

INDEPENDENT AUDITOR'S REPORT

The Board of Directors,
RODIUM REALTY LIMITED

Report on the audit of Consolidated Financial Results

Opinion

1. We have audited the accompanying Consolidated Financial Results ("the Statement") of **Rodium Realty Limited** (hereinafter referred to as the "Holding Company") and its Subsidiaries (Holding Company and its Subsidiaries together referred to as "the Group") for the quarter and year ended March 31, 2023, attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Consolidated Financial Results:

- a) include the financial results of the following entities;

| Name of the Entity | Relationship |
|--------------------|--|
| Rodium Digital INC | Wholly owned Subsidiary w.e.f January 09, 2023 |
| Rodium Housing LLP | Subsidiary |
| 81 Estates LLP | Subsidiary |
| Readystage LLP | Subsidiary |
| Fluid Reality LLP | Subsidiary |
| Xperia Reality LLP | Subsidiary |

- b) are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
- c) give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards, and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information for the quarter and year ended March 31, 2023.

Basis for opinion

3. We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Results section of our report. We are independent of the Group, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Financial Results under the provisions of the Act, and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our opinion on the Consolidated Financial Results.



Management's and Board of Directors' Responsibilities for the Consolidated Financial Results

4. These Consolidated Financial Results have been prepared on the basis of the Consolidated Financial Statements.
5. The Holding Company's Management and the Board of Directors are responsible for the preparation and presentation of these Consolidated Financial Results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Act and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the each Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated Financial Results that give a true and fair view and are free from material misstatement, whether due to fraud or error.
6. In preparing the Consolidated Financial Results, the Management and the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of each Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
7. The respective Board of Directors of the Companies included in the Group is responsible for overseeing the financial reporting process of each Company

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

8. Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated Financial Results.
9. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the Consolidated Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the Listing Regulations.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated Financial Results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern
- Evaluate the overall presentation, structure and content of the Consolidated Financial Results, including the disclosures, and whether the Consolidated Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the circular No CIR/CFD/CMD1/44/2019 issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters

1. The Consolidated Financial Results include the financial results of Subsidiary, whose financial statements reflect total assets (before consolidation adjustments) of Rs. 1,270.53 Lakhs as at March 31, 2023, total revenue (before consolidation adjustments) of Rs. 1,833.37 Lakhs and total net profit after tax (before consolidation adjustments) of Rs. 238.13 Lakhs and net cash inflows of Rs 42.39 Lakhs for the year ended on that date, as considered in the Consolidated Financial Results, which has been audited by its independent auditor. The independent auditors' report on financial statements of this entity have been furnished to us by the management and our opinion on the Consolidated Financial Results, in so far as it relates to the amounts and disclosures included in respect of this entity, is based solely on the report of such auditor and the procedures performed by us are as stated in paragraph above.
Our opinion on the consolidated annual financial results is not modified in respect of the above matter with respect to our reliance on the work done.
2. The Consolidated Financial Results include the financial results of five Subsidiaries, whose financial statements reflect total assets (before consolidation adjustments) of Rs. 487.08 Lakhs as at March 31, 2023, total revenue (before consolidation adjustments) of Rs. 0.62 Lakhs and total net loss after tax (before consolidation adjustments) of Rs. 9.71 Lakhs and net cash inflows of Rs 100.97 Lakhs for the year ended on that date, as considered in the Consolidated Financial Results, which are unaudited and have been certified by the management of Holding Company and our opinion on the Consolidated Financial Results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on such unaudited financial statements and the procedures performed by us are as stated in paragraph above.



Our opinion on the consolidated annual financial results is not modified in respect of the above matter with respect to our reliance on the work done.

3. The Consolidated Financial Results include the results for the quarter and year ended March 31, 2023 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

For SCA AND ASSOCIATES

Chartered Accountants

(Firm Regn. No. 101174W)



(Shivratn Agarwal)

Partner

Mem. No.: 104180

UDIN:- 23104180 BGVMAQ8482

Mumbai, May 26, 2023





Rodium Realty Ltd.

