

Date: 15th May, 2024

The Manager
BSE Limited
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai 400 001

The Manager
National Stock Exchange of India Limited
Listing Department
Exchange Plaza
5th Floor, Plot no C/1, G Block
Bandra Kurla Complex
Bandra (E), Mumbai – 400 051

Scrip Code : 543990

Symbol : SIGNATURE

Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”)

Dear Sir/Madam,

We would like you to take note of our **Key Operational and Financial updates for Q4FY24 & FY24:**

KEY OPERATIONAL UPDATES

- a) **Pre-Sales:** We have achieved Q4FY24 pre-sales for **INR 41.4 bn**, our best quarterly performance, **up 240%** on YoY basis. For FY 24, pre-sales have registered a **growth of 112%** to **INR 72.7 bn** from INR 34.3 bn, once again our best annual pre-sales performance, thus exceeding our FY24 guidance of INR 45.0 bn.
- b) **Sales realization:** Average Sales realization has significantly grown to **INR 11,762 per sq.ft in FY24** versus INR 7,886 per sq.ft. in FY23. The Company forayed into premium housing with the successful launch of a large group housing project in Gurugram during Q4 2024.
- c) **Collections:** Collections were **INR 10.1 bn** for Q4FY24, registered a **growth of 72%** YoY basis. For FY24, **collections grew 62%** to **INR 31.1 bn**, thus exceeding our FY24 guidance of INR 29.0 bn.
- d) **Net Debt:** Our net debt stood at INR 11.6 bn at the end of FY24 in comparison to INR 10.9 bn in FY23. The increase in net debt is due to significant addition to our land portfolio during the current financial year.

KEY FINANCIAL UPDATES

- a) **Revenue from operation:** Revenue from operation is INR 12.41 bn in FY24 as per Occupation Certificate (OC) received in FY24.
- b) **Adjusted Gross Profit margin:** Adjusted Gross Profit margin **improved to 27.57% in FY24** as compared to **26.78% in FY23**, due to recognition from higher margin products.
- c) **Adjusted EBITDA margin:** Adjusted EBITDA margin decreased to 10.75% in FY24 as compared to 13.88% in FY23. This is mainly due to absorption of fixed cost against lower revenue recognition.

SIGNATUREGLOBAL (INDIA) LIMITED
CIN: L70100DL2000PLC104787

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Corp. Off. : UNIT NO.101,GROUND FLOOR, TOWER-A, SIGNATURE TOWER, SOUTH CITY-1 GURUGRAM HR- 122001Phone: 0124-4398011
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- d) **Profit/(loss) after tax (PAT):** The Company achieved a positive PAT of INR 0.16 bn in FY24 from loss of INR 0.64 bn in FY23. For Q4FY24, PAT has improved from INR 0.08 bn in Q4FY23 to INR 0.41 bn.

Operational & Financial updates for Q4 FY24 and FY24:

Amount (in billion)

Particulars	Q4FY24	Q4FY23	YoY(%)	Q3FY24	QoQ(%)	FY24	FY23	YoY(%)
Operational Updates								
Pre-sales	41.4	12.2	239.5%	12.6	228.2%	72.7	34.3	111.9%
Collections	10.1	5.9	71.7%	7.7	31.3%	31.1	19.2	61.8%
Net Debt	-	-	-	-	-	11.6	10.9	-
Financial Updates								
Revenue from operation	6.94	7.05	(1.46%)	2.82	146.23%	12.41	15.54	(20.17%)
Profit/(loss) after tax	0.41	0.08	439.13%	0.02	1962.70%	0.16	(0.64)	125.51%
Adjusted gross profit margin	24.53%	23.88%	-	27.31%	-	27.57%	26.78%	-
Adjusted EBITDA margin	12.68%	12.16%	-	9.78%	-	10.75%	13.88%	-

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

**RAVI AGGARWAL
MANAGING DIRECTOR**