

Date: 10th February, 2025

The Manager
BSE Limited
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai 400 001
Scrip Code : 543990

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
Symbol : SIGNATURE

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

Dear Sir/Madam,

This is to inform that the Board of Directors of the Company in its meeting held today i.e. 10th February, 2025, transacted the following business items:

1. Unaudited Financial Results for the quarter and nine months period ended on 31st December, 2024.

Approved the Unaudited Financial Results (both Consolidated and Standalone) of the Company for the quarter and nine months period ended on 31st December, 2024.

A signed copy of the said Financial Results (both Consolidated and Standalone) of the Company for the quarter and nine months period ended on 31st December, 2024 along with Limited Review Reports thereon by the Statutory Auditors of the Company, are enclosed herewith as **Annexure - I**.

2. Re-appointment of Secretarial Auditor of the Company for the Financial Year 2024-25.

Approved the re-appointment of M/s Deepak Sharma & Associates, Company Secretaries as Secretarial Auditors of the Company for the Financial Year 2024-25.

Details required pursuant to Regulation 30 of the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024, are enclosed herewith as **Annexure – II**.

Press Release for Unaudited Financial Results for the quarter and nine months period ended on 31st December, 2024.

Press Release being issued in relation to the Unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter and nine months period ended on 31st December, 2024 is enclosed herewith as **Annexure-III**.

The meeting of Board of Directors commenced at 16:40 Hours and concluded at 18:26 Hours.

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

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

Statement of Unaudited Consolidated Financial Results for the quarter and nine months period ended 31 December 2024

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Nine months period ended		Year ended
		31 December 2024 (Unaudited)	30 September 2024 (Unaudited)	31 December 2023 (Unaudited)	31 December 2024 (Unaudited)	31 December 2023 (Unaudited)	31 March 2024 (Audited)
1	Income						
	Revenue from operations	8,276.85	7,492.88	2,818.05	19,775.87	5,461.91	12,405.54
	Other income	344.62	281.38	199.45	899.69	556.26	840.01
	Total income	8,621.47	7,774.26	3,017.50	20,675.56	6,018.17	13,245.55
2	Expenses						
	Cost of revenue	6,395.58	6,343.21	2,181.39	15,847.36	4,089.85	9,715.99
	Purchases of stock-in-trade	2.14	0.77	0.64	4.18	0.91	2.25
	Employee benefits expense	514.01	395.61	297.04	1,232.33	806.74	1,170.23
	Finance costs	141.64	169.17	53.40	385.31	223.61	301.64
	Depreciation and amortization expense	75.38	67.97	55.17	195.04	155.09	216.17
	Impairment of goodwill	-	0.19	-0.94	0.91	10.22	14.91
	Impairment losses on financial assets	0.10	0.18	0.16	1.75	3.95	3.72
	Other expenses	1,230.09	868.93	408.27	2,685.19	1,028.95	1,775.95
	Total expenses	8,358.94	7,846.03	2,997.01	20,352.07	6,319.32	13,200.86
3	Profit/(loss) before tax (1-2)	262.53	(71.77)	20.49	323.49	(301.15)	44.69
4	Tax expense						
	Current tax	106.74	171.58	44.05	407.79	84.53	299.74
	Tax adjustments related to earlier years	2.00	5.84	8.61	7.81	8.61	8.61
	Deferred tax credit	(137.56)	(290.71)	(53.96)	(492.97)	(144.99)	(426.90)
	Total tax (credit)/expense	(28.82)	(113.29)	(1.30)	(77.34)	(51.85)	(118.55)
5	Net profit/(loss) for the period / year (3-4)	291.35	41.52	21.79	400.83	(249.30)	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	0.12
	Income-tax effect	-	-	-	-	-	-
	Remeasurement gain/(loss) on defined benefit plans	1.16	(1.14)	(0.05)	(10.77)	(1.33)	(2.80)
	Income-tax effect	(0.37)	1.93	0.11	2.67	0.55	1.00
	Total other comprehensive income	0.79	0.79	0.06	(8.10)	(0.66)	(1.68)
7	Total comprehensive income/(loss) for the period / year (5+6)	292.14	42.31	21.85	392.73	(249.96)	161.56
	Profit/(loss) after tax attributable to:						
	Owners of the Holding Company	291.16	41.07	21.31	399.88	(250.26)	161.83
	Non-controlling interests	0.19	0.45	0.48	0.95	(0.96)	1.41
	Other comprehensive income/(loss) attributable to:						
	Owners of the Holding Company	0.79	0.79	0.06	(8.10)	(0.66)	(1.68)
	Non-controlling interests	-	-	-	-	-	-
	Total comprehensive income/(loss) attributable to:						
	Owners of the Holding Company	291.95	41.86	21.37	391.78	(250.92)	160.15
	Non-controlling interests	0.19	0.45	0.48	0.95	0.96	1.41
8	Paid-up equity share capital (face value of Rs. 1 per share)	140.51	140.51	140.51	140.51	140.51	140.51
9	Reserves (other equity)						6,126.03
10	Earnings/(loss) per equity share (face value of Rs. 1 each) (quarterly and nine months figures are not annualised)						
	Basic (Rs. per share)	2.07	0.29	0.15	2.85	(1.92)	1.22
	Diluted (Rs. per share)	2.07	0.29	0.15	2.85	(1.92)	1.22

