

**LIMITED REVIEW REPORT ON THE UNAUDITED CONSOLIDATED FINANCIAL
RESULTS OF RODIUM REALTY LIMITED FOR THE QUARTER AND HALF YEAR
ENDED 30TH SEPTEMEBR, 2025**

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 , 2025, 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, 2025, 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. 2265.88 Lakhs (before consolidation adjustments) total net profit after tax/(loss) of Rs. 389.86 Lakhs (before consolidation adjustments) for the quarter and half year ended 30 September, 2025, 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 75.69 Lakhs (before consolidation adjustments) and total net profit/(loss) after tax of Rs 44.92 Lakhs (before consolidation adjustments) for the quarter and half year ended 30 September, 2025, 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.

8. The consolidated financial results of the Company for the quarter ended June 30, 2025 and corresponding quarter and half year ended September 30, 2024 were reviewed by another auditor whose report dated 13th August 2025 and 16th November 2024 respectively, expressed an unmodified conclusion on those consolidated financial results and the consolidated financial statements of the Company for the year ended March 31, 2025 were audited by another auditor whose report dated 30th May 2025 expressed an unmodified opinion on the consolidated financial statements.

Our conclusion is not modified in respect of the above matter.

For M M NISSIM & CO LLP

Chartered Accountants

(Firm Regn. No. 107122W/W100672)

Vijayta Kamble

Partner

Mem. No.: 152577

Place: Mumbai,

Date: 13th November 2025

UDIN: 25152577B0909K1728



Rodium Realty Ltd.

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RODIUM REALTY LIMITED
CIN : L85110MH1993PLC206012

Consolidated Statement of Assets and Liabilities			Rs.in Lakhs
Particulars	As at	As at	
	30.09.2025	31.03.2025	
	Unaudited	Audited	
ASSETS			
(1) Non-Current Assets			
(a) Property, Plant and Equipment	182.34	190.78	
(b) Other Intangible Assets	1.59	1.59	
(c) Financial Assets			
(i) Investments	200.04	226.26	
(ii) Other Financial Assets	1,462.69	1,384.02	
(d) Deferred Tax Asset(Net)	244.16	290.84	
(2) Current Assets			
(a) Inventories	6,871.70	6,115.93	
(b) Financial Assets			
(i) Investments	35.00	32.78	
(ii) Trade Receivables	3,872.10	4,107.96	
(iii) Cash and Cash Equivalents	439.14	588.48	
(iv) Bank Balances other than Cash and Cash Equivalents	0.64	1.26	
(v) Loans	78.76	76.32	
(vi) Other Financial Assets	286.34	297.98	
(c) Current Tax Assets (Net)	43.13	37.83	
(d) Other Current Assets	3,987.53	3,283.40	
TOTAL ASSETS	17,705.15	16,635.43	
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share Capital	344.50	344.50	
(b) Other Equity	1,778.96	1,426.50	
(c) Non Controlling Interest	276.43	157.21	
TOTAL EQUITY	2,399.89	1,928.21	
Liabilities			
(1) Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	5,766.97	5,056.57	
(b) Provisions	34.60	33.89	
(c) Deferred Tax Liabilities (Net)	1.26	0.10	
(2) Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	5,473.43	5,378.61	
(ii) Trade Payables:			
(A) Total outstanding dues of micro enterprises and Small enterprises		10.98	
(B) Total outstanding dues of creditors other than micro enterprises and Small enterprises	357.85	638.09	
(iii) Other Financial Liabilities	0.64	1.26	
(b) Provisions	22.36	22.36	
(c) Other Current Liabilities	3,078.04	3,159.47	
(d) Current Tax Liabilities (Net)	570.11	405.89	
TOTAL LIABILITIES	15,305.26	14,707.22	
TOTAL EQUITY AND LIABILITIES	17,705.15	16,635.43	

