M M NISSIM & CO LLP
CHARTERED ACCOUNTANTS

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LIMITED REVIEW REPORT ON THE UNAUDITED CONSOLIDATED FINANCIAL RESULTS OF RODIUM REALTY LIMITED FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2026

To
The Board of Directors,
Rodium Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results ("the Statement") of Rodium Realty Limited (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its Subsidiaries together referred to as "the Group"), for the quarter and half year ended 30th September , 2026, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ("Listing Regulations").

2. This Statement is the responsibility of the Holding Company's Management and is approved by the Holding Company's Board of Directors. The statement, as it relates to the quarter and half year ended 30 September, 2026, has been compiled from the related consolidated financial statements prepared in accordance with **Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34")**, prescribed under **Section 133 of the Companies Act, 2013** read with relevant Rules issued thereunder and other accounting principles generally accepted in India and in compliance with the presentation and disclosure requirements of the Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.

3. We conducted our review of the statement 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. A review of interim financial information consists of making enquires, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.

4. The statements include the results of the following entities:

Name of the Entity	**Relationship**
Rodium Realty Limited	Holding Company
Rodium Housing LLP	Subsidiary
81 Estates LLP	Subsidiary
Readystage LLP	Subsidiary
Fluid Realty LLP	Subsidiary
Xperia Realty LLP	Subsidiary
Rodium Digital Inc	Wholly Owned Subsidiary

5. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of **Regulation 33 of the Listing Regulations**, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other Matters

6. The Statement includes results of Rodium Housing LLP and Fluid Realty LLP, whose interim financial results reflects total revenue of Rs. 3166.87 Lakhs (before consolidation adjustments) total net profit after tax/(loss) of Rs. 52.58 Lakhs (before consolidation adjustments) for the quarter and half year ended 30 September, 2026, which has been reviewed by another auditor. The review report has been furnished to us by the Holding Company Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of said subsidiary, is based solely on the report of the other auditor and the procedures performed by us as stated in paragraph 3 above.
   Our conclusion on the statement is not modified in respect of the above matter.

7. The statement also includes the results of four other subsidiaries, whose interim financial results reflects total revenues of Rs 32.51 Lakhs (before consolidation adjustments) and total net profit/(loss) after tax of Rs -48.58 Lakhs (before consolidation adjustments) for the quarter and half year ended 30 September, 2026, which are certified by the Management. According to the information and explanations given to us by the Management, these interim financial results are not material to the group.
   Our conclusion on the statement is not modified in respect of the above matter.

For M M NISSIM & CO LLP
Chartered Accountants
(Firm Regn. No. 107122W/W100672)

Vijayta Nandkumar Kamble

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Vijayta Kamble
Partner
Mem. No.: 152577
Place: Mumbai,
Date: 13th November 2026
UDIN: 26152577AZJNCL5801

Rodium Realty Ltd.
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RODIUM REALTY LIMITED
CIN : L85110MH1993PLC206012
CONSOLIDATED BALANCE SHEET AS AT 30TH SEPTEMBER, 2026

Consolidated Statement of Assets and Liabilities		Rs.in Lakhs
Particulars	**As at 30.09.2026**	**As at 31.03.2026**
	Unaudited	**Audited**
ASSETS		
(1) Non-Current Assets		
(a) Property, Plant and Equipment	195.61	182.15
(b) Other Intangible Assets	-	1.22
(c) Deferred Tax Asset(Net)	187.28	189.69
(d) Financial Assets		
(i) Investments	-	-
(ii) Other Financial Assets	1,253.84	1,276.34
(2) Current Assets		
(a) Inventories	5,535.24	6,640.33
(b) Financial Assets		
(i) Investments	420.57	374.28
(ii) Trade Receivables	6,213.00	3,988.58
(iii) Cash and Cash Equivalents	409.56	576.43
(iv)Bank Balances other than Cash and Cash Equivalents	0.36	0.36
(v) Loans	921.63	939.50
(vi) Other Financial Assets	457.46	357.06
(c) Current Tax Assets (Net)	14.72	69.13
(d) Other Current Assets	3,442.34	3,353.86
TOTAL ASSETS	**19,051.61**	**17,948.93**
EQUITY AND LIABILITIES		
Equity		
(a) Equity Share Capital	344.50	344.50
(b) Other Equity	2,112.23	2,156.68
TOTAL EQUITY	2,456.73	2,501.18
Non Controlling Interest	132.66	271.00
Liabilities		
(1) Non-Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	3,876.12	4,636.50
(b) Deferred Tax Liabilities (Net)	1.84	1.09
(c) Provisions	34.74	34.33
(2) Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	6,122.23	5,984.34
(ii) Trade Payables:		
(A) Total outstanding dues of micro enterprises and Small enterprises	-	31.71
(B) Total outstanding dues of creditors other than micro enterprises and Small enterprises	1,045.36	550.39
(iii) Other Financial Liabilities	0.36	0.36
(b) Provisions	22.56	22.56
(c) Other Current Liabilities	5,039.13	3,594.37
(d) Current Tax Liabilities (Net)	319.90	321.10
TOTAL LIABILITIES	16,462.24	15,176.75
TOTAL EQUITY AND LIABILITIES	**19,051.62**	**17,948.93**

