

**"LIMITED REVIEW" REPORT ON THE CONSOLIDATED FINANCIAL RESULTS OF RODIUM
REALTY LTD FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER, 2019**

To,
The Board of Directors,
Rodium Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results 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 31st December, 2019 ("the Statement"), 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 nine months ended 31st December, 2019, has been compiled from the related Consolidated Financial Statements prepared in accordance with 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 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. Attention is drawn to Note 2 to the fact that the consolidated figures for the corresponding Quarter and nine months ended 31st December, 2018 as reported in these unaudited consolidated financial results have been approved by the Parent's Board of Directors, but have not been subjected to review since the requirement of submission of quarterly consolidated financial results has become mandatory effective 01st April 2019.
5. The statements includes the results of the following entities :



| Name of the Entity | Relationship |
|--|---|
| Xperia Realty LLP | Subsidiary |
| Fluid Realty LLP | Subsidiary |
| Rodium Housing Private Limited | Wholly Owned Subsidiary (upto 16 th April, 2019) |
| Rodium Housing LLP | Subsidiary (from 16 th April, 2019) |
| Readystage Limited Liability Partnership | Subsidiary |
| 81 Estate Limited Liability Partnership | Subsidiary |
| Contour Developers Limited Liability Partnership | Subsidiary |

6. The statement includes the interim financial results and other financial information of Seven subsidiaries whose interim financial results/information reflects Group's share of total revenues of Rs. 0.14 Lakhs and Rs. 0.22 Lakhs, Group's share of net loss after tax of Rs. 1.37 Lakhs and Rs. 1.02 Lakhs and Group's share of total comprehensive income of Rs. NIL and Rs. NIL for the Quarter ended 31st December, 2019 and for the period 01st April, 2019 to 31st December, 2019 respectively which have not been reviewed. These interim financial results and other financial information have been 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.
7. 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.

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

(N. Kashinath)
Partner

Mem. No.: 036490

UDIN: 20036490 AAAA BC8434

Date: 12/02/2020

Place: Mumbai





Rodium Realty Ltd.

Perspective To Perfection®

RODIUM REALTY LIMITED

Statement of Consolidated Unaudited Financial Results for the quarter and nine months ended 31 December 2019

(Rs. in Lacs) Except EPS

| Sr. No. | Particulars | Quarter Ended | | | Nine Months Ended | | Year Ended |
|---------|---|----------------|-----------------|----------------|-------------------|-----------------|-----------------|
| | | (31/12/2019) | (31/12/2018) | (30/09/2019) | (31/12/2019) | (31/12/2018) | (31/03/2019) |
| | | Unaudited | Unaudited | Unaudited | Unaudited | Unaudited | Audited |
| 1 | Revenue from operations | 639.16 | 999.59 | 703.19 | 2,840.00 | 2,951.25 | 3,962.72 |
| 2 | Other Income | 32.19 | 32.31 | 114.28 | 178.49 | 102.81 | 133.98 |
| 3 | Total revenue (1+2) | 671.35 | 1,031.90 | 817.47 | 3,018.49 | 3,054.07 | 4,096.70 |
| 4 | Expenses | | | | | | |
| | (a) Cost of Development and Construction | 270.45 | 1,001.15 | 333.27 | 1,279.05 | 3,118.21 | 4,401.13 |
| | (b) Changes in inventories of finished goods and work in progress & stock in trade. | 192.35 | (237.89) | 169.44 | 964.76 | (1,098.73) | (1,309.77) |
| | (c) Employee benefits expenses | 26.72 | 25.27 | 20.54 | 74.15 | 78.72 | 101.83 |
| | (d) Finance Costs | 100.31 | 51.81 | 91.01 | 251.12 | 162.41 | 171.62 |
| | (e) Depreciation and amortisation expense | 2.99 | 2.93 | 2.91 | 8.47 | 9.24 | 12.08 |
| | (f) Other expenditure | 105.57 | 92.47 | 234.05 | 466.74 | 295.79 | 379.23 |
| | Total Expenses | 698.39 | 935.74 | 851.22 | 3,044.29 | 2,565.62 | 3,756.13 |
| | Profit from Ordinary Activities before tax (3-4) | (27.04) | 96.16 | (33.75) | (25.80) | 488.44 | 340.57 |
| 5 | Exceptional items | | | - | | - | |
| 6 | Profit from Ordinary Activities before tax (5-6) | (27.04) | 96.16 | (33.75) | (25.80) | 488.44 | 340.57 |
| 7 | Tax Expense (including deferred tax & Earlier year adjustment) | 0.70 | 26.13 | (7.05) | 5.76 | 139.52 | 123.68 |
| | (1) Current Tax | - | 31.21 | (10.96) | - | 145.90 | 129.63 |
| | (2) Deferred Tax | 0.70 | (5.08) | 3.91 | 5.76 | (6.38) | (5.94) |
| 8 | Net Profit from Ordinary Activities after tax (7-8) | (27.74) | 70.03 | (26.70) | (31.56) | 348.92 | 216.89 |
| 9 | Other comprehensive income (OCI) | | | | | | |
| | (a) The items that will not be reclassified to profit or loss. | 0.50 | 0.23 | 0.50 | 1.50 | 0.68 | 2.00 |
| | (b) Income tax relating to items that will not be reclassified to profit or loss. | (0.14) | (0.06) | (0.14) | (0.42) | (0.19) | (0.56) |
| 10 | Total Comprehensive Income for the year attributable to: | | | | | | |
| | Owners of the Company | (27.37) | 70.19 | (26.33) | (30.45) | 349.26 | 218.48 |
| | Non Controlling Interest | (0.02) | - | (0.01) | (0.03) | 0.15 | (0.15) |
| 11 | Total comprehensive income for the period. | (27.38) | 70.19 | (26.34) | (30.48) | 349.41 | 218.33 |
| 12 | Paid-up equity share capital (face value of Rs.10/-) | 324.79 | 324.79 | 324.79 | 324.79 | 324.79 | 324.79 |
| 13 | Reserves excluding Revaluation Reserve as shown in the balance sheet as at 31.03.2019 | | | | | | 938.11 |
| 14 | Earnings Per Share (EPS) | | | | | | |
| | Basic | (0.84) | 2.16 | (0.82) | (0.97) | 10.74 | 6.68 |
| | Diluted | (0.84) | 2.16 | (0.82) | (0.97) | 10.74 | 6.68 |



