

Date: 7th August, 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

Subject: Outcome of Board Meeting pursuant to the Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations).

Dear Sir/Madam,

This is to inform that the Board of Directors of the Company in its meeting held today i.e. 7th August, 2024, transacted the following business items:

1. Unaudited Financial Results for the quarter ended on 30th June, 2024.

Approved the Unaudited Financial Results (both Consolidated and Standalone) of the Company for the quarter ended on 30th June, 2024.

A signed copy of the Unaudited Financial Results (both Consolidated and Standalone) of the Company for the quarter ended on 30th June, 2024 along with Limited Review Reports for the quarter ended on 30th June, 2024 by the Statutory Auditors of the Company, is enclosed herewith as **Annexure-I**.

2. Appointment of Mr. Gaurav Malik as Chief Financial Officer and Key Managerial Personnel of the Company.

Pursuant to the recommendation and approval of the Nomination and Remuneration Committee and Audit Committee, Mr. Gaurav Malik has been appointed as Chief Financial Officer and Key Managerial Personnel of the Company w.e.f. 8th August, 2024.

3. Re-designation of Mr. Manish Garg as Deputy Chief Financial Officer of the Company.

Pursuant to the recommendation of the Nomination and Remuneration Committee, Mr. Manish Garg has been re-designated as Deputy Chief Financial Officer of the Company w.e.f., 8th August, 2024. He will continue to be a Senior Management Personnel of the Company.

4. **Appointment of Cost Auditors of the Company for the FY 2024-25.**

Approved the re-appointment of M/s Goyal, Goyal & Associates, Cost Accountants (FRN: 000100), as Cost Auditors of the of the Company for the FY 2024-25.

5. **Appointment of Internal Auditors of the Company for the FY 2024-25.**

Approved the re-appointment of M/s Jain Jindal & Co., Chartered Accountants (FRN: 025817N), as Internal Auditors of the Company for the FY 2024-25.

Details as required to be furnished for item nos. 2 to 5 mentioned above, under the Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, are enclosed herewith as **Annexure – II.**

6. **Press Release for Unaudited Financial Results for the quarter ended on 30th June, 2024**

Press Release being issued in relation to the Unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter ended on 30th June, 2024 is enclosed herewith as **Annexure-III.**

The meeting of Board of Directors commenced at 16:30 Hours and concluded at 18:05 Hours.

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

**(M R BOTHRA)
COMPANY SECRETARY
Encl: A/a**

Signatureglobal (India) Limited

Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001

CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Unaudited Consolidated Financial Results for the quarter ended 30 June 2024

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended		Year ended	
		30 June 2024 (Unaudited)	31 March 2024 (Unaudited) (Refer note - 3)	30 June 2023 (Unaudited)	31 March 2024 (Audited)
1	Income				
	Revenue from operations	4,006.14	6,943.63	1,658.59	12,405.54
	Other income	273.69	283.75	130.43	840.01
	Total income	4,279.83	7,227.38	1,789.02	13,245.55
2	Expenses				
	Cost of revenue	3,108.57	5,626.14	1,209.31	9,715.99
	Purchases of stock-in-trade	1.27	1.34	0.18	2.25
	Employee benefits expense	322.71	363.49	267.57	1,170.23
	Finance costs	74.50	78.03	63.43	301.64
	Depreciation and amortization expense	51.69	61.08	48.47	216.17
	Impairment of goodwill	0.72	4.69	4.91	14.91
	Impairment losses on financial assets	1.47	(0.23)	-	3.72
	Other expenses	586.17	747.00	279.97	1,775.95
	Total expenses	4,147.10	6,881.54	1,873.84	13,200.86
3	Profit/(loss) before tax (1-2)	132.73	345.84	(84.82)	44.69
4	Tax expense				
	Current tax	129.47	215.21	26.61	299.74
	Current tax - earlier years	-	-	-	8.61
	Deferred tax (credit)/expense	(64.70)	(281.91)	(39.63)	(426.90)
	Total tax expense/(credit)	64.77	(66.70)	(13.02)	(118.55)
5	Net profit/(loss) for the period / year (3-4)	67.96	412.54	(71.80)	163.24
6	Other comprehensive income				
	Items that will not be reclassified to statement of profit and loss				
	Changes in fair valuation of equity investments	-	-	-	0.12
	Income-tax effect	-	-	-	-
	Remeasurement (loss)/gain on defined benefit plans	(10.79)	(1.47)	(4.08)	(2.80)
	Income-tax effect	1.11	0.45	1.23	1.00
	Total other comprehensive income	(9.68)	(1.02)	(2.85)	(1.68)
7	Total comprehensive income/(loss) for the period / year (5+6)	58.28	411.52	(74.65)	161.56
	Profit/(loss) after tax attributable to:				
	Owners of the Holding Company	67.65	412.10	(72.21)	161.83
	Non-controlling interests	0.31	0.44	0.41	1.41
	Other comprehensive (loss)/income attributable to:				
	Owners of the Holding Company	(9.68)	(1.02)	(2.85)	(1.68)
	Non-controlling interests	-	-	-	-
	Total comprehensive income/(loss) attributable to:				
	Owners of the Holding Company	57.97	411.08	(75.06)	160.15
	Non-controlling interests	0.31	0.44	0.41	1.41
8	Paid-up equity share capital (face value of Rs. 1 per share)	140.51	140.51	124.85	140.51
9	Reserves (other equity)				6,126.03
10	Earnings/(loss) per equity share (face value of Rs. 1 each) (quarterly figures not annualized)				
	Basic (Rs. per share)	0.48	2.93	(0.58)	1.22
	Diluted (Rs. per share)	0.48	2.93	(0.58)	1.22

