

Date: October 21, 2024

To,

Listing Department

BSE Limited

Phiroze Jeejeebhoy Towers

Dalal Street, Fort

Mumbai-400 001

BSE Scrip Code: 539289

Listing Department

National Stock Exchange of India Limited

Bandra Kurla Complex

Bandra East

Mumbai – 400 051

NSE Symbol: AURUM

Dear Sir/Madam,

Sub.: Outcome of the Board Meeting held on October 21, 2024.

In continuation of our intimation dated October 11, 2024 and pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board of Directors in its meeting held today, inter-alia, approved the following:

The Unaudited Financial Results (Consolidated and Standalone) along with the Limited Review Report issued by M/s. Kirtane & Pandit LLP, Chartered Accountants, Statutory Auditors of the Company and Media Release for the quarter and half year ended September 30, 2024, duly reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company, at their respective meetings held today.

The meeting of the Board of Directors commenced at 12:00 p.m. and concluded at 5.30 p.m.

You are requested to take the above on record.

Thanking you.

For **Aurum PropTech Limited**

Sonia
Hitesh
Jain

Digitally signed
by Sonia Hitesh
Jain
Date: 2024.10.21
17:41:42 +05'30'

Sonia Jain

**Company Secretary &
Compliance Officer**

Resilient revenue trend and consistent improvement in profitability

Summary of Results

Key Metric	Performance	Improvement
Total Income	INR 136.7 crores in H1FY25 , compared to INR 105.2 crores in H1 FY24.	30% YoY growth
EBITDA	19.5% in H1FY25 as compared to -1.0 % in H1 FY24	2,050 BPS YoY improvement
Adjusted EBITDA	-5.0 % in H1 FY25 as compared to -28.6% in H1 FY24	2,360 BPS YoY improvement
PBT	-18.9% in H1 FY25 as compared to -44.9% in H1 FY24	2,600 BPS YoY improvement

Note: Adjusted EBITDA is defined as EBITDA as per Ind AS reporting (+) ESOP expenses (-) rental expenses pertaining to 'Ind AS 116 leases.

H1 FY25 demonstrated revenue growth continuum, enhanced revenue quality and improved path to profitability. Total Income grew **30% Y-o-Y to ₹ 136.7 crores in H1 FY25** compared to ₹ 105.2 crores in H1 FY24. Profitability metrics across EBITDA, Adjusted EBITDA and PBT demonstrated a year-on-year improvement in trend. The business was reorganised into three business segments with a focus on Rental, Distribution and Capital offerings.

Key Highlights:

Rental business segment demonstrated 32% revenue growth which was majorly driven by expansion in rental offerings and improved wallet share. The Co-living business added two new cities, increased the number of properties and launched short stays contributing to higher revenue growth. The Family Rentals business added more revenue streams with NestAway Lite and managed services thus increasing customer base and wallet share.

Distribution business segment saw an increased account base and account penetration. Addition of new locations has yielded outstanding results to the Data Analytics business. Realignment of the Sales Automation business brought more focus on technology, scale and improved profitability.

Capital business segment commenced transformation of the fractional ownership business into SEBI regulated SM-REIT model.

Commenting on the results, Onkar Shetye, Executive Director of Aurum PropTech, said:

“Our H1 FY25 results demonstrated growth across Rental, resilience across Distribution and institutionalisation across the Capital business segment. Our commitment on profitable path to growth with a focus enhanced revenue quality and scale was demonstrated in our business performance across all three segments”.

MEDIA RELEASE

About Aurum PropTech:

Aurum PropTech Limited (www.aurumproptech.in) is a publicly listed company (BSE: 539289; NSE: AURUM) dedicated to bringing digital transformation to the real estate sector through its integrated PropTech ecosystem.

About Aurum Ventures:

Aurum Ventures is a new-age real estate group with end-to-end capabilities, leveraging digital technology to enhance the real estate sector's operational efficiency.

Forward-looking statements:

This press release may contain forward-looking statements based on current expectations and projections, which involve certain risks and uncertainties that could cause actual results to differ materially.

For details please contact:

Sonia Jain Company Secretary & Compliance Officer Email: investors@aurumproptech.in	Vanessa Fernandes Investor Relations Email: investors@aurumproptech.in
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Independent Auditor's Review Report on Unaudited Consolidated Financial Results of Aurum PropTech Limited for Quarter and Half year ended September 30, 2024

To
The Board of Directors of
Aurum PropTech Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of Aurum PropTech Limited (the "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 September 30, 2024 (the "Statement"), being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 inquiries, 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 circulars issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.



4. The Statement includes the results of the following entities:

Sr. No.	Name of Entity	Relationship
1	Aurum PropTech Limited	The Holding Company
2	Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	(Wholly Owned Subsidiary)
3	Aurum Softwares & Solutions Private Limited	(Wholly Owned Subsidiary)
4	Helloworld Technologies India Private Limited	(Wholly Owned Subsidiary)
5	Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	(Wholly Owned Subsidiary)
6	Cuneate Services Private Limited	(Wholly Owned Subsidiary)
7	YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	(Wholly Owned Subsidiary)
8	Imogentechno Delta Park Private Limited	(Wholly Owned Subsidiary) (effective January 09, 2024) (up to June 26, 2024)
9	Wisetechno Private Limited	(Wholly Owned Subsidiary) (effective January 10, 2024) (up to September 28, 2024)
10	Bonds Brain Technologies Private Limited	(Wholly Owned Subsidiary) (effective April 24, 2024)
11	K2V2 Technologies Private Limited	(Subsidiary)
12	Monk Tech Labs Pte. Ltd	(Subsidiary)
13	Integrow Asset Management Private Limited	(Subsidiary)
14	Monk Tech Venture Private Limited	(Subsidiary)
15	NestAway Technologies Private Limited	(Subsidiary)

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, based on the consideration of the review reports and other auditors referred to in paragraph 6 below and based on the consideration of the Management certified results referred to in paragraph 7 and 8 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.



