

Date: 15th May, 2025

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

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

Scrip Code : 543990

Symbol : SIGNATURE

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

Dear Sir/ Madam,

1. This is to inform that the Board of Directors of the Company in its meeting held today i.e. 15th May, 2025, transacted the following business items:

i. Audited Financial Results for the quarter and financial year ended on 31st March, 2025.

Approved the Audited Financial Results (both Consolidated and Standalone) of the Company for the quarter and financial year ended on 31st March, 2025.

A signed copy of the said Audited Financial Results (both Consolidated and Standalone) of the Company for the quarter and financial year ended on 31st March, 2025 along with the Auditor's Reports thereon by the Statutory Auditors of the Company are enclosed herewith as **Annexure - I.**

The reports (both Consolidated and Standalone) of the Auditors are with unmodified opinion with respect to the Audited Financial Results of the Company for the quarter and financial year ended on 31st March, 2025.

ii. Changes in Senior Management Personnel of the Company

On the recommendation of Nomination and Remuneration Committee, the Board of Directors of the Company has approved the appointment of Senior Management Personnel(s) of the Company w.e.f., 15th May, 2025.

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

2. Acquisition of additional shares in Indeed Fincap Private Limited, a subsidiary Company

In continuation to our intimation dated 2nd February, 2024, with respect to acquisition of balance 15.41% equity shareholding of Indeed Fincap Private Limited (Indeed), a Subsidiary Company, we write to update that the Board has decided to acquire the balance shares of Indeed i.e., 4,15,600 equity shares of Rs. 10/- each, at a consideration of not exceeding Rs. 2.826 Crores (instead of the previously intimated consideration of Rs. 2.966 Crores). Upon acquisition of the said shares, Indeed will become a wholly owned subsidiary of the Company.

3. Press Release for Audited Financial Results for the quarter and financial year ended on 31st March, 2025.

Press Release being issued in relation to the Audited Financial Results (Consolidated and Standalone) of the Company for the quarter and financial year ended on 31st March, 2025 is enclosed herewith as **Annexure-III**.

The meeting of Board of Directors commenced at 16:48 Hours and concluded at 19:00 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 Consolidated Financial Results for the quarter and year ended 31 March 2025

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Year ended	
		31 March 2025 (Unaudited) (Refer note 7)	31 December 2024 (Unaudited)	31 March 2024 (Unaudited) (Refer note 7)	31 March 2025 (Audited)	31 March 2024 (Audited)
1	Income					
	Revenue from operations	5,204.33	8,276.85	6,943.63	24,980.20	12,405.54
	Other income	500.01	344.62	283.75	1,399.70	840.01
	Total income	5,704.34	8,621.47	7,227.38	26,379.90	13,245.55
2	Expenses					
	Cost of revenue	3,214.52	6,395.58	5,626.14	19,061.88	9,715.99
	Purchases of stock-in-trade	3.58	2.14	1.34	7.76	2.25
	Employee benefits expense	482.98	514.01	363.49	1,715.31	1,170.23
	Finance costs	129.55	141.64	78.03	514.86	301.64
	Depreciation and amortization expense	78.79	75.38	61.08	273.83	216.17
	Impairment of goodwill	3.15	-	4.69	4.06	14.91
	Impairment losses on financial assets	0.01	0.10	(0.23)	1.76	3.72
	Other expenses	1,064.53	1,230.09	747.00	3,749.72	1,775.95
	Total expenses	4,977.11	8,358.94	6,881.54	25,329.18	13,200.86
3	Profit before tax (1-2)	727.23	262.53	345.84	1,050.72	44.69
4	Tax expense					
	Current tax expense	60.09	106.74	215.21	467.88	299.74
	Tax adjustments related to earlier years	(25.42)	2.00	-	(17.58)	8.61
	Deferred tax expense/(credit)	81.30	(137.56)	(281.91)	(411.67)	(426.90)
	Total tax expense/(credit)	115.97	(28.82)	(66.70)	38.63	(118.55)
5	Net profit for the period / year (3-4)	611.26	291.35	412.54	1,012.09	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
	Income-tax effect	-	-	-	-	-
	Remeasurement (loss)/gain on defined benefit plans	(2.79)	1.16	(1.47)	(13.56)	(2.80)
	Income-tax effect	0.86	(0.37)	0.45	3.53	1.00
	Total other comprehensive income	(1.93)	0.79	(1.02)	(10.03)	(1.68)
7	Total comprehensive income for the period / year (5+6)	609.33	292.14	411.52	1,002.06	161.56
	Profit after tax attributable to:					
	Owners of the Holding Company	610.95	291.16	412.10	1,010.83	161.83
	Non-controlling interests	0.31	0.19	0.44	1.26	1.41
	Other comprehensive (loss)/income attributable to:					
	Owners of the Holding Company	(1.93)	0.79	(1.02)	(10.03)	(1.68)
	Non-controlling interests	-	-	-	-	-
	Total comprehensive Income attributable to:					
	Owners of the Holding Company	609.02	291.95	411.08	1,000.80	160.15
	Non-controlling interests	0.31	0.19	0.44	1.26	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
9	Reserves (other equity)				7,126.83	6,126.03
10	Earnings/(loss) per equity share (face value of Rs. 1 each) (quarterly figures are not annualised)					
	Basic (Rs. per share)	4.34	2.07	2.93	7.19	1.22
	Diluted (Rs. per share)	4.34	2.07	2.93	7.19	1.22