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RODIUM REALTY LIMITED

(Rs.in Lakhs) Except EPS

Statement of Consolidated Financial Results for the Quarter and Year ended 31st March, 2023

| PARTICULARS | Quarter ended | | | Year ended | |
|---|---------------------------|------------|---------------------------|------------|------------|
| | 31.03.2023 | 31.12.2022 | 31.03.2022 | 31.03.2023 | 31.03.2022 |
| | Audited (Refer Note 2) | Unaudited | Audited (Refer Note 2) | Audited | Audited |
| I Revenue from Operations | 1,790.21 | 636.10 | 660.27 | 4,205.63 | 1,288.89 |
| II Other Income | 151.17 | 15.09 | -39.44 | 233.28 | 153.67 |
| III Total Income (I + II) | 1,941.38 | 651.19 | 620.83 | 4,438.91 | 1,442.56 |
| IV Expenses | | | | | |
| a) Cost of Construction & Development | 1,165.53 | 544.11 | 1,004.48 | 2,606.04 | 1,555.61 |
| b) Cost of Sales | 170.00 | | | 170.00 | - |
| c) Changes in inventories of finished goods, Stock-in-trade and work-in-progress | 279.14 | -23.62 | -439.09 | 953.37 | (534.51) |
| d) Employee benefits expense | 13.45 | 13.06 | 6.67 | 52.45 | 59.83 |
| e) Finance costs | 39.90 | 40.38 | -19.52 | 173.36 | 220.86 |
| f) Depreciation and amortisation expense | 2.46 | 2.24 | -0.71 | 8.77 | 4.90 |
| g) Other expenses | 85.94 | 44.95 | -3.89 | 235.71 | 260.60 |
| Total expenses (IV) | 1,756.42 | 621.11 | 547.94 | 4,199.60 | 1,567.29 |
| V Profit/(Loss) before Exceptional Items and Tax (III - IV) | 184.96 | 30.08 | 72.89 | 239.31 | -124.73 |
| VI Exceptional Items | - | - | - | - | - |
| VII Profit/(Loss) before Tax | 184.96 | 30.08 | 72.89 | 239.31 | (124.73) |
| VIII Tax expense: | | | | | |
| (1) Current Tax (Including earlier year adjustments) | 62.70 | 17.12 | - | 122.99 | 3.17 |
| (2) Deferred Tax | -1.95 | 14.71 | -33.95 | 27.37 | (61.49) |
| IX Profit/(Loss) for the period from Continuing operations (VII - VIII) | 124.21 | -1.75 | 106.84 | 88.95 | 66.72 |
| X Other Comprehensive Income (OCI) | | | | | |
| (i) Items that will not be reclassified to profit or loss | -1.00 | 1.41 | 0.81 | 3.22 | 5.63 |
| (ii) Income tax relating to items that will not be reclassified to profit or loss | 0.25 | -0.35 | -0.21 | (0.81) | (1.42) |
| XI Total Comprehensive Income for the year | 123.45 | -0.69 | 107.44 | 91.35 | -62.51 |
| XII Total Comprehensive Income for the year attributable to: | | | | | |
| Owners of the Company | 63.86 | -9.43 | 107.42 | 31.77 | -62.53 |
| Non-controlling interest | 59.59 | 8.73 | 0.02 | 59.59 | 0.02 |
| XII Paid up Equity Share Capital (Face Value of Rs.10/- each) excluding Forfeited Shares | 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) | 3.82 | -0.05 | 3.29 | 2.74 | -2.05 |
| Diluted (Rs. Per Share) | 3.82 | -0.05 | 3.29 | 2.74 | -2.05 |
| XIV Other Equity excluding Revaluation Reserve | - | - | - | 1,010.79 | 946.36 |

CIN - L85110MH1993PLC206012

Corporate Office / Registered Office:-

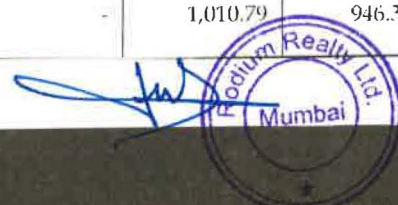
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Notes:

1. The above Financial results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 26.05.2023. The auditors have issued audit report for consolidated financial results with unmodified opinion for the year ended 31 March 2023.
2. The figures for the Quarter ended 31st March, 2023 and 31st March, 2022 are the balancing figures between the audited figures in respect of the full financial year and the year-to-date figures upto the third Quarter of the Financial year.
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. The holding company has subscribed to 100% of the Capital of Rodium Digital Inc., a company incorporated in Delaware, USA during the quarter ended 31st March, 2023
5. 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.
6. The figures for the previous periods have been regrouped wherever necessary. +

For Rodium Realty Limited

Harish Nisar
Whole Time Director
DIN: 02716666



Place: Mumbai

Date: 26.05.2023

CIN - L85110MH1993PLC206012

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| Consolidated Statement of Assets and Liabilities | | Rs.in Lakhs | |
|--|------------------|------------------|--|
| Particulars | Consolidated | | |
| | As at 31.03.2023 | As at 31.03.2022 | |
| | Audited | Audited | |
| ASSETS | | | |
| (1) Non-Current Assets | | | |
| (a) Property, Plant and Equipment | 8.88 | 4.39 | |
| (b) Other Intangible Assets | 9.22 | 14.37 | |
| (c) Financial Assets | | | |
| (i) Investments | 30.64 | 26.45 | |
| (ii) Other financial assets | 924.12 | 1,267.44 | |
| (d) Deferred Tax Asset (Net) | 119.65 | 147.83 | |
| (2) Current Assets | | | |
| (a) Inventories | 5,784.05 | 6,737.42 | |
| (b) Financial Assets | | | |
| (i) Investments | 92.39 | 185.49 | |
| (ii) Trade Receivables | 1,392.14 | 1,061.44 | |
| (iii) Cash and cash Equivalents | 224.19 | 88.44 | |
| (iv) Bank balances other than Cash and Cash Equivalents | 425.00 | 60.50 | |
| (v) Loans | 89.32 | 122.97 | |
| (vi) Other financial assets | 126.33 | 124.03 | |
| (c) Current Tax Assets (Net) | 104.98 | 105.61 | |
| (d) Other current assets | 2,700.47 | 2,379.41 | |
| TOTAL ASSETS | 12,031.38 | 12,325.81 | |
| EQUITY AND LIABILITIES | | | |
| Equity | | | |
| (a) Equity Share Capital | 344.50 | 344.50 | |
| (b) Other Equity | 1,010.79 | 946.36 | |
| (c) Non Controlling Interest | 118.47 | 33.76 | |
| Total Equity | 1,473.76 | 1,324.62 | |
| Liabilities | | | |
| (1) Non-Current Liabilities | | | |
| (a) Financial Liabilities | | | |
| (i) Borrowings | 2,902.50 | 2,682.11 | |
| (b) Provisions | 44.34 | 40.90 | |
| (2) Current Liabilities | | | |
| (a) Financial Liabilities | | | |
| (i) Borrowings | 6,508.67 | 6,487.25 | |
| (ii) Trade Payables: | | | |
| (A) Total outstanding dues of micro enterprises and Small enterprises | 0.59 | 4.27 | |
| (B) Total outstanding dues of creditors other than micro enterprises and Small enterprises | 465.81 | 406.92 | |
| (iii) Other Financial Liabilities | 0.38 | 0.38 | |
| (b) Other Current Liabilities | 510.37 | 1,375.34 | |
| (c) Provisions | 4.34 | 4.02 | |
| (d) Current Tax Liabilities (Net) | 120.62 | - | |
| Total Liabilities | 10,557.61 | 11,001.19 | |
| TOTAL EQUITY AND LIABILITIES | 12,031.38 | 12,325.81 | |