6. We did not review the interim financial results of two subsidiaries included in the unaudited consolidated financial results; whose financial results reflect the total net assets Rs. (1,851.25) lakhs as at September 30, 2024, total income of Rs. 1,923.57 lakhs and Rs. 1,040.36 lakhs, total net loss after tax of Rs. 1,136.88 lakhs and Rs. 737.95 lakhs, total comprehensive income of Rs. (1,138.89) lakhs and Rs. (741.91) lakhs for the quarter and half year ended September 30, 2024 respectively, as considered in the unaudited consolidated financial results which has been reviewed by their independent auditor. These interim financial results have been reviewed by other auditor whose report has been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of the subsidiaries, 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 this matter.
7. We did not review the interim financial results of nine subsidiaries included in the unaudited consolidated financial results, whose interim financial result reflects the total net assets Rs. 1266.75 lakhs as at September 30, 2024, total revenue of Rs. 8789.58 lakhs and Rs. 4673.83 lakhs total net loss after tax of Rs. 51.62 lakhs and Rs. 9.34 lakhs, total comprehensive income of Rs. (70.37) lakhs and Rs. (37.54) lakhs for the period and quarter ended September 30, 2024 respectively, as considered in the Statement. These interim financial results have been furnished to us by the Management and our conclusion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on such management prepared unaudited interim financial results. Our conclusion is not modified in respect of the above matter with respect to our reliance on the financial result certified by the management.
8. The Statement includes the interim financial result of one subsidiary which is not subject to review, whose interim financial result reflects the total net assets Rs. (759.07) lakhs as at September 30, 2024, total revenue of Rs. 198.23 lakhs and Rs. 130.91 lakhs total net loss after tax of Rs. 189.90 lakhs and Rs. 62.11 lakhs, total comprehensive income of Rs. (189.60) lakhs and Rs. (62.24) lakhs for the period and quarter ended September 30, 2024 respectively, as considered in the Statement. This interim financial result has been furnished to us by the Management and our conclusion on the Statement in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based solely on such management prepared unaudited interim financial results. According to the information and explanations given to us by the Management, this interim financial result is not material to the Group. Our conclusion is not modified in respect of the above matter with respect to our reliance on the financial result certified by the management.



9. We have not audited or reviewed the comparative financial information appearing in the statement of the corresponding quarter and six months ended 30th September 2023, financial results for the year 01st April 2023 to 31st March 2024 and for the quarter ended 30th June 2024. The comparative financial information appearing in the statement of the corresponding quarter and six months ended 30th September 2023, financial results for the year 01st April 2023 to 31st March 2024 are audited by the previous auditor whose reports dated 23rd October 2023, 29th April 2024 and 19th July 2024 respectively, expressed an opinion/review conclusion on those consolidated financial statements/ results. Our Conclusion is not modified in respect of this matter.

For Kirtane & Pandit LLP

Chartered Accountants

Firm Registration No.105215W/W100057



Suhrud Lele

Partner

Membership No.: 121162

UDIN: 24121162BKILFT1206



Navi Mumbai, October 21, 2024

(Amount in INR lakhs, unless otherwise stated)

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIALS RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2024

Sl no	Particulars	Quarter ended			Six months period ended		Year ended
		September 30, 2024	June 30, 2024	September 30, 2023	September 30, 2024	September 30, 2023	
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	
1	Income						
	Revenue from operations	6,396	6,489	5,277	12,885	9,693	21,405
	Other income	365	421	476	786	831	1,902
	Total income	6,761	6,910	5,753	13,671	10,524	23,307
2	Expenses						
	Employee benefit expenses	2,001	1,993	2,774	3,994	4,879	8,814
	Finance costs	693	686	703	1,379	1,152	2,597
	Depreciation and amortization expenses	1,970	1,893	1,862	3,863	3,472	7,251
	Other expenses	3,304	3,712	3,264	7,016	5,750	12,281
	Total expenses	7,968	8,284	8,603	16,252	15,253	30,943
3	Loss before tax and Exceptional item	(1,207)	(1,374)	(2,850)	(2,581)	(4,729)	(7,636)
4	Exceptional items	-	4	-	4	-	144
5	Loss before tax	(1,207)	(1,378)	(2,850)	(2,585)	(4,729)	(7,780)
6	Tax expenses						
	Income tax - current	37	14	(2)	51	7	35
	Taxation in respect of earlier years	0	12	-	12	-	-
	Deferred tax charge / (benefit)	(29)	(334)	(459)	(363)	(735)	(1,220)
	Total tax	8	(308)	(461)	(300)	(728)	(1,185)
7	Loss after tax	(1,215)	(1,070)	(2,389)	(2,285)	(4,001)	(6,595)
8	Other comprehensive income						
	(i) Items that will not be reclassified subsequently to profit or loss	(24)	29	(6)	5	(6)	(45)
	(ii) Income tax relating to items that will not be reclassified subsequently to profit or loss	(12)	(4)	2	(16)	4	17
	(iii) Items that will be reclassified subsequently to profit or loss	(0)	0	3	0	2	(8)
	Total other comprehensive income, net of tax	(36)	25	(1)	(11)	-	(36)
9	Total comprehensive Income	(1,251)	(1,045)	(2,390)	(2,296)	(4,001)	(6,631)
10	Loss attributable to:						
	Equity shareholders of the company	(955)	(1,003)	(2,010)	(1,958)	(3,272)	(5,575)
	Non-controlling interest	(260)	(67)	(379)	(327)	(729)	(1,020)
	Other comprehensive income attributable to:						
	Equity shareholders of the company	(31)	19	(3)	(12)	(7)	(51)
	Non-controlling interest	(5)	6	2	1	7	15
	Total comprehensive Income attributable to:						
	Equity shareholders of the company	(986)	(984)	(2,013)	(1,970)	(3,279)	(5,626)
	Non-controlling interest	(265)	(61)	(377)	(326)	(722)	(1,005)
11	Paid up equity share capital	2,752	2,751	1,968	2,752	1,968	1,993
12	Reserves excluding revaluation reserves as per balance sheet	NA	NA	NA	NA	NA	16,045
13	Earning per share of INR 5/- each (not annualized)-						
	Basic (INR)	(1.16)	(2.52)	(5.10)	(3.68)	(8.31)	(14.16)
	Diluted (INR)	(1.16)	(2.52)	(5.10)	(3.68)	(8.31)	(14.16)