For Rodium Realty Limited

DEEPAK DUNGARSHI CHHEDA
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Date: 2026.11.13 16:19:00 +05'30'

Deepak Dungarshi Chheda
Chairman and Managing Director
Place : Mumbai
Date: 13/11/2026

Rodium Realty Ltd.
Perspective To Perfection®

RODIUM REALTY LIMITED
CIN : L85110MH1993PLC206012
Registered Address: Plot No. 636, 501, X'cube, Off New Link Road, Andheri (West), Mumbai, Maharashtra, India, 400053

(Rs.in Lakhs) Except EPS

Statement of Consolidated Financial Results for the Quarter ended 30 September,2026

PARTICULARS	Quarter ended			Half Year ended		Year ended
	30.09.2026	30.09.2025	30.06.2026	30.09.2026	30.09.2025	31.03.2026
	Unaudited	Unaudited	Audited (Refer Note 2)	Unaudited	Unaudited	Audited
Income from Operations						
I Revenue from Operations	2,133.55	1,437.80	1,458.01	3,591.56	2,890.49	7,018.60
II Other Income	34.13	33.23	39.83	73.96	72.04	193.72
III **Total Income(I + II)**	2,167.68	1,471.03	1,497.84	3,665.52	2,962.53	7,212.32
IV **Expenses**						
a) Cost of Construction & Development	1,316.82	1,592.50	914.68	2,231.50	2,629.23	5,476.81
b)Cost of Finished Units	-					
c) Changes in Inventories of Finished Goods, Stock-in-Trade and Work-in-Progress	671.50	(632.74)	293.05	964.55	(727.79)	(442.53)
d) Employee Benefits Expense	43.88	16.97	49.05	92.93	44.02	143.53
e) Finance Costs	39.84	56.07	57.80	97.64	107.56	205.18
f) Depreciation and Amortisation Expense	13.36	8.26	12.26	25.62	16.29	39.36
g) Other Expenses	99.53	100.45	135.96	235.49	220.25	580.18
Total expenses(IV)	2,184.94	1,141.52	1,462.80	3,647.73	2,289.56	6,002.53
V **Profit/(Loss) before Exceptional Items and Tax (III-IV)**	(17.26)	329.52	35.04	17.79	672.98	1,209.79
VI Exceptional Items	-	-	-			-
VII **Profit/(Loss) before Tax**	(17.26)	329.52	35.04	17.79	672.98	1,209.79
VIII Tax expense:						
(1) Current Tax	15.13	81.41	33.00	48.13	178.06	279.06
(2) Deferred Tax	-3.51	27.70	5.59	2.08	47.12	100.81
(2) Earlier year Tax Adjustments	1.63			1.63		-
IX **Profit/(Loss) for the period from Continuing operations (VII - VIII)**	(30.51)	220.41	(3.55)	(34.05)	447.80	829.92
X Other Comprehensive Income(OCI)						
(i) Items that will not be reclassified to profit or loss	4.03	1.43	0.21	4.24	2.85	5.30
(ii) Income tax relating to items that will not be reclassified to profit or loss	(1.02)	(0.36)	(0.05)	(1.07)	(0.72)	(1.33)
XI Total Comprehensive Income for the year	(27.50)	221.48	(3.39)	(30.88)	449.93	833.90
XII Paid up Equity Share Capital (Face Value of Rs.10/- each) excluding Forfieted Shares	324.79	324.79	324.79	324.79	324.79	324.79
XIII Earnings Per Share for Continuing Operations (of Rs.10/- each) (not annualised for the quarters):						
Basic (Rs. Per Share)	(0.94)	6.79	(0.11)	(1.05)	13.79	25.55
Diluted (Rs. Per Share)	-0.94	6.79	(0.11)	(1.05)	13.79	25.55
	-	-	-			-
XIV Other Equity excluding Revaluation Reserve	-	-	-	-	-	2,156.68
See accompanying Notes to the financial results						

Notes:

(1)The above Unaudited Consolidated Financial results for the Quarter and Half year ended September 30, 2026 were reviewed by the Audit Comunittee and approved by the Board of Directors at its meeting held on 13.11.2026 . The Statutory auditors has expressed an unmedified opinion on the above results.