See accompanying notes to the consolidated unaudited financial results.



**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**



Statement of Unaudited Consolidated Financial Results for the quarter and nine months period ended 31 December 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 and nine months period ended 31 December 2024 ("Unaudited Consolidated Financial Results") of Signatureglobal (India) Limited (the "Holding Company" or the "Company") and its subsidiaries (the 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 10 February 2025 and have been subjected to limited review by the statutory auditors of the Company.
- (2) The Unaudited Consolidated Financial Results, for the quarter and nine months period ended 31 December 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	(Rs. in million)		
	Utilisation planned as per Prospectus*	Total utilised upto 31 December	Amount pending for utilisation as on 31 December 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 Group had executed a "Joint Development Agreement" for development of a land parcel admeasuring approximately 16.12 acres situated at sector-71, Southern Peripheral Road, Gurugram, Haryana with the landowner, on 2 February 2024. The said land has an overall potential developable area of approximately 2.73 million square feet. Subsequent to the quarter and nine months period ended 31 December 2024, the Group has executed a sale deed on 10 January 2025 for acquiring such land parcel and consequently the "Joint Development Agreement" with the landowner stands terminated.



(This space has been intentionally left blank)

**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**



Statement of Unaudited Consolidated Financial Results for the quarter and nine months period ended 31 December 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 allocates 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			Nine months period ended		Year ended
		31 December 2024 (Unaudited)	30 September 2024 (Unaudited)	31 December 2023 (Unaudited)	31 December 2024 (Unaudited)	31 December 2023 (Unaudited)	31 March 2024 (Audited)
I	Segment revenue						
	Real estate	8,182.49	7,188.78	2,734.55	19,262.17	5,192.35	12,035.94
	NBFC	20.84	18.96	13.28	54.94	45.13	58.34
	Others	2,426.55	2,726.07	2,204.84	7,388.40	5,562.48	9,340.63
	Total	10,629.88	9,933.81	4,952.67	26,705.51	10,799.96	21,434.91
	Less: Inter segment revenues	(2,353.03)	(2,440.93)	(2,134.62)	(6,929.64)	(5,338.05)	(9,029.37)
	Net revenue from operations	8,276.85	7,492.88	2,818.05	19,775.87	5,461.91	12,405.54
II	Segment results						
	Real estate	1,836.24	1,092.49	601.40	3,780.91	1,286.23	2,577.65
	NBFC	20.84	18.96	13.27	54.94	30.15	43.37
	Others	22.05	37.45	21.34	88.48	54.76	66.28
	Profit before other adjustments	1,879.13	1,148.90	636.01	3,924.33	1,371.14	2,687.30
	Less: Finance cost	(141.64)	(169.17)	(53.40)	(385.31)	(223.61)	(301.64)
	Less: Other unallocable expenditure	(1,819.58)	(1,332.88)	(761.57)	(4,115.22)	(2,004.94)	(3,180.98)
	Add: Unallocable finance and other income	344.62	281.38	199.45	899.69	556.26	840.01
	Profit/(loss) before tax	262.53	(71.77)	20.49	323.49	(301.15)	44.69
III	Segment assets						
	Real estate	96,717.23	84,316.65	64,330.62	96,717.23	64,330.62	70,060.38
	NBFC	723.78	573.11	420.27	723.78	420.27	396.65
	Others	472.37	449.71	274.09	472.37	274.09	376.57
	Unallocated corporate assets	97,913.38	85,339.47	65,024.98	97,913.38	65,024.98	70,833.60
	Total assets	24,031.08	19,576.49	12,671.08	24,031.08	12,671.08	13,899.84
	121,944.46	104,915.96	77,696.06	121,944.46	77,696.06	84,733.44	