See accompanying notes to the consolidated financial results.

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Statement of Consolidated Assets and Liabilities as at 31 March 2025

(Rs. in million unless otherwise stated)

	As at 31 March 2025	As at 31 March 2024
	Audited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	851.26	548.08
Capital work in-progress	4.00	147.09
Right of use assets	255.70	126.23
Investment property	313.08	315.31
Goodwill	24.95	29.01
Other intangible assets	11.72	16.76
Financial assets		
Investments	0.72	0.72
Other financial assets	442.09	585.77
Deferred tax assets (net)	2,116.72	1,701.82
Non-current tax assets (net)	698.13	525.18
Other non-current assets	166.11	104.08
	4,884.48	4,100.05
Current assets		
Inventories	92,797.14	61,489.47
Financial assets		
Trade receivables	644.30	342.12
Cash and cash equivalents	12,975.32	6,105.26
Bank balances other than cash and cash equivalents	2,002.94	1,255.82
Loans	1,460.51	1,683.85
Other financial assets	636.01	815.14
Current tax assets (net)	287.22	-
Other current assets	12,972.38	8,688.40
	123,775.82	80,380.06
Assets classified as held for sale	-	253.33
TOTAL ASSETS	128,660.30	84,733.44
EQUITY AND LIABILITIES		
Equity		
Equity share capital	140.51	140.51
Other equity	7,126.83	6,126.03
Equity attributable to owners of Holding Company	7,267.34	6,266.54
Non-controlling interests	29.06	27.80
Total equity	7,296.40	6,294.34
Liabilities		
Non current liabilities		
Financial liabilities		
Borrowings	15,454.06	12,975.70
Lease liabilities	234.16	122.27
Provisions	355.86	218.12
	16,044.08	13,316.09
Current liabilities		
Financial liabilities		
Borrowings	8,206.20	6,203.31
Lease liabilities	47.41	31.94
Trade payables		
(a) total outstanding dues of micro enterprises and small enterprises	1,282.85	375.21
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	21,797.07	7,541.48
Other financial liabilities	1,417.12	900.95
Other current liabilities	72,450.24	49,982.25
Provisions	18.59	14.31
Current tax liabilities (net)	100.34	53.56
	105,319.82	65,103.01
Liabilities directly associated with the assets classified as held for sale	-	20.00
TOTAL EQUITY AND LIABILITIES	128,660.30	84,733.44

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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

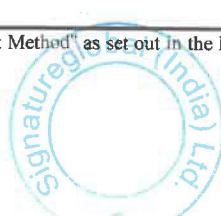
Statement of Consolidated Cash Flows for year ended 31 March 2025