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(Amount in INR lakhs, unless otherwise stated)

UNAUDITED CONSOLIDATED BALANCE SHEET AS AT SEPTEMBER 30, 2024

Particulars	As at	
	September 30, 2024	March 31, 2024
	(Unaudited)	(Audited)
ASSETS		
1 Non-current assets		
(a) Property, plant and equipment	3,547	10,863
(b) Right of use assets	11,970	11,552
(c) Goodwill on consolidation	17,425	17,425
(d) Other intangible assets	5,438	5,844
(e) Intangible assets under development	1,829	1,636
(f) Investment accounted using equity method	1	-
(g) Other financial assets	4,054	3,051
(h) Deferred tax assets (net)	2,698	2,349
(i) Income tax assets (net)	983	971
(j) Other non current assets	415	210
Total non-current assets	48,360	53,901
2 Current assets		
(a) Financial assets		
(i) Investments	4,945	2,512
(ii) Trade receivables	2,525	2,323
(iii) Cash and cash equivalents	1,403	726
(iv) Bank balances other than cash and cash equivalent	1,433	1,568
(v) Loans	235	-
(vi) Other financial assets	387	294
(b) Other current assets	3,167	3,121
Total current assets	14,095	10,544
Total Assets	62,455	64,445
EQUITY AND LIABILITIES		
1 Equity		
Equity share capital	2,752	1,993
Other equity	25,670	16,045
Total equity attributable to equity holders of the Company	28,422	18,038
Non-controlling interests	1,476	759
Total equity	29,898	18,797
2 Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	6,308	13,556
(ii) Lease liabilities	7,717	7,334
(iii) Other Financial Liabilities	621	572
(b) Employee benefits obligation	392	419
(c) Other non-current liabilities	64	44
Total non-current liabilities	15,102	21,925
3 Current liabilities		
(a) Financial liabilities		
(i) Borrowings	252	5,834
(ii) Trade payables		
a) Dues of micro enterprises and small enterprises	77	207
b) Dues of creditors other than micro enterprises and small enterprises	3,632	3,262
(iii) Lease liabilities	5,172	5,168
(iv) Other financial liabilities	6,950	7,628
(b) Other current liabilities	1,268	1,533
(c) Provisions	-	-
(d) Employee Benefit obligations	104	91
Total current liabilities	17,455	23,723
Total liabilities	32,557	45,648
Total Equity and Liabilities	62,455	64,445



(Amount in INR lakhs, unless otherwise stated)

UNAUDITED CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD ENDED SEPTEMBER 30, 2024

