

INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

To
The Board of Directors,
RODIUM REALTY LTD.

1. We have reviewed the accompanying Statement of unaudited standalone financial results ("the Statement") of **Rodium Realty Ltd** ("the Company") for the quarter and six months ended 30th September 2017, attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Attention is drawn to the fact that the figures for the corresponding quarter/half year ended 30th September 2016, including the reconciliation of net profit under Ind AS of the corresponding quarter / half year with net profit reported under previous Indian GAAP, as included in the Statement have not been subjected to limited review or audit.
2. This Statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures, applied to financial data and thus provides less assurance than an audit. We have not performed an audit and 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 Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013 read with SEBI Circular CIR/CFD/CMD/15/2015 dated 30 November 2015 and SEBI Circular CIR/CFD/FAC/62/2016 dated 5 July 2016 and other recognised 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, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M M Nissim & Co.
Chartered Accountants
(Reg. No. 107122W)


N. KASHINATH

Partner

Mem. No. 036490

Place: Mumbai

Dated: 14th December 2017





Rodium Realty Ltd.
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| Rodium Realty Limited | | | | | |
|---|--|---------------------------|---------------------------|---------------------------|--------------------------|
| Statement of Unaudited Financial Results for the Quarter and Half Year Ended September 30, 2017 | | | | | |
| Sr. No. | Particulars | Quarter ended | | | (Rs. in Lacs) Except EPS |
| | | Half Year ended | | | |
| | | (30/09/2017) Unaudited | (30/06/2017) Unaudited | (30/09/2016) Unaudited | |
| 1 | Income from Operations | | | | |
| | Revenue from operations (gross) | 580.92 | 258.37 | 626.08 | 839.29 |
| 2 | Other Income | 44.33 | 52.79 | 59.47 | 97.12 |
| 3 | Total revenue(1+2) | 625.25 | 311.16 | 685.55 | 936.41 |
| 4 | Expenses | | | | |
| | (a) Cost of Development and Construction | 768.50 | 865.06 | 73.53 | 1,633.56 |
| | (b) Changes in inventories of finished goods, work in progress and stock in trade. | (414.67) | (470.95) | 302.64 | (885.62) |
| | (c) Employee benefits expenses | 20.28 | 26.15 | 18.39 | 46.43 |
| | (d) Finance Costs | 114.31 | 28.40 | 168.87 | 142.71 |
| | (e) Depreciation and amortisation expense | 3.07 | 2.53 | 1.96 | 5.60 |
| | (f) Other expenditure | 100.04 | 62.60 | 100.76 | 162.64 |
| | Total Expenses | 591.53 | 513.79 | 666.15 | 1,105.32 |
| 5. | Profit from ordinary activities before-tax(3-4) | 33.72 | (202.63) | 19.40 | (168.89) |
| 6 | Exceptional items | - | - | - | - |
| 7 | Profit from Ordinary Activities before tax (5-6) | 33.72 | (202.63) | 19.40 | (168.89) |
| 8 | Tax Expense (including deferred tax and earlier year adjustment) | 25.04 | (5.20) | 31.14 | (19.84) |
| 9 | Net Profit from Ordinary Activities after tax (7-8) | 58.76 | (207.83) | (11.74) | (149.05) |
| 10 | Other comprehensive income (OCI) | | | | |
| | (a) The items that will not be reclassified to profit and loss. | (1.71) | (1.71) | - | (3.42) |
| | (b) Income tax relating to items that will not be reclassified to profit or loss. | 0.53 | 0.53 | - | 1.06 |
| 11 | Net Profit for the period | 57.58 | (209.01) | (11.74) | (151.41) |
| 12 | Paid-up equity share capital (face value of Rs.10/-) | 324.79 | 324.79 | 324.79 | 324.79 |
| 13 | Earnings Per Share (EPS) | | | | |
| | Basic | 1.77 | (6.44) | (0.36) | (4.66) |
| | Diluted | 1.77 | (6.44) | (0.36) | (4.66) |