Particulars	(Rs. in million unless otherwise stated)	
	Year ended 31 March 2025	Year ended 31 March 2024
	Audited	Audited
A. Cash flows from operating activities		
Profit before tax	1,050.72	44.69
Adjustments for :		
Depreciation and amortization expense	273.83	216.17
Finance costs	514.86	301.64
Interest income	(954.32)	(458.37)
Profit on sale of property, plant and equipment (net)	(26.76)	(36.45)
Loss on foreign exchange fluctuations	0.66	5.15
Gain on remeasurement of financial liability	(257.87)	(71.29)
Rent concession	-	(8.72)
Provision no longer required, written back	(29.72)	(121.93)
Impairment of goodwill	4.06	14.91
Loss on modification of financial instruments	3.31	108.45
Impairment losses on financial assets	1.76	3.72
Provision for impairment of investment property	-	11.75
Provision for impairment of advances/balance written off	101.41	2.76
Operating profit before working capital changes	681.94	12.48
Working capital adjustments		
Trade receivables	(302.18)	(59.09)
Other non-current assets	(62.03)	(15.00)
Other financial assets	116.96	(169.71)
Other current assets	(4,355.67)	(4,133.81)
Inventories	(15,207.78)	(11,973.92)
Trade payables	2,046.68	(1,162.33)
Other liabilities	22,467.99	19,545.67
Other financial liabilities	339.25	(592.65)
Provisions	128.46	62.52
Cash flows from operating activities	5,853.62	1,514.16
Taxes paid (net of refunds)	(847.07)	(590.13)
Net cash flows from operating activities (A)	5,006.55	924.03
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)	(446.83)	(358.70)
Proceeds from sale of property, plant and equipment	62.56	78.54
Proceeds from sale/advance received for sale of investment property	235.00	20.00
Loans given	(1,004.51)	(1,570.86)
Loans received back	1,267.33	385.89
Acquisition of subsidiary company	-	(2,646.69)
Proceeds from sale of investment	-	0.38
Investment in long term bank deposits	(137.29)	(297.49)
Proceeds from long term bank deposits	220.07	96.24
Movement in short term bank deposits (net)	(636.31)	(957.46)
Interest received	896.77	364.57
Net cash flows from/(used in) investing activities (B)	456.79	(4,885.58)
C. Cash flows from financing activities		
Proceeds from short term borrowings (net)	170.80	1,236.36
Proceeds from long term borrowings	13,809.03	14,311.80
Repayments of long term borrowings	(9,575.52)	(15,480.74)
Issue of share capital (including securities premium)	-	6,030.00
Payment of share issue expenses	-	(275.31)
Payment of principal portion of lease liabilities	(40.40)	(16.09)
Payment of interest on lease liabilities	(30.56)	(22.45)
Finance costs paid	(2,926.63)	(2,104.76)
Net cash flows from financing activities (C)	1,406.72	3,678.80
Net increase/(decrease) in cash and cash equivalents (A+B+C)	6,870.06	(282.74)
Adjustment for cash and cash equivalents on acquisition of subsidiary	-	0.56
Cash and cash equivalents at beginning of the year	6,105.26	6,387.44
Cash and cash equivalents at end of the year	12,975.32	6,105.26
Cash and cash equivalents at end of the year		
Balances with banks	3,793.87	3,451.05
Cash on hand	15.21	13.35
Fixed deposits with original maturity of less than 3 months	9,166.24	2,640.86
	12,975.32	6,105.26

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 Consolidated Financial Results for the quarter and year ended 31 March 2025

Notes:

- (1) In terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), this Statement of Consolidated Financial Results for the quarter and year ended 31 March 2025 ("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 15 May 2025 and have been subject to audit by the statutory auditors of the Company.
- (2) The Consolidated Financial Results, for the quarter and year ended 31 March 2025 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:

(Rs. in million)			
Object of the issue as per Prospectus	Utilisation planned as per Prospectus*	Total utilised upto 31 March 2025	Amount pending for utilisation as on 31 March 2025
Re-payment or pre-payment, in full or in part, of certain borrowings availed by the Company	2,640.00	2,640.00	-
Infusion of funds in certain of its Subsidiaries, namely Signatureglobal Homes Private Limited, Signatureglobal Developers Private Limited, Signatureglobal Business Park Private Limited and Sternal Buildcon Private Limited for re-payment or pre-payment, in full or in part, of certain borrowings availed by our Subsidiaries.	1,680.00	1,680.00	-
Inorganic growth through land acquisitions and general corporate purposes.	1,241.97	1,241.97	-
Total	5,561.97	5,561.97	-