See accompanying notes to the consolidated unaudited financial results

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Statement of Unaudited Consolidated Financial Results for the quarter ended 30 June 2024

Notes:

- (1) In terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), this Statement of Unaudited Consolidated Financial Results for the quarter ended 30 June 2024 ("Unaudited Consolidated Financial Results") of Signatureglobal (India) Limited (the "Holding Company" or the "Company") and its subsidiaries (the Holding Company along with subsidiaries together referred to as "the Group") has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 07 August 2024 and have been subject to a limited review by the statutory auditors of the Company.
- (2) The Unaudited Consolidated Financial Results, for the quarter ended 30 June 2024 have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards 34, Interim Financial Reporting ('Ind AS - 34'), prescribed under Section 133 of the Companies Act, 2013 (the Act) and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirement of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).
- (3) The figures for the quarter ended 31 March 2024 are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2024 and the figures for the nine months period ended 31 December 2023, which were subjected to limited review by the statutory auditors.
- (4) During the year ended 31 March 2024, the Company had completed its Initial Public Offer ('IPO') of 18,961,038 Equity shares having face value of Rs. 1 each, at an issue price of Rs. 385 per equity share (including share premium of Rs. 384 per share), comprising offer for sale of 3,298,701 shares by selling shareholder aggregating to Rs. 1,270.00 million and a fresh issue of 15,662,337 shares aggregating to Rs. 6,030.00 million. The equity shares of the Company were listed on BSE Limited ('BSE') and National Stock Exchange of India Limited ('NSE') on 27 September 2023.

The utilization of the initial public offer proceeds is summarized below:

Object of the issue as per Prospectus	Utilisation planned as per Prospectus*	(Rs. in million)	
		Total utilised upto 30 June 2024	Amount pending for utilisation as on 30 June 2024
Re-payment or pre-payment, in full or in part, of certain borrowings availed by the Company	2,640.00	2,640.00	-
Infusion of funds in certain of its Subsidiaries, namely Signatureglobal Homes Private Limited, Signatureglobal Developers Private Limited, Signatureglobal Business Park Private Limited and Sternal Buildcon Private Limited for re-payment or pre-payment, in full or in part, of certain borrowings availed by our Subsidiaries.	1,680.00	1,680.00	-
Inorganic growth through land acquisitions and general corporate purposes.	1,241.97	1,241.97	-
Total	5,561.97	5,561.97	-

*Net of share issue expenses of Rs. 468.03 million in relation to fresh issue of shares that had been adjusted against securities premium as per Section 52 of the Companies Act, 2013. The actual expenses were marginally higher vis-à-vis the expenses as per the Prospectus dated 23 September 2023 (that were based on management estimates then and were subject to change), consequent to subsequent accounting and recording of final expenditure.