CIN - L85110MH1993PLC206012

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CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2023

| Particulars | Year ended 31 March 2023 | Year ended 31 March 2022 |
|---|--------------------------|--------------------------|
| A. CASH FLOW FROM OPERATING ACTIVITIES: | | |
| NET PROFIT/(LOSS) BEFORE TAX | 239.31 | (124.73) |
| Adjustment for: | | |
| Depreciation | 8.77 | 4.90 |
| Finance Cost | 173.36 | 220.86 |
| Interest Income | (90.67) | (108.17) |
| Gain on sale of investment in subsidiary | - | (26.14) |
| Remeasurements of Defined benefit plans | 3.22 | 5.63 |
| Fair Value changes in Investments | (4.19) | 69.33 |
| OPERATING PROFIT/(LOSS) BEFORE WORKING CAPITAL CHANGES | 90.49 | 166.41 |
| Trade receivables | (330.70) | 205.66 |
| Other Financial assets | (3.89) | (12.11) |
| Other Current Assets | (321.05) | (1,256.80) |
| Inventories | 953.37 | (532.61) |
| Trade Payable | 55.21 | (33.42) |
| Provisions | 3.76 | 1.62 |
| Other liabilities | (864.98) | 607.62 |
| CASH GENERATED FROM OPERATIONS | (178.48) | (978.37) |
| Direct Taxes paid | (1.07) | (25.27) |
| NET CASH FROM OPERATING ACTIVITIES | (179.55) | (1,003.64) |
| B. CASH FLOW FROM INVESTING ACTIVITIES | | |
| Purchase of Property, Plant and Equipment | (8.11) | (17.86) |
| Capital Work in Progress & Capital Advance | - | 15.26 |
| Investment in wholly owned subsidiary | - | - |
| Loss of Control in Subsidiary | - | 26.13 |
| Loans (Financial assets) | 33.65 | 60.21 |
| Fixed Deposits with Banks | (17.29) | 47.42 |
| Interest Income | 120.69 | 170.02 |
| NET CASH USED IN INVESTING ACTIVITIES | 128.94 | 301.17 |
| C. CASH FLOW FROM FINANCING ACTIVITIES | | |
| (Repayments) / Proceeds from Working Capital Facilities (Net) | (4.00) | (2.65) |
| Proceeds from Borrowings | 1,895.57 | 1,415.53 |
| Repayments of Borrowings | (1,669.36) | (461.98) |
| Change in foreign currency translation reserve | (0.33) | - |
| Capital Contribution in LLP | 25.13 | (0.70) |
| Interest paid | -153.77 | (464.95) |
| Dividend | - | - |
| NET CASH FROM FINANCING ACTIVITIES | 93.25 | 485.25 |
| NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS | 42.64 | (217.21) |
| CASH AND CASH EQUIVALENTS AS AT 31ST MARCH, 2022 | 273.94 | 491.14 |
| Cash & Cash Equivalents | 88.44 | 179.05 |
| Current Investments | 185.49 | 312.09 |
| CASH AND CASH EQUIVALENTS AS AT 31ST MARCH, 2023 | 316.58 | 273.93 |
| Cash & Cash Equivalents | 224.19 | 88.44 |
| Current Investments | 92.39 | 185.49 |

Notes:

1. The above Cash Flow Statement has been prepared under the Indirect Method.



CIN - L85110MH1993PLC206012

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Rodium Realty Ltd.

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ANNEXURE - 11

May 26, 2023

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

Scrip Code: 531822

Scrip Name: RODIUM

Dear Sir/Madam,

Sub: Declaration with respect to Audit Report with unmodified opinion to the Audited Financial Results for the financial year ended March 31, 2023

The Company hereby declares that the Audited Financial Results for the financial year ended March 31, 2023, which have been approved by the Board of Directors of the Company at their meeting held today, i.e., May 26, 2023, the Statutory Auditors have not expressed any modified opinion(s) in their Audit Report.

The above declaration is made in pursuance to Regulation 33(3)(d) of Securities Exchange and Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015.

We request you to kindly take the same in record.

For Rodium Realty Ltd.


Harish Nisar
Whole Time Director
DIN: 02716666



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