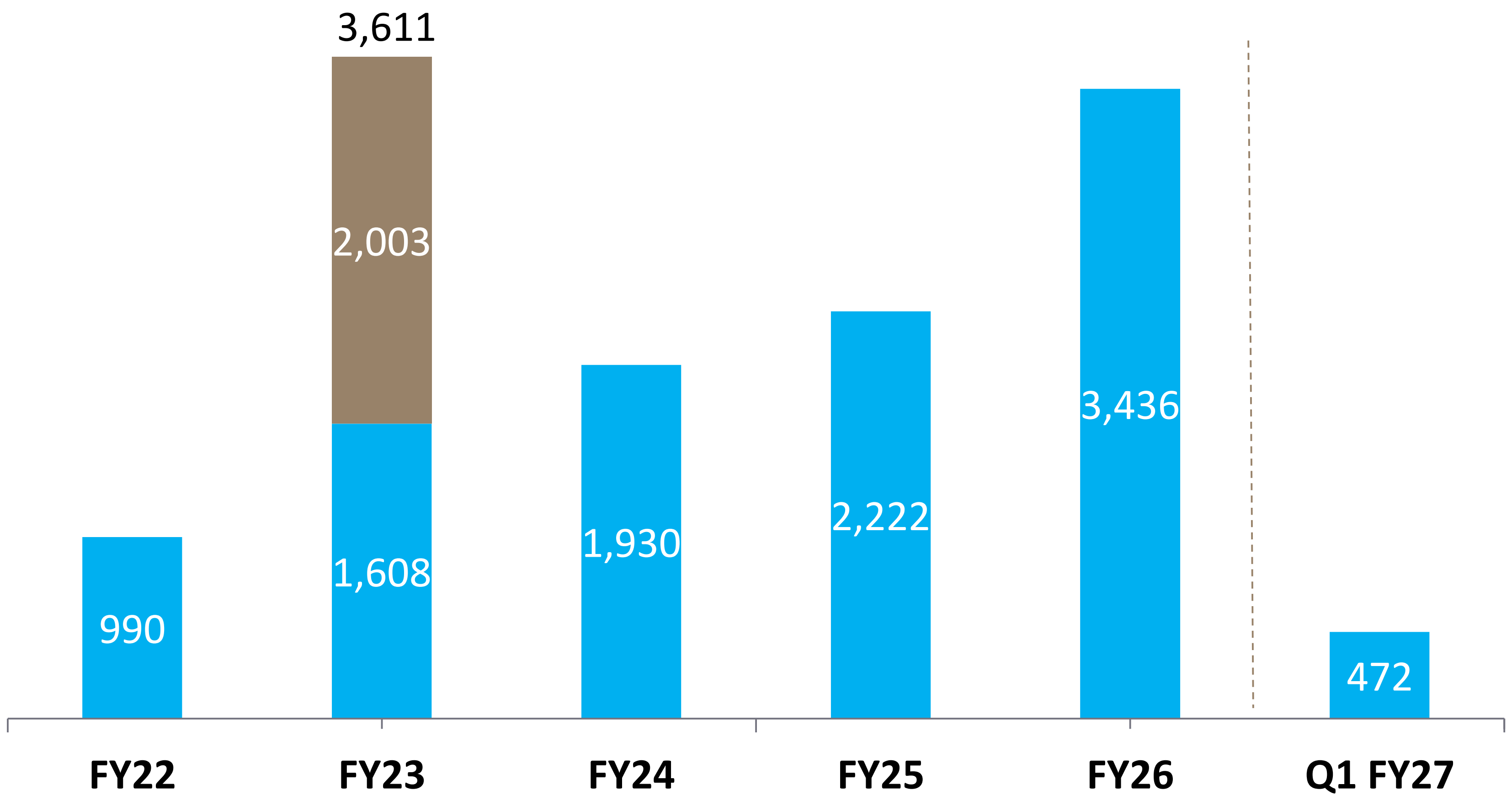
Particulars (INR cr)	Q1 FY27	Q1 FY26	FY26
Revenue from Operations	472	443	3,436
EBITDA	(31)	(24)	178
EBITDA Margin (%)	-6.6%	-5.5%	5.2%
Adjusted EBITDA	**95**	**104**	**1,022**
Adjusted EBITDA Margin (%)	**20.1%**	**23.4%**	**29.8%**
PAT	**(29)**	**(52)**	**80**

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
3. Numbers are rounded off to nearest decimal

