

Date: 8th November, 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.

Dear Sir/ Madam,

This is to inform that the Board of Directors of the Company in its meeting held today i.e. 8th November, 2024, considered and approved the Unaudited Financial Results (both Consolidated and Standalone) of the Company for the quarter and half year ended on 30th September, 2024.

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

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

The meeting of Board of Directors commenced at 15:40 Hours and concluded at 17:50 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 and six months period ended 30 September 2024

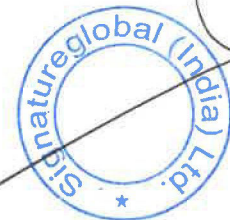
(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Six months period ended		Year ended
		30 September 2024 (Unaudited)	30 June 2024 (Unaudited)	30 September 2023 (Unaudited)	30 September 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
1	Income						
	Revenue from operations	7,492.88	4,006.14	985.27	11,499.02	2,643.86	12,405.54
	Other income	281.38	273.69	226.38	555.07	356.81	840.01
	Total income	7,774.26	4,279.83	1,211.65	12,054.09	3,000.67	13,245.55
2	Expenses						
	Cost of revenue	6,343.21	3,108.57	699.15	9,451.78	1,908.46	9,715.99
	Purchases of stock-in-trade	0.77	1.27	0.09	2.04	0.27	2.25
	Employee benefits expense	395.61	322.71	242.13	718.32	509.70	1,170.23
	Finance costs	169.17	74.50	106.78	243.67	170.21	301.64
	Depreciation and amortization expense	67.97	51.69	51.45	119.66	99.92	216.17
	Impairment of goodwill	0.19	0.72	4.37	0.91	9.28	14.91
	Impairment losses on financial assets	0.18	1.47	3.79	1.65	3.79	3.72
	Other expenses	868.93	586.17	340.71	1,455.10	620.68	1,775.95
	Total expenses	7,846.03	4,147.10	1,448.47	11,993.13	3,322.31	13,200.86
3	(Loss)/profit before tax (1-2)	(71.77)	132.73	(236.82)	60.96	(321.64)	44.69
4	Tax expense						
	Current tax	171.58	129.47	13.87	301.05	40.48	299.74
	Tax adjustments related to earlier years	5.84	-	-	5.84	-	8.61
	Deferred tax credit	(290.71)	(64.70)	(51.40)	(355.41)	(91.03)	(426.90)
	Total tax (credit)/expense	(113.29)	64.77	(37.53)	(48.52)	(50.55)	(118.55)
5	Net Profit/(loss) for the period / year (3-4)	41.52	67.96	(199.29)	109.48	(271.09)	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	0.12
	Income-tax effect	-	-	-	-	-	-
	Remeasurement (loss)/gain on defined benefit plans	(1.14)	(10.79)	2.80	(11.93)	(1.28)	(2.80)
	Income-tax effect	1.93	1.11	(0.79)	3.04	0.44	1.00
	Total other comprehensive income	0.79	(9.68)	2.13	(8.89)	(0.72)	(1.68)
7	Total comprehensive income/(loss) for the period / year (5+6)	42.31	58.28	(197.16)	100.59	(271.81)	161.56
	Profit/(loss) after tax attributable to:						
	Owners of the Holding Company	41.07	67.65	(199.36)	108.72	(271.57)	161.83
	Non-controlling interests	0.45	0.31	0.07	0.76	0.48	1.41
	Other comprehensive income/(loss) attributable						
	Owners of the Holding Company	0.79	(9.68)	2.13	(8.89)	(0.72)	(1.68)
	Non-controlling interests	-	-	-	-	-	-
	Total comprehensive income/(loss) attributable to:						
	Owners of the Holding Company	41.86	57.97	(197.23)	99.83	(272.29)	160.15
	Non-controlling interests	0.45	0.31	0.07	0.76	0.48	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 half yearly figures are not annualised)						
	Basic (Rs. per share)	0.29	0.48	(1.59)	0.77	(2.17)	1.22
	Diluted (Rs. per share)	0.29	0.48	(1.59)	0.77	(2.17)	1.22

See accompanying notes to the consolidated unaudited financial results.