Particulars	Six months period ended		Year ended
	September 30, 2024	September 30, 2023	March 31, 2024
	(Unaudited)	(Unaudited)	(Audited)
Cash flows from operating activities			
Loss before tax	(2,585)	(4,729)	(7,780)
Adjustments for:			
Depreciation and amortization expenses	3,863	3,472	7,252
Employee stock option scheme compensation	351	698	1,164
Finance costs	1,371	1,152	2,597
Provision for bad and doubtful debts	81	56	295
Interest income on fixed deposit	(75)	(58)	(89)
Interest income on income tax refund	(36)	-	(186)
Profit on redemption of current investments (mutual funds)	(35)	(2)	(5)
Dividend Income	-	(204)	(319)
Interest income on unwinding of financial instruments	(52)	(44)	(126)
Gain on lease terminated and lease liability no longer required written back	(26)	(467)	(699)
Income on derecognition of lease liability	(99)	-	0
Reversal of compensated absence expenses	1	(54)	-
Loss / (gain) on sale of property, plant and equipment	(0)	(1)	5
Gain on fair valuation of security deposit (net)	(16)	-	-
Net exchange differences on translation of assets and liabilities	(2)	2	(8)
Operating profit / (loss) before working capital changes	2,741	(179)	2,101
Changes in working capital			
Decrease / (increase) in non current and current financial assets	(704)	921	(694)
Decrease / (increase) in non-current and current other assets	(1,560)	(518)	(756)
Increase / (decrease) in non-current and current other financial liabilities	(37)	(1,056)	1,273
Increase/ (decrease) in non-current and current provisions	(24)	8	86
Increase / (decrease) in trade payables	(60)	(283)	559
Decrease / (increase) in trade receivable	(263)	(360)	(193)
Increase / (decrease) in non-current and current other current liabilities	(404)	65	(299)
Cash (used in) / generated from operations	(311)	(1,402)	2,077
Income tax paid (net)	112	(154)	(86)
Interest on income tax refund	186	-	30
Net cash flows generated from / (used in) operating activities (A)	(13)	(1,556)	2,021
Cash flows from investing activities			
Payment for property, plant and equipment, intangible asset and capital work in progress	(907)	(1,425)	(10,445)
Proceeds from sale of property, plant and equipment	-	10	5
Proceeds from sale of investments in subsidiary	-	-	1
Payment on acquisition of subsidiaries	(524)	(8,164)	(8,132)
Net proceeds from /(investment in) mutual funds	(2,895)	205	(843)
Net proceeds from /(investment in) fixed deposits	879	1,883	2,404
Dividend received	-	-	319
Interest received	135	300	112
Net cash flow used in investing activities (B)	(3,312)	(7,191)	(16,579)
Cash flows from financing activities			
Proceeds from issue of equity shares (net)	12,460	5	186
Proceeds from bank borrowings	2,168	13,858	19,177
(Repayment of) / proceeds from loan from related parties	(4,660)	-	4,660
Proceeds from other borrowings	2,731	-	-
Repayment of bank borrowings	(4,459)	(5,044)	(5,024)
Repayment of lease liability	(2,783)	(2,132)	(4,624)
Interest and other finance charges paid	(1,306)	(5)	(2,183)
Net cash flow generated from financing activities (C)	4,151	6,682	12,192
Net increase / (decrease) in cash and cash equivalents (A+B+C)	826	(2,065)	(2,366)
Cash and cash equivalents at the beginning of the period/ year	726	2,026	2,026
Cash and cash equivalents received / (derecognised) on acquisition / (derecognition) of subsidiaries	(149)	1,016	1,066
Cash and cash equivalents at the end of the period / year	1,403	977	726
Cash and cash equivalents comprise			
Balances with banks			
Current accounts	750	933	505
Fixed deposits with maturity for less than 3 months	653	44	221
Total cash and cash equivalents at end of the period / year	1,403	977	726



UNAUDITED CONSOLIDATED SEGMENT INFORMATION FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2024

The Company operations predominantly relate to providing software solutions in the real estate sector. The organisational and reporting structure of the Company is based on Strategic Business Units (SBU) concept. The SBU's are primarily cost centre segments. SBU's are the operating segments for which separate financial information is available and for which operating results are evaluated regularly by management in deciding how to allocate resources and in assessing performance. These SBU's provide end-to-end information technology solutions on time and material contracts or fixed contracts, entered into with customers. The Chief Operating Decision Maker (CODM) reviews the operations of the group as one operating segment on the basis of SBUs.

The Company's primary reportable segments consist of the following SBUs, which are based on the risks and returns in different areas of the operations: Rental, Distribution, and Capital. 'Rental' operations comprise of activities where the Company derives revenue from customers for services offered though comprehensive technology based suite of solutions tailored for renters, property owners, and property managers. 'Distribution' operations comprise of activities where the Company derives revenue from customers for the data analytics, marketing and sales automation offerings and the licencing of the CRM products. 'Capital' operations comprise of activities where the Company derives revenue from customers for the management of Investments though technology based platforms. (Refer note 3 below).

The following table sets forth Revenues and Results by areas of operations based on the business units under which billing to customer has been made during the reported period:

SL No.	Particulars	Quarter ended			Six months period ended		Year ended
		September 30, 2024	June 30, 2024	September 30, 2023	September 30, 2024	September 30, 2023	March 31, 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Segment Revenue						
	Rental	4,321	3,638	3,474	7,959	6,011	13,289
	Distribution	1,680	2,344	1,696	4,024	3,456	7,444
	Capital	395	507	107	902	226	672
	Total	6,396	6,489	5,277	12,885	9,693	21,405
2	Segment Results						
	Rental	(124)	(412)	(1,086)	(536)	(1,176)	(1,766)
	Distribution	134	134	(302)	268	(768)	(617)
	Capital	(252)	(86)	(532)	(339)	(860)	(1,472)
	Total	(242)	(364)	(1,920)	(607)	(2,804)	(3,855)
	Less: Finance cost	693	686	703	1,379	1,152	2,597
	Less: Other un-allocable expenditure - net	272	328	227	599	773	1,328
	Loss before tax	(1,207)	(1,378)	(2,850)	(2,585)	(4,729)	(7,780)
	The following table sets forth the Group's total assets and total liabilities:						
3	Segment Assets						
	Rental	38,783	38,036	37,257	38,783	37,257	36,521
	Distribution	9,525	9,214	8,044	9,525	8,044	9,092
	Capital	6,314	10,094	3,758	6,314	3,758	12,309
	Unallocable Corporate assets	7,833	8,491	6,789	7,833	6,789	6,523
	Total Assets	62,455	65,835	55,848	62,455	55,848	64,445
4	Segment Liabilities						
	Rental	20,298	18,945	20,122	20,298	20,122	19,643
	Distribution	3,291	3,120	2,262	3,291	2,262	3,119
	Capital	1,260	6,254	1,305	1,260	1,305	7,917
	Unallocable Corporate liabilities	7,708	7,569	11,419	7,708	11,419	14,969
	Total Liabilities	32,557	35,888	35,108	32,557	35,108	45,648