IV	Segment liabilities						
	Real estate	88,482.66	73,491.14	56,784.57	88,482.66	56,784.57	59,764.46
	NBFC	57.25	57.11	61.32	57.25	61.32	31.38
	Others	47.91	49.78	47.54	47.91	47.54	32.08
	Unallocated corporate liabilities	88,587.82	73,598.58	56,893.43	88,587.82	56,893.43	59,827.92
	Total liabilities	26,659.42	24,922.45	14,919.85	26,669.42	14,919.85	18,611.18
	115,257.24	98,521.03	71,813.28	115,257.24	71,813.28	78,439.10	

- (6) The Board of Directors of the Company at their meeting held on 29 August 2024 approved the formulation of "Signatureglobal Employee Stock Plan 2024", with the authority to grant not exceeding 850,000 employee stock options to such eligible employees of the Group as may be determined by the Nomination and Remuneration Committee, in one or more tranches, from time to time, which in aggregate shall be convertible into not more than 350,000 equity shares of face value of Rs. 1 each fully paid up, subject to regulatory/statutory approvals. The said ESOP Plan was subsequently approved by the shareholders/ members at the Annual General Meeting held on 28 September 2024. As at 31 December 2024, the Group has not granted any stock options under the said scheme.
- (7) During the current quarter, the Group has executed the sale deed on 23 October 2024 with respect to one of its investment property at Gurugram, that had been classified as 'asset held for sale', during the year ended 31 March 2024 and the said transaction has reached finality.
- (8) Subsequent to the quarter ended 31 December 2024, the Company has appointed Mr. Sanjeev Kumar Sharma as Chief Financial Officer and Key Managerial Personnel w.e.f. 7 January 2025 pursuant to the recommendation of the Nomination and Remuneration Committee and approval of the Audit Committee.
- (9) 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 consolidated financial results.



**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**

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

Lalit Kumar Aggarwal
Vice Chairman and Whole Time Director
DIN: 00203664



Place: Gurugram
Date: 10 February 2025

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 and Year to Date Results of Signatureglobal (India) Limited pursuant to 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 31 December 2024 and the consolidated year to date results for the period 1 April 2024 to 31 December 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 circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, 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 and Year to Date Results of Signatureglobal (India) Limited pursuant to Regulation 33 of the Listing Regulations (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 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 requirements of Regulation 33 of 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. 1,512.98 million and Rs. 4,858.52 million, total net loss after tax of Rs. 81.02 million and Rs. 271.92 million, total comprehensive loss of Rs. 80.58 million and Rs. 272.36 million, for the quarter and year-to-date period ended on 31 December 2024, respectively, 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 these matters 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: 25563843BMLCOY1253

Place: Gurugram
Date: 10 February 2025

Walker Chandiook & Co LLP

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of Signatureglobal (India) Limited pursuant to Regulation 33 of the Listing Regulations (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 and nine months period ended 31 December 2024

