

Date: 9th November, 2023

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. 9th November, 2023, transacted the following business items:

1. Unaudited Financial Results for the quarter and half year ended September 30, 2023

Approved the Unaudited Financial Results (both Consolidated and Standalone) of the Company for the quarter and half year ended on 30th September, 2023.

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, 2023 along with Limited Review Reports thereon by the Statutory Auditors of the Company, is enclosed herewith as **Annexure-I**.

2. Acquisition of Gurugram Commerc City Private Limited

The Board of Directors of Signatureglobal (India) Limited (“Company”) has accorded their consent to execute a Share Purchase Agreement (“SPA”) with the existing shareholders of Gurugram Commerc City Private Limited (“GCPL”) to acquire 100% equity share capital of GCPL, which owns / will own prior to the completion of the acquisition, land parcels admeasuring ~ 25.14 acres, situated at Village Fazilpur Jharsa, Sector-71, Gurugram, Haryana (one of the most rapidly developing cities of the Delhi NCR), with a development potential of approximately 5.49 million square feet. The closing of the transaction is expected to take place over the coming 6-9 months post completion of certain conditions precedent which have been agreed between the existing shareholders and the company.

The acquisition is undertaken by the Company with the objective of developing a mixed-use project comprising of residential and commercial developments. Resultantly, the real estate assets’ portfolio of the Company will increase.

The details required pursuant to Regulation 30 of the Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, are enclosed as **Annexure-II**.

3. **Press Release for Unaudited Financial Results for the quarter and half year ended September 30, 2023**

Press Release being issued in relation to the Unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter and half year ended 30th September, 2023 is enclosed herewith as Annexure-III.

4. **Authorisation for determination of materiality of event or information**

The Board of Directors of the Company has authorized following officials of the Company for the purpose of determining materiality of an event or information and making disclosures to stock exchange(s):

1. Mr. Ravi Aggarwal, Managing Director
2. Mr. M R Bothra, Company Secretary
3. Mr. Manish Garg, Chief Financial Officer

Contact details of above said officials are given below:

Address: Unit No.101, Ground Floor, Tower-A, Signature Tower South City-1, Gurugram, Haryana 122 001, India
Telephone: +91 124 4398 011

The meeting of the Board of Directors was commenced at 15:10 Hours and concluded at 17:45 Hours

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED
(Formerly known as Signatureglobal (India) Private Limited)

(M R BOTHRA)
COMPANY SECRETARY

Encl: A/a

Signatureglobal (India) Limited
[Formerly known as Signatureglobal (India) Private Limited]
Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001
CIN No.: U70100DL2000PLC104787. Website : www.signatureglobal.in

Statement of Unaudited Consolidated Financial Results for the quarter and six months period ended 30 September 2023

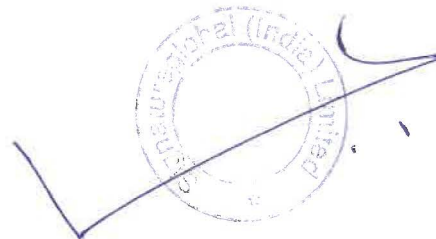
(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Six months period ended		Year ended
		30 September 2023 (Unaudited)	30 June 2023 (Unaudited)	30 September 2022 (Audited) (Refer Note - 4)	30 September 2023 (Unaudited)	30 September 2022 (Audited) (Refer Note - 4)	31 March 2023 (Audited)
1	Income						
	Revenue from operations	985.27	1,658.59	1,236.81	2,643.86	6,657.66	15,535.69
	Other income	226.38	130.43	120.04	356.81	184.56	323.08
	Total income	1,211.65	1,789.02	1,356.85	3,000.67	6,842.22	15,858.77
2	Expenses						
	Cost of revenue	699.15	1,209.31	983.74	1,908.46	5,400.13	12,551.42
	Purchases of stock-in-trade	0.09	0.18	2.83	0.27	6.98	8.66
	Employee benefits expense	242.13	267.57	225.21	509.70	394.26	884.86
	Finance costs	106.78	63.43	233.44	170.21	440.39	729.24
	Depreciation and amortization expense	51.45	48.47	55.01	99.92	107.17	221.84
	Loss on fair valuation/extinguishment of derivative instruments (net)	-	-	382.01	-	277.20	332.30
	Impairment of goodwill	4.37	4.91	66.81	9.28	200.94	263.85
	Impairment losses on financial assets	3.79	-	0.10	3.79	0.45	0.39
	Other expenses	340.71	279.97	284.15	620.68	522.85	1,433.72
	Total expenses	1,448.47	1,873.84	2,233.30	3,322.31	7,350.37	16,426.28
3	Loss before tax (1-2)	(236.82)	(84.82)	(876.45)	(321.64)	(508.15)	(567.51)
4	Tax expense						
	Current tax	13.87	26.61	19.82	40.48	60.25	148.42
	Current tax - earlier years	-	-	-	-	-	0.48
	Deferred tax credit	(51.40)	(39.63)	(303.74)	(91.03)	(303.74)	(79.26)
	Total tax credit	(37.53)	(13.02)	(283.92)	(50.55)	(243.49)	69.64
5	Net loss for the period / year (3-4)	(199.29)	(71.80)	(592.53)	(271.09)	(264.66)	(637.15)
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	-	(0.07)	0.12	6.62	6.64
	Income-tax effect	-	-	(0.01)	-	(1.10)	(1.10)
	Remeasurement gain/(loss) on defined benefit plans	2.80	(4.08)	1.43	(1.28)	(0.44)	0.06
	Income-tax effect	(0.79)	1.23	(0.10)	0.44	0.29	0.10
	Total other comprehensive income	2.13	(2.85)	1.25	(0.72)	5.37	5.70
7	Total comprehensive loss for the period / year (5+6)	(197.16)	(74.65)	(591.28)	(271.81)	(259.29)	(631.45)
	Loss after tax attributable to:						
	Owners of the Holding Company	(199.36)	(72.21)	(592.69)	(271.57)	(265.11)	(638.64)
	Non-controlling interests	0.07	0.41	0.16	0.48	0.45	1.49
	Other comprehensive income/(loss) attributable to:						
	Owners of the Holding Company	2.13	(2.85)	1.25	(0.72)	5.37	5.70
	Non-controlling interests	-	-	-	-	-	-
	Total comprehensive loss attributable to:						
	Owners of the Holding Company	(197.23)	(75.06)	(591.44)	(272.29)	(259.74)	(632.94)
	Non-controlling interests	0.07	0.41	0.16	0.48	0.45	1.49
8	Paid-up equity share capital (face value of Rs. 1 per share)	140.51	124.85	113.76	140.51	113.76	124.85
9	Reserves (other equity)						350.54
10	Loss per equity share (face value of Rs. 1 each) (quarterly and half yearly figures are not annualised)						
	Basic (Rs. per share)	(1.59)	(0.58)	(5.21)	(2.17)	(2.33)	(5.44)
	Diluted (Rs. per share)	(1.59)	(0.58)	(4.61)	(2.17)	(2.33)	(5.44)