(2)The figures for the Quarter ended September 30, 2026 and September 30, 2025 are the balancing figures between the unaudited, year to date figures for the Half year ended September 30, 2026 and September 30, 2025 respectively, and the unaudited figures for the Quarter ended June 30,2026 and June 30,2025 respectively.

(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 practies and policies to the extent applicable

(4)The Company is engaged interalia in the construction, development and other related activities. These in the context of IND-AS 108 Operating Segment are considered to constitute one single primary segment.

(5) Previous Period/Year figures are regrouped, rearranged, wherever necessary.

For Rodium Realty Limited

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Deepak Dungarshi Chheda
Chairman and Managing Director
Place : Mumbai
Date: 13/11/2026

Rodium Realty Ltd.

Perspective To Perfection®

RODIUM REALTY LIMITED

CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER 2026

Particulars	Half Year ended 30 September 2026		Half Year ended 30 September 2025	
A. CASH FLOW FROM OPERATING ACTIVITIES :				
NET PROFIT BEFORE TAX		**17.79**		**672.98**
Adjustment for :				
Depreciation	25.62		16.29	
Finance Cost	97.64		107.56	
Interest Income	-44.13		-75.79	
Loss on Sale of Investments	-		14.14	
Gain on Sale of Investment	-3.37		-12.42	
Dividend	-0.03		-0.01	
Remasurement of Defined Benefit Plans	0.41		2.85	
Sundry Balances Written off				
Fair Value changes in Investments	-6.99	**69.15**	-5.78	**46.85**
OPERATING PROFIT/(LOSS) BEFORE WORKING CAPITAL CHANGES		**86.94**		**719.82**
Trade Receivables	-2,224.42		235.86	
Other Financial assets	-77.90		-67.03	
Other Current Assets	-88.48		-718.27	
Inventories	1,105.09		-755.77	
Trade Payables	463.26		-291.22	
Provisions	-		0.71	
Other Liabilities	1,444.76	622.31	-82.05	-1,677.77
CASH GENERATED FROM OPERATIONS		**709.25**		**-957.95**
Direct Taxes paid		5.05		-19.14
NET CASH FROM OPERATING ACTIVITIES		**714.30**		**-977.09**
B. CASH FLOW FROM INVESTING ACTIVITIES				
Purchase of Property, Plant and Equipment	-38.44		-7.85	
Proceeds from Investments	-		44.41	
Intercorporate Loan repaid	17.87		-2.44	
Deposits with Banks having maturity more than 3 months			0.62	
Dividend Income	0.03		0.01	
Interest Income	44.13		75.79	
NET CASH USED IN INVESTING ACTIVITIES		**23.59**		**110.54**
C. CASH FLOW FROM FINANCING ACTIVITIES				
(Repayments) / Proceeds from Working Capital Facilities (Net)				
Proceeds from Borrowings	-622.49		805.23	
Movement in Non Controlling Interest	-138.34		21.75	
Interest paid	-97.64		-107.56	
NET CASH FROM FINANCING ACTIVITIES		**-858.48**		**719.42**
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		**-120.58**		**-147.14**
CASH AND CASH EQUIVALENTS AS AT 31ST MARCH 2026		**950.71**		**621.26**
Cash & Cash Equivalents		576.43		588.48
Current Investments		374.28		32.78
CASH AND CASH EQUIVALENTS AS AT 30TH SEPTEMBER, 2026		**830.13**		**474.14**
Cash & Cash Equivalents		409.56		439.14
Current Investments		420.57		35.00
		0.00		-0.01

For Rodium Realty Limited

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Date: 2026.11.13 16:19:32 +05'30'

Deepak Dungarshi Chheda
Chairman and Managing Director
Place : Mumbai
Date: 13/11/2026