



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: 16 July 2024

Subject: Operational Update for Q1 FY25

ISIN: Equity: INE094I01018 and Debt: INE094I07049 and INE094I07064

**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**

Dear Sir/Madam,

Please find attached herewith operational update for Q1 FY25.

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

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

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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Kolte-Patil Developers Limited – Operational Update

Q1 FY25 sales value stood at Rs. 711 crore

Q1 FY25 sales volumes stood at 0.96 million sq. ft.

Highest Ever Quarterly collections at Rs. 612 crore, up 19% YoY

Pune, July 16 2024: Kolte-Patil Developers Limited (BSE: 532924, NSE: KOLTEPATIL; KPDL), a leading Pune based real estate player with growing presence in Mumbai and Bengaluru, has announced key updates on its real estate operations during the quarter ended 30th June 2024.

Summary of operational performance:

| New Area Sales | Q1FY25 | Q4FY24 | QoQ | Q1FY24 | YoY |
|----------------------------|--------|--------|-----|--------|-----|
| Volume (million sq. ft.) | 0.96 | 1.03 | -7% | 0.93 | 3% |
| Value (Rs. crore) | 711 | 743 | -4% | 701 | 1% |
| Realization (Rs. /sq. ft.) | 7,407 | 7,226 | 3% | 7,545 | -2% |
| Collections (Rs. crore) | 612 | 592 | 3% | 513 | 19% |

Collections include contribution from DMA projects

- Achieved pre sales value of Rs. 711 crore and volumes of 0.96 million sq. ft.
 - 0.6 million sq. ft. of inventory launched in the Life Republic Integrated Township
 - Sustenance inventory largely contribute to the sales volumes for the quarter
 - KPDL's flagship project, Life Republic Integrated Township, registered sales volumes of 0.46 mn. sq. ft. during the reported period
- Achieved highest-ever quarterly collections of Rs. 612 crore in Q1FY25, marking a robust 19% YoY growth; indicating strong pace of registrations, sales, and construction

Commenting on the performance, Mr. Atul Bohra, Group CEO, Kolte-Patil Developers Limited said, "Q1 FY25 was marked by resilient performance, with presales reaching Rs. 711 crore. During the quarter, we registered our highest-ever quarterly collections of Rs. 612 crore, reflecting efficient project execution. The current demand for residential real estate is experiencing sustained traction and we anticipate this positive trend to continue in the near future. We are confident that our planned launches spanning across Pune and Mumbai will enable us to deliver stronger numbers in the upcoming quarters and help achieve our stated pre-sales guidance of Rs. 3,500 crore for FY25. Our strategic focus and execution capabilities, coupled with the favorable market dynamics, give us the confidence to achieve our growth objectives and deliver value to all 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 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 timely delivery of projects. The company has developed and constructed over 64 projects including residential complexes, integrated townships, commercial complexes and IT Parks covering a saleable area of >28 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: 'KoltePatil' (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 society redevelopment projects that have lower capital intensity. The company has signed thirteen projects (two completed, five on going, six 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 'A+/Positive', short-term bank loan facilities as A1 and nonconvertible debentures as A+/Positive 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 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, Top Challengers 2019-20 by Construction World Global Awards Online, Trusted Brand of the Year, Times Realty, 2021-22 and Residential High Rise Architecture India2021, Asia Pacific Property Awards (IPA).

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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Savli Mangle / Smit Shah

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