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Statement of Unaudited Consolidated Financial Results for the quarter ended 30 June 2024

(5) Consolidated segment wise revenue, results, segment assets and liabilities

Based on the "management approach" as defined in Ind AS 108- Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Group's performance and allocate resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments viz., real estate, non-banking finance company ('NBFC') and others, which comprises of revenue from construction contracts, business support services and sale of traded goods. Details of consolidated segment wise revenue, results, segment assets and liabilities are given below:

(Rs. in million)

	Particulars	Quarter ended 30 June 2024 [Unaudited]	Quarter ended 31 March 2024 [Unaudited] [Refer note 3]	Quarter ended 30 June 2023 [Unaudited]	Year ended 31 March 2024 [Audited]
I	Segment revenue				
	Real estate	3,890.90	6,843.59	1,564.57	12,035.94
	NBFC	15.14	13.21	21.41	58.34
	Others	2,235.78	3,778.15	1,525.97	9,340.63
	Total	6,141.82	10,634.95	3,111.95	21,434.91
	Less: Inter segment revenues	(2,135.68)	(3,691.32)	(1,453.36)	(9,029.37)
	Net revenue from operations	4,006.14	6,943.63	1,658.59	12,405.54
II	Segment results				
	Real estate	852.18	1,291.42	422.67	2,577.65
	NBFC	15.14	13.22	6.44	43.37
	Others	28.98	11.52	20.00	66.28
	Profit before other adjustments	896.30	1,316.16	449.11	2,687.30
	Less: Finance cost	(74.50)	(78.03)	(63.43)	(301.64)
	Less: Other unallocable expenditure	(962.76)	(1,176.04)	(600.93)	(3,180.98)
	Add: Unallocable finance and other income	273.69	283.75	130.43	840.01
	(Loss)/profit before tax	132.73	345.84	(84.82)	44.69
III	Segment assets				
	Real estate	77,354.32	70,060.38	52,209.40	70,060.38
	NBFC	502.02	396.65	263.24	396.65
	Others	398.67	376.57	117.70	376.57
		78,255.01	70,833.60	52,590.34	70,833.60
	Unallocated corporate assets	19,731.85	13,899.84	10,646.22	13,899.84
	Total assets	97,986.86	84,733.44	63,236.56	84,733.44
IV	Segment liabilities				
	Real estate	69,656.43	59,764.46	45,801.11	59,764.46
	NBFC	56.60	31.38	62.61	31.38
	Others	42.37	32.08	47.50	32.08
		69,755.40	59,827.92	45,911.22	59,827.92
	Unallocated corporate liabilities	21,878.86	18,611.18	16,898.22	18,611.18
	Total liabilities	91,634.26	78,439.10	62,809.44	78,439.10

- (6) The Group is currently evaluating the impact of amendments proposed through Finance Bill, 2024 dated 23 July 2024 and the impact thereof, if any, shall be considered once the same is enacted.
- (7) Previous period's/year's figures have been regrouped/reclassified wherever necessary to confirm with the current period/year figures. The impact of such reclassification/regrouping is not material to the unaudited consolidated financial results.

For and on behalf on Board of Directors
Signatureglobal (India) Limited

Ravi Aggarwal
Managing Director
DIN: 00203856



Place: Gurugram
Date: 7 August 2024



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Walker Chandiook & Co LLP

Walker Chandiook & Co LLP

21st Floor, DLF Square
Jacaranda Marg, DLF Phase II,
Gurugram - 122 002
Haryana, India

T +91 124 462 8099
F +91 124 462 8001

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of Signatureglobal (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Signatureglobal (India) Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Signatureglobal (India) Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), (refer Annexure 1 for the list of subsidiaries included in the Statement) for the quarter ended 30 June 2024, 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, 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 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. 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 the Standards on Auditing specified under section 143(10) of the Act, 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 SEBI Circular CIR/CFD/CMD1/44/2019 dated 29 March 2019 issued by the SEBI under Regulation 33 (8) of the Listing Regulation, to the extent applicable.

