



Rodium Realty Ltd.

Perspective To Perfection®

November 14, 2018

To,
BSE Limited,
Dept. of Corporate Services
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400001

Dear Sir/Madam,

Sub: Outcome of the Board Meeting -Unaudited Financial Results for the Quarter and Half year ended September 30, 2018.

Ref: Security ID: RODIUM

Security Code: 531822

Pursuant to Regulation 33 & Regulation 30 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, we wish to inform you that the following decisions have been taken at the Meeting of the Board of Directors of the Company held today:

1. The Board of Directors have approved the unaudited financial results for the quarter and half year ended September 30, 2018 along with Limited Review Report and Statement of Assets and Liabilities as on September 30, 2018.
2. Mr. Mehul Nisar, Chief Financial officer of the Company has submitted a request letter for reassigning his duties and to relieve him from the duties of Chief Financial Officer (CFO) of the Company due to his other personal commitment. The Board has accepted his request for reassignment w.e.f 14th November, 2018 to Vice President or such other designation as board may decide from time to time.
3. Based on recommendation of the Nomination & Remuneration Committee, the Board of Director has decided to appoint Mr. Rohan Chheda as the Chief Financial Officer & Key Managerial Personnel (KMP) of the Company with effect from November 14, 2018.



CIN - L85110MH1993PLC206012

Corporate Office / Registered Office:-

401 / 402 / 501 X' Cube, Plot # 636 ,Opp. Fun Republic Theatre, Off Link Road, Andheri West, Mumbai - 400 053 , India ,

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Brief Profile: Mr. Rohan Chheda has done a Master in Real Estate Finance from New York University, USA and Bachelor in Business Administration from University of Southern California, USA. He had also done a specialization in Asset Management and Acquisitions. He oversees new business development and the Company's finance and plays an important role in policy implementation and liaising with banks and financial institutions to raise capital.

The meeting commenced at 3.30 p.m. and concluded at 5.00 p.m.

We request you to kindly take the same on record.

For Rodium Realty Limited

Tulsi Rajput
Company Secretary & Compliance Officer
A42122

Encl: A/a.

INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

To
The Board of Directors,
RODIUM REALTY LTD.

- a. We have reviewed the accompanying Statement of unaudited standalone financial results ("the Statement") of **Rodium Realty Ltd** ("the Company") for the quarter and half year ended 30th September, 2018, attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- b. This Statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
- c. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. 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 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.
- d. 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 applicable accounting standards, as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013 read with SEBI Circular CIR/CFD/CMD/15/2015 dated 30 November 2015 and SEBI Circular CIR/CFD/FAC/62/2016 dated 5 July 2016 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M M Nissim & Co.
Chartered Accountants
(Reg. No. 107122W)



N. KASHINATH
Partner

Mem. No. 036490

Mumbai, 14th November, 2018





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RODIUM REALTY LIMITED							
Unaudited Financial Results for the quarter and half year ended 30 September 2018							
(Rs. in Lacs) Except EPS							
Sr. No.	Particulars	3 months ended	Corresponding	Previous	Half Year Ended		Year Ended
		(30/09/2018)	3 months ended	Quarter ended	(30/09/2018)	(30/09/2017)	(31/03/2018)
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Revenue from operations (gross)	957.97	580.92	993.69	1,951.66	839.29	2,901.94
2	Other Income	48.26	44.33	24.17	72.43	97.12	189.30
3	Total revenue (1+2)	1,006.23	625.25	1,017.86	2,024.09	936.41	3,091.24
4	Expenses						
	(a) Cost of Development and Construction	1,080.76	768.50	1,036.30	2,117.06	1,633.56	3,527.32
	(b) Changes in inventories of finished goods and work in progress & stock in trade.	(971.11)	(414.67)	110.26	(860.85)	(885.62)	(1,130.80)
	(c) Employee benefits expenses	26.87	20.28	26.13	53.00	46.43	103.58
	(d) Finance Costs	55.97	114.31	54.62	110.59	142.71	179.88
	(e) Depreciation and amortisation expense	3.12	3.07	3.19	6.31	5.60	11.94
	(f) Other expenditure	116.55	100.04	85.66	202.21	162.64	328.05
	Total Expenses	312.16	591.53	1,316.16	1,628.32	1,105.32	3,019.98
5	Profit from Ordinary Activities before tax (3-4)	694.07	33.72	(298.30)	395.77	(168.91)	71.27
6	Exceptional items	-	-	-	-	-	-
7	Profit from Ordinary Activities before tax (5-6)	694.07	33.72	(298.30)	395.77	(168.91)	71.27
8	Tax Expense (including deferred tax & Earlier year adjustment)	113.45	(25.04)	(5.59)	107.86	(19.84)	40.31
9	Net Profit from Ordinary Activities after tax (7-8)	580.62	58.76	(292.71)	287.91	(149.07)	30.95
10	Other comprehensive income (OCI)						
	(a) The items that will not be reclassified to profit or loss.	0.23	(1.71)	0.23	0.45	(3.42)	0.91
	(b) Income tax relating to items that will not be reclassified to profit or loss.	(0.06)	0.53	(0.06)	(0.13)	1.06	(0.25)
11	Total comprehensive income for the period.	580.79	57.58	(292.54)	288.23	(151.43)	31.61
12	Paid-up equity share capital (face value of Rs.10/-)	324.79	324.79	324.79	324.79	324.79	324.79
13	Reserves excluding Revaluation Reserve as shown in the balance sheet as at 31.03.2018						746.92
14	Earnings Per Share (EPS)						
	Basic	17.88	1.81	(9.01)	8.86	(4.59)	0.95
	Diluted	17.88	1.81	(9.01)	8.86	(4.59)	0.95