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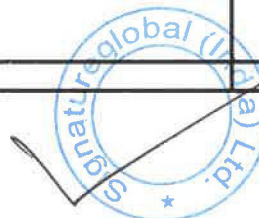


Statement of Unaudited Consolidated Assets and Liabilities

(Rs. in million unless otherwise stated)

	As at 30 September 2024	As at 31 March 2024
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	750.54	548.08
Capital work in-progress	56.88	147.09
Right of use assets	224.40	126.23
Investment property	314.19	315.31
Goodwill	28.10	29.01
Other intangible assets	13.76	16.76
Financial assets		
Investments	0.72	0.72
Other financial assets	594.82	585.77
Deferred tax asset (net)	2,060.27	1,701.82
Income-tax assets (net)	610.73	525.18
Other non-current assets	134.07	104.08
	4,788.48	4,100.05
Current assets		
Inventories	73,770.93	61,489.47
Financial assets		
Trade receivables	522.31	342.12
Cash and cash equivalents	10,827.25	6,105.26
Bank balances other than cash and cash equivalents	1,640.20	1,255.82
Loans	1,960.78	1,683.85
Other financial assets	849.83	815.14
Other current assets	10,302.85	8,688.40
	99,874.15	80,380.06
Assets classified as held for sale (refer note 4)	253.33	253.33
TOTAL ASSETS	1,04,915.96	84,733.44
EQUITY AND LIABILITIES		
Equity		
Equity share capital	140.51	140.51
Other equity	6,225.86	6,126.03
Equity attributable to owners of Holding Company	6,366.37	6,266.54
Non-controlling interests	28.56	27.80
Total equity	6,394.93	6,294.34
Liabilities		
Non current liabilities		
Financial liabilities		
Borrowings	15,510.73	12,975.70
Lease liabilities	202.18	122.27
Provisions	295.98	218.12
	16,008.89	13,316.09
Current liabilities		
Financial liabilities		
Borrowings	7,307.40	6,203.31
Lease liabilities	43.72	31.94
Trade payables		
(a) total outstanding dues of micro enterprises and small enterprises	740.20	375.21
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	10,083.77	7,541.48
Other financial liabilities	1,163.18	900.95
Other current liabilities	62,882.59	49,982.25
Provisions	19.15	14.31
Current tax liabilities (net)	152.13	53.56
	82,392.14	65,103.01
Liabilities directly associated with the assets classified as held for sale (refer note 4)	120.00	20.00
TOTAL EQUITY AND LIABILITIES	1,04,915.96	84,733.44

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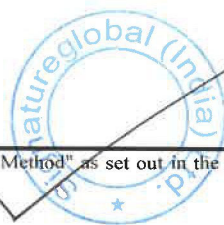
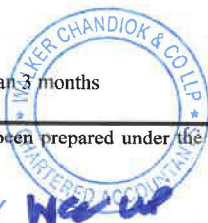
Statement of Unaudited Consolidated Cash Flows for six months period ended 30 September 2024

(Rs. in million unless otherwise stated)