See accompanying notes to the consolidated unaudited financial results.

(This space has been intentionally left blank)

**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**



- 1 -

Statement of Unaudited Consolidated Assets and Liabilities

(Rs. in million unless otherwise stated)

	As at 30 September 2023	As at 31 March 2023
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	582.74	612.18
Capital work in-progress	-	3.80
Right of use assets	106.74	113.15
Investment property	582.47	584.73
Goodwill	34.64	43.92
Other intangible assets	7.73	2.53
Financial assets		
Investments	0.73	0.72
Other financial assets	512.76	347.37
Deferred tax assets (net)	1,311.76	1,220.29
Income-tax assets (net)	440.09	253.12
Other non-current assets	90.50	155.24
	3,670.16	3,337.05
Current assets		
Inventories	48,855.61	44,057.85
Financial assets		
Investments	0.18	0.44
Trade receivables	160.00	283.03
Cash and cash equivalents	7,960.82	6,387.44
Bank balances other than cash and cash equivalents	758.70	332.34
Loans	677.02	378.52
Other financial assets	757.72	662.67
Other current assets	7,093.15	4,551.94
	66,263.20	56,654.23
TOTAL ASSETS	69,933.36	59,991.28
EQUITY AND LIABILITIES		
Equity		
Equity share capital	140.51	124.85
Other equity	5,743.61	350.54
Equity attributable to owners of Holding Company	5,884.12	475.39
Non-controlling interests	26.86	26.39
Total equity	5,910.98	501.78
Liabilities		
Non current liabilities		
Financial liabilities		
Borrowings	8,506.69	12,987.93
Lease liabilities	110.17	118.56
Provisions	189.78	156.69
	8,806.64	13,263.18
Current liabilities		
Financial liabilities		
Borrowings	2,682.99	4,109.56
Lease liabilities	29.62	26.53
Trade payables		
(a) total outstanding dues of micro enterprises and small enterprises	222.57	343.77
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	8,883.86	9,721.73
Other financial liabilities	2,159.86	1,453.70
Other current liabilities	41,224.07	30,497.28
Provisions	12.51	10.43
Current tax liabilities (net)	0.26	63.32
	55,215.74	46,226.32
TOTAL EQUITY AND LIABILITIES	69,933.36	59,991.28



**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**

- 2 -



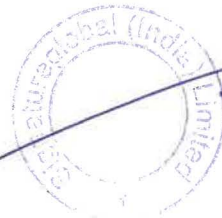
Statement of Unaudited Consolidated Cash Flows for six months period ended 30 September 2023

