

**LIMITED REVIEW REPORT ON THE UNAUDITED CONSOLIDATED FINANCIAL RESULTS
OF RODIUM REALTY LIMITED FOR THE QUARTER AND NINE MONTHS ENDED
DECEMBER 31, 2025**

To
The Board of Directors,
Rodium Realty Limited

- 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 nine months ended December 31, 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").
- 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 nine months ended December 31, 2025, 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.
- 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.

- 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 accounting practices and principles 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. 2,287.83 Lakhs and Rs. 4,553.70 Lakhs (before consolidation adjustments) total net profit after tax of Rs 147.05 Lakhs and Rs. 536.90 Lakhs (before consolidation adjustments) for the quarter and nine months ended December 31, 2025 respectively, 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 1.81 Lakhs and Rs 77.50 Lakhs (before consolidation adjustments) and total net profit/(loss) after tax of Rs (29.50) Lakhs and Rs 15.42 Lakhs (before consolidation adjustments) for the quarter and nine months ended December 31, 2025 respectively which are certified by the Management. According to the information and explanations given to us by the Management, these interim financial results and financial information 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 December 31, 2024 and corresponding quarter and nine months ended December 31, 2024 were reviewed by another auditor whose report dated 01st February 2025, 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)

Vijaya
Vijaya Kamble

Partner

Mem. No.: 152577

Place: Mumbai,

Date: 10th February 2026

UDIN: 26152577 Y0JVOP1721



RODIUM REALTY LIMITED

(Rs.in Lakhs) Except EPS

Statement of Consolidated Financial Results for the Quarter and Nine Months ended 31st December, 2025

PARTICULARS	Quarter ended			Nine Months ended		Year ended
	31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
I Revenue from Operations	2,905.49	1437.80	1,678.05	5,795.98	3,924.11	6,155.54
II Other Income	30.82	33.23	40.53	102.86	86.55	109.21
III Total Income(I + II)	2,936.31	1,471.03	1,718.58	5,898.84	4,010.66	6,264.75
IV Expenses						
a) Cost of Construction & Development	1,445.48	1592.50	1,084.01	4,074.71	2,889.88	4,666.86
b) Changes in inventories of finished goods, Stock-in-trade and work-in-progress	963.77	(632.74)	11.50	235.98	203.21	(51.05)
c) Employee benefits expense	43.95	39.83	33.36	98.70	119.21	126.38
d) Finance costs	57.61	56.07	61.79	165.17	234.50	291.67
e) Depreciation and amortisation expense	9.15	8.26	8.74	25.44	30.76	42.26
f) Other expenses	124.43	77.59	165.09	333.95	426.63	596.58
Total Expenses (IV)	2,644.39	1,141.52	1,364.49	4,933.95	3,904.19	5,672.70
V Profit Before Exceptional Items and Tax (III-IV)	291.92	329.52	354.09	964.89	106.48	592.05
VI Exceptional Items	-	-	-	-	-	-
VII Profit Before Tax	291.92	329.52	354.09	964.89	106.48	592.05
VIII Tax Expense:						
(1) Current Tax	101.00	81.41	93.85	279.06	187.38	346.00
(2) Deferred Tax	(5.34)	27.70	78.82	41.78	(80.84)	(137.95)
(3) Earlier Year Tax Adjustments	-	-	28.54	-	28.54	39.93
IX Profit for the period from Continuing operations (VII - VIII)	196.26	220.41	152.88	644.05	(28.60)	344.07
X Other Comprehensive Income (OCI)						
(i) Items that will not be reclassified to profit or loss	0.76	1.43	1.42	3.61	4.27	0.12
(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.19)	(0.36)	(0.36)	(0.91)	(1.07)	(0.03)
XI Total comprehensive income for the period. (IX+X)	196.83	221.48	153.94	646.75	(25.40)	344.16
XII Total Comprehensive Income for the year attributable to:						
Owners of the Company	160.07	169.89	132.36	512.52	(38.19)	267.92
Non-controlling interest	36.76	51.59	21.58	134.23	12.78	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
XIV Earnings Per Share for Continuing Operations (of Rs.10/- each) (not annualised for the quarters):						
Basic (Rs. Per Share)	6.04	6.79	4.71	19.83	(0.88)	10.59
Diluted (Rs. Per Share)	6.04	6.79	4.71	19.83	(0.88)	10.59
XV Other Equity excluding Revaluation Reserve	-	-	-	-	-	1,583.71

Notes:

- (1) The above Unaudited Consolidated Financial Results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 10.02.2026. The auditors have issued limited review report for consolidated financial results with unmodified opinion for the quarter and nine months ended 31st December, 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 Group is engaged inter alia 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) The Holding Company has evaluated the financial impact of the changes to employee benefit plans arising from the legislative amendments commonly referred to as the "New Labour Codes". Based on this assessment and in accordance with the applicable requirements of the Indian Accounting Standards, the management of the holding company has estimated that there is no impact on gratuity or leave encashment liabilities arising on account of past service cost.
- (5) The figures for the previous period/year have been regrouped wherever necessary.

For Rodium Realty Limited

Deepak Chheda
Managing Director and Chairman
Place : Mumbai
Date: 10/02/2026

CIN: L85110MH1993PLC206012

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