28th October, 2026

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

BSE Scrip Code: 977809 & ISIN: INE0K4J07032

Dear Sir/Madam,

Subject: **Outcome of Board meeting**
Reference: **Regulations 52 and 51(2) read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")**

Further to our intimation dated 22nd October, 2026, we hereby inform that, the Board of Directors of Kalpataru Properties Limited ("**the Company**"), at its meeting held today i.e. 28th October, 2026, inter-alia, considered and approved the Unaudited Standalone Financial Results for the quarter and half year ended 30th September, 2026 (hereinafter referred to as "**Financial Results**").

Please find enclosed Financial Results along with Limited Review Report issued by KKC & Associates LLP, Chartered Accountants, Statutory Auditors of the Company.

The statement of assets and liabilities and statement of cash flows for the half year ended 30th September, 2026 as required under Regulation 52(2A) of the SEBI Listing Regulations are provided as note forming part of the Financial Results.

The financial information, as required to be provided in terms of Regulation 52(4) of the SEBI Listing Regulations, forms part of the said Financial Results.

The meeting commenced at 5:30 p.m. and concluded at 10:05 p.m.

This intimation is also being uploaded on the Company's website at https://www.kalpataruproperties.com/#Downloads

We request you to take the above information on record.

Thanking you
Yours faithfully,

For Kalpataru Properties Limited

Kiran Balkrishna Amburle
Digitally signed by Kiran Balkrishna Amburle
Date: 2026.10.28 22:06:49 +05'30'

Kiran Amburle
Company Secretary & Compliance Officer

Encl: As above

Independent Auditor's Review Report on unaudited financial results for the quarter ended 30 September 2026 and year to date results for the period from 01 April 2026 to 30 September 2026 of Kalpataru Properties Limited under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
Kalpataru Properties Limited

Introduction

1. We have reviewed the accompanying statement of unaudited financial results of Kalpataru Properties Limited ('the Company') for the quarter ended 30 September 2026 and year to date results for the period from 01 April 2026 to 30 September 2026 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations'). We have initialled the Statement for identification purpose only.

2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard ('Ind AS') 34 'Interim Financial Reporting' specified in section 133 of the Companies Act, 2013 ('the Act'), read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of Review

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements ('SRE') 2410 - 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India ('the ICAI'). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company's personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS, specified under Section 133 of the Act as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



Other Matter

5. We did not review the interim financial results pertaining to the Company's share in loss in 1 (One) partnership firm of Rs. 0.10 lakhs and Rs. 0.12 lakhs for the quarter ended 30 September 2026 and for the period from 01 April 2026 to 30 September 2026, respectively. The interim financial pertaining to this entity has been reviewed by other auditors whose report has been furnished to us, and the Company's share in the loss of said entity has been included in the accompanying financial results solely based on the report of such other auditors.

6. We did not review the interim financial information pertaining to the Company's share of loss from 1 (one) partnership firm and 1 (one) LLP aggregating to Rs. 1.22 lakhs and Rs. 1.92 lakhs for the quarter ended 30 September 2026 and for the period from 01 April 2026 to 30 September 2026, respectively. These financial information has been certified by the Management. According to the information and explanations given to us by the Management, these financial information is not material to the Company."

7. Our conclusion is not modified in respect of above matters.

For **KKC & Associates LLP**
Chartered Accountants
(formerly Khimji Kunverji & Co LLP)
Firm Registration Number: 105146W/W100621

Bharat Jain
Partner
ICAI Membership No: 100583
UDIN: 26100583QDOYFH5933

Place: Mumbai
Date: 28 October 2026

Kalpataru Properties Limited (Formerly known as Kalpataru Properties Private Limited)

CIN No. U41000MH1975PLC018371
Registered Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai, 400055
Email: investor.cs@kalpataruproperties.com; Tel +91 22 3064 5000
Website. www.kalpataruproperties.com

Statement of Unaudited Standalone Financial Results for the Quarter and Half Year ended 30 September 2026 — Rs. in Lakhs