Particulars	(Rs. in million unless otherwise stated)	
	Six months period ended 30 September 2023	Six months period ended 30 September 2022 [Refer note 4]
	Unaudited	Audited
A. Cash flows from operating activities		
Loss before tax	(321.64)	(508.15)
Adjustments for :		
Depreciation and amortization expense	99.92	107.17
Finance costs	170.21	440.39
Interest income	(171.17)	(76.85)
Profit on sale of property, plant and equipment (net)	(26.87)	(8.57)
Loss on foreign exchange fluctuations	3.23	15.30
Gain on remeasurement of financial liability	-	(23.88)
Provision no longer required, written back	(33.76)	(7.86)
Impairment of goodwill on consolidation	9.28	200.94
Loss on modification of financial instruments	67.52	-
Gain on modification of financial liability	(47.46)	-
Impairment losses on financial assets	3.79	0.45
Loss on fair valuation/extinguishment of derivative instruments	-	277.20
Provision for impairment on advances/balance written off	-	5.54
Operating (loss)/profit before working capital changes	(246.95)	421.68
Working capital adjustments		
Trade receivables	123.03	(98.78)
Other non-current assets	(1.42)	(34.06)
Other financial assets	(90.64)	13.89
Other current assets	(2,475.06)	(1,332.41)
Inventories	(4,477.66)	(2,987.71)
Trade payables	(386.76)	(309.59)
Other liabilities	10,726.77	1,809.27
Other financial liabilities	(546.69)	396.71
Provisions	33.90	22.63
Cash flows from/(used in) operating activities	2,658.52	(2,098.37)
Taxes paid (net of refunds)	(290.51)	(35.40)
Net cash flows from/(used in) operating activities (A)	2,368.01	(2,133.77)
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)	(111.95)	(100.30)
Proceeds from sale of property, plant and equipment	62.77	17.45
Loans given	(373.15)	(364.75)
Loans received back	108.79	249.39
Proceeds from sale of investments	0.37	57.11
Investment in long term bank deposits	(258.23)	(286.40)
Proceeds from long term bank deposits	112.38	57.07
Movement in short term bank deposits (net)	(450.49)	(190.10)
Interest received	133.34	83.25
Net cash used in investing activities (B)	(776.17)	(477.28)
C. Cash flows from financing activities		
Net (repayments)/proceeds of short term borrowings	(373.03)	383.54
Proceeds from long term borrowings	4,389.50	7,612.12
Repayments of long term borrowings	(10,004.11)	(2,551.06)
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	(13.10)	(9.08)
Payment of interest on lease liabilities	(11.76)	(9.92)
Finance costs paid	(1,119.60)	(1,252.54)
Net cash (used in)/flows from financing activities (C)	(18.46)	4,173.06
Net increase in cash and cash equivalents (A+B+C)	1,573.38	1,562.01
Cash and cash equivalents at beginning of the period	6,387.44	2,358.84
Cash and cash equivalents at end of the period	7,960.82	3,920.85
Cash and cash equivalents at end of the period		
Balances with banks	4,158.48	2,166.13
Cheques in hand	17.07	5.00
Cash on hand	14.65	17.07
Fixed deposits with original maturity of less than 3 months	3,770.62	1,732.65
	7,960.82	3,920.85

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.



**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**



Statement of Unaudited Consolidated Financial Results for the quarter and six months period ended 30 September 2023

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 2023 ("Unaudited Consolidated Financial Results") of Signatureglobal (India) Limited [Formerly known as Signatureglobal (India) Private 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 9 November 2023 and have been subject to a 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 2023 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 quarter and six months period ended 30 September 2023, the Company has 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 2023	Amount pending for utilisation as on 30 September 2023#
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.	1,285.31	-	1,285.31
Total	5,605.31	4,320.00*	1,285.31

*Net of share issue expense of Rs. 424.69 millions.

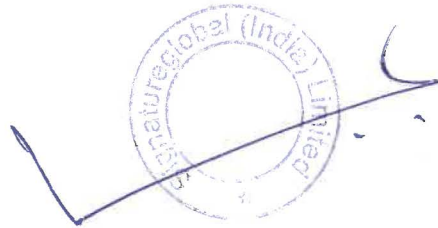
#The above mentioned unutilised proceeds have been parked in escrow accounts.

- (4) The figures for the six months period ended 30 September 2022 have been extracted from Group's special purpose consolidated financial statements. The figures for the quarter ended 30 September 2022 are the balancing figures between the audited special purpose consolidated financial statements for the six months period ended 30 September 2022 and the special purpose consolidated financial statements for the quarter ended 30 June 2022. These audited special purpose consolidated financial statements were prepared in accordance with the Indian Accounting Standards ('Ind AS') specified under Companies (Indian Accounting Standards) Rules, 2015 (as amended) prescribed by Section 133 of the Act and other recognised accounting principles and policies generally accepted in India. The special purpose consolidated financial statements for the six months period ended 30 September 2022 and for the three months period ended 30 June 2022 were reviewed and recommended by the audit committee and approved by the Board of Directors at their respective meetings held on 7 January 2023 and 24 September 2022 respectively, on which the statutory auditors of the Company had issued unmodified audit opinion vide report dated 7 January 2023 and 24 September 2022 respectively.