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.

T: +91 22 4231 0800

F: +91 22 4231 0855

E: info@rodium.net

W: www.rodium.net



Rodium Realty Ltd.

Perspective To Perfection®

Notes:

(1) The above unaudited consolidated financial results for the Quarter and Nine Months ended 31st December, 2019 were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 12th February, 2020. The same have also been subjected to Limited Review by the Statutory Auditors.

(2) The Consolidated Financial results include the results of the holding company and Seven subsidiaries. The holding company with its subsidiaries is here in referred to as the Group. In the previous year, the Group has opted to publish Consolidated Financial results on an annual basis. Accordingly, the Consolidated Financial results for the Quarter and Nine Months ended 31st December, 2018 are approved by the Board of Directors of the Company but have not been subjected to review by the Statutory Auditors.

(3) These financial results have been prepared in accordance with the recognition and measurement principles laid down in the Ind AS 34-Interim Financial Repotting prescribed under Section 133 of the Companies Act, 2013 read with the rules thereunder and in terms of SEBI Circular dated 5th July, 2016.

(4) The group 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) Effective April 1, 2019, The Group has adopted IND AS -116 - Leases. The adoption of IND AS 116 does not have any impact on consolidated financial results of the Company.

(6) Pursuant to the Taxation Laws (Amendment) Ordinance, 2019 issued on 20th September, 2019, Corporate Assesses have been given the option to apply lower income tax rate with effect from 1st April, 2019, subject to certain conditions specified therein. The group is in the process of evaluating the impact of availment of the said option and accordingly, no effect in this regard has presently been considered in the measurement of tax expense for the quarter and the period ended 31st December, 2019 and the consequent impact on the deferred tax as of that date.

(7) During the quarter 30th September 2019, the Group has reversed the input tax credit amounting to Rs. 118.67 Lakhs availed for the unsold units and non-completed units post 1st April 2019. This is in consequent to changes in Goods and Service Tax laws with regards to Real estate development where the Group had to reverse the input tax credit availed by 30th September, 2019.

(8) The figures for the previous periods have been regrouped wherever necessary.

For Rodium Realty Limited

Deepak Chheda
Managing Director
DIN: 00419447
Place: Mumbai
Date: 12.02.2020



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.

T: +91 22 4231 0800 F: +91 22 4231 0855 E: info@rodium.net W: www.rodium.net