Sr. no.	Particulars	Quarter ended			Half year ended		Year ended
		30 September 2026	30 June 2026	30 September 2025	30 September 2026	30 September 2025	31 March 2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Income**						
	Revenue from Operations	1,586	5,446	16,599	7,032	27,547	51,303
	Other Income	4,587	2,375	2,066	6,962	3,653	8,672
	Total Income	6,173	7,821	18,665	13,994	31,200	59,975
2	**Expenses**						
	Cost of sales and other operational expenses	3,257	5,823	17,786	9,080	28,169	55,446
	Employee benefits expense	1,479	1,332	1,283	2,811	2,093	3,931
	Finance Costs	2,002	2,381	1,748	4,383	3,306	7,364
	Depreciation and Amortisation Expenses	331	323	71	654	132	465
	Other Expenses	839	934	988	1,773	1,577	4,412
	Total Expenses	7,908	10,793	21,876	18,701	35,277	71,618
3	**Profit / (loss) before tax and exceptional item (1-2)**	(1,735)	(2,972)	(3,211)	(4,707)	(4,077)	(11,643)
4	Add/(Less): Exceptional item	-	-	-	-	-	142
5	**Profit / (loss) before tax**	(1,735)	(2,972)	(3,211)	(4,707)	(4,077)	(11,785)
6	Tax Expense (net)	(622)	(730)	(899)	(1,352)	(1,089)	(3,021)
	- Current tax	-	-	-	-	-	-
	- Earlier year tax	14			14		
	- Deferred tax (credit) / charge	(636)	(730)	(899)	(1,366)	(1,089)	(3,021)
7	**Profit / (loss) for the Period/Year (5-6)**	(1,113)	(2,242)	(2,312)	(3,355)	(2,988)	(8,764)
8	**Other comprehensive income/(expense)**						
	Other comprehensive income not to be reclassified to profit or loss in subsequent periods:						
	- Re-measurement gain/(losses) on defined benefit plan	(139)	(180)	(30)	(319)	(30)	(41)
	Income tax effect on above	35	45	8	80	8	10
	Other comprehensive income/(expense) (net of tax)	(104)	(135)	(22)	(239)	(22)	(31)
9	**Total comprehensive income/(expense) for the Period/Year after tax**	(1,217)	(2,377)	(2,334)	(3,594)	(3,010)	(8,795)
10	**Paid-up equity share capital - Face value of Rs. 100 per share**	625	625	625	625	625	625
11	**Other Equity (excluding revaluation reserve)**						53,615
12	**Earnings per share (Rs.) - Face value of Rs. 100 each**						
	Basic (* not annualised) (in Rs.)	*(178.08)	*(358.76)	*(369.85)	*(536.86)	*(477.83)	(1,402.40)
	Diluted (* not annualised) (in Rs.)	*(178.08)	*(358.76)	*(369.85)	*(536.86)	*(477.83)	(1,402.40)
	See accompanying notes to the financial results						

Kalpataru Properties Limited

kkc & associates llp Chartered Accountants

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Unaudited Standalone Statement of Assets and Liabilities as at 30 September 2026 — **Rs. in Lakhs**

Particulars	30 September 2026 (Unaudited)	31 March 2026 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	3,226	3,879
Financial assets		
(i) Investments	53,332	51,025
(iii) Other Financial assets	861	138
Non-current tax assets (net)	2,084	2,765
Deferred tax assets (net)	8,192	6,746
Other non-current assets	1,158	134
Total non-current assets	**68,853**	**64,687**
Current assets		
Inventories	1,98,058	1,26,639
Financial assets		
(i) Investments	5,501	328
(ii) Trade receivables	6,301	11,545
(iii) Cash and cash equivalents	1,577	1,518
(iv) Bank balances other than (ii) above	13,593	7,514
(v) Loans	59,444	53,956
(vi) Other financial assets	3,236	1,536
Other current assets	14,155	11,759
Total current assets	**3,01,865**	**2,14,795**
TOTAL ASSETS	**3,70,718**	**2,79,482**
EQUITY AND LIABILITIES		
Equity		
Equity share capital	625	625
Other equity	50,381	53,615
Total equity	**51,006**	**54,240**
Liabilities		
Non current liabilities		
Financial liabilities		
(i) Borrowings	-	82,289
Provisions	1,723	1,066
Other non-current liabilities	-	89
Total non current liabilities	**1,723**	**83,444**
Current liabilities		
Financial liabilities		
(i) Borrowings	1,98,307	82,429
(iii) Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	1,012	1,778
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	43,947	3,419
(iv) Other financial liabilities	6,853	6,953
Other current liabilities	63,970	44,663
Provisions	3,900	2,556
Total current liabilities	**3,17,989**	**1,41,798**
TOTAL EQUITY AND LIABILITIES	**3,70,718**	**2,79,482**

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Unaudited Standalone Statement of Cash Flows for the Half year ended 30 September 2026 — Rs. in Lakhs