NOTES :

- 1 The Consolidated financials results were reviewed by the Audit Committee on October 21, 2024 and were thereafter approved by the Board at its meeting held on October 21, 2024.
- 2 The consolidated financial results relate to Aurum PropTech Group. The Group consists of Aurum PropTech Limited ('the Company') and its subsidiaries and Step down Subsidiaries mentioned below :
 - K2V2 Technologies Private Limited (Subsidiary)
 - Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited) (Wholly Owned Subsidiary)
 - Aurum Softwares & Solutions Private Limited (Wholly Owned Subsidiary)
 - Monk Tech Labs Pte. Ltd (Subsidiary)
 - Helloworld Technologies India Private Limited (Wholly Owned Subsidiary)
 - Integrow Asset Management Private Limited (Subsidiary)
 - Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited) (Wholly Owned Subsidiary)
 - Monk Tech Venture Private Limited (Subsidiary)
 - Cuneate Services Private Limited (Wholly Owned Subsidiary)
 - YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited) (Wholly Owned Subsidiary)
 - NestAway Technologies Private Limited (Subsidiary)
 - Imogentechno Delta Park Private Limited (Wholly Owned Subsidiary) (effective January 09, 2024) (upto June 26, 2024)
 - Wisetechno Private Limited (Wholly Owned Subsidiary) (effective January 10, 2024) (upto September 28, 2024)
 - Bonds Brain Technologies Private Limited (Wholly Owned Subsidiary) (effective April 24, 2024)
- 3 During the quarter ended June 30, 2024, the Company has reported its segment information under the new segments. In the previous reporting periods, the Company classified its operations under the segments 'SAAS' (Software as a Service) and 'RAAS' (Real Estate as a Service). Based on the evolving nature of the business and the way the Chief Operating Decision Maker (CODM) reviews the Company's operations, the strategic business units (SBUs) have been redefined and its segment information provided in the financial statements has been realigned accordingly. The new segments identified for financial reporting are Rental, Distribution and Capital. Previous period's / year's figures have been reclassified as per the new segments.
- 4 During the quarter ended June 30, 2024, the Company had received INR 12,120 lakhs towards first call of INR 30 per share (comprising of INR 1.87 towards face value and a premium of INR 28.13 per Right Equity Share) on account of 4,03,99,270 number of shares and the trading was effective from May 7, 2024.
- 5 The Board of Directors of the Company in its meeting held on April 27, 2023, considered the acquisition of NestAway Technologies Private Limited ('Nestaway') and delegated the power to the Executive Investment Committee to invest up to INR. 9,000 lakhs. The Executive Investment Committee of the Company in its meeting held on June 01, 2023, approved the acquisition of upto 100% equity share capital of Nestaway for a cash consideration of up to INR 9,000 lakhs. The Share Purchase Agreement has been executed on June 28, 2023.
During the year ended March 2024, the Company has acquired 93.64% of the equity shares of Nestaway by paying INR 8,151 lakhs. The Company has acquired control over Nestaway w.e.f. July 13, 2023 and as required under IND AS 110 Nestaway has been accounted as a subsidiary of the Company and the assets and liabilities have been recorded at fair values based on the purchase price allocation conducted by an independent valuer. The Company in its consolidated Financial Statement has recorded these fair values and resultant goodwill and intangible assets as per Ind AS 103.
During the six months period ended September 30, 2024, the Company has acquired another 5.06% of the equity shares of Nestaway by paying INR 416 lakhs and made an additional investment of INR. 475 lakhs in its share capital. The Company is currently holding 98.67% of the equity value capital of NestAway.
- 6 The Board of Directors of the Company in its meeting held on September 10, 2024, approved the strategic realignment of its material subsidiary K2V2 Technologies Private Limited ("K2V2") to enhance focus on its core technology offerings and leverage its established scale. Based on the approval of the Boards of the Company and K2V2, during the current quarter, (i) the Company increased its stake in K2V2 to 81.27% from 44.44% (ii) K2V2 has sold its operations of the business units Beyond Walls and Kylas w.e.f. July 1, 2024. With this restructuring, K2V2 will improve in its profitability and cash flow. Accordingly, on and from the quarter starting July 1, 2024 the financial results of K2V2 comprise operations of remaining SBU- Sell.Do.
- 7 During the previous year, the Company has incorporated two entities viz. 1) Imogentechno Delta Park Private Limited (IML) and 2) Wisetechno Private Limited (WSL) with an objective of operating as a Special Purpose Vehicle (SPV) for its fractional ownership business. The Securities and Exchange Board of India ("SEBI", vide notification dated on March 08, 2024, introduced a regulatory framework for the facilitation of Small and Medium Real Estate Investment Trusts ("SM REITs") by amending the SEBI (Real Estate Investment Trusts) Regulations, 2014 ("REIT Regulations"), through SEBI (Real Estate Investment Trusts) (Amendment) Regulations, 2024 ("Amended REIT Regulations"), thereby, paving the way to make real estate investment more accessible to wider set of investors and to regulate and foster growth in Fractional Ownership investment. The framework has given time period of a total one year for the existing businesses under the model of fractional ownership to comply with the regulation. The management has obtained an independent legal opinion on the business model of the two SPVs and is compliant since the same was commenced before notification of the regulation. The Company has initiated the process of migration to Amended REIT Regulations to comply with the said regulations. With new investor coming in, IML and WSL has ceased to be subsidiaries of the Company w.e.f. June 26, 2024 and September 28, 2024 respectively.
- 8 The Company is developing new products whose feasibility has been established and enhancing and increasing functionality of existing technology / softwares with a clear objective of deriving future economic benefit from the same. In the process the Company during the quarter and period ended September 30, 2024, has capitalised INR 278 lakhs and INR 644 lakhs respectively mainly on account of cost incurred on its own product team and management team directly involved in development of its intangibles.
- 9 During the quarter and six months period ended September 30, 2024, Company has recognised deferred tax asset of INR 48 lakhs and INR 383 lakhs respectively mainly relating to unused tax losses that are considered to be able to offset against the Company's taxable profits expected to arise in the subsequent years. Management has based the assessment on the basis of business plan of improved business performance largely due to organisation restructuring and hiring of skilled resources to take business to the next level.
- 10 Items that will not be reclassified to profit or (loss) represents remeasurement of defined benefit obligation. Items that will be reclassified to profit or (loss) represents exchange differences on translation of foreign operations.
- 11 0 denotes amount less than threshold limit.
- 12 Previous period's / year's figures have been regrouped and reclassified wherever necessary.