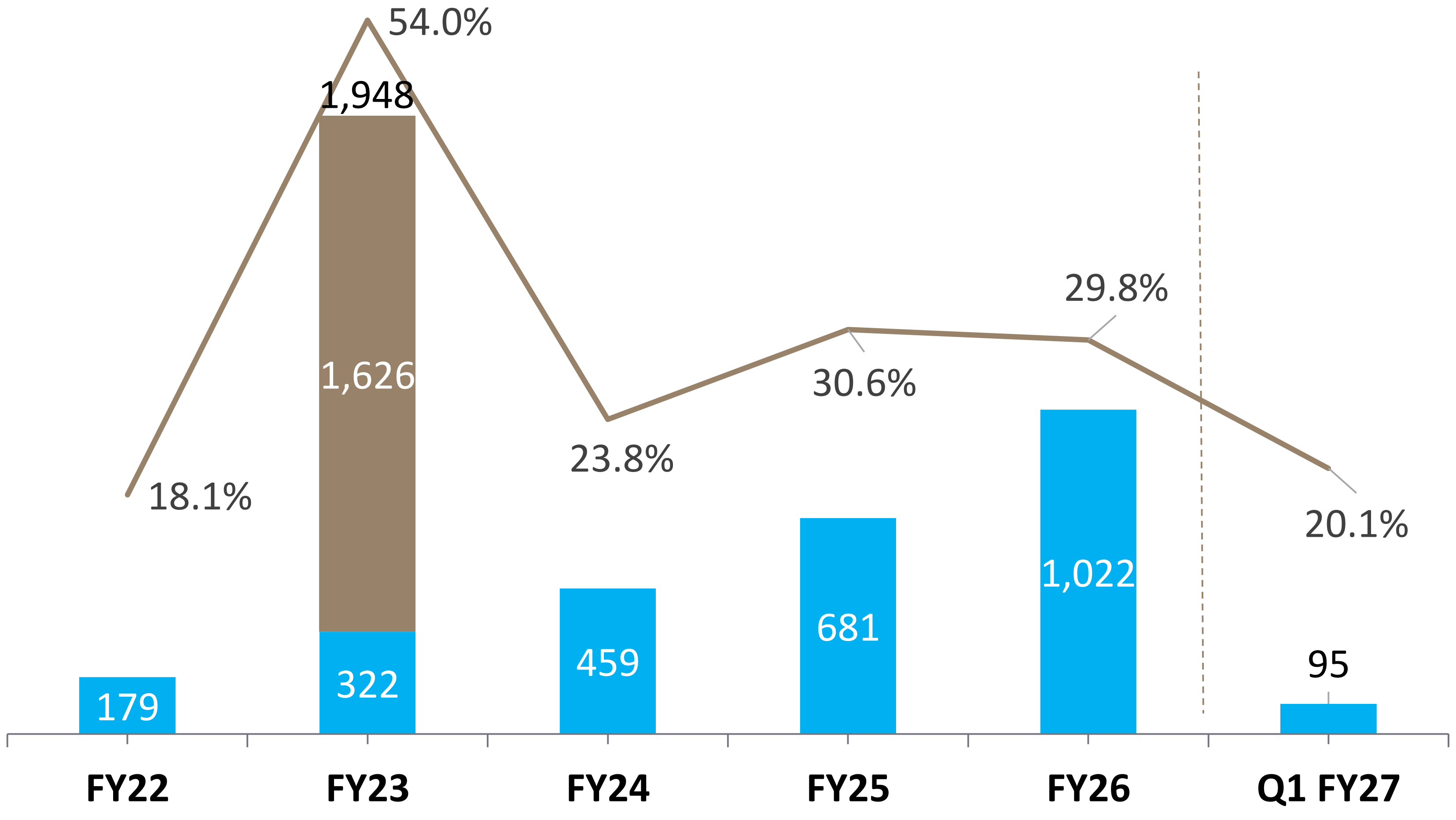
FINANCIAL TRENDS - ANNUAL

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 (%)