Sr. no.	Particulars	For the Half year ended 30 September 2026 (Unaudited)	For the Half year ended 30 September 2025 (Unaudited)
A.	**Cash flow from operating activities :**		
	Profit/(Loss) before tax	(4,707)	(4,075)
	Adjustments for		
	Depreciation and amortisation expense	654	132
	Employee stock grant scheme reserve	361	-
	Interest income	(4,153)	(3,426)
	Interest expenses and other financial charges	4,383	3,306
	Fair value (Gain)/Loss on financial instruments at fair value through profit or loss (net)	(2,416)	-
	Loss(Gain) on sale of property plant and equipment (net)	4	(8)
	Share of loss from partnership firms / LLP (net)	3	(3)
	Unrealised Exchange (Gain)/Loss (Net)	2	-
	Liability no longer required written back	(15)	-
	Sundry Balance written off	6	-
	Operating Profit/(Loss) before working capital changes	(5,878)	(4,074)
	Adjustments		
	(Increase) / decrease in inventories	(60,606)	(5,922)
	(Increase) / decrease in trade and other receivables	114	(8,206)
	Increase / (decrease) in trade and other payables	60,576	22,321
	Cash generated from operating activities	84	8,193
	Direct taxes (paid) / refunds	666	208
	Net cash flows from/ (used in) operating activities (A)	(5,128)	4,327
B.	**Cash flow from investing activities:**		
	Purchase of property, plant and equipment, Investment properties, intangible assets (including capital work-in-progress and Investment properties under construction)	(90)	(266)
	Sale of property, plant and equipment and Investment properties	33	19
	(Increase) / decrease in other bank balances	2,511	1,377
	(Increase) / decrease in Investments - others	(5,064)	(0)
	Fixed deposit (Made)/Withdrawn	(9,124)	(59)
	Investment in current account of partnership firms / LLP's	(2)	(3)
	Withdrawals from current account of partnership firms / LLP's	20	11
	Loan given	(1,755)	(11,550)
	Loan given repaid	78	3,825
	Interest received	129	187
	Net cash flows from / (used in) investing activities (B)	(13,264)	(6,459)
C.	**Cash flow from financing activities:**		
	Proceeds from non-current borrowings	-	10,000
	Repayment of non-current borrowings	(1,37,775)	(243)
	Proceeds from current borrowings	1,82,480	16,511
	Repayment of current borrowings	(19,278)	(8,289)
	Increase / (decrease) in other borrowings	-	(949)
	Interest expenses and other financial charges	(6,373)	(13,917)
	Net cash flows from / (used in) financing activities (C)	19,054	3,113
	Net changes in cash and cash equivalents (A+B+C)	662	981
	Cash and cash equivalents (including bank overdraft) at the beginning of the Period/Year	(1,662)	(4,933)
	Add : Other balances with banks	-	-
	Cash and cash equivalents (including bank overdraft) at the end of the Period/Year	(1,000)	(3,952)

Notes:

1 The above statement of cash flows has been prepared under indirect method as set out in Ind AS 7 'Statement of cash flows'.

2 Previous year figures have been regrouped / reclassified, wherever necessary, to correspond with current year classification.

Cash and cash equivalents (including bank overdraft) at the end of the Period	For the Half year ended 30 September 2026	For the Half year ended 30 September 2025
Cash on hand	56	16
Balances with banks in current accounts	1,169	-
Deposits with bank having original maturity period of less than three months	352	101
Less: Bank overdraft	(2,577)	(4,069)
	(1,000)	(3,952)

"0" (zero) indicates amounts less than a lakh.

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Notes to the Standalone Financial Results

1 The above unaudited financial results of Kalpataru Properties Limited (the "Company") for the quarter and half year ended 30th September, 2026 have been approved by the Board of Directors at its meeting held on 28 October 2026. The statutory auditors have carried out limited review of the above results and issued an unmodified opinion on these unaudited financial results.

2 These unaudited financial results of the Company for the quarter and half year ended September 30, 2026 are prepared by the management for onward submission tostock exchange and Kalpataru Limited (Ultimate Holding Company) for the preparation of its consolidated financial results and has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards 34, (Ind AS 34) "Interim Financial Reporting" as prescribed under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standard) rules, 2015 as amended and other accounting principles generally accepted in India and are in compliance with 52 of Listing Regulations.

3 The Company had issued 1,63,500, secured, rated, listed, redeemable non convertible, Debentures of face value of Rs. 1,00,000/- each aggregating to Rs. 1,635 Crores on a private placement basis for the objects as stated in the Information Memorandum dated May 15, 2026. These NCDs were listed on BSE Limited on May 25, 2026. Security cover is in nature of charge on Project Land, Project Assets and Receivables, and is available to the extent of 1.23 times of the obligations.

4 The Company is primarily engaged in the business of real estate development, which is considered as the only reportable business segment. Further, the revenue of the Company is derived primarily from sale of residential units. Also, the Company operate within India and does not have operation in economic environments with different risks and returns. Hence, it is considered operating In a single geographical segment. Accordingly, there are no other separate reportable segments in terms of Ind AS 108 on 'Operating Segment".