(This space has been intentionally left blank)



**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**



Statement of Unaudited Consolidated Financial Results for the quarter and six months period ended 30 September 2023

(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 2023 (Unaudited)	30 June 2023 (Unaudited)	30 September 2022 (Audited) (Refer Note - 4)	30 Sept 2023 (Unaudited)	30 September 2022 (Audited) (Refer Note - 4)	31 March 2023 (Audited)
I	Segment revenue						
	Real estate	893.23	1,564.57	1,170.09	2,457.80	6,499.63	15,231.18
	NBFC	10.44	21.41	7.32	31.85	13.99	27.54
	Others	1,831.67	1,525.97	1,420.91	3,357.64	2,381.34	5,350.17
	Total	2,735.34	3,111.95	2,598.32	5,847.29	8,894.96	20,608.89
	Less: Inter segment revenues	(1,750.07)	(1,453.36)	(1,361.51)	(3,203.43)	(2,237.30)	(5,073.20)
	Net revenue from operations	985.27	1,658.59	1,236.81	2,643.86	6,657.66	15,535.69
II	Segment results						
	Real estate	262.16	422.67	246.07	684.83	1,216.01	2,902.67
	NBFC	10.44	6.44	3.75	16.88	10.29	18.59
	Others	13.42	20.00	0.45	33.42	24.26	54.35
	Profit before other adjustments	286.02	449.11	250.27	735.13	1,250.56	2,975.60
	Less: Finance cost	(106.78)	(63.43)	(233.44)	(170.21)	(440.39)	(729.24)
	Less: Other unallocable expenditure	(642.44)	(600.93)	(908.49)	(1,243.37)	(1,502.87)	(3,136.95)
	Add: Unallocable finance and other income	226.38	130.43	15.21	356.81	184.55	323.08
	Loss before tax	(236.82)	(84.82)	(876.45)	(321.64)	(508.15)	(567.51)
III	Segment assets						
	Real estate	56,056.14	52,209.40	41,889.11	56,056.14	41,889.11	53,024.38
	NBFC	345.32	263.24	137.80	345.32	137.80	220.83
	Others	192.81	117.70	1,119.16	192.81	1,119.16	250.52
	Total	56,594.27	52,590.34	43,146.07	56,594.27	43,146.07	53,495.73
	Unallocated corporate assets	13,339.09	10,646.22	9,188.52	13,339.09	9,188.52	6,495.55
	Total assets	69,933.36	63,236.56	52,334.59	69,933.36	52,334.59	59,991.28
IV	Segment liabilities						
	Real estate	50,952.00	45,801.11	36,937.91	50,952.00	36,937.91	41,556.31
	NBFC	61.97	62.61	44.86	61.97	44.86	61.21
	Others	38.66	47.50	653.57	38.66	653.57	24.15
	Total	51,052.63	45,911.22	37,636.34	51,052.63	37,636.34	41,641.67
	Unallocated corporate liabilities	12,969.75	16,898.22	18,448.65	12,969.75	18,448.65	17,847.83
	Total liabilities	64,022.38	62,809.44	56,084.99	64,022.38	56,084.99	59,489.50

(6) 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
[Formerly known as Signatureglobal (India) Private Limited]

Place: Gurugram
Date: 9 November 2023

Ravi Aggarwal
Managing Director
DIN: 00203856



**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**



Walker Chandio & Co LLP

Walker Chandio & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India
T +91 124 4628099
F +91 124 4628001

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of Signatureglobal (India) Limited [Formerly Signatureglobal (India) Private 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 [Formerly Signatureglobal (India) Private Limited]

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Signatureglobal (India) Limited [Formerly Signatureglobal (India) Private 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 2023 and the consolidated year to date results for the period 1 April 2023 to 30 September 2023, 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 Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune



Walker Chandio & Co LLP is registered
d liability with identification number AAC-
its registered office at L-41 Connaught
sw 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 [Formerly Signatureglobal (India) Private 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, 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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We did not review the interim financial results of 8 subsidiaries included in the Statement, whose financial information reflects total assets of Rs. 20,822.02 million as at 30 September 2023, total revenues of Rs. 511.98 million and Rs. 951.66 million, total net loss after tax of Rs. 4.30 million and Rs. 47.59 million, total comprehensive loss of Rs. 4.10 million and Rs. 47.08 million, for the quarter and year-to-date period ended on 30 September 2023, respectively, and cash flows (net) of Rs. 485.42 million for the period ended 30 September 2023, 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:23503843860THZ1040

Place: Gurugram
Date 9 November 2023

— 7 —

Walker Chandiook & Co LLP

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of Signatureglobal (India) Limited [Formerly Signatureglobal (India) Private 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

Subsidiary Companies:

1. Signature Builders Private Limited
2. Signatureglobal Developers Private Limited
3. JMK Holdings Private Limited
4. Signature Infrabuild Private Limited
5. Fantabulous Town Developers Private Limited
6. Maa-Vaishno Net Tech Private Limited
7. Indeed Fincap Private Limited
8. Sternal Buildcon Private Limited
9. Forever Buildtech Private Limited
10. Rose Building Solutions Private Limited
11. Signatureglobal Homes Private Limited
12. Signatureglobal Business Park Private Limited



— 8 —

Statement of Unaudited Standalone Financial Results for the quarter and six months period ended 30 September 2023