Particulars	Six months period ended 30 September 2024	Six months period ended 30 September 2023
	Unaudited	Unaudited
A. Cash flows from operating activities		
Profit/(loss) before tax	60.96	(321.64)
Adjustments for :		
Depreciation and amortization expense	119.66	99.92
Finance costs	243.67	170.21
Interest income	(420.50)	(171.17)
Profit on sale of property, plant and equipment (net)	(7.64)	(26.87)
Loss on foreign exchange fluctuations	0.43	3.23
(Loss)/gain on remeasurement of financial instruments	(17.91)	20.06
Provision no longer required, written back	(27.37)	(33.76)
Impairment of goodwill on consolidation	0.91	9.28
Impairment losses on financial assets	1.65	3.79
Operating (loss) before working capital changes	(46.14)	(246.95)
Working capital adjustments		
Trade receivables	(180.19)	123.03
Other non-current assets	(29.99)	(1.42)
Other financial assets	(67.59)	(90.64)
Other current assets	(1,587.08)	(2,475.06)
Inventories	(11,217.70)	(4,477.66)
Trade payables	3,232.27	(386.76)
Other liabilities	12,900.34	10,726.77
Other financial liabilities	162.36	(546.69)
Provisions	70.78	33.90
Cash flows from operating activities	3,237.06	2,658.52
Taxes paid (net of refunds)	(293.87)	(290.51)
Net cash flows from operating activities (A)	2,943.19	2,368.01
B. Cash flows from investing activities		
Purchase of property, plant and equipment, capital work in progress, intangible assets and investment property including capital creditors and advances (net)	(237.84)	(111.95)
Proceeds from sale of property, plant and equipment	22.03	62.77
Advance received for sale of investment property	100.00	-
Loans given	(420.00)	(373.15)
Loans received back	183.90	108.79
Proceeds from sale of investments	-	0.37
Investment in long term bank deposits	(233.63)	(258.23)
Proceeds from long term bank deposits	185.99	112.38
Movement in short term bank deposits (net)	(317.14)	(450.49)
Interest received	378.04	133.34
Net cash used in investing activities (B)	(338.65)	(776.17)
C. Cash flows from financing activities		
Net repayments of short term borrowings	(386.66)	(373.03)
Proceeds from long term borrowings	8,439.88	4,389.50
Repayments of long term borrowings	(4,455.19)	(10,004.11)
Issue of share capital including securities premium	-	6,030.00
Proceeds from offer for sale shares	-	1,270.00
Payment of share issue expenses	-	(186.36)
Payment of principal portion of lease liabilities	(23.02)	(13.10)
Payment of interest on lease liabilities	(13.18)	(11.76)
Finance costs paid	(1,444.38)	(1,119.60)
Net cash flows from/(used in) financing activities (C)	2,117.45	(18.46)
Net increase in cash and cash equivalents (A+B+C)	4,721.99	1,573.38
Cash and cash equivalents at beginning of the period	6,105.26	6,387.44
Cash and cash equivalents at end of the period	10,827.25	7,960.82
Cash and cash equivalents at end of the period		
Balances with banks	2,705.87	4,158.48
Cheques in hand	-	17.07
Cash on hand	16.38	14.65
Fixed deposits with original maturity of less than 3 months	8,105.00	3,770.62
	10,827.25	7,960.82

Note: The above statement of cash flows has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS-7) Statement of Cash Flows.

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Statement of Unaudited Consolidated Financial Results for the quarter and six months period ended 30 September 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 six months period ended 30 September 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 8 November 2024 and have been subjected to limited review by the statutory auditors of the Company.
- (2) The Unaudited Consolidated Financial Results, for the quarter and six months period ended 30 September 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	Utilisation planned as per Prospectus*	Total utilised upto 30 September 2024	(Rs. in million)
			Amount pending for utilisation as on 30 September 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) Consequent to the management's decision during the year ended 31 March 2024, to sell one of its investment property at Gurugram, the Group has been carrying such property under 'asset classified as held for sale', in accordance with applicable Ind AS while the related advance of Rs. 120.00 million received as at 30 September 2024 has been presented under 'liabilities directly associated with the assets classified as held for sale' in the Consolidated Statement of Assets and Liabilities. Subsequent to quarter and period ended 30 September 2024, the Group has executed the sale deed on 23 October 2024, and the said transaction has got concluded.

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Statement of Unaudited Consolidated Financial Results for the quarter and six months period ended 30 September 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:

		Quarter ended			Six months period ended		Year ended
Particulars		30 September 2024 (Unaudited)	30 June 2024 (Unaudited)	30 September 2023 (Unaudited)	30 September 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
I	Segment revenue						
	Real estate	7,188.78	3,890.90	893.23	11,079.68	2,457.80	12,035.94
	NBFC	18.96	15.14	10.44	34.10	31.85	58.34
	Others	2,726.07	2,235.78	1,831.67	4,961.85	3,357.64	9,340.63
	Total	9,933.81	6,141.82	2,735.34	16,075.63	5,847.29	21,434.91
	Less: Inter segment revenues	(2,440.93)	(2,135.68)	(1,750.07)	(4,576.61)	(3,203.43)	(9,029.37)
	Net revenue from operations	7,492.88	4,006.14	985.27	11,499.02	2,643.86	12,405.54
II	Segment results						
	Real estate	1,092.49	852.18	262.16	1,944.67	684.83	2,577.65
	NBFC	18.96	15.14	10.44	34.10	16.88	43.37
	Others	37.45	28.98	13.42	66.43	33.42	66.28
	Profit before other adjustments	1,148.90	896.30	286.02	2,045.20	735.13	2,687.30
	Less: Finance cost	(169.17)	(74.50)	(106.78)	(243.67)	(170.21)	(301.64)
	Less: Other unallocable expenditure	(1,332.88)	(962.76)	(642.44)	(2,295.64)	(1,243.37)	(3,180.98)
	Add: Unallocable finance and other income	281.38	273.69	226.38	555.07	356.81	840.01
	(Loss)/profit before tax	(71.77)	132.73	(236.82)	60.96	(321.64)	44.69
III	Segment assets						
	Real estate	84,316.65	77,354.32	56,056.14	84,316.65	56,056.14	70,060.38
	NBFC	573.11	502.02	345.32	573.11	345.32	396.65
	Others	449.71	398.67	192.81	449.71	192.81	376.57
	Total assets	85,339.47	78,255.01	56,594.27	85,339.47	56,594.27	70,833.60
	Unallocated corporate assets	19,576.49	19,731.85	13,339.09	19,576.49	13,339.09	13,899.84
	Total assets	1,04,915.96	97,986.86	69,933.36	1,04,915.96	69,933.36	84,733.44
IV	Segment liabilities						
	Real estate	73,491.69	69,656.43	50,952.00	73,491.69	50,952.00	59,764.46
	NBFC	57.11	56.60	61.97	57.11	61.97	31.38
	Others	49.78	42.37	38.66	49.78	38.66	32.08
	Total liabilities	73,598.58	69,755.40	51,052.63	73,598.58	51,052.63	59,827.92
	Unallocated corporate liabilities	24,922.45	21,878.86	12,969.75	24,922.45	12,969.75	18,611.18
	Total liabilities	98,521.03	91,634.26	64,022.38	98,521.03	64,022.38	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 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.

(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 consolidated financial results.

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

Ravi Aggarwal
Managing Director
DIN: 00204856



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Place: Gurugram
Date: 8 November 2024

Walker Chandiook & Co LLP

Walker Chandiook & Co LLP

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Jacaranda Marg, DLF Phase II,
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Haryana, India

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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 30 September 2024 and the consolidated year to date results for the period 1 April 2024 to 30 September 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 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) (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 assets of Rs. 35,314.87 million as at 30 September 2024, total revenues of Rs. 2,105.68 million and Rs. 3,345.54 million, total net loss after tax of Rs. 82.26 million and Rs. 190.90 million, total comprehensive loss of Rs. 62.72 million and Rs. 191.78 million, for the quarter and year-to-date period ended on 30 September 2024, respectively, and cash flows (net) of Rs. 1,608.64 million for the period ended 30 September 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 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

Partner

Membership No. 503843

UDIN: 24503843BKFAU5884



Place: Gurugram

Date: 8 November 2024

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 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 Commercocity 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 six months period ended 30 September 2024

(Rs. in million unless otherwise stated)

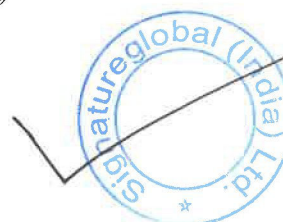
S. No.	Particulars	Quarter ended			Six months period ended		Year ended
		30 September 2024 (Unaudited)	30 June 2024 (Unaudited)	30 September 2023 (Unaudited)	30 September 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
1	Income						
	Revenue from operations	4,534.10	2,215.27	1,967.22	6,749.37	3,709.41	8,480.90
	Other income	377.68	353.19	240.52	730.87	439.18	1,133.17
	Total income	4,911.78	2,568.46	2,207.74	7,480.24	4,148.59	9,614.07
2	Expenses						
	Cost of revenue	3,944.84	1,903.15	1,687.61	5,847.99	3,078.40	7,035.35
	Purchases of stock-in-trade	0.77	1.27	0.09	2.04	0.27	2.25
	Employee benefits expense	283.47	231.89	178.97	515.36	383.88	901.93
	Finance costs	417.23	329.27	239.28	746.50	408.71	744.92
	Depreciation and amortization expense	52.24	46.09	45.82	98.33	89.27	191.92
	Impairment losses on financial assets	8.70	6.80	-	15.50	-	42.18
	Other expenses	350.20	183.78	176.30	533.98	269.06	577.90
	Total expenses	5,057.45	2,702.25	2,328.07	7,759.70	4,229.59	9,496.45
3	(Loss)/profit before tax (1-2)	(145.67)	(133.79)	(120.33)	(279.46)	(81.00)	117.62
4	Tax expense						
	Deferred tax (credit)/expense	(105.47)	-	(10.71)	(105.47)	0.46	(103.96)
	Total tax (credit)/expense	(105.47)	-	(10.71)	(105.47)	0.46	(103.96)
5	Net (loss)/profit for the period / year (3-4)	(40.20)	(133.79)	(109.62)	(173.99)	(81.46)	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	0.33	(6.79)	1.55	(6.46)	(1.57)	(3.10)
	Income-tax effect	1.63	-	(0.45)	1.63	0.46	0.90
	Total other comprehensive income	1.96	(6.79)	1.10	(4.83)	(1.11)	(2.20)
7	Total comprehensive (loss)/income for the period / year (5+6)	(38.24)	(140.58)	(108.52)	(178.82)	(82.57)	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	(Loss)/earnings per equity share (face value of Rs. 1 each) (quarterly and half yearly figures are not annualised)						
	Basic (Rs. per share)	(0.29)	(0.95)	(0.88)	(1.24)	(0.65)	1.67
	Diluted (Rs. per share)	(0.29)	(0.95)	(0.88)	(1.24)	(0.65)	1.67