Chartered Accountants

Offices in Ahmedabad, Bengaluru, Chandigarh, Chennai, Dehradun, Goa, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune



Walker Chandiook & Co LLP is registered with limited liability with identification number AAC-2085 and has its registered office at L-41, Connaught Circus, Outer Circle, New Delhi, 110001, India

Walker Chandiook & Co LLP

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of Signatureglobal (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review reports of the other auditors referred to in paragraph 5 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the listing regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We did not review the interim financial results of 9 subsidiaries included in the Statement, whose financial information reflects total revenues of Rs. 1,239.87 million, total net profit after tax of Rs. 154.56 million, total comprehensive income of Rs. 153.91 million, for the quarter ended on 30 June 2024, as considered in the Statement. These interim financial results have been reviewed by other auditors whose review reports have been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Deepak Mittal

Deepak Mittal

Partner

Membership No.: 503843

UDIN: 24503843BKFRB7041



Place: Gurugram

Date: 7 August 2024

Walker ChandioK &Co LLP

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of Signatureglobal (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

Annexure 1

List of entities included in the statement:

Holding Company:

1. Signatureglobal (India) Limited

Subsidiary Companies:

2. Signature Builders Private Limited
3. Signatureglobal Developers Private Limited
4. JMK Holdings Private Limited
5. Signature Infrabuild Private Limited
6. Fantabulous Town Developers Private Limited
7. Maa-Vaishno Net Tech Private Limited
8. Indeed Fincap Private Limited
9. Sternal Buildcon Private Limited
10. Forever Buildtech Private Limited
11. Rose Building Solutions Private Limited
12. Signatureglobal Homes Private Limited
13. Signatureglobal Business Park Private Limited
14. Gurugram Commercicy Private Limited (with effect from 18 March 2024)



Signatureglobal (India) Limited

Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001

CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Unaudited Standalone Financial Results for the quarter ended 30 June 2024

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended		Year ended	
		30 June 2024 (Unaudited)	31 March 2024 (Unaudited) (Refer note - 4)	30 June 2023 (Unaudited)	31 March 2024 (Audited)
1	Income				
	Revenue from operations	2,215.27	2,606.09	1,742.19	8,480.90
	Other income	353.19	335.97	198.66	1,133.17
	Total income	2,568.46	2,942.06	1,940.85	9,614.07
2	Expenses				
	Cost of revenue	1,903.15	2,212.96	1,390.79	7,035.35
	Purchases of stock-in-trade	1.27	1.34	0.18	2.25
	Employee benefits expense	231.89	280.01	204.91	901.93
	Finance costs	329.27	193.13	169.43	744.92
	Depreciation and amortization expense	46.09	53.75	43.45	191.92
	Impairment losses on financial assets	6.80	42.18	-	42.18
	Other expenses	183.78	175.15	92.76	577.90
	Total expenses	2,702.25	2,958.52	1,901.52	9,496.45
3	Loss/(profit) before tax (1-2)	(133.79)	(16.46)	39.33	117.62
4	Tax expense				
	Current tax	-	-	-	-
	Deferred tax (credit)/expenses	-	(104.60)	11.17	(103.96)
	Total tax (credit)/expenses	-	(104.60)	11.17	(103.96)
5	Net (loss)/profit for the period / year (3-4)	(133.79)	88.14	28.16	221.58
6	Other comprehensive income				
	Items that will not be reclassified to statement of profit and loss				
	Remeasurement (loss)/gain on defined benefit plans	(6.79)	(0.91)	(3.12)	(3.10)
	Income-tax effect	-	0.26	0.91	0.90
	Total other comprehensive income	(6.79)	(0.65)	(2.21)	(2.20)
7	Total comprehensive (loss)/income for the period / year (5+6)	(140.58)	87.49	25.95	219.38
8	Paid-up equity share capital (face value of Rs. 1 per share)	140.51	140.51	124.85	140.51
9	Reserves (other equity)				8,532.18
10	Earnings/(loss) per equity share (face value of Rs. 1 each) (quarterly figures not annualized)				
	Basic (Rs. per share)	(0.95)	0.63	0.23	1.67
	Diluted (Rs. per share)	(0.95)	0.63	0.23	1.67

See accompanying notes to the standalone unaudited financial results

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Statement of Unaudited Standalone Financial Results for the quarter ended 30 June 2024

Notes:

- (1) In terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), this Statement of Unaudited Statement Financial Results for the quarter ended 30 June 2024 ("Unaudited Standalone Financial Results") of Signatureglobal (India) Limited (the "Company") has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 07 August 2024 and have been subject to a limited review by the statutory auditors of the Company.
- (2) The Unaudited Standalone Financial Results, for the quarter ended 30 June 2024 have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards 34, Interim Financial Reporting (Ind AS - 34), prescribed under Section 133 of the Companies Act, 2013 (the Act) and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirement of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).
- (3) During the year ended 31 March 2024, the Company had completed its Initial Public Offer ('IPO') of 18,961,038 Equity shares having face value of Rs. 1 each, at an issue price of Rs. 385 per equity share (including share premium of Rs. 384 per share), comprising offer for sale of 3,298,701 shares by selling shareholder aggregating to Rs. 1,270.00 million and a fresh issue of 15,662,337 shares aggregating to Rs. 6,030.00 million. The equity shares of the Company were listed on BSE Limited ('BSE') and National Stock Exchange of India Limited ('NSE') on 27 September 2023.