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Six months period ended		Year ended
		30 September 2023 (Unaudited)	30 June 2023 (Unaudited)	30 September 2022 (Audited) (Refer Note - 4)	30 September 2023 (Unaudited)	30 September 2022 (Audited) (Refer Note - 4)	31 March 2023 (Audited)
1	Income						
	Revenue from operations	1,967.22	1,742.19	1,421.96	3,709.41	2,384.41	8,620.70
	Other income	240.52	198.66	186.03	439.18	375.03	680.26
	Total income	2,207.74	1,940.85	1,607.99	4,148.59	2,759.44	9,300.96
2	Expenses						
	Cost of revenue	1,687.61	1,390.79	1,198.58	3,078.40	2,009.45	7,286.17
	Purchases of stock-in-trade	0.09	0.18	4.55	0.27	8.70	8.66
	Employee benefits expense	178.97	204.91	182.36	383.88	313.12	713.26
	Finance costs	239.28	169.43	338.18	408.71	661.44	1,181.23
	Depreciation and amortization expense	45.82	43.45	49.34	89.27	95.63	201.76
	Loss on fair valuation/extinguishment of derivative instruments (net)	-	-	382.01	-	277.20	332.30
	Other expenses	176.30	92.76	149.37	269.06	280.90	595.21
	Total expenses	2,328.07	1,901.52	2,304.39	4,229.59	3,646.44	10,318.59
3	(Loss)/profit before tax (1-2)	(120.33)	39.33	(696.40)	(81.00)	(887.00)	(1,017.63)
4	Tax expense						
	Current tax - earlier years	-	-	-	-	-	1.90
	Deferred tax (credit)/expenses	(10.71)	11.17	(183.85)	0.46	(231.37)	105.72
	Total tax (credit)/expenses	(10.71)	11.17	(183.85)	0.46	(231.37)	107.62
5	Net (loss)/profit for the period / year (3-4)	(109.62)	28.16	(512.55)	(81.46)	(655.63)	(1,125.25)
6	Other comprehensive income						
	Items that will not be reclassified to statement of profit and loss						
	Changes in fair valuation of equity investments	-	-	(0.08)	-	6.60	6.60
	Income-tax effect	-	-	-	-	(1.09)	(1.09)
	Remeasurement gain/(loss) on defined benefit plans	1.55	(3.12)	(0.27)	(1.57)	(1.14)	(1.85)
	Income-tax effect	(0.45)	0.91	0.08	0.46	0.33	0.54
	Total other comprehensive income	1.10	(2.21)	(0.27)	(1.11)	4.70	4.20
7	Total comprehensive (loss)/income for the period / year (5+6)	(108.52)	25.95	(512.82)	(82.57)	(650.93)	(1,121.05)
8	Paid-up equity share capital (face value of Re. 1 per share)	140.51	124.85	113.76	140.51	113.76	124.85
9	Reserves (other equity)						2,697.50
10	(Loss)/earnings per equity share (face value of Re. 1 each) (quarterly and half yearly figures are not annualised)						
	Basic (Rs. per share)	(0.88)	0.23	(4.50)	(0.65)	(5.76)	(9.58)
	Diluted (Rs. per share)	(0.88)	0.23	(4.50)	(0.65)	(5.76)	(9.58)

See accompanying notes to the standalone unaudited financial results.

(This space has been intentionally left blank)



**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**



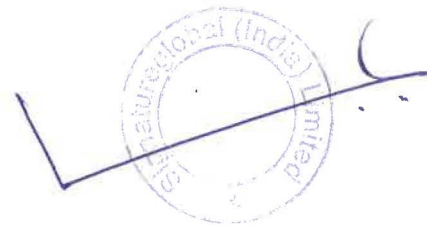
Statement of Unaudited Standalone Assets and Liabilities

(Rs. in million unless otherwise stated)

	As at 30 September 2023	As at 31 March 2023
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	501.65	524.11
Capital work in-progress	-	3.80
Right of use assets	106.74	113.15
Investment property	582.47	584.73
Intangible assets	7.60	2.39
Financial assets		
Investments	1,562.39	1,562.39
Other financial assets	203.16	102.14
Deferred tax assets (net)	492.31	492.31
Income-tax assets (net)	293.27	224.53
Other non-current assets	11.02	9.43
	3,760.61	3,618.98
Current assets		
Inventories	8,668.77	7,757.29
Financial assets		
Trade receivables	1,847.57	1,693.63
Cash and cash equivalents	3,677.29	1,510.33
Bank balances other than cash and cash equivalents	267.07	209.89
Loans	6,548.70	3,410.45
Other financial assets	398.12	642.47
Other current assets	3,052.22	2,039.51
	24,459.74	17,263.57
TOTAL ASSETS	28,220.35	20,882.55
EQUITY AND LIABILITIES		
Equity		
Equity share capital	140.51	124.85
Other equity	8,280.30	2,697.50
Total equity	8,420.81	2,822.35
Liabilities		
Non current liabilities		
Financial liabilities		
Borrowings	2,883.44	3,259.86
Lease liabilities	110.17	118.56
Provisions	130.20	107.70
	3,123.81	3,486.12
Current liabilities		
Financial liabilities		
Borrowings	937.06	2,679.49
Lease liabilities	29.62	26.53
Trade payables		
(a) total outstanding dues of micro enterprises and small enterprises	131.60	202.37
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	2,989.47	2,589.75
Other financial liabilities	1,325.42	171.86
Other current liabilities	11,253.07	8,896.07
Provisions	9.49	8.01
	16,675.73	14,574.08
TOTAL EQUITY AND LIABILITIES	28,220.35	20,882.55