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

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Statement of Consolidated Financial Results for the quarter and year ended 31 March 2025

(4) 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 [comprising construction contracts business, business support services and sale of traded goods]. Details of consolidated segment wise revenue, results, segment assets and liabilities are given below:

		(Rs. in million)				
	Particulars	Quarter ended			Year ended	
		31 March 2025 (Unaudited) (Refer note 7)	31 December 2024 (Unaudited)	31 March 2024 (Unaudited) (Refer note 7)	31 March 2025 (Audited)	31 March 2024 (Audited)
I	Segment revenue					
	Real estate	5,061.46	8,182.49	6,843.59	24,323.63	12,035.94
	NBFC	19.25	20.84	13.21	74.19	58.34
	Others	2,557.95	2,426.55	3,778.15	9,946.35	9,340.63
	Total	7,638.66	10,629.88	10,634.95	34,344.17	21,434.91
	Less: Inter segment revenues	(2,434.33)	(2,353.03)	(3,691.32)	(9,363.97)	(9,029.37)
	Net revenue from operations	5,204.33	8,276.85	6,943.63	24,980.20	12,405.54
II	Segment results					
	Real estate	1,610.70	1,392.18	909.04	4,339.96	1,963.16
	NBFC	19.25	20.84	13.22	74.19	43.37
	Others	42.09	22.05	11.52	130.57	66.28
	Profit before other adjustments	1,672.04	1,435.07	933.78	4,544.72	2,072.81
	Less: Finance cost	(129.55)	(141.64)	(78.03)	(514.86)	(301.64)
	Less: Other unallocable expenditure	(1,315.27)	(1,375.52)	(793.66)	(4,378.84)	(2,566.49)
	Add: Unallocable finance and other income	500.01	344.62	283.75	1,399.70	840.01
	Profit before tax	727.23	262.53	345.84	1,050.72	44.69
III	Segment assets					
	Real estate	117,791.24	108,084.65	72,407.29	117,791.24	72,407.29
	NBFC	667.38	723.78	396.65	667.38	396.65
	Others	422.34	472.37	376.57	422.34	376.57
	Unallocated corporate assets	118,880.96	109,280.80	73,180.51	118,880.96	73,180.51
	Total assets	128,660.30	121,944.46	84,733.44	128,660.30	84,733.44
IV	Segment liabilities					
	Real estate	98,370.75	91,731.00	59,764.46	98,370.75	59,764.46
	NBFC	56.90	57.25	31.38	56.90	31.38
	Others	47.91	47.91	32.08	47.91	32.08
	Unallocated corporate liabilities	98,475.56	91,836.16	59,827.92	98,475.56	59,827.92
	Total liabilities	121,363.90	115,257.24	78,439.10	121,363.90	78,439.10

- (5) The Board of Directors of the Company at their meeting held on 29 August 2024 approved the formulation of "Signatureglobal Employee Stock Plan 2024" ('ESOP Plan'), 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 had been subsequently approved by the shareholders/ members at the Annual General Meeting held on 28 September 2024. Subsequent to year ended 31 March 2025, the Nomination and Remuneration Committee in their meeting held on 15 May 2025, has approved the grant of 850,000 stock options to eligible employees, under the above-mentioned ESOP Plan.
- (6) During the year ended 31 March 2025, the Group has executed the sale deed on 23 October 2024 with respect to one of its investment property at Gurugram, that had been classified as 'asset held for sale', during the year ended 31 March 2024 and the said transaction has reached finality.
- (7) Figures for the quarters ended 31 March 2025 and 31 March 2024 are the balancing figures between audited figures for the full financial year and the reviewed year to date published unaudited figures upto the third quarter of the respective financial years.
- (8) 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.