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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.
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| Standalone Statement of Assets and Liabilities | | (In Lacs) |
|--|----------------------------------|-----------|
| Particulars | As at 30.09.2017 Unaudited | |
| ASSETS | | |
| Non-Current Assets | | |
| Property, Plant and Equipment | 30.15 | |
| Capital Work-in-Progress | - | |
| Other Intangible Assets | 3.37 | |
| Financial Assets | | |
| - Investments | 212.81 | |
| - Others financial assets | 856.60 | |
| Deferred Tax Assets (Net) | 29.24 | |
| Other non-current assets | 30.43 | |
| Current Assets | 6,612.49 | |
| Inventories | | |
| Financial Assets | | |
| - Investments | 209.55 | |
| - Trade Receivables | 933.13 | |
| - Cash and cash Equivalents | 294.72 | |
| - Bank balances other than above | 469.38 | |
| - Others financial assets | 488.95 | |
| Current Tax Assets (Net) | 42.63 | |
| Other current assets | 138.59 | |
| TOTAL ASSETS | 10,352.04 | |
| EQUITY AND LIABILITIES | | |
| Equity | | |
| Equity Share Capital | 324.79 | |
| Other Equity | 661.71 | |
| Total Equity | 986.50 | |
| Liabilities | | |
| Non-Current Liabilities | | |
| Financial Liabilities | | |
| - Borrowings | 2,955.45 | |
| Provisions | 28.65 | |
| Current Liabilities | | |
| Financial Liabilities | | |
| - Borrowings | 5,961.39 | |
| - Trade Payables | 4.72 | |
| Other Financial Liabilities | 0.41 | |
| Other Current Liabilities | 395.47 | |
| Provisions | 19.44 | |
| Total Liabilities | 9,365.53 | |
| TOTAL EQUITY AND LIABILITIES | 10,352.03 | |

[Signature]

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Notes 1. The above results which are published in accordance with Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements), 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 14.12.2017. The Financial results are in accordance with the Indian Accounting Standards (Ind-AS) as prescribed under section 133 of the Companies Act, 2013.

2. The format for unaudited quarterly results as prescribed in SEBI's circular CIR/CFD/CMD/15/2015 dated November 30, 2015 has been modified to comply with the requirements of SEBI's circular dated July 5, 2016, Ind AS and Schedule III (Division II) to the Companies Act, 2013, which are applicable to Companies that are required to comply with Ind - AS.

3. The financial results have been prepared in accordance with the recognition and measurement principles laid down in the Ind AS - 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 read with rules thereunder and in terms of SEBI Circular dated July 05, 2016. The Ind-AS complaint standalone financial results for the quarter/half year ended Sept 30, 2016 have not been subjected to limited review or audit. However, management has exercised necessary due diligence to ensure that the said financial results provide a true and fair view of its affairs.

4. The Company's business activity falls within a single primary business segment viz. "Real Estate".

5. The Statutory auditors of the Company have carried out a limited review of the above unaudited standalone financial results for the quarter/Half year ended 30 Sept 2017 and have issued an unqualified review report. The review report of the statutory auditors is being filed with the BSE Ltd ('BSE') and is also available on the Company's website.

6. Reconciliation of the net profit for the quarter and half year ended Sept 30, 2016 as reported under previous GAAP and now under Ind AS is as follows:

| | Quarter Ended 30.09.2016 | Half Year Ended 30.09.2016 |
|--|-----------------------------|----------------------------------|
| Net Profit as per Previous GAAP | 103.53 | 157.14 |
| Finance Cost of Debt Portion of Financial Instrument | (75.83) | (75.83) |
| Effect of fair value measurement of financial Assets | (57.08) | (57.08) |
| Deferred Taxes | 17.64 | 17.64 |
| Net Profit for period under Ind AS | (11.74) | 41.87 |
| Other comprehensive income (OCI) | - | - |
| Total comprehensive income as per Ind AS | (11.74) | 41.87 |

7. Previous Period's figures have been regrouped and/or rearranged wherever considered necessary.



Deepak Chheda
Chairman and Managing Director
DIN: 00419447

Place : Mumbai
Date: 14/12/17

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