**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**



Statement of Unaudited Standalone Cash Flows for six months period ended 30 September 2023

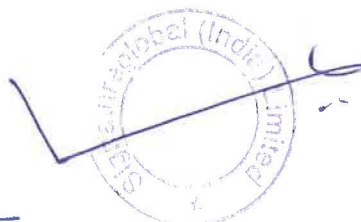
Particulars	(Rs. in million unless otherwise stated)	
	Six months period ended 30 September 2023	Six months period ended 30 September 2022 (Refer Note - 4)
	Unaudited	Audited
A. Cash flows from operating activities		
Loss before tax	(81.00)	(887.00)
Adjustments for :		
Depreciation and amortization expense	89.27	95.63
Finance costs	408.71	661.44
Interest income	(392.95)	(332.42)
Profit on sale of property, plant and equipment (net)	(26.87)	(8.57)
Dividend income	-	(0.76)
Loss on foreign exchange fluctuations (net)	2.59	13.52
Provision no longer required, written back	-	(2.10)
Modification loss/(gain) on financial instrument	0.15	(23.88)
Fair valuation loss on derivative instruments	-	277.20
Operating loss before working capital changes	(0.10)	(206.94)
Working capital adjustments		
Trade receivables	(153.94)	399.03
Other non-current assets	(1.59)	2.11
Other financial assets	243.09	(167.26)
Other current assets	(1,012.89)	(934.95)
Inventories	(814.78)	(916.65)
Trade payables	119.54	355.64
Other current liabilities	2,357.00	1,757.07
Other financial liabilities	(83.23)	(490.64)
Provisions	22.41	15.27
Cash flows from/(used in) operating activities	675.51	(187.32)
Taxes paid (net of refunds)	(68.75)	(33.75)
Net cash flows from/(used in) operating activities (A)	606.76	(221.07)
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)	(105.27)	(75.35)
Proceeds from sale of property, plant and equipment	62.77	16.78
Dividend income	-	0.76
Loans given	(4,982.95)	(2,179.80)
Loans received back	2,198.83	2,948.29
Investment made	-	(2.71)
Proceeds from sale of investments	-	59.81
Investment in long term bank deposits	(76.21)	(94.66)
Proceeds from long term bank deposits	1.61	0.56
Movement in short term bank deposits (net)	(82.34)	(170.54)
Interest received	38.82	25.70
Net cash (used in)/flows from investing activities (B)	(2,944.74)	528.84
C. Cash flows from financing activities		
Net (repayments)/proceeds of short term borrowings	(362.44)	364.72
Proceeds from long term borrowings	3,267.00	2,933.96
Repayment of long term borrowings	(5,068.03)	(1,798.38)
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	(13.10)	(9.08)
Payment of interest on lease liabilities	(11.76)	(9.92)
Finance costs paid	(420.37)	(768.22)
Net cash flows from financing activities (C)	4,504.94	713.08
Net increase in cash and cash equivalents (A+B+C)	2,166.96	1,020.85
Cash and cash equivalents at beginning of the period	1,510.33	279.71
Cash and cash equivalents at end of the period	3,677.29	1,300.56
Cash and cash equivalents at end of the period		
Balances with banks	3,082.04	995.44
Cash on hand	1.62	1.82
Fixed deposits with original maturity of less than 3 months	593.63	303.30
	3,677.29	1,300.56

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.



**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**

→ 11 ←



Statement of Unaudited Standalone Financial Results for the quarter and six months period ended 30 September 2023

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 2023 ("Unaudited Standalone Financial Results") of Signatureglobal (India) Limited [Formerly known as Signatureglobal (India) Private Limited] (the "Company") has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 9 November 2023 and have been subject to a 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 2023 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 quarter and six months period ended 30 September 2023, the Company has 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 2023	Amount pending for utilization as on 30 September 2023#
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	1,285.31	-	1,285.31
Total	5,605.31	4,320.00	1,285.31

*Net of share issue expense of Rs. 424.69 millions.

#The above mentioned unutilized proceeds have been parked in escrow accounts.