[Handwritten Signature]

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Notes:

1. The above results were reviewed by the Audit Committee and taken on record by the Board of Directors at their meeting held on 14.11.2018.
2. The Company's business activity falls within a single primary business segment viz. "Real Estate"
3. This statement has been prepared in accordance with companies (Indian Accounting Standards) rules 2015 (Ind AS),prescribed u/s 133 of the companies Act,2013 and other recognised accounting practices and policies to the extent applicable.
4. Effective 1st April 2018,the company has adopted Ind - AS 115 revenue from contracts with customers. The application of Ind-AS 115 did not have any material impact on the financial results of the company.
5. The Statutory auditors of the Company have carried out a limited review of the above unaudited standalone financial results for the quarter ended 30 September 2018 and have issued an unqualified review report. The review report of the statutory auditors is being filed the BSE Ltd ('BSE') and is also available on the Company's website.
6. There has been an increase in development potential in the projects currently under development by the Company, which has led to reallocation of cost over the entire project, leading to an increase in the profit for the quarter and half year as compared to previous periods.
7. Previous year's figures have been regrouped and/or rearranged wherever considered necessary.

For Rodium Realty Limited

Deepak Chheda
Managing Director
DIN:00419447
Place: Mumbai
Date: 14.11.2018

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Standalone Statement of Assets and Liabilities			
Particulars		As at 30 Sept. 2018	As at 31 March 2018
ASSETS			
Non-Current Assets			
Property, Plant and Equipment		2,010,518	2,545,727
Other Intangible Assets		145,719	241,430
Financial Assets;			
- Investments		24,121,307	22,466,361
- Others financial assets		80,500,000	80,500,000
Deferred Tax Assets (Net)		1,309,615	1,075,617
Other non-current assets		300,000	300,000
Current Assets			
Inventories		771,851,531	685,766,647
Financial Assets;			
- Investments		43,427,710	14,299,694
- Trade Receivables		216,027,067	177,682,567
- Cash and cash Equivalents		24,484,511	19,051,495
- Bank balances other than cash and cash equivalents		48,975,850	47,063,527
- Loans		19,323,504	18,884,000
- Others financial assets		7,199,099	6,375,063
Current Tax Assets (Net)		8,016,829	6,448,521
Other current assets		46,356,241	47,788,267
TOTAL ASSETS		1,294,049,501	1,130,488,917
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital		34,449,750	34,449,750
Other Equity		103,469,154	74,691,568
Total Equity		137,918,904	109,141,318
LIABILITIES			
Non-Current Liabilities			
Financial Liabilities			
- Borrowings		471,847,295	307,899,070
Provisions		4,086,695	3,218,502
Current Liabilities			
Financial Liabilities			
- Borrowings		449,856,225	448,914,462
- Trade Payables		-	52,857,118
- Other Financial Liabilities		165,024,446	199,812,418
Other Current Liabilities		47,504,172	8,363,475
Provisions		7,582,532	282,554
Current Tax Liabilities (Net)		10,229,232	-
Total Liabilities		1,156,130,597	1,021,347,599
TOTAL EQUITY AND LIABILITIES		1,294,049,501	1,130,488,917

[Handwritten Signature]

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