M M NISSIM & CO LLP
CHARTERED ACCOUNTANTS

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LIMITED REVIEW REPORT ON THE UNAUDITED STANDALONE 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 Standalone Financial Results ("the Statement") of Rodium Realty Limited ("the Company") for the quarter and half year ended 30th September, 2026 attached herewith, being submitted by the Company pursuant to the requirement 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 Company's Management and approved by the Board of Directors has been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard-34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with relevant Rules issued there under and other accounting principles generally accepted in India and in compliance with 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 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 enquiries, 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 could become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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 applicable accounting standards, as notified under the Companies (Indian Accounting Standard) Rules, 2015 as specified in Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder 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 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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

Vijayta Nandkumar Kamble
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Date: 2026.11.13 16:24:44 +05'30'

Vijayta Kamble
Partner
Mem. No.: 152577
Place: Mumbai,
Date: 13th November 2026
UDIN: 26152577NZLEDU4428

Rodium Realty Ltd.
Perspective To Perfection®

RODIUM REALTY LIMITED
CIN : L85110MH1993PLC206012
Registered Address: Plot No. 636, 401 & 402, X'cube, Off New Link Road, Andheri (West), Mumbai, Maharashtra, India, 400053

Standalone Statement of Assets and Liabilities — Rs.in Lakhs

Particulars	Standalone	
	As at 30.09.2026	As at 31.03.2026
	Unaudited	Audited
ASSETS		
(1) Non-Current Assets		
(a) Property, Plant and Equipment	12.36	19.49
(b) Other Intangible Assets		1.22
(c) Deferred Tax Asset(Net)	16.88	19.09
(d) Financial Assets		
(i) Investments	2,577.72	1,575.97
(ii) Other Financial Assets	1,253.84	1,231.03
(2) Current Assets		
(a) Inventories	4,238.43	4,229.81
(b) Financial Assets		
(i) Investments	63.29	58.48
(ii) Trade Receivables	672.49	1,309.86
(iii) Cash and Cash Equivalents	73.50	296.25
(iv)Bank Balances other than Cash and Cash Equivalents	0.36	0.36
(v) Loans	64.08	62.96
(vi) Other Financial Assets	374.68	268.04
(c) Current Tax Assets (Net)	14.72	65.69
(d) Other Current Assets	3,400.90	3,297.02
TOTAL ASSETS	**12,763.25**	**12,435.27**
EQUITY AND LIABILITIES		
Equity		
(a) Equity Share Capital	344.50	344.50
(b) Other Equity	2,088.71	1,955.12
TOTAL EQUITY	2,433.21	2,299.62
Liabilities		
(1) Non-Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	1,832.68	1,819.29
(b) Provisions	34.74	34.33
(2) Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	5,557.94	5,308.18
(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	106.54	99.67
(iii) Other Financial Liabilities	0.36	0.36
(b) Other Current Liabilities	2,775.24	2,819.55
(c) Provisions	22.55	22.56
TOTAL LIABILITIES	10,330.04	10,135.65
TOTAL EQUITY AND LIABILITIES	**12,763.25**	**12,435.27**

For Rodium Realty Limited

DEEPAK DUNGARSHI CHHEDA
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Date: 2026.11.13 16:16:24 +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, 401 & 402, X'cube, Off New Link Road, Andheri (West), Mumbai, Maharashtra, India, 400053

Statement of Unaudited Standalone Financial Results for the Quarter & Half year ended 30 September ,2026

(Rs.in Lakhs) Except EPS

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	Unaudited	Unaudited	Unaudited	Audited
Income from Operations						
I Revenue from operation	88.38	291.41	314.01	402.39	548.92	1881.25
II Other Income	142.69	190.04	89.54	232.23	365.99	580.47
III Total Income(I +II)	231.07	481.45	403.55	634.62	914.91	2461.72
IV EXPENSES						
a) Cost of Construction & Development	54.46	484.84	162.28	216.74	562.11	999.42
b) Cost of Finished Goods						
c) Changes in Inventories of Finished goods, Stock-in-trade and Work-in-	(6.43)	(294.97)	(2.19)	(8.62)	(328.06)	(55.22)
d) Employee Benefits Expenses	16.83	4.63	10.86	27.69	19.55	58.25
e) Finance Costs	39.84	50.47	52.30	92.14	100.66	203.68
f) Depreciation and Amortisation Expenses	4.12	0.98	5.55	9.67	1.72	3.76
g) Other expenses	42.44	89.43	88.37	130.81	206.12	521.50
Total Expenses(IV)	151.26	335.38	317.17	468.43	562.10	1731.39
V Profit / loss before Exceptional Items and Tax (III-IV)	79.81	146.07	86.38	166.19	352.81	730.32
VI Exceptional Items						
VII Profit and loss before Tax	79.81	146.07	86.38	166.19	352.81	730.32
VIII Tax Expense:	-					
(1) Current Tax	-		33.00	33.00		
(2) Deferred Tax	(2.45)	27.77	3.59	1.14	47.41	101.26
(3) Earlier Year Tax Adjusments	1.63	0.00	0.00	1.63	0.00	0.00
IX Profit and loss For the period from Continuing Operations (VII - VIII)	80.63	118.30	49.79	130.42	305.40	629.05
X Other Comprehensive Income (OCI)						
(i) Item that will not be reclassified to profit and loss	4.03	1.43	0.21	4.24	2.85	5.30
(ii) Income tax relating to item that will not be reclassified to profit and loss	(1.02)	(0.36)	(0.05)	(1.07)	(0.72)	(1.33)
XI Total Comprehensive Income For the period. (IX+X)	83.65	119.37	49.95	133.59	307.53	633.02
XII Paid up Equity Share Capital (Face Value of Rs.10/- each) excluding	324.79	324.79	324.79	324.79	324.79	324.79
XIII Earnings Per Share for Continuing Operations (of Rs.10/- each) (not						
Basic (Rs. Per Share)	2.48	3.68	1.54	4.02	9.47	19.37
Diluted (Rs. Per Share)	2.48	3.68	1.54	4.02	9.47	19.37
XIV Other Equity excluding Revaluation Reserve						1,955.12