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Nine months period ended		Year ended
		31 December 2024 (Unaudited)	30 September 2024 (Unaudited)	31 December 2023 (Unaudited)	31 December 2024 (Unaudited)	31 December 2023 (Unaudited)	31 March 2024 (Audited)
1	Income						
	Revenue from operations	6,583.47	4,534.10	2,165.40	13,332.84	5,874.81	8,480.90
	Other income	419.24	377.68	358.02	1,150.11	797.20	1,133.17
	Total income	7,002.71	4,911.78	2,523.42	14,482.95	6,672.01	9,614.07
2	Expenses						
	Cost of revenue	5,169.76	3,944.84	1,743.99	11,017.75	4,822.39	7,035.35
	Purchases of stock-in-trade	0.33	0.77	0.64	2.37	0.91	2.25
	Employee benefits expense	416.32	283.47	238.04	931.68	621.92	901.93
	Finance costs	438.88	417.23	143.08	1,185.38	551.79	744.92
	Depreciation and amortization expense	54.85	52.24	48.90	153.18	138.17	191.92
	Impairment losses on financial assets	3.70	8.70	-	19.20	-	42.18
	Other expenses	641.33	350.20	133.69	1,175.31	402.75	577.90
	Total expenses	6,725.17	5,057.45	2,308.34	14,484.87	6,537.93	9,496.45
3	Profit/(loss) before tax (1-2)	277.54	(145.67)	215.08	(1.92)	134.08	117.62
4	Tax expense						
	Deferred tax (credit)/expense	(0.19)	(105.47)	0.18	(105.66)	0.64	(103.96)
	Total tax (credit)/expense	(0.19)	(105.47)	0.18	(105.66)	0.64	(103.96)
5	Net profit/(loss) for the period / year (3-4)	277.73	(40.20)	214.90	103.74	133.44	221.58
6	Other comprehensive income						
	Items that will not be reclassified to statement of profit and loss						
	Remeasurement gain/(loss) on defined benefit plans	0.73	0.33	(0.62)	(5.73)	(2.19)	(3.10)
	Income-tax effect	(0.19)	1.63	0.18	1.44	0.64	0.90
	Total other comprehensive income	0.54	1.96	(0.44)	(4.29)	(1.55)	(2.20)
7	Total comprehensive income/(loss) for the period / year (5+6)	278.27	(38.24)	214.46	99.45	131.89	219.38
8	Paid-up equity share capital (face value of Rs. 1 per share)	140.51	140.51	140.51	140.51	140.51	140.51
9	Reserves (other equity)						8,532.18
10	Earnings/(loss) per equity share (face value of Rs. 1 each) (quarterly and nine months figures are not annualised)						
	Basic (Rs. per share)	1.98	(0.29)	1.53	0.74	1.02	1.67
	Diluted (Rs. per share)	1.98	(0.29)	1.53	0.74	1.02	1.67

See accompanying notes to the standalone unaudited financial results.

(This space has been intentionally left blank)



SIGNED FOR IDENTIFICATION PURPOSE ONLY



Statement of Unaudited Standalone Financial Results for the quarter and nine months period ended 31 December 2024

Notes:

- (1) In terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), this Statement of Unaudited Standalone Financial Results for the quarter and nine months period ended 31 December 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 10 February 2025 and have been subjected to limited review by the statutory auditors of the Company.
- (2) The Unaudited Standalone Financial Results, for the quarter and nine months period ended 31 December 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 requirements 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 utilized upto 31 December 2024	Amount pending for utilization as on 31 December 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 Sernal 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) 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.
- (5) The Company had executed a "Joint Development Agreement" for development of a land parcel admeasuring approximately 16.12 acres situated at sector-71, Southern Peripheral Road, Gurugram, Haryana with the landowner, on 2 February 2024. The said land has an overall potential developable area of approximately 2.73 million square feet. Subsequent to the quarter and nine months period ended 31 December 2024, the Company has executed a sale deed on 10 January 2025 for acquiring such land parcel and consequently the "Joint Development Agreement" with the landowner stands terminated.
- (6) The Board of Directors of the Company at their meeting held on 29 August 2024 approved the formulation of "Signatureglobal Employee Stock Plan 2024", with the authority to grant not exceeding 850,000 employee stock options to such eligible employees of the Company/ Subsidiary companies as may be determined by the Nomination and Remuneration Committee, in one or more tranches, from time to time, which in aggregate shall be exercisable into not more than 850,000 equity shares of face value of Rs. 1 each fully paid up, subject to regulatory/statutory approvals. The said ESOP Plan has been subsequently approved by the shareholders' members at the Annual General Meeting held on 28 September 2024. As at 31 December 2024, the Company has not granted any stock options under the said scheme.
- (7) During the current quarter, the Company has executed the sale deed on 23 October 2024 with respect to one of its investment property at Gurugram, that had been classified as 'asset held for sale', during the year ended 31 March 2024 and the said transaction has reached finality.
- (8) Subsequent to the quarter ended 31 December 2024, the Company has appointed Mr. Sanjeev Kumar Sharma as Chief Financial Officer and Key Managerial Personnel w.e.f. 7 January 2025 pursuant to the recommendation of the Nomination and Remuneration Committee and approval of the Audit Committee.
- (9) 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 standalone financial results.



Wee up
**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**

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


Lalit Kumar Aggarwal
Vice Chairman and Whole Time Director
DIN: 00203664



Place: Gurugram
Date: 10 February 2025

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 and Year to Date Results of Signatureglobal (India) Limited pursuant to 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 31 December 2024 and the year to date results for the period 1 April 2024 to 31 December 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 and Year to Date Results of Signatureglobal (India) Limited pursuant to Regulation 33 of the Listing Regulations (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 requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Deepak Mittal

Deepak Mittal

Partner

Membership No. 503843



UDIN: 25503843BMLCOW1553

Place: Gurugram

Date: 10 February 2025

Annexure - II

Details as required under Regulation 30 read with Part A of Schedule III of the Listing Regulations and SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 are as under:

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;	Pursuant to the recommendation of Audit Committee, the Board of Directors at its Meeting held on 10 th February, 2025, approved the re-appointment of M/s Deepak Sharma & Associates, Company Secretaries, as Secretarial Auditors of the Company for the Financial Year 2024-25.
3.	Brief profile (in case of appointment);	Mr. Deepak Parasar Sharma is a Practicing Company Secretary, proprietor of M/s Deepak Sharma & Associates a Peer Reviewed Firm. He is a Fellow member of the Institute of Company Secretaries of India having an immense experience of more than 20 years and a Law graduate. He possess affluent and versatile experience spanning across the key areas such as corporate laws, merger and amalgamations, legal and secretarial corporate advisory services, etc. acquired during his career of over twenty years.
4.	Disclosure of relationships between directors (in case of appointment of a director).	N.A.

Press Release

Signature Global Records Strong Pre-Sales of INR 128.10 billion in Calendar Year 2024, Books INR 40 Crore Profit in 9M FY25

- Reports 260% Revenue Growth to **INR 19.8 billion** in **9M FY25**, with **Q3 FY25** revenue reaching **INR 8.3 billion**, up **196% YoY**
- Turned profitable with a **PAT of INR 0.40 billion** in 9M FY25, compared to a loss of **INR 0.25 billion** in 9M FY24; **Q3 FY25 PAT stood at INR 0.29 billion**
- Achieved best ever pre-sales of **INR 86.7 billion in 9MFY25**, reflecting **178% YoY** growth, with Q3 FY25 pre-sales at **INR 27.7 billion**.
- Collections for 9M FY25 surged **54% YoY** to **INR 32.1 billion**, with Q3 FY25 collections at **INR 10.8 billion**
- Net debt reduced by **36%** to **INR 7.4 billion** from **INR 11.6 billion** in FY24, strengthening its financial position

New Delhi, February 10th, 2025: Signature Global (BSE: 543990 | NSE: SIGNATURE), one of India's leading real estate development companies, reported strong pre-sales of **INR 128.10 billion** in Calendar Year 2024, along with robust key metrics in 9M FY25 and Q3 FY25. The company achieved significant revenue growth and profitability, with revenue from operations surging **260% YoY to INR 19.8 billion**, driven by increased project completions and strong execution.