Place: Gurugram
Date: 15 May 2025

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

Ravi Aggarwal
Managing Director
DIN: 00203856



Walker ChandioK & Co LLP

Walker ChandioK & Co LLP

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

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

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

To the Board of Directors of Signatureglobal (India) Limited

Opinion

1. We have audited the accompanying consolidated annual 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'), for the year ended 31 March 2025, attached herewith, 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. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of other auditors on separate audited financial statements of the subsidiaries, as referred to in paragraph 12 below, the Statement:
 - (i) includes the annual financial results of the entities listed in Annexure 1;
 - (ii) presents financial results in accordance with the requirements of Regulation 33 of the Listing Regulations; and
 - (iii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India, of the consolidated net profit after tax and other comprehensive income and other financial information of the Group for the year ended 31 March 2025.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Statement section of our report. We are independent of the Group, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the consolidated financial results under the provisions of the Act, and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us together with the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph 12 of the Other Matter section below, is sufficient and appropriate to provide a basis for our 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

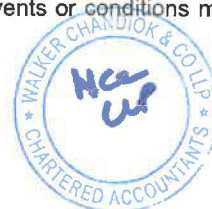
Independent Auditor's Report on Consolidated Annual Financial Results of Signatureglobal (India) Limited pursuant to Regulation 33 of the Listing Regulations (cont'd)

Responsibilities of Management and Those Charged with Governance for the Statement

4. The Statement, which is the responsibility of the Holding Company's management and has been approved by the Holding Company's Board of Directors, has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the consolidated net profit and other comprehensive income, and other financial information of the Group in accordance with the Ind AS prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies included in the Group, are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act, for safeguarding of the assets of the Group, and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively, for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial results, that give a true and fair view and are free from material misstatement, whether due to fraud or error. These financial results have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.
5. In preparing the Statement, the respective Board of Directors of the companies included in the Group, are responsible for assessing the ability of the Group, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.
6. Those respective Board of Directors are also responsible for overseeing the financial reporting process of the companies included in the Group.

Auditor's Responsibilities for the Audit of the Statement

7. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act will always detect a material misstatement, when it exists. Misstatements can arise from fraud or error, and are considered material if, individually, or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.
8. As part of an audit in accordance with the Standards on Auditing specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls;
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors;
 - Conclude on the appropriateness of Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group, to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern;



Walker Chandiok & Co LLP

Independent Auditor's Report on Consolidated Annual Financial Results of Signatureglobal (India) Limited pursuant to Regulation 33 of the Listing Regulations (cont'd)

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation; and
 - Obtain sufficient appropriate audit evidence regarding the financial results/financial statements of the entities within the Group, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Statement, of which we are the independent auditors. For the other entities included in the Statement, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
9. We communicate with those charged with governance of the Holding Company and such other entities included in the Statement, of which we are the independent auditors, regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
10. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
11. We also performed procedures in accordance with circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Other Matter

12. We did not audit the annual financial statements of 9 subsidiaries included in the Statement whose financial information reflects total assets of Rs. 38,084.31 million as at 31 March 2025, total revenues of Rs. 6,417.12 million, total net profit after tax of Rs. (173.06) million, total comprehensive income of Rs. (206.12) million, and net cash inflows of Rs. 2,979.52 million for the year ended on that date, as considered in the Statement. These annual financial statements have been audited by other auditors whose audit reports have been furnished to us by the management, and our opinion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the audit reports of such other auditors, and the procedures performed by us as stated in paragraph 11 above.

Our opinion 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.

13. The Statement includes the consolidated financial results for the quarter ended 31 March 2025, being the balancing figures between the audited consolidated figures in respect of the full financial year and the published unaudited year-to-date consolidated figures up to the third quarter of the current financial year, which were subject to limited review by us.

For Walker Chandiok & Co LLP

Chartered Accountants

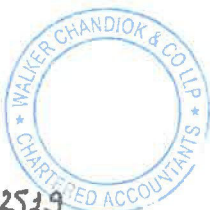
Firm Registration No.: 001076N/N500013

Deepak Mittal

Deepak Mittal

Partner

Membership No. 503843



UDIN: 25503843BMLCP72519

Place: Gurugram

Date: 15 May 2025

Walker Chandio & Co LLP

Independent Auditor's Report on Consolidated Annual Financial Results of Signatureglobal (India) Limited pursuant to Regulation 33 of the Listing Regulations (cont'd)

Annexure 1

List of entities included in the Statement:

Holding Company:

1. Signatureglobal (India) Limited

Subsidiary Companies:

1. Signature Builders Private Limited
2. Signatureglobal Developers Private Limited
3. JMK Holdings Private Limited
4. Signatureglobal Homes Private Limited
5. Signature Infrabuild Private Limited
6. Rose Building Solutions Private Limited
7. Sternal Buildcon Private Limited
8. Signatureglobal Business Park Private Limited
9. Forever Buildtech Private Limited
10. Fantabulous Town Developers Private Limited
11. Maa Vaishno Net Tech Private Limited
12. Indeed Fincap Private Limited
13. Gurugram Commcity 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 Standalone Financial Results for the quarter and year ended 31 March 2025

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Year ended	
		31 March 2025 (Unaudited) (Refer note 7)	31 December 2024 (Unaudited)	31 March 2024 (Unaudited) (Refer note 7)	31 March 2025 (Audited)	31 March 2024 (Audited)
1	Income					
	Revenue from operations	4,919.63	6,583.47	2,606.09	18,252.47	8,480.90
	Other income	479.46	419.24	335.97	1,629.57	1,133.17
	Total income	5,399.09	7,002.71	2,942.06	19,882.04	9,614.07
2	Expenses					
	Cost of revenue	3,265.53	5,169.76	2,212.96	14,283.28	7,035.35
	Purchases of stock-in-trade	2.08	0.33	1.34	4.45	2.25
	Employee benefits expense	428.08	416.32	280.01	1,359.76	901.93
	Finance costs	388.95	438.88	193.13	1,574.33	744.92
	Depreciation and amortization expense	55.94	54.85	53.75	209.12	191.92
	Impairment losses on financial assets	31.55	3.70	42.18	50.75	42.18
	Other expenses	602.12	641.33	175.15	1,777.43	577.90
	Total expenses	4,774.25	6,725.17	2,958.52	19,259.12	9,496.45
3	Profit/(loss) before tax (1-2)	624.84	277.54	(16.46)	622.92	117.62
4	Tax expense					
	Current tax expense	-	-	-	-	-
	Tax adjustments related to earlier years	(24.56)	-	-	(24.56)	-
	Deferred tax expenses/(credit)	127.77	(0.19)	(104.60)	22.11	(103.96)
	Total tax expenses/(credit)	103.21	(0.19)	(104.60)	(2.45)	(103.96)
5	Profit for the period / year (3-4)	521.63	277.73	88.14	625.37	221.58
6	Other comprehensive income					
	Items that will not be reclassified to statement of profit and loss					
	Remeasurement (loss)/gain on defined benefit plans	(0.78)	0.73	(0.91)	(6.51)	(3.10)
	Income-tax effect	0.20	(0.19)	0.26	1.64	0.90
	Total other comprehensive income	(0.58)	0.54	(0.65)	(4.87)	(2.20)
7	Total comprehensive income for the period / year (5+6)	521.05	278.27	87.49	620.50	219.38
8	Paid-up equity share capital (face value of Re. 1 per share)	140.51	140.51	140.51	140.51	140.51
9	Reserves (other equity)				9,152.67	8,532.18
10	Earnings per equity share (face value of Re. 1 each) (quarterly figures are not annualised)					
	Basic (Rs. per share)	3.71	1.98	0.63	4.45	1.67
	Diluted (Rs. per share)	3.71	1.98	0.63	4.45	1.67

See accompanying notes to the standalone financial results.

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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 Standalone Assets and Liabilities as at 31 March 2025

(Rs. in million unless otherwise stated)		
	As at 31 March 2025	As at 31 March 2024
	Audited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	492.67	464.75
Capital work in-progress	4.00	2.71
Right of use assets	250.35	101.49
Investment property	313.08	315.31
Intangible assets	11.59	16.62
Financial assets		
Investments	3,085.54	2,738.04
Other financial assets	210.20	276.21
Deferred tax assets (net)	576.70	597.18
Non-current tax assets (net)	319.14	415.09
Other non-current assets	124.69	70.52
	5,387.96	4,997.93
Current assets		
Inventories	26,263.35	14,305.29
Financial assets		
Trade receivables	4,033.79	2,120.73
Cash and cash equivalents	3,765.57	2,286.02
Bank balances other than cash and cash equivalents	564.78	396.11
Loans	8,626.50	7,921.45
Other financial assets	490.04	1,298.44
Current tax assets (net)	287.22	-
Other current assets	4,035.05	3,025.59
	48,066.30	31,353.63
Asset classified as held for sale	-	253.33
TOTAL ASSETS	53,454.26	36,604.89
EQUITY AND LIABILITIES		
Equity		
Equity share capital	140.51	140.51
Other equity	9,152.67	8,532.18
Total equity	9,293.18	8,672.69
Liabilities		
Non current liabilities		
Financial liabilities		
Borrowings	10,032.71	7,987.61
Lease liabilities	234.16	100.34
Provisions	215.84	145.63
	10,482.71	8,233.58
Current liabilities		
Financial liabilities		
Borrowings	6,055.55	3,815.12
Lease liabilities	44.22	28.57
Trade payables		
(a) total outstanding dues of micro enterprises and small enterprises	564.39	234.73
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	13,269.36	2,367.79
Other financial liabilities	353.69	133.81
Other current liabilities	13,380.35	13,087.99
Provisions	10.81	10.60
	33,678.37	19,678.62
Liabilities directly associated with the asset classified as held for sale	-	20.00
TOTAL EQUITY AND LIABILITIES	53,454.26	36,604.89