See accompanying notes to the standalone unaudited financial results.

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PURPOSES ONLY**



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 Assets and Liabilities

(Rs. in million unless otherwise stated)

	As at 30 September 2024	As at 31 March 2024
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	454.90	464.75
Capital work in-progress	25.65	2.71
Right of use assets	214.16	101.49
Investment property	314.20	315.31
Intangible assets	13.62	16.62
Financial assets		
Investments	3,085.54	2,738.04
Other financial assets	180.36	276.21
Deferred tax asset (net)	704.28	597.18
Income-tax assets (net)	361.62	415.09
Other non-current assets	103.35	70.52
	5,457.68	4,997.93
Current assets		
Inventories	14,426.13	14,305.29
Financial assets		
Trade receivables	2,928.41	2,120.73
Cash and cash equivalents	2,865.60	2,286.02
Bank balances other than cash and cash equivalents	575.59	396.11
Loans	10,393.37	7,921.45
Other financial assets	1,632.84	1,298.44
Other current assets	3,835.47	3,025.59
	36,657.41	31,353.63
Asset classified as held for sale (refer note 5)	253.33	253.33
TOTAL ASSETS	42,368.42	36,604.89
EQUITY AND LIABILITIES		
Equity		
Equity share capital	140.51	140.51
Other equity	8,353.36	8,532.18
Total equity	8,493.87	8,672.69
Liabilities		
Non current liabilities		
Financial liabilities		
Borrowings	9,774.43	7,987.61
Lease liabilities	202.18	100.34
Provisions	190.26	145.63
	10,166.87	8,233.58
Current liabilities		
Financial liabilities		
Borrowings	5,924.64	3,815.12
Lease liabilities	37.55	28.57
Trade payables		
(a) total outstanding dues of micro enterprises and small enterprises	359.55	234.73
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	2,942.45	2,367.79
Other financial liabilities	239.79	133.81
Other current liabilities	14,070.53	13,087.99
Provisions	13.17	10.60
	23,587.68	19,678.62
Liabilities directly associated with the asset classified as held for sale (refer note 5)	120.00	20.00
TOTAL EQUITY AND LIABILITIES	42,368.42	36,604.89



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Signatureglobal (India) Limited

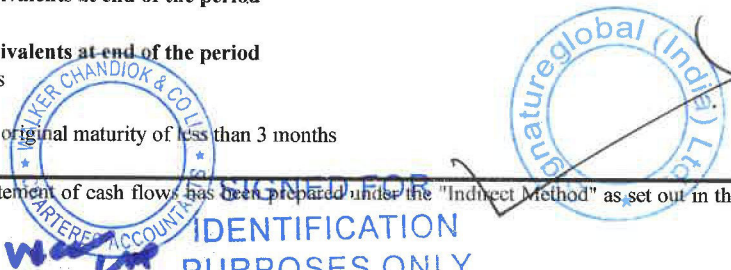
Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001
CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Unaudited Standalone Cash Flows for six months period ended 30 September 2024

(Rs. in million unless otherwise stated)