The Company's collections **grew to INR 10.8 billion** in **Q3FY25**. Along with the spike in pre-sales, the company also registered revenue growth of **196% YoY to INR 8.3 billion** for **Q3FY25**, which have started reflecting in the P&L account and are expected to strengthen the financial statements further.

Net debt was **reduced to INR 7.4 billion** at the end of 9MFY25 in comparison to **INR 11.6 billion** at the end of FY24.

Below are the operational highlights for the Third quarter ended December 31, 2024.

Particulars (Rs Billion)	Q3FY25	Q3FY24	Q2FY25	YoY (%)	QoQ (%)	9MFY25	9MFY24	9Mo9M(%)	FY24
Revenue from operation	8.3	2.8	7.5	196%	11%	19.8	5.5	260%	12.4
Consolidated Profit/ (Loss) after Tax	0.29	0.02	0.04	1350%	625%	0.40	(0.25)	-	0.16
Adjusted Gross Profit Margin	29%	27%	20%	-	-	27%	32%	-	28%
Adjusted EBITDA Margin	12%	10%	10%	-	-	12%	8%	-	11%

Commenting on the company's performance, Mr Pradeep Kumar Aggarwal, Chairman and Whole- Time Director, said, "Our robust performance in 9M FY25, marked by strong revenue growth and achievement of profitability, reflects the success of our strategic initiatives and execution capabilities. The remarkable pre-sales of INR 86.7 billion, driven by successful launches across segments, demonstrates the strong market acceptance of our products and the growing preference for quality housing in Delhi NCR.

The sustained improvement in our financial metrics, including strengthened collections and significant debt reduction, underscores our commitment to maintaining operational excellence while pursuing growth. Our strategic presence in high-potential micro-markets along the Dwarka Expressway, Sohna corridor and Southern Peripheral Road, supported by ongoing infrastructure development, positions us well to capitalize on the evolving market opportunities. As we move forward, we remain focused on maintaining this growth momentum while ensuring value creation for all stakeholders"

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 focusing towards the premium and mid-housing segment, with a strong emphasis on quality execution, value creation, reliability, and adherence to global standards.

The company has delivered **13.5 million sq. ft.** of housing area and has a strong pipeline of approximately **21.6 million sq. ft.** of saleable area in upcoming projects, along with **46.38 million sq. ft.** of ongoing projects, targeted for completion within the next 2-3 years.

Supported by prominent investors like Nomura, HDFC, IFC, Standard Chartered, Bandhan MF, and Kotak, Signature Global upholds high standards of corporate governance. The company employs a disciplined land acquisition strategy, typically launching projects within 18 months of acquisition. 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 and ₹ 38 billion of revenue recognition in FY25.

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 rawmaterials 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

Mr. Jayanta Barua
Head of Marketing & Communications

Email:

jayantabarua@signatureglobal.in

<https://www.signatureglobal.in/>

SIGNATUREGLOBAL (INDIA) LIMITED

CIN: L70100DL2000PLC104787

Regd. Off : 13th FLOOR DR. GOPAL DAS BHAWAN, 28 BARAKHAMBA ROAD, CONNAUGHT PLACE, NEW DELHI- 110001 Phone: 011-49281700

Corp. Off. : UNIT NO.101,GROUND FLOOR, TOWER-A, SIGNATURE TOWER, SOUTH CITY-1 GURUGRAM HR- 122001Phone: 0124-4398011

E-mail: compliance@signatureglobal.in Website: www.signatureglobal.in