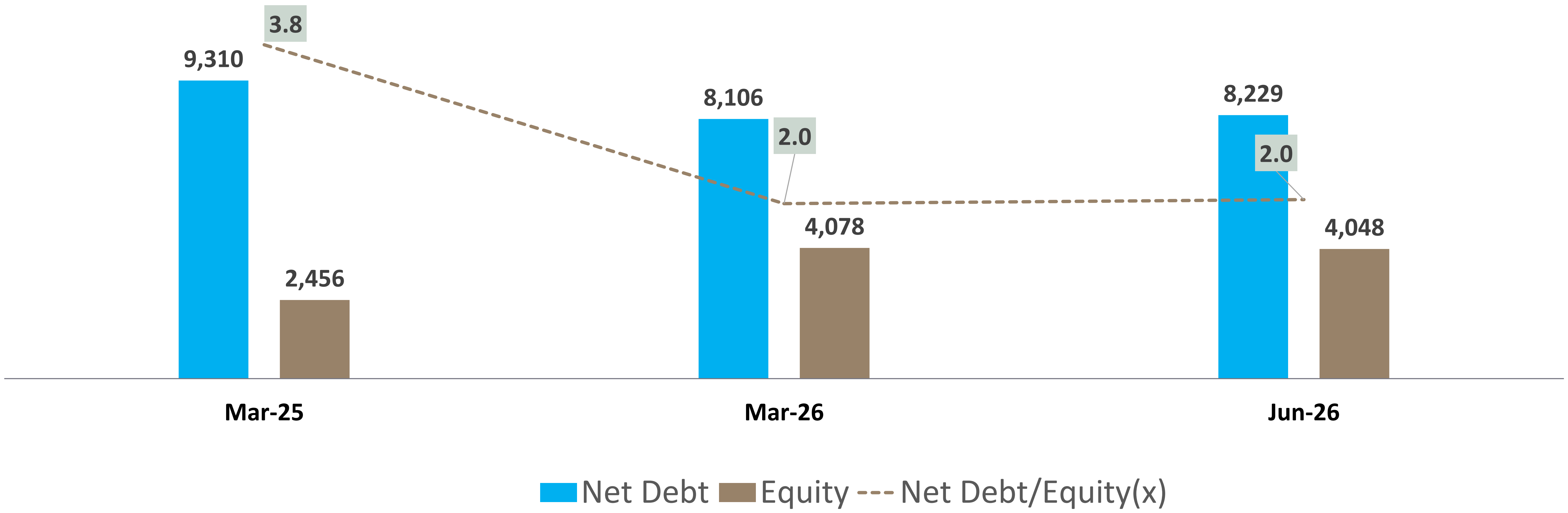


Note: In FY23, INR 2,003 cr of revenue is from one time Sale of land parcels
Adjusted EBITDA = EBITDA plus finance cost component included in cost of sales and other operational expenses

One time impact of Sale of Land Parcels

DEBT MOVEMENT

INR cr unless otherwise stated	31st Mar-25	31st Mar-26	30th Jun-26
Gross Debt	**10,172**	**9,168**	**9,189**
Less: Cash & Cash Equivalent	862	1,062	959
Net Debt	**9,310**	**8,106**	**8,229**
Equity	2,456	4,078	4,048
Net Debt to Equity	**3.8x**	**2.0x**	**2.0x**



04

PORTFOLIO UPDATE

Kalpataru Oceana,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 Inventory	Total Future Inflows
Ongoing Projects (A)	**19**	**23.6**	**11.0**	**36,754**	**13,659**	**4,597**	**23,095**	**27,692**
MMR	14	18.3	8.6	31,812	11,695	4,099	20,117	24,216
- *Mumbai*	8	5.2	2.4	18,215	6,195	2,660	12,021	14,681
- *Thane*	3	7.2	2.2	9,005	2,236	852	6,769	7,621
- *Rest of MMR*	3	5.8	4.0	4,592	3,264	587	1,328	1,914
Pune	3	3.7	1.3	4,051	1,357	362	2,694	3,056
Others	2	1.6	1.1	890	606	136	284	420
Completed Projects – RTMI (B)						**288**	**738**	**1,027**
Forthcoming Projects (C)	**11**	**19.0**	**-**	**27,669**	**-**	**-**	**27,669**	**27,669**
Total (A + B + C)	**30**	**42.5**	**11.0**	**64,422**	**13,659**	**4,886**	**51,502**	**56,388**