Particulars	Six months period ended	Six months period ended
	30 September 2024	30 September 2023
	Unaudited	Unaudited
A. Cash flows from operating activities		
Loss before tax	(279.46)	(81.00)
Adjustments for :		
Depreciation and amortization expense	98.33	89.27
Finance costs	746.50	408.71
Interest income	(694.87)	(392.95)
Profit on sale of property, plant and equipment (net)	(6.53)	(26.87)
Loss on foreign exchange fluctuations (net)	0.38	2.59
Modification (gain)/loss on financial instrument	(11.17)	0.15
Impairment losses on financial assets	15.50	-
Operating loss before working capital changes	(131.32)	(0.10)
Working capital adjustments		
Trade receivables	(807.69)	(153.94)
Other non-current assets	(32.82)	(1.59)
Other financial assets	(352.27)	243.09
Other current assets	(809.88)	(1,012.89)
Inventories	187.68	(814.78)
Trade payables	672.10	119.54
Other current liabilities	982.54	2,357.00
Other financial liabilities	96.60	(83.23)
Provisions	40.73	22.41
Cash (used in)/flows from operating activities	(154.33)	675.51
Taxes (paid)/refunds	53.47	(68.75)
Net cash (used in)/flows from operating activities (A)	(100.86)	606.76
B. Cash flows from investing activities		
Purchase of property, plant and equipment, capital work in progress, intangible assets and investment property including capital creditors and advances (net)	(113.96)	(105.27)
Proceeds from sale of property, plant and equipment	18.94	62.77
Advance received for sale of investment property	100.00	-
Loans given	(6,682.78)	(4,982.95)
Loans received back	4,728.62	2,198.83
Investment made	(347.50)	-
Investment in long term bank deposits	(13.25)	(76.21)
Proceeds from long term bank deposits	60.72	1.61
Movement in short term bank deposits (net)	(128.73)	(82.34)
Interest received	177.11	38.82
Net cash used in investing activities (B)	(2,200.83)	(2,944.74)
C. Cash flows from financing activities		
Net proceeds/(repayments) of short term borrowings	703.64	(362.44)
Proceeds from long term borrowings	7,019.30	3,267.00
Repayment of long term borrowings	(3,792.13)	(5,068.03)
Issue of share capital including securities premium	-	6,030.00
Proceeds from offer for sale shares	-	1,270.00
Payment of share issue expenses	-	(186.36)
Payment of principal portion of lease liabilities	(20.75)	(13.10)
Payment of interest on lease liabilities	(13.01)	(11.76)
Finance costs paid	(1,015.78)	(420.37)
Net cash flows from financing activities (C)	2,881.27	4,504.94
Net increase in cash and cash equivalents (A+B+C)	579.58	2,166.96
Cash and cash equivalents at beginning of the period	2,286.02	1,510.33
Cash and cash equivalents at end of the period	2,865.60	3,677.29
Cash and cash equivalents at end of the period		
Balances with banks	811.25	3,082.04
Cash on hand	1.62	1.62
Fixed deposits with original maturity of less than 3 months	2,052.73	593.63
	2,865.60	3,677.29

Note: The above statement of cash flows has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS-7) Statement of Cash Flows.



Statement of Unaudited Standalone Financial Results for the quarter and six months period ended 30 September 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 six months period ended 30 September 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 8 November 2024 and have been subjected to limited review by the statutory auditors of the Company.
- (2) The Unaudited Standalone Financial Results, for the quarter and six months period ended 30 September 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 30 September 2024	Amount pending for utilization as on 30 September 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	-

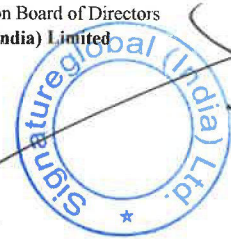
*Net of share issue expenses of Rs. 468.03 million in relation to fresh issue of shares that had been adjusted against securities premium as per Section 52 of the Companies Act, 2013. The actual expenses were marginally higher vis-à-vis the expenses as per the Prospectus dated 23 September 2023 (that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

- (4) 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) Consequent to the management's decision during the year ended 31 March 2024, to sell one of its investment property at Gurugram, the Company has been carrying such property under 'asset classified as held for sale', in accordance with applicable Ind AS while the related advance of Rs. 120.00 million received as at 30 September 2024 has been presented under 'liabilities directly associated with the assets classified as held for sale' in the Standalone Statement of Assets and Liabilities. Subsequent to quarter and period ended 30 September 2024, the Company has executed the sale deed on 23 October 2024, and the said transaction has got concluded.
- (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.
- (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 standalone financial results.