For and on behalf of the Board of Directors




Onkar Shetye
 Executive Wholtime Director
 Place : Navi Mumbai
 Date : October 21, 2024
 DIN : 06372831

Independent Auditor's Review Report on Unaudited Standalone Financial Results of Aurum PropTech Limited for Quarter and Half year ended September 30, 2024

To
The Board of Directors of
Aurum PropTech Limited

1. We have reviewed the accompanying statement of unaudited financial results of Aurum PropTech Limited (the "Company") for the quarter and half year ended September 30, 2024 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 financial statements are 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 and other recognized 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.



5. We have not audited or reviewed the comparative financial information appearing in the statement of the corresponding quarter and six months ended 30th September 2023, financial results for the year 01st April 2023 to 31st March 2024 and for the quarter ended 30th June 2024. The comparative financial information appearing in the statement of the corresponding quarter and six months ended 30th September 2023, financial results for the year 01st April 2023 to 31st March 2024 are audited by the previous auditor whose reports dated 23rd October 2023, 29th April 2024 and 19th July 2024 respectively, expressed an opinion/review conclusion on those standalone financial statements/ results. Our Conclusion is not modified in respect of this matter.

For Kirtane & Pandit LLP

Chartered Accountants

Firm Registration No.105215W/W100057



Suhrud Lele

Partner

Membership No.: 121162

UDIN: 24121162BKILFU2625



Navi Mumbai, October 21, 2024

Aurum PropTech Limited
Registered Office : Aurum Q1, Aurum Q Parc, Thane Belapur Road, Navi Mumbai, Thane, Maharashtra 400710, India
CIN No. L72300MH2013PLC244874

(Amount in INR lakhs, unless otherwise stated)

STATEMENT OF STANDALONE UNAUDITED FINANCIALS RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2024

Sl no	Particulars	Quarter ended			Six months period ended		Year ended
		September 30, 2024	June 30, 2024	September 30, 2023	September 30, 2024	September 30, 2023	March 31, 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
	Revenue from operations	345	300	262	645	548	1,079
	Other income	339	378	379	717	601	1,433
	Total income	684	678	641	1,362	1,149	2,512
2	Expenses						
	Employee benefit expenses	226	242	408	468	795	1,297
	Finance costs	161	228	275	389	306	910
	Depreciation and amortization expenses	165	169	202	334	400	795
	Other expenses	268	287	289	555	737	1,121
	Total expenses	820	926	1,174	1,746	2,238	4,123
3	Loss before tax and Exceptional items	(136)	(248)	(533)	(384)	(1,089)	(1,611)
4	Exceptional items	-	1	-	1	-	79
5	Loss before tax	(136)	(249)	(533)	(385)	(1,089)	(1,690)
6	Tax expenses						
	Income tax - current	-	-	-	-	-	-
	Taxation in respect of earlier years	(0)	12	-	12	-	-
	Deferred tax (benefit)	10	(124)	(138)	(114)	(264)	(351)
	Total tax	10	(112)	(138)	(102)	(264)	(351)
7	Loss after tax	(146)	(137)	(395)	(283)	(825)	(1,339)
8	Other comprehensive income						
	(i) Items that will not be reclassified subsequently to profit or loss	1	5	2	6	(7)	(7)
	(ii) Income tax relating to items that will not be reclassified subsequently to profit or loss	(1)	(1)	(0)	(2)	2	2
	Total other comprehensive income	0	4	2	4	(5)	(5)
9	Total comprehensive Income	(146)	(133)	(393)	(279)	(830)	(1,344)
10	Paid up equity share capital (Face value of INR 5/- each)	2,752	2,751	1,968	2,752	1,968	1,993
11	Reserves excluding revaluation reserves as per Balance Sheet	NA	NA	NA	NA	NA	21,884
12	Earning per share of INR 5/- each (not annualized)						
	Basic (INR)	(0.33)	(0.19)	(1.00)	(0.52)	(2.09)	(3.39)
	Diluted (INR)	(0.33)	(0.19)	(1.00)	(0.52)	(2.09)	(3.39)



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(Amount in INR lakhs, unless otherwise stated)