Notes:

(1)The above Unaudited Standalone 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

DEEPAK DUNGARSHI CHHEDA

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Date: 2026.11.13 16:17:22 +05'30'

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

Rodium Realty Ltd.

Perspective To Perfection®

RODIUM REALTY LIMITED

UNAUDITED STANDALONE CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2026

(In Rupees Lacs)

Particulars	Half Year ended 30th September 2026		Half Year ended 30th September 2025	
A. CASH FLOW FROM OPERATING ACTIVITIES :				
NET PROFIT BEFORE TAX		**166.19**		**352.82**
Adjustment for :				
Depreciation and Amortisation Expense	9.67		1.72	
Finance Cost	92.14		100.66	
Interest Income	(170.42)		(71.22)	
Dividend Income	-			
Remeasurements of Defined Benefit Plans	4.24		2.85	
Gain on Sale of Investment	-		14.14	
Balances Written Back/Off	(17.05)			
Share of Profit in LLP	(39.44)		(292.39)	
Fair Value Changes in Investments	(4.81)	(125.67)	(2.22)	**(246.45)**
CASH GENERATION FROM OPERATIONS BEFORE WORKING CAPITAL CHANGES		**40.52**		**106.37**
Adjustment for :				
(Increase)/Decrease in Trade Receivables	654.42		328.42	
(Increase)/Decrease in Other Financial Assets	(129.46)		(88.02)	
(Increase)/Decrease in Other Current Assets	(103.88)		(521.11)	
(Increase)/Decrease in Inventories	(8.62)		(328.06)	
Increase/(Decrease) in Trade Payable	(24.84)		(22.76)	
Increase/(Decrease) in Provisions	0.39		0.71	
Increase/(Decrease) in Other Liabilities	(44.32)	343.69	(142.18)	(773.01)
CASH GENERATED FROM OPERATIONS		**384.21**		**(666.64)**
Taxes paid (net of refunds)		16.34		(5.30)
NET CASH GENERATED FROM OPERATING ACTIVITIES (A)		**400.55**		**(671.94)**
B. CASH FLOW FROM INVESTING ACTIVITIES				
Purchase of Property, Plant and Equipment	(1.31)		(7.86)	
Movement in Current Capital of Investment in Subsidiaries	(957.49)		(146.25)	
Loans	(1.12)		(2.43)	
Term Deposits with maturity more than 3 months	0.00		0.62	
Interest Income	170.42		71.22	
NET CASH USED IN INVESTING ACTIVITIES (B)		**(789.51)**		**(84.69)**
C. CASH FLOW FROM FINANCING ACTIVITIES				
(Repayments) / Proceeds from Secured Borrowings	302.65		908.65	
(Repayments) / Proceeds from Unsecured Borrowings	(39.49)		25.73	
Interest paid	(92.14)		(100.66)	
NET CASH FROM FINANCING ACTIVITIES		**171.02**		**833.72**
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)		**(217.94)**		**77.08**
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		**354.73**		**77.10**
Cash & Cash Equivalents		296.25		44.32
Current Investments		58.48		32.78
CASH AND CASH EQUIVALENTS AT END OF THE YEAR		**136.79**		**154.19**
Cash & Cash Equivalents		73.50		119.19
Current Investments		63.29		35.00

Note to Cash Flow Statement:

1. The above Standalone Cash Flow Statement has been prepared under the Indirect Method as set out in IND AS 7 "Statement of Cash Flows".

This is the Standalone Cash Flow Statement referred to in our report of even date

For Rodium Realty Limited

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