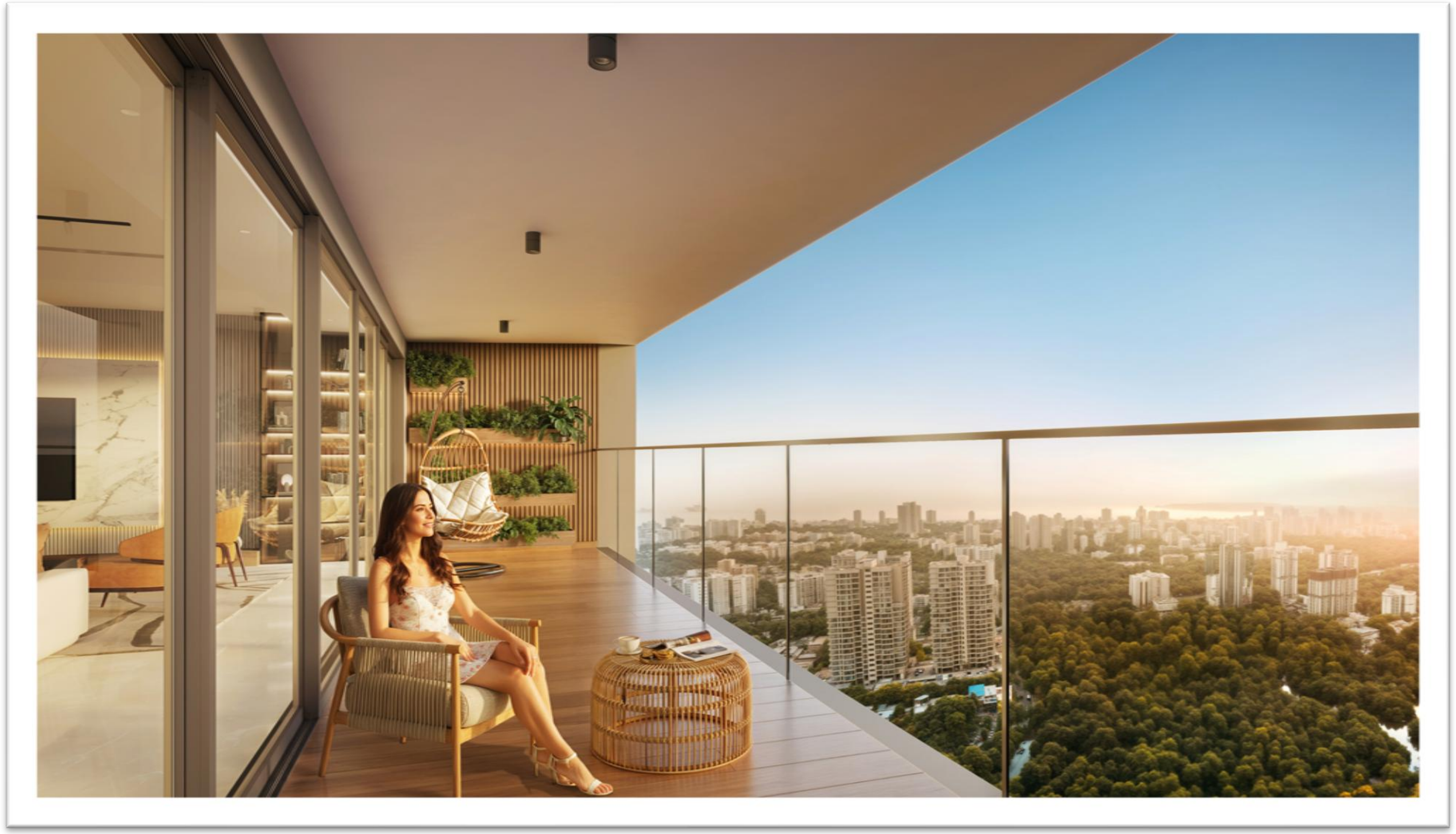
Note:

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	Kalpataru Vian		Lokhandwala, Mumbai	0.83	2,320	Redevelopment (DA)	Launched in Q1 FY27
2	Suman Nagar CHS		Chembur, Mumbai	0.67	1,756	Redevelopment (DA)	
3	Kalpataru Blossoms	Phase II	Pune	1.40	1,635	JV	
4	Estella at Kalpataru Parkcity	Tower C & D	Kolshet Road, Thane	0.85	1,179	Owned	Tower C Launched in Q1 FY27
5	Hariniketan CHS		Goregaon, Mumbai	0.28	596	Redevelopment (DA)	
6	Kalpataru Ardene	Phase II	Nagpur	0.90	271	Owned	
	Total			**~4.92**	**~7,758**		

KALPATARU VIAN, HRUSHIKESH, LOKHANDWALA



- Kalpataru Vian, Hrushikesh, Lokhandawala launched in June 2026
- Luxury development comprising of **bespoke 3, 4, and 4.5-bedroom residences** with **grand decks** offering views of Mumbai's mangroves across a private 4-acre enclave
- 30+ curated lifestyle amenities with **>75% green space**
- Unmatched connectivity to key infrastructure including major metro lines, upcoming coastal road projects, and the city's finest retail, educational, and wellness destinations