UNAUDITED STANDALONE BALANCE SHEET AS AT SEPTEMBER 30, 2024

Particulars	As at	As at
	September 30, 2024	March 31, 2024
	(Unaudited)	(Audited)
ASSETS		
1 Non-current assets		
(a) Property, plant and equipment	2,860	2,995
(b) Right of use assets	185	525
(c) Intangible assets	561	614
(d) Intangible assets under development	559	427
(e) Financial assets		
(i) Investments	24,538	22,029
(ii) Loans	2,329	2,506
(iii) Other financial assets	855	171
(f) Deferred tax asset (net)	994	882
(g) Income tax assets (net)	297	440
(h) Other non current assets	385	250
Total non-current assets	33,563	30,839
2 Current assets		
(a) Financial assets		
(i) Investments	2,918	1,500
(ii) Trade receivables	374	309
(iii) Cash and cash equivalents	175	47
(iv) Bank balances other than cash and cash equivalents	1,400	1,550
(v) Loans	4,569	4,321
(vi) Other financial assets	488	244
(b) Other current assets	578	1,221
Total current assets	10,502	9,192
Total Assets	44,065	40,031
EQUITY AND LIABILITIES		
1 Equity		
Equity share capital	2,752	1,993
Other equity	33,192	21,884
Total equity	35,944	23,877
2 Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	6,253	9,272
(ii) Lease liabilities	82	342
(iii) Other financial liabilities	213	141
(b) Employee benefit obligations	68	19
(c) Other non current liabilities	10	43
Total non-current liabilities	6,626	9,817
3 Current liabilities		
(a) Financial liabilities		
(i) Borrowings	204	4,600
(ii) Lease liabilities	132	247
(iii) Trade payables		
a) Dues of micro enterprises and small enterprises	10	25
b) Dues of creditors other than micro enterprises and small enterprises	34	140
(iv) Other financial liabilities	1,096	1,267
(b) Other current liabilities	19	58
Total current liabilities	1,495	6,337
Total liabilities	8,121	16,154
Total Equity and Liabilities	44,065	40,031



UNAUDITED STANDALONE CASH FLOW STATEMENT FOR THE PERIOD ENDED SEPTEMBER 30, 2024

Particulars	Six months period ended	Six months period ended	Year ended
	September 30, 2024	September 30, 2023	March 31, 2024
	(Unaudited)	(Unaudited)	(Audited)
Cash flows from operating			
Loss before tax	(385)	(1,089)	(1,690)
Adjustments for:			
Depreciation and amortization expenses	334	400	795
Employee stock option scheme compensation	158	265	483
Finance costs	389	306	910
Provision for doubtful debts	-	29	21
Interest income on fixed deposits	(55)	(41)	(68)
Interest income loans given to subsidiaries	(399)	(195)	(424)
Interest income on debenture	(99)	-	(144)
Interest income on income tax refund	(36)	-	(156)
Gain on fair valuation of security deposit (net)	(13)	-	(22)
Net gain on foreign currency transactions and translations	(4)	-	(9)
Dividend income	-	(204)	(319)
Profit on redemption of current investments (mutual funds)	(23)	(2)	(2)
Operating (loss) / profit before working capital changes	(133)	(531)	(625)
Changes in working capital			
Decrease / (increase) in non current and current financial assets	(693)	370	182
Decrease / (increase) in non-current and current other assets	393	(267)	191
Increase / (decrease) in non-current and current other financial liabilities	19	(282)	(7)
Increase / (decrease) in trade payables	(121)	(43)	56
Decrease / (increase) in trade receivable	(64)	(20)	(43)
Increase / (decrease) in non-current and current other current liabilities	(17)	40	18
Cash generated from / (used in)	(616)	(733)	(228)
Income tax paid (net)	94	(101)	(73)
Interest income on income tax refund	186	-	-
Net cash flows used in operating activities (A)	(336)	(834)	(301)
Cash flows from investing			
Payment for property, plant and equipment, intangible asset and capital work in progress	(177)	(163)	(590)
Payment for investment in subsidiaries	(999)	(9,320)	(8,962)
Loan to subsidiary companies	(1,541)	(2,122)	(6,814)
Proceeds from / (investment in) financial assets current - Investments	(1,395)	206	1,102
Net proceeds from /(investment in) fixed deposits	383	1,361	665
Dividend received	-	-	319
Interest received	97	275	447
Net cash flow used in investing activities (B)	(3,632)	(9,763)	(13,833)
Cash flow from financing			
Proceeds from issue of equity shares (net)	12,151	-	194
(Repayment of) / proceeds from loan from related parties	(5,230)	980	5,230
Proceeds from bank borrowings	2,168	13,330	13,230
Repayment of bank borrowings	(4,353)	(4,991)	(4,991)
Repayment of lease liability net of interest	(135)	(98)	(205)
Interest and other finance charges paid	(505)	(39)	(796)
Net cash flow generated from financing activities (C)	4,096	9,182	12,662
Net decrease in cash and cash equivalents (A+B+C)	128	(1,415)	(1,472)
Cash and cash equivalents at the beginning of the year / period	47	1,519	1,519
Cash and cash equivalents at the end of the year / period	175	104	47
Cash and cash equivalents comprise			
Balances with banks			
Current accounts	175	104	47
Fixed deposit with maturity for less than 3 months	-	-	-
Total cash and cash equivalents at end of the year / period	175	104	47



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UNAUDITED STANDALONE SEGMENT INFORMATION FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2024

The Company operations predominantly relate to providing software solutions in the real estate sector. The organisational and reporting structure of the Company is based on Strategic Business Units (SBU) concept. The SBU's are primarily cost center segments. SBU's are the operating segments for which separate financial information is available and for which operating results are evaluated regularly by management in deciding how to allocate resources and in assessing performance. These SBU's provide end-to-end information technology solutions on time and material contracts or fixed contracts, entered into with customers. The Chief Operating Decision Maker (CODM) reviews the operations of the group as one operating segment on the basis of SBUs.