The utilization of the initial public offer proceeds is summarized below:

Object of the issue as per Prospectus	Utilization planned as per Prospectus*	Total utilised upto 30 June 2024	Amount pending for utilisation as on 30 June 2024
Re-payment or pre-payment, in full or in part, of certain borrowings availed by the Company	2,640.00	2,640.00	-
Infusion of funds in certain of its Subsidiaries, namely Signatureglobal Homes Private Limited, Signatureglobal Developers Private Limited, Signatureglobal Business Park Private Limited and Sternal Buildcon Private Limited for re-payment or pre-payment, in full or in part, of certain borrowings availed by our Subsidiaries.	1,680.00	1,680.00	-
Inorganic growth through land acquisitions and general corporate purposes	1,241.97	1,241.97	-
Total	5,561.97	5,561.97	-

*Net of share issue expenses of Rs. 468.03 million in relation to fresh issue of shares that had been adjusted against securities premium as per Section 52 of the Companies Act, 2013. The actual expenses were marginally higher vis-à-vis the expenses as per the Prospectus dated 23 September 2023 (that were based on management estimates then and were subject to change), consequent to subsequent accounting and recording of final expenditure.

- (4) The figures for the quarter ended 31 March 2024 are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2024 and the figures for the nine months period ended 31 December 2023, which were subjected to limited review by the statutory auditors.
- (5) As per Ind AS 108 "Operating Segments", if a financial report contains both consolidated financial results and the separate financial results of the Parent Company, segment information may be presented on the basis of the consolidated financial results. Thus, disclosure required by regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 on segment information has been furnished in consolidated financial results.
- (6) The Company is currently evaluating the impact of amendments proposed through Finance Bill, 2024 dated 23 July 2024 and the impact thereof, if any, shall be considered once the same is enacted.
- (7) Previous period's/year's figures have been regrouped/reclassified wherever necessary to confirm with the current period/year figures. The impact of such reclassification/regrouping is not material to the unaudited standalone financial results.

For and on behalf on Board of Directors
Signatureglobal (India) Limited

Ravi Aggarwal
Managing Director
DIN: 00203856



Place: Gurugram
Date: 7 August 2024



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Walker Chandiook & Co LLP

Walker Chandiook & Co LLP

21st Floor, DLF Square
Jacaranda Marg, DLF Phase II,
Gurugram - 122 002
Haryana, India

T +91 124 462 8099
F +91 124 462 8001

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of Signatureglobal (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Signatureglobal (India) Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Signatureglobal (India) Limited ('the Company') for the quarter ended 30 June 2024, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's management and approved by the 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 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. 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 the Standards on Auditing specified under section 143(10) of the Act, 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.



Chartered Accountants

Offices in Ahmedabad, Bengaluru, Chandigarh, Chennai, Dehradun, Goa, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker Chandiook & Co LLP is registered with limited liability with identification number AAC-2085 and has its registered office at L-41, Connaught Circus, Outer Circle, New Delhi, 110001, India

Walker Chandiook & Co LLP

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of Signatureglobal (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

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 the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the listing regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Deepak Mittal

Deepak Mittal

Partner

Membership No. 503843

UDIN: 24503843 BK FARC 3530



Place: Gurugram

Date: 7 August 2024

Annexure-II

Details as required under Regulation 30 read with Part A of Schedule III of the SEBI LODR and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are as under:

1. Appointment of Mr. Gaurav Malik as Chief Financial Officer of the Company.

S. No.	Particulars	Information of such event
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Mr. Gaurav Malik has been appointed as Chief Financial Officer of the Company w.e.f., 8 th August, 2024. Consequent to the appointment, he will act as Chief Financial Officer, Key Managerial Personnel and Senior Management Personnel of the Company w.e.f., 8 th August, 2024.
2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	8 th August, 2024
3.	Brief profile (in case of appointment);	Mr. Gaurav Malik, Chief Financial Officer of our company w.e.f., 8 th August, 2024. He holds a bachelor's degree (honors) in Commerce from the University of Delhi and is a Chartered Accountant qualified from ICAI in 2007. He has worked with Nucleus Office Parks (A Blackstone Company) for approximate seven years, where his last role was Chief Financial Officer. He has also worked with Experion Developers, Trifecta Capital, and Starwood Hotels during his 18 year professional career. Gaurav Malik is the author of Amazon bestselling book on real estate titled "Real Estate: A Buyer's Playbook," published by Thomson Reuters. He was recognized as the "CFO of the Year-2022" by the Indian Achievers' Forum and awarded BW CFO Finance 40 under 40 in 2023.
4.	Disclosure of relationships between directors (in case of appointment of a director).	NA

2. Re-designation of Mr. Manish Garg, Chief Financial Officer, as Deputy Chief Financial Officer.

S. No.	Particulars	Information of such event
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Mr. Manish Garg, due to appointment of new Chief Financial Officer, has been re-designated as Deputy Chief Financial Officer of the Company w.e.f., 8 th August, 2024. Consequent to the re-designation, he has ceased to be Chief Financial Officer and Key Managerial Personnel w.e.f., 8 th August, 2024 and will continue to be a Senior Management Personnel of the Company.
2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	8 th August, 2024
3.	Brief profile (in case of appointment);	Manish Garg joined our Company on October 17, 2016. He holds a bachelors degree in commerce (honours) from University of Delhi. He has been admitted as an associate member of the Institute of Chartered Accountants of India. He was previously associated with Bhargava Garg and Associates for a period of over five years, with Jaiprakash Associates Limited as senior manager (accounts) for a period of about three years, with ATS Infrastructure Limited as an assistant vice president for a period of over three years, and with JM Housing Limited as head of finance and accounts for a period of over two years.
4.	Disclosure of relationships between directors (in case of appointment of a director).	NA

3. Appointment of Cost Auditors of the Company for the FY 2024-25.

S. No.	Particulars	Information of such event
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Re-appointment.

2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	Re-appointment of M/s Goyal, Goyal & Associates, Cost Accountants (FRN: 000100), as Cost Auditors of the of the Company for the FY 2024-25.
3.	Brief profile (in case of appointment);	M/s Goyal, Goyal & Associates, Cost Accountants (FRN: 000100), is a firm of Cost and Management Accountants, in practice for more than 20 years. The firm has extensive experience in various industries like auto, dairy, textiles, garments, steel/copper/aluminium and many more. The firm provides various professional services including audit & assurance, business advisory services, cost records compilation, taxation services etc. The firm is committed to continuously contribute to their clients growth through utmost honesty and integrity.
4.	Disclosure of relationships between directors (in case of appointment of a director).	NA

4. Appointment of Internal Auditors of the Company for the FY 2024-25.

S. No.	Particulars	Information of such event
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Re-appointment.
2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	Re-appointment of M/s Jain Jindal & Co., Chartered Accountants (FRN: 025817N), as Internal Auditors of the Company for the FY 2024-25.
3.	Brief profile (in case of appointment);	M/s Jain Jindal & Co., Chartered Accountants (FRN: 025817N), is a firm of Chartered Accountants, in practice for more than 10 years. The firm has extensive experience in various industries and offers wide range of advisory services ranging from Accounting & Assurance, Tax, Transaction, Legal, Process Improvement and outsourcing etc. They help their clients in adopting best practices and technology to serve them with global standard of solutions.
4.	Disclosure of relationships between directors (in case of appointment of a director).	NA

Press Release
Signature Global Q1 FY25 Revenue grows 135% YoY to INR 4 billion

- Signature Global Q1-FY25 **pre-sales grow 255% to INR 31.2 billion**; collections **rose 102%** to **INR 12.1 billion**
- Consolidated Net Profit for Q1 FY25 stood at **0.07 billion** against loss of 0.07 billion in Q1 FY24
- Company's Gross Profit Margin for Q1 stood at **28%**, against **34%** in Q1 FY24