05

SUSTAINABILITY & CSR

Kalpataru Vista, Noida

CORE FOCUS ON IMPLMENTATION 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

47
Projects

37.14
Buillt-up Area ^ (msf)

SUSTAINABILITY INITTAIVES AT KALPATARU PROJCET SITES

Health Checkup facility for Construction workers

Water spraying for dust suppression

Safety Instructions installed onsite

Drip irrigation for landscape for Water Savings

Notes: As of 30th t June, 2026. Few metrics have been rounded off to one decimal place for presentation purposes. Built-up Area as per IGBC.

CSR INITIATIVES

Healthcare

- **~25,300** cumulative beneficiaries served through the **Karjat MMU** since FY24
- **18 villages covered** | **30+ ailments treated**.
- **4,261 patients consulted** and **3,260 patients provided medication in Q1**
- **1350 direct beneficiaries** were covered under various **Awareness sessions in Q1**.
- **Additional MMU launched in Nagpur in June 2026**, strengthening access to primary healthcare services, reaching 613 beneficiaries

Education

*Project Name – **Prerna***

- **158 learning days delivered per *Abhyasika* in Karjat**, benefiting **63 primary and secondary students**.
- **56 students completed Endline Assessments**, showing improved language and numeracy outcomes.
- **20 Youth Development Programme sessions** conducted on life skills and personal development.
- **Two-day teacher training workshop** conducted for *Abyasika* educators in **Q1** to strengthen programme delivery for FY 27

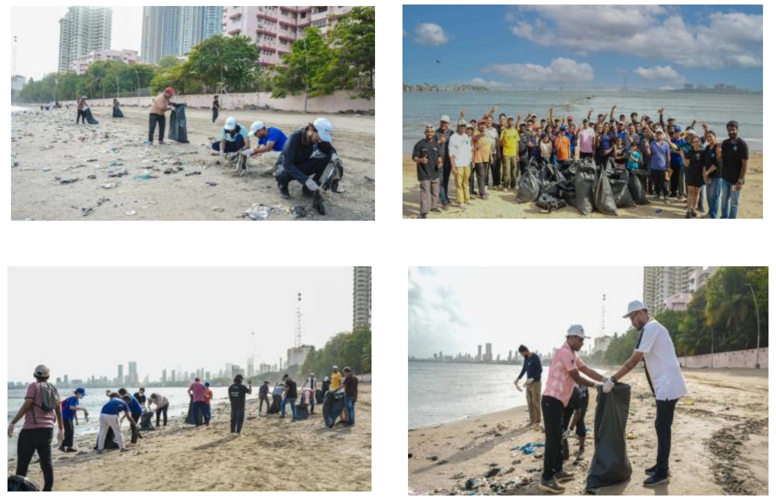
Skill Development

*Project Name – **Kaushal Vriddhi***

- **95 women** have enrolled for Tailoring and Food Technology training in **Thane at centers**
- **72 youth under going** across multiple digital skill trades

Environment

*Project – **Kartavya***



- **20 Weekly Clean Up drives completed** at Prabhadevi beach and Silver beach – Mumbai
- **25,066 Kgs of plastic waste and marine debris has** been removed **in Q1**
- Over **1745 citizens participated** and **sensitized** on managing waste.
- **10,026 Kgs Plastic sent for recycling**

AWARDS & ACCOLADES

RealtyView Leadership Awards 2026 (Maharashtra)

- ✓ Developer of the Year (Residential) – **Metro – Kalpataru Limited**
- ✓ Best Commercial Project of the Year **- Kalpataru, Virtus**
- ✓ Best Integrated township Project of the Year **– Kalpataru, Parkcity**
- ✓ Best Residential Project of the Year **– Signature Luxury – Kalpataru, Oceana**
- ✓ Best Use of Technology in Marketing – AI **– Kalpataru Limited**
- ✓ Excellence in Visual Design & Communication **– Kalpataru Limited for The Roots**
- ✓ Best Integrated Marketing Campaign of the Year – **Kalpataru, One Worli**

THANK YOU

FOR FURTHER QUERIES, PLEASE REACH OUT TO US -

MR. ADVAIT PHATARFOD
INVESTOR.RELATIONS@KALPATARU.COM

MR. KANAV KHANNA – EY
KANAV.KHANNA@IN.EY.COM

WWW.KALPATARU.COM