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

Ravi Aggarwal
Managing Director
DIN: 00203856

**SIGNED FOR
IDENTIFICATION
PURPOSES ONLY**



Place: Gurugram
Date: 8 November 2024

Walker ChandioK & Co LLP

Walker ChandioK & Co LLP

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Jacaranda Marg, DLF Phase II,
Gurugram - 122 002
Haryana, India

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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 30 September 2024 and the year to date results for the period 1 April 2024 to 30 September 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 ChandioK & 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 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: 24503843BKFAUQ8344

Place: Gurugram
Date: 8 November 2024



Press Release

Signatureglobal H1FY25 Pre-Sales registers a growth of 217% YoY to INR 59.0 billion, Revenue up by 342% YoY to INR 11.5 billion

Collections rose by 60% YoY to INR 21.3 billion for H1FY25

- Pre-Sales grew by 217% YoY to **INR 59.0 billion** for H1FY25 and by 184% YoY to **INR 27.8 billion** in Q2FY25
- Collections grew by 60% YoY to **INR 21.3 billion** for H1FY25 and by 28% YoY to **INR 9.2 billion** in Q2FY25
- Revenue grew by 342% YoY to **INR 11.5 billion** for H1FY25 and by 650% YoY to **INR 7.5 billion** in Q2FY25

New Delhi, November 8th, 2024: Signature Global (BSE: 543990 | NSE: SIGNATURE), amongst the leading real estate development companies in India, reported pre-sales of **INR 59.0 billion** in H1FY25 and 184% YoY to **INR 27.8 billion** in Q2FY25. During H1'FY25, strong pre-sales performance is driven by the successful launch of Group housing project **Titanium SPR** for **INR 30 Bn** & Township projects **DAXIN Vistas** on Sohna Corridor for **INR 23 Bn**.

The Company's collections **grew by 60% to INR 21.3 billion** in H1FY25. Along with the spike in pre-sales, the company also registers the growth in revenue of **342% YoY to INR 11.5 billion** for H1FY25, on account of completion of more projects which have started reflecting in the P&L account and is expected to further strengthen the financial statements.

Net debt was **reduced to INR 10.1 billion** at the end of H1FY25 in comparison to **INR 11.6 billion** at the end of FY24.

Below are the operational highlights for the second quarter ended September 30, 2024.

Particulars (Rs Billion)	Q2FY25	Q2FY24	Q1FY25	YoY (%)	QoQ (%)	H1FY25	H1FY24	YoY(%)	FY24
Revenue from operation	7.5	1.0	4.0	650%	88%	11.5	2.6	342%	12.4
Consolidated Profit/ (Loss) after Tax	0.04	(0.20)	0.07	120%	(43%)	0.11	(0.27)	141%	0.16
Adjusted EBITDA Margin	10%	2%	13%	-	-	11%	7%	-	11%

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



Commenting on the company's performance, Mr Pradeep Kumar Aggarwal, Chairman and Whole- Time Director, said, "The real estate market in the Delhi NCR region, particularly in Gurugram, continues to exhibit solid fundamentals, supported by resilient end-user demand, positive market sentiment, and significant infrastructure development. The strong response to our recent launches in Gurugram underscores the rising demand for quality homes within thoughtfully planned communities.

Looking ahead, we remain focused on enhancing operational efficiency, strengthening our financial foundation, and delivering sustained value for all stakeholders. With Gurugram's expanding infrastructure and ongoing urbanization across the NCR, we see promising opportunities for established developers to meet evolving housing needs while maintaining a disciplined financial approach."

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.

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:

SIGNATUREGLOBAL (INDIA) LIMITED
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E-mail: compliance@signatureglobal.in, Website: www.signatureglobal.in



Signature Global (India) Limited

Mr. Jayanta Barua
Head of Marketing & Communications

Email:
jayantabarua@signatureglobal.in
<https://www.signatureglobal.in/>



SIGNATUREGLOBAL (INDIA) LIMITED
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E-mail: compliance@signatureglobal.in, Website: www.signatureglobal.in