



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

15 July 2021

Sub: Press Release - KPDL creates platform with Planet Smart City to develop 15,000 housing units

**Ref: NSE Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code: 9624 and 532924**

Dear Sir/Madam,

Please find attached herewith press release “**KPDL creates platform with Planet Smart City to develop 15,000 housing units.**”

This is for your information and record.

For Kolte-Patil Developers Limited

**Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258**

KOLTE-PATIL DEVELOPERS LTD.

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KPDL creates platform with Planet Smart City to develop 15,000 housing units

Projects for the platform to be added across Pune, Mumbai and Bengaluru within three years

Pune, July 15, 2021: Kolte-Patil Developers Limited, a leading Pune based real estate developer, with growing presence in Mumbai and Bengaluru, today announced creation of a residential development platform with Planet Smart City, the global leader in smart affordable housing, to develop 15,000 housing units.

This residential platform follows the success of Universe, at Sector R10, Life Republic, which was the first co-development between KPDL and Planet Smart City. It will focus primarily on development of smart aspirational housing projects in Pune, Mumbai and Bengaluru. The partners will endeavour to grow the platform over a period of time based on suitable structures as mutually agreed upon as the right opportunities continue to emerge.

The platform will enable KPDL to capture opportunistic and structured outright land purchase transactions while maintaining a healthy balance sheet. It is expected to generate substantial earnings in the coming years, which will contribute significantly to the company's growth.

Commenting on this key development, Mr. Yashvardhan Patil, Group CEO, Kolte-Patil Developers, commented, *"We are excited to progress on our partnership with a global smart affordable housing leader like Planet Smart City. Building on the success of Universe at Life Republic we look forward to a long and mutually beneficial association. The market is consolidating to high quality real estate developers that have gained the confidence of homebuyers based on their execution track record and we foresee improving business visibility for a strong brand like Kolte-Patil. Our joint platform will allow us to expand the portfolio of projects in our focus markets of Pune, Mumbai and Bengaluru in line with our capital efficient land sourcing philosophy.*

With a focus on sustainability, the aim is to address the evolving needs of urban citizens looking for smart, holistic and socially inclusive community-centric living in India."

Giovanni Savio, Global CEO of Planet Smart City, said, *"This is an important day for Planet Smart City's strategic development. India, like many countries across Southeast Asia, has huge opportunity across several states and the industry has tremendous potential especially, for viable operators, to offer long-term, future-proof solutions. By extending our partnership with Kolte-Patil—a genuine leader in real estate development in India—we are in a strong position to work for a pipeline of 15,000 housing units that help to provide an answer to the housing challenge in a fully-fledged ESG framework where technology and social innovation will be the main drivers to implement a new concept of urban living. We look forward to continuing our relationship with Kolte-Patil and expanding our presence in India."*

About Planet Smart City

Founded in 2015 by real estate experts Giovanni Savio and Susanna Marchionni and chaired by physicist and entrepreneur Stefano Buono, Planet Smart City is a global leading PropTech company that designs and builds neighbourhoods in countries with high housing deficits and works in partnership with real estate developers around the world to improve quality of life.

Planet Smart City's mission is to create communities that respect local cultures and support inclusivity and sustainability. It does this through integrating innovative infrastructural, technological and social innovation solutions into its projects.

The research, development and integration of these innovative solutions is undertaken by subsidiary Planet Idea, which operates through multidisciplinary Competence Centres in Turin (Italy) and Pune (India).

The Planet Smart City model has been proven in Brazil where four projects are underway: Smart City Laguna, Smart City Natal, Smart City Aquiraz and Viva!Smart. In 2020, the business expanded into India. In Italy, the company collaborates with leading real estate developers in numerous smart social housing projects.

Since its establishment, Planet Smart City has raised over US \$190 million of capital from institutional and private investors to implement its ambitious growth plans, with the aim of selling 44,500 housing units by 2025.

For further information please visit www.planetsmartcity.com

About Kolte-Patil Developers Limited

Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL, ISIN - INE094I01018; KPDL), incorporated in 1991, is a leading real estate company with dominant presence in the Pune residential market, and growing presence in Mumbai and Bengaluru. Kolte-Patil is a trusted name with a reputation for high quality standards, design uniqueness, corporate governance, transparency and for delivery of projects in a timely manner. The company has developed and constructed over 50 projects including residential complexes, integrated townships, commercial complexes and IT Parks covering a saleable area of ~20 million square feet across Pune, Mumbai and Bengaluru. Several of the company's projects have been certified by the Indian Green Building Council (IGBC). KPDL markets its projects under two brands: 'Kolte-Patil' (addressing the mid-income 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 low capital-intensive society re-development projects. The company signed ten projects (two completed, three launched, 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 and non-convertible debentures have been rated 'A+ / Stable' by CRISIL, the highest rating accorded by CRISIL to any publicly listed residential real estate player in India. 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 and ICICI Ventures.

Over the years, KPDL has received multiple awards and recognitions including Asia's greatest Brand 2017 by AsiaOne, The Economic Times - The Game Changers of Maharashtra 2018, Times Realty Icons - Best Realtor 2019, CNN NEWS18 - Developer of the Year Residential 2019, ET Now - Most Trusted Brand India's 2019 and Top Challengers 2019-20 by Construction World Global Awards Online.

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

For further information, please contact:

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