The Company's primary reportable segments consist of the following SBUs, which are based on the risks and returns in different areas of the operations: Rental, Distribution, and Capital. 'Rental' operations comprise of activities where the Company derives revenue from customers for services offered through comprehensive technology based suite of solutions tailored for renters, property owners, and property managers. 'Distribution' operations comprise of activities where the Company derives revenue from customers for the data analytics, marketing and sales automation offerings and the licencing of the CRM products. 'Capital' operations comprise of activities where the Company derives revenue from customers for the management of Investments through technology based platforms. (Refer note 2 below).

The following table sets forth Revenues and Results by areas of operations based on the business units under which billing to customer has been made during the reported period:

L No	Particulars	Quarter ended			Period ended		
		September 30, 2024	June 30, 2024	September 30, 2023	September 30, 2024	September 30, 2023	March 31, 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Segment Revenue						
	Rental	340	295	262	635	548	1,059
	Distribution	5	5	-	10	-	20
	Capital	-	-	-	-	-	-
	Total	345	300	262	645	548	1,079
2	Segment Results						
	Rental	152	81	21	233	66	206
	Distribution	(35)	(37)	(158)	(72)	(268)	(374)
	Capital	-	-	-	-	-	-
	Total	117	44	(137)	161	(202)	(168)
	Less: Finance cost	161	228	275	389	306	910
	Less : Other un-allocable expenditure - net	92	65	121	157	581	612
	Loss before tax	(136)	(249)	(533)	(385)	(1,089)	(1,690)
	The following table sets forth the Company's total assets and total liabilities:						
3	Segmental Assets						
	Rental	22,313	22,136	18,931	22,313	18,931	19,723
	Distribution	7,310	7,215	6,777	7,310	6,777	7,148
	Capital	5,776	5,652	3,113	5,776	3,113	6,181
	Unallocable Corporate assets	8,666	9,282	7,080	8,666	7,080	6,979
	Total Assets	44,065	44,285	35,901	44,065	35,901	40,031
4	Segmental Liabilities						
	Rental	216	493	635	216	635	684
	Distribution	-	-	-	-	-	35
	Capital	-	-	-	-	-	-
	Unallocable Corporate liabilities	7,905	7,800	11,424	7,905	11,424	15,435
	Total Liabilities	8,121	8,293	12,059	8,121	12,059	16,154



Signature

NOTES :

- 1 The above Standalone results were reviewed by the Audit Committee on October 21, 2024 and were thereafter approved by the Board at its meeting held on October 21, 2024.
- 2 During the quarter ended June 30, 2024, the Company has reported its segment information under the new segments. In the previous reporting periods, the Company classified its operations under the segments 'SAAS' (Software as a Service) and 'RAAS' (Real Estate as a Service). Based on the evolving nature of the business and the way the Chief Operating Decision Maker (CODM) reviews the Company's operations, the strategic business units (SBUs) have been redefined and its segment information provided in the financial statements has been realigned accordingly. The new segments identified for financial reporting are Rental, Distribution and Capital. Previous period's / year's figures have been reclassified as per the new segments.
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- 4 The Board of Directors of the Company in its meeting held on April 27, 2023, considered the acquisition of NestAway Technologies Private Limited ('Nestaway') and delegated the power to the Executive Investment Committee to invest up to INR. 9,000 lakhs. The Executive Investment Committee of the Company in its meeting held on June 01, 2023, approved the acquisition of upto 100% equity share capital of Nestaway for a cash consideration of up to INR 9,000 lakhs. The Share Purchase Agreement has been executed on June 28, 2023.
During the year ended March 2024, the Company has acquired 93.64% of the equity shares of Nestaway by paying INR 8,151 lakhs. The Company has acquired control over Nestaway w.e.f. July 13, 2023 and as required under IND AS 110 Nestaway has been accounted as a subsidiary of the Company and the assets and liabilities have been recorded at fair values based on the purchase price allocation conducted by an independent valuer. The Company in its consolidated Financial Statement has recorded these fair values and resultant goodwill and intangible assets as per Ind AS 103.
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- 7 The Company is developing new products whose feasibility has been established and enhancing and increasing functionality of existing technology / softwares with a clear objective of deriving future economic benefit from the same. The Company during the quarter and six months period ended September 30, 2024, has capitalised INR 63 lakhs and INR 132 lakhs respectively mainly on account of cost incurred on its own product team and management team directly involved in development of its intangibles assets.
- 8 During the quarter and six months period ended September 30, 2024, Company has recognised deferred tax (liability) / asset of INR (10) lakhs and INR 134 lakhs respectively mainly relating to unused tax losses that are considered to be able to offset against the Company's taxable profits expected to arise in the subsequent years. Management has based the assessment on the basis of business plan of improved business performance largely due to organisation restructuring and hiring of skilled resources to take business to the next level.
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- 10 0 denotes amount less than threshold limit.
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For and on behalf of the Board of Directors




Onkar Shetye

Executive Wholetime Director
Place : Navi Mumbai
Date : October 21, 2024
DIN : 06372831