- (4) The figures for the six months period ended 30 September 2022 have been extracted from the special purpose standalone financial statements of the Company. The figures for the quarter ended 30 September 2022 are the balancing figures between the audited special purpose standalone financial statements for the six months period ended 30 September 2022 and the audited special purpose standalone financial statements for the quarter ended 30 June 2022. These special purpose standalone financial statements were prepared in accordance with the Indian Accounting Standards ('Ind AS') specified under Companies (Indian Accounting Standards) Rules, 2015 (as amended) prescribed by Section 133 of the Act and other recognised accounting principles and policies generally accepted in India. The special purpose standalone financial statements for the six months period ended 30 September 2022 and for the three months period ended 30 June 2022 were reviewed and recommended by the audit committee and approved by the Board of Directors at their respective meetings held on 7 January 2023 and 24 September 2022 respectively, on which the statutory auditors had issued an unmodified audit opinion vide report dated 7 January 2023 and 24 September 2022 respectively.
- (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) 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.

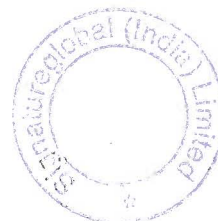
For and on behalf on Board of Directors
Signatureglobal (India) Limited
[Formerly known as Signatureglobal (India) Private Limited]

Ravi Aggarwal
Managing Director
DIN: 00203856

Place: Gurugram
Date: 9 November 2023



**SIGNED FOR
IDENTIFICATION
PURPOSE ONLY**



Walker Chandiook & Co LLP

Walker Chandiook & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India

T +91 124 4628099
F +91 124 4628001

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Results of Signatureglobal (India) Limited [Formerly Signatureglobal (India) Private 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 [Formerly Signatureglobal (India) Private Limited]

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Signatureglobal (India) Limited [Formerly Signatureglobal (India) Private Limited] ('the Company') for the quarter ended 30 September 2023 and the year to date results for the period 1 April 2023 to 30 September 2023, 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 Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune



Walker Chandiook & Co LLP is registered and liable with identification number AAC-123456789. Its registered office is at L-41 Connaught Place, 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 [Formerly Signatureglobal (India) Private 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 requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Walker Chandiook & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

Deepak Mittal

Deepak Mittal
Partner
Membership No. 503843

UDIN: 23503843 B6UTIA2133

Place: Gurugram
Date: 9 November 2023



— 14 —

ANNEXURE – II

Serial Number	Particulars	Details
a)	Name of the target entity, details in brief such as size, turnover, etc.	<p>Gurugram Commerc City Private Limited (“GCPL”) is a private limited company incorporated in India, with CIN U70100DL2019PTC348723, and having its registered office at 4828/24, Plot No-2, G/F Basement, Ward No. XI, Darya Ganj, Delhi Central, Delhi, 110002.</p> <p>As on March 31, 2023, the turnover of the Company is NIL.</p>
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/promoter group/group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length."	<p>The acquisition does not fall within the related party transactions.</p> <p>The promoter/ promoter group of the Company have no interest in GCPL.</p>
c)	Industry to which the entity being acquired belongs.	Real Estate development
d)	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of the target entity, if its business is outside the main line of business of the listed entity).	<p>The acquisition of the shares in GCPL is in line with the Company's main business activity which is construction and development of real estate projects in Gurugram and neighboring areas of Haryana.</p> <p>The acquisition of GCPL will result in the Company owning ~ 25.14 acres of land parcel in the prime location of sector-71, Gurugram, Haryana, with a development potential of approximately 5.49 million square feet. The company proposed to do a mixed use development over this land parcel comprising of housing and commercial product categories.</p> <p>Therefore, the real estate assets' portfolio of the Company will increase, which will provide higher value proposition to all its stakeholders.</p>
e)	Brief details of any governmental or regulatory approvals required for the acquisition.	Approval for transfer of license and change in beneficial interest which includes change in developer (as applicable under the Policy parameters for allowing Change in Beneficial Interest dated 18 February 2015 of the DTCP, Haryana as amended from time to time) from the Department of Town & Country Planning, Haryana.
f)	Indicative time period for completion	Subject to fulfillment of terms set out under the SPA,

SIGNATUREGLOBAL (INDIA) LIMITED
 (FORMERLY KNOWN AS SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED)
 CIN: U70100DL2000PLC104787

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

- 2 -

Serial Number	Particulars	Details
	of the acquisition.	the acquisition of the equity shares in GCPL is expected to be completed within six to nine months from the date of execution of SPA.
g)	Consideration - whether cash consideration or share swap or any other form and details of the same.	Cash consideration
h)	Cost of acquisition and/or the price at which the shares are acquired.	<p>The acquisition of GCPL is being made at an enterprise value of INR 495 crores, subject to customary closing adjustments in accordance with the terms and conditions of the SPA.</p> <p>The enterprise value of GCPL will be discharged through acquisition of equity shares of the company and assumption of debt as on the closing date of the transaction.</p> <p>The company expects to incur a total capital expenditure on land and approvals of approximately INR 750 cr which includes the said enterprise value and payment of various approval charges to government authorities.</p>
i)	Percentage of shareholding/control acquired and/or number of shares acquired.	The Company shall acquire 100% of the total equity share capital of GCPL.
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has a presence, and any other significant information (in brief).	<p>GCPL was incorporated on April 16, 2019, and it is engaged in the business of ownership and development real estate assets. It owns/will own prior to the completion of the acquisition, collectively land parcel admeasuring ~ 25.14 acres, in the region of Gurugram, Haryana.</p> <p>Authorised share capital: INR 60,00,00,000/- Paid up share capital: INR 50,25,01,000/-</p> <p>Turnover: The Company has no turnover during the past three financial years ended on 31st March 2023</p> <p>Countries of presence: India</p>