New Delhi, August 7th, 2024: Signature Global (BSE: 543990 | NSE: SIGNATURE), amongst the leading real estate development companies in India with a well-established brand in Delhi-NCR, reported revenue **growth of 135%** to **INR 4.0 billion** compared to **INR 1.7 billion** in Q1 FY24. The Company's net profit for the first quarter stood at **INR 0.07 billion** as against loss of **INR 0.07 billion** in Q1 FY24. For the quarter, the Company achieved pre-sales of **INR 31.2 billion** in Q1 FY25 with **year on year growth of 255%**. Collections for Q1 FY25 rose **102%** to **INR 12.1 billion** compared to the **INR 6.0 billion** in Q1FY24. Company's **net debt reduced to INR 9.8 billion** at the end of Q1 FY25 compared to **INR 11.6 billion** at end of FY24.

Below are the Financial highlights for the first quarter ended June 30, 2024.

Particulars (Rs. Billion)	Q1FY25	Q1FY24	YoY (%)	Q4FY24	QoQ (%)	FY24
Revenue from Operations	4.0	1.7	135%	6.9	(42%)	12.4
Consolidated Profit / (Loss) after Tax	0.07	(0.07)	200%	0.41	(83%)	0.2
Adjusted Gross Profit Margin	28%	34%	-	25%	-	28%
Adjusted EBITDA Margin	13%	10%	-	13%	-	11%

Commenting on the company's performance, Mr. Pradeep Kumar Aggarwal, Chairman and Whole-Time Director, said "Continuing with the momentum achieved in FY24, the Company reported another stellar performance for the first quarter of FY25. Our operational performance is a testimony of our steadfast commitment to delivering quality products & services to our customers ensuring sustainable profitability and long-term value for all stakeholders. In the first quarter itself, we have achieved 30% of annual pre-sales target. We are planning to launch few projects over coming quarters and this is likely to boost our operational targets."

About Signature Global (India) Ltd:

Signature Global, a leading real estate development company in India, is reshaping the housing market in northern India. Initially established as a key player in affordable housing, the company is now broadening its scope by venturing into the mid-housing segment, with a strong emphasis on quality execution, value creation, reliability, and adherence to global standards. Founded in Gurugram in 2014 by seasoned professionals with extensive real estate experience, Signature Global commands a 36% market share in Gurugram's affordable and mid-housing sector.

Supported by prominent investors like Nomura, HDFC, IFC and Bandhan MF, Signature Global upholds high standards of corporate governance. The company employs a disciplined land acquisition strategy, typically launching projects within 18 months of acquisition. The Company has so far delivered 11 million sq. ft. of housing area and boasts a robust pipeline of approximately 32.2 million sq. ft. of saleable area in our forthcoming projects along with 16.4 million sq. ft. of ongoing projects, set for execution over the next 2-3 years. In FY24, Signature Global achieved sales bookings of ₹72.7 billion and reported a sales CAGR of 62% from FY21 to FY24. The company projects sales of ₹100 billion in FY25 and ₹ 38 billion of revenue recognition.

Disclaimer:

The statements, are as on date and may contain forward-looking statements like the words “believe”, “expect”, “anticipate”, “intend”, “plan”, “estimate”, “project”, “will”, “may”, “targeting” and similar expressions regarding the financial position, business strategy, plans, targets and objectives of the Company. Such forward-looking statements involve known and unknown risks which may cause actual results, performance or achievements to be materially different from results or achievements expressed or implied. The risks and uncertainties interalia, relating to these statements include (i) cash flow projections, (ii) industry and market conditions; (iii) ability to manage growth; (iv) competition; (v) government policies and regulations; (vi) obtaining regulatory approvals; (vii) domestic & international economic conditions such as interest rate & currency exchange fluctuations; (viii) political, economic, legal and social conditions in India/ elsewhere; (ix) technological advances; (x) claims and concerns about product safety and efficacy; (xi) domestic and foreign healthcare reforms; (xii) Inability to build production capacity; (xiii) unavailability of raw materials and failure to gain market acceptance. The Company shall not have any responsibility or liability whatsoever for any loss howsoever arising from this presentation or its contents or otherwise arising in connection therewith.

For Further information, please contact:

Signature Global (India) Limited	Adfactors PR
Mr. Jayanta Barua Head of Marketing & Communications	Mr. Anand Prakash
Email: jayantabarua@signatureglobal.in	Email: signatureglobal@adfactorspr.com
https://www.signatureglobal.in/	https://www.adfactorspr.com/