5 The company has two subsidiaries and has no associate/joint venture as on September 30, 2026

6 The figures for the corresponding previous period/year have been regrouped/reclassified, wherever necessary.

For and on behalf of the Board

Mofatraj P. Munot
Chairman
(DIN 00046905)

Place: Mumbai
Date: 28 October 2026

Kalpataru Properties Limited

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Notes to the Standalone Financial Results :-

8 Disclosures as per Regulations 52(4) of the SEBI (LODR) are as under.

Particulars	Unit	Quarter ended			Half year ended		Year ended
		30 September 2026	30 June 2026	30 September 2025	30 September 2026	30 September 2025	31 March 2026
		Unaudited	Unaudited	Unaudited	(Unaudited)	(Unaudited)	Audited
Interest service coverage ratio	In times	0.13	(0.25)	(0.84)	(0.07)	(0.23)	(0.60)
Operating margin(%)	In times	0.17	(0.11)	(0.09)	(0.05)	(0.03)	(0.08)
Net profit margin(%)	In times	(0.70)	(0.41)	(0.14)	(0.48)	(0.11)	(0.17)
Debt service coverage ratio	In times	0.61	0.18	(0.26)	0.37	0.13	0.09
Debt-equity ratio	In times	3.89	3.65	2.88	3.89	2.88	3.04
Capital redemption reserve* (Rs. In Lakhs)	₹ in Lakhs	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Debenture redemption reserve (Rs. In Lakhs)	₹ in Lakhs	16,350	16,350	10,050	16,350	10,050	11,261
Net worth (Rs. In Lakhs)	₹ in Lakhs	51,006	52,081	59,632	51,006	59,632	54,240
Current ratio	In times	0.95	0.97	2.42	0.95	2.42	1.51
Long term debt to working capital***	In times	N.A.	0.38	0.99	N.A.	0.99	1.13
Bad debts to accounts receivable ratio(%)**	In times	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Current liability ratio	In times	0.86	0.84	0.62	0.86	0.62	0.51
Total debts to total assets	In times	0.53	0.54	0.65	0.53	0.65	0.59
Debtor's turnover**	In times	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Paid up debt / Outstanding debt (Rs. In Lakhs)	₹ in Lakhs	1,98,307	1,90,271	1,71,783	1,98,307	1,71,783	1,64,718
Outstanding redeemable preference shares	₹ in Lakhs	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Inventory turnover**	In times	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Basic EPS (In ₹ absolute amount)	₹	*(178.08)	*(358.76)	*(369.85)	*(536.86)	*(477.83)	(536.86)
Diluted EPS (In ₹ absolute amount)	₹	*(178.08)	*(358.76)	*(369.85)	*(536.86)	*(477.83)	(536.86)

Notes: -

*(a) The company does not require to create any Capital redemption Reserve.

**(b) The Company is following the "Project Completion Method" of revenue recognition as per Ind AS 115, hence all the Revenue from Real Estate development will be recognised on completion of Project. In absence of ongoing project in the reported period, corresponding ratios are not comparable.

***(c) The Company does not have any Long term debt in the reported period hence the ratio is not applicable, the ratios for the periods where Long term debt was available have been presented.

Formulae used for calculation are as under:

(i) Interest Service coverage ratio: (Profit before tax+finance costs)/Finance costs.
(ii) Operating margin: (Profit before tax- Dividend income+ Finance costs)/ Revenue from operations.
(iii) Net profit margin: Net profit for the period/Revenue from operations.
(iv) Debt service coverage ratio: (Profit after tax+Finance costs+ Depreciation and amortization expense/(finance costs+Principal repayments (excluding prepayments and short-term borrowings).
(v) Debt equity ratio: Debt (Long-term borrowings + Short-term borrowings + Interest accrued thereon) / Total equity.
(vi) Networth: Paid up equity share capital + Paid up preference share capital+ Other equity (excluding capital reserves).
(vii) Current ratio: Current assets / Current liabilities.
(viii) Long-term debt to working capital: long-term borrowings/ (Current assets - Current liabilities).
(ix) Current liability ratio: Current liability/ (Total equity+ Total liabilities).
(x) Total debts to total assets: Total debts/ Total assets.

9 Previous quarter / year numbers have been re-grouped / re-classified wherever necessary to conform to current quarter / year numbers.

KKC & associates LLP Chartered Accountants

Kalpataru Properties Limited

For and on behalf of the Board of Directors of
Kalpataru Properties Limited

Mofatraj P. Munot
Chairman
(DIN : 00046905)

Date: 28 October 2026
Place: Mumbai