For Rodium Realty Limited

Deepak Dugarshi Chheda

Chairman and Managing Director

Place: Mumbai

Date: 13-11-2025

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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Rodium Realty Ltd.
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<p style="text-align: center;">RODIUM REALTY LIMITED CIN : L85110MH1993PLC206012 Registered Address: Plot No. 636, 501, X'cube, Off New Link Road, Andheri (West), Mumbai, Maharashtra, India, 400053</p>						
(Rs.in Lakhs) Except EPS						
Statement of Consolidated Financial Results for the Quarter ended 30 September, 2025						
PARTICULARS	Quarter ended			Half Year ended		Year ended
	30.09.2025	30.09.2024	30.06.2025	30.09.2025	30.09.2024	31.03.2025
	Unaudited	Unaudited	Audited (Refer Note 2)	Unaudited	Unaudited	Audited
Income from Operations						
I Revenue from Operations	1,437.80	1,365.90	1,452.69	2,890.49	2,246.05	6,155.54
II Other Income	33.23	30.80	38.81	72.04	63.45	109.21
III Total Income(I + II)	1,471.03	1,396.70	1,491.50	2,962.53	2,309.50	6,264.75
IV Expenses						
a) Cost of Construction & Development	1,592.50	1,149.40	1,036.73	2,629.23	1,669.33	4,666.86
b) Cost of Finished Units	-	-	-	-	-	-
c) Changes in Inventories of Finished Goods, Stock-in-Trade and Work-in-Progress	(632.74)	(211.89)	(95.05)	(727.79)	328.06	(51.05)
d) Employee Benefits Expense	16.97	68.26	27.05	44.02	85.84	126.38
e) Finance Costs	56.07	76.87	51.49	107.56	171.15	291.67
f) Depreciation and Amortisation Expense	8.26	18.98	8.03	16.29	22.00	42.26
g) Other Expenses	100.45	201.57	119.80	220.25	280.71	596.58
Total expenses(IV)	1,141.52	1,303.18	1,148.04	2,289.56	2,557.29	5,672.70
V Profit/(Loss) before Exceptional Items and Tax (III-IV)	329.52	93.52	343.46	672.98	(247.79)	592.05
VI Exceptional Items	-	-	-	-	-	-
VII Profit/(Loss) before Tax	329.52	93.52	343.46	672.98	(247.79)	592.05
VIII Tax expense:						
(1) Current Tax	81.41	72.40	96.65	178.06	93.53	346.00
(2) Deferred Tax	27.70	(43.51)	19.42	47.12	(158.22)	(137.95)
(2) Earlier year Tax Adjustments	-	-	-	-	-	39.93
IX Profit/(Loss) for the period from Continuing operations (VII - VIII)	220.41	64.63	227.39	447.80	(183.10)	344.07
X Other Comprehensive Income(OCI)						
(i) Items that will not be reclassified to profit or loss	1.43	1.43	1.42	2.85	2.85	0.12
(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.36)	(0.36)	(0.36)	(0.72)	(0.72)	(0.03)
XI Total Comprehensive Income for the year	221.48	65.69	228.45	449.93	(180.97)	344.16
XII Total Comprehensive Income for the year attributable to:						
Owners of the Company	169.89	45.03	182.57	352.46	(172.17)	267.92
Non-controlling interest	51.59	20.66	45.88	97.47	(8.80)	76.24
XIII Paid up Equity Share Capital (Face Value of Rs.10/- each) excluding Forfeited Shares	324.79	324.79	324.79	324.79	324.79	324.79
XIII Other Equity excluding Revaluation Reserve	-	-	-	-	-	1,583.71
Earnings Per Share for Continuing Operations (of Rs.10/- each) (not annualised for XIV the quarters):						
Basic (Rs. Per Share)	6.79	1.99	7.00	13.79	-5.64	10.59
Diluted (Rs. Per Share)	6.79	1.99	7.00	13.79	-5.64	10.59

See accompanying Notes to the financial results

Notes:

- (1) The above Financial results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 13.11.2025. The auditors have issued limited review report for standalone financial results with unmodified opinion for the quarter and half year ended 30 September 2025
- (2) 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
- (3) 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.
- (4) Previous Period/Year figures are regrouped, rearranged, wherever necessary.

For Rodium Realty Limited

Deepak Dungarshi Chheda
Chairman and Managing Director

Place: Mumbai

Date: 13-11-2025



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RODIUM REALTY LIMITED
CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER 2025

Particulars	Half Year ended 30 September 2025	Half Year ended 30 September 2024
A. CASH FLOW FROM OPERATING ACTIVITIES :		
NET PROFIT BEFORE TAX	672.98	-247.79
Adjustment for :		
Depreciation	16.29	22.00
Finance Cost	107.56	171.15
Interest Income	-75.79	-47.51
Dividend	-0.01	
Remeasurement of Defined Benefit Plans	2.85	2.85
Loss on sale of Investments	14.14	
Sundry Balances Written off		48.57
Gain on Sale of Investment	-12.42	-6.24
Fair Value changes in Investments	-5.78	-9.60
OPERATING PROFIT/(LOSS) BEFORE WORKING CAPITAL CHANGES	719.83	-66.58
Trade Receivables	235.86	16.17
Other Financial assets	-67.03	17.91
Other Current Assets	-718.27	67.58
Inventories	-755.77	191.72
Trade Payables	-291.22	-53.81
Provisions	0.71	0.71
Other Liabilities	-82.05	304.02
CASH GENERATED FROM OPERATIONS	-957.94	477.72
Direct Taxes paid	-19.14	26.80
NET CASH FROM OPERATING ACTIVITIES	-977.08	504.52
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment	-7.85	-203.55
Proceeds from Investments	44.41	7.30
Intercompany Loan repaid	-2.44	-159.49
Loans to Employees		-0.40
Deposits with Banks having maturity more than 3 months	0.62	-39.51
Dividend Income	0.01	
Interest Income	75.79	47.51
NET CASH USED IN INVESTING ACTIVITIES	110.54	-348.14
C. CASH FLOW FROM FINANCING ACTIVITIES		
(Repayments) / Proceeds from Working Capital Facilities (Net)		
Proceeds from Borrowings	805.23	
Repayments of Borrowings		
Movement in Non Controlling Interest	21.75	-6.72
Interest paid	-107.56	-171.15
NET CASH FROM FINANCING ACTIVITIES	719.42	-177.87
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	-147.13	-21.49
CASH AND CASH EQUIVALENTS AS AT 31ST MARCH 2025	621.26	288.83
Cash & Cash Equivalents	588.48	261.32
Current Investments	32.78	27.51
CASH AND CASH EQUIVALENTS AS AT 30TH SEPTEMBER, 2025	474.14	289.59
Cash & Cash Equivalents	439.14	229.85
Current Investments	35.00	59.74

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Deepak Dugarshi Chheda

Chairman and Managing Director

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