Press Release

For Immediate Dissemination

Signature Global plans launches of 8,500 crore in FY23-24 & Acquires 25.14 acres prime land on SPR

- SPR land will have launch potential of 5.49 million SqFt
- The Company plans capex of approx. INR 750 crore towards land acquisition and various approval charges to government authorities
- Company's pre-sales in H1 grew to INR 18,614 million compared to INR 13,530 million YoY

New Delhi, November 9th, 2023: Signature Global (BSE: 543990 | NSE: SIGNATURE), amongst the leading real estate development companies in India, has set a stage for its growth trajectory with new group housing projects in Gurugram at prime locations such as Dwarka Expressway and Southern Peripheral road with an estimated sales potential in excess of INR 8,500 crore for the current fiscal year. During the Board Meeting scheduled on Nov 9, the board of directors gave green signal expansion plans.

The Company has also entered into definitive documents to acquire an entity owning 25.14 acres of land in sector 71, Gurgaon (Southern Peripheral road). This will be developed as a mixed use development project comprising of housing and commercial components. The estimated capital expenditure on the project for land and approval purposes is expected to be approx. INR 750 crore.

Commenting on the company's initiatives, **Mr. Pradeep Kumar Aggarwal, Chairman and Whole-Time Director**, said "The robust growth of the real estate market in the National Capital Region, particularly in Gurugram, is poised to take the lead in the coming years. Initiatives focused on revitalizing SPR and the development along the Dwarka Expressway are driving this momentum. Gurugram is currently experiencing the completion of numerous substantial public infrastructure projects, which will significantly bolster the real estate sector in the area. We intend to leverage the high level of customer interest in this region to fortify our project pipeline, thereby propelling our growth even further."

Gurugram is witnessing completion of several large infrastructure projects. The Dwarka expressway is expected to be flagged off in next few months by the NHAI. This will be a big boost for the real estate sector of the city. Several Housing and commercial projects have been developed on this stretch and have long awaited completion of the Dwarka Expressway. In the last few months, the housing projects on Dwarka Expressway have witnessed strong customer interest. The Haryana government recently announced revamp of SPR with the estimated cost of INR 850 crores, which will further enhance the real estate potential of the location.

During the first half ended September 30, 2023, the Company reported best ever pre-sales at INR 18,614 million showing growth of 37.6% YoY. For the second quarter, the pre-sales grew 4.2% to INR 9,816 million.

-2-

The Company also reported best-ever growth of 65% in the collections at INR 13,275 million for the half yearly period ending on Sep 30, 2023. For the second quarter, the collections rose 58% to INR 7,236 million. A well-established brand in Delhi-NCR focusing on affordable and mid housing segments, Signature Global aims to capitalize on affordable housing policies in the region and sustainable demand for the residential units in this category.

OPERATIONAL HIGHLIGHTS

For H1 FY24:

- Pre-Sales for H1FY24 grew 37.6 % to **INR 18,614 million** as against **INR 13,530 million** in H1FY23
- Company reported 65% growth in H1FY24 collections at **INR 13,275 million**
- Sales realization grew to approx. **INR 9,800 per sq. ft.** from approx. **INR 7,425 per sq. ft.** in H1FY23
- Net Debt reduced to **INR 3,624.19 million** from **INR 10,938.9 million** at the end of FY23

About Signatureglobal (India) Ltd:

Signature Global, India's leading real estate development company is transforming the affordable and mid-housing segments through its focus on quality execution with an emphasis on value creation, reliability, and global standards. The company holds a market share of 19% in Delhi NCR in affordable and Mid-housing segment. The firm started its journey in Gurugram in 2014 and was founded by seasoned professionals with multiple decades of experience in the financial services sector.

Backed by marquee equity investors like HDFC and IFC, Signature Global practices high corporate governance within the organization. It has currently delivered over 6 million square feet and has ongoing projects in 17.21 million square feet area along with a robust forthcoming pipeline of 21.29 million square feet of saleable area. The total portfolio currently comprises 60 projects, with nearly 28,000 units sold and about 21 forthcoming projects.

Signature Global has been following a disciplined approach to land acquisition, with a lead-time from land acquisition to project launch of close to 18 months. All the projects are perfectly positioned in key locations in Delhi NCR and micro markets such as South of Gurugram (Sohna), Golf course extension road, Dwarka Expressway, Vaishali (Ghaziabad), and Karnal.

Safe Harbor Statement:

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:

<p>Signatureglobal (India) Limited Head of Marketing & Communications Mr. Jayanta Barua Email: jayantabarua@signatureglobal.in https://signatureglobal.in</p>	<p>Adfactors PR VP Investor Relations Ms. Savli Mangle Email: savli.mangle@adfactorspr.com http://www.adfactorspr.com/</p>
---	---