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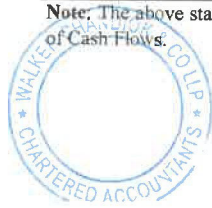
Signatureglobal (India) Limited

Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001
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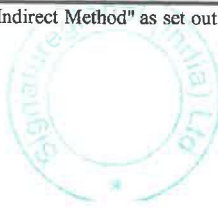
Statement of Standalone Cash Flows for year ended 31 March 2025

Particulars	(Rs. in million unless otherwise stated)	
	Year ended 31 March 2025	Year ended 31 March 2024
	Audited	Audited
A. Cash flows from operating activities		
Profit before tax	622.92	117.62
Adjustments for :		
Depreciation and amortization expense	209.12	191.92
Finance costs	1,574.33	744.92
Interest income	(1,438.72)	(970.09)
Profit on sale of property, plant and equipment (net)	(24.91)	(36.02)
Rent concession	-	(8.72)
Loss on foreign exchange fluctuations (net)	0.60	4.43
Provision no longer required, written back	(1.67)	(61.47)
Modification gain on financial instrument	(136.40)	(23.83)
Impairment losses on financial assets	50.75	42.18
Provision for impairment of investment property	-	11.75
Operating profit before working capital changes	856.02	12.69
Working capital adjustments		
Trade receivables	(1,943.93)	(427.10)
Other non-current assets	(54.17)	(61.09)
Other financial assets	802.88	(659.16)
Other current assets	(1,007.78)	(1,046.34)
Inventories	(736.36)	(6,213.15)
Trade payables	706.80	(253.72)
Other current liabilities	292.36	4,191.92
Other financial liabilities	205.65	(8.74)
Provisions	63.92	37.42
Cash flows used in operating activities	(814.61)	(4,427.27)
Taxes paid (net of refunds)	(150.39)	(190.56)
Net cash used in operating activities (A)	(965.00)	(4,617.83)
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)	(247.35)	(190.28)
Proceeds from sale of property, plant and equipment	57.60	77.64
Proceeds from sale/advance received for sale of investment property	235.00	20.00
Loans given	(9,229.18)	(11,375.00)
Loans received back	8,848.82	7,093.53
Investment in subsidiary companies	(347.50)	(1,217.82)
Investment in long term bank deposits	(92.42)	(157.24)
Proceeds from long term bank deposits	101.17	-
Movement in short term bank deposits (net)	(99.98)	(199.86)
Interest received	1,071.92	740.57
Net cash flows from/(used in) investing activities (B)	298.08	(5,208.46)
C. Cash flows from financing activities		
Proceeds from short term borrowings (net)	575.83	1,296.84
Proceeds from long term borrowings	11,821.59	11,171.80
Repayment of long term borrowings	(8,106.10)	(6,596.90)
Issue of share capital including securities premium	-	6,030.00
Payment of share issue expenses	-	(275.30)
Payment of principal portion of lease liabilities	(42.66)	(26.57)
Payment of interest on lease liabilities	(30.56)	(22.45)
Finance costs paid	(2,071.63)	(975.45)
Net cash flows from financing activities (C)	2,146.47	10,601.98
Net increase in cash and cash equivalents (A+B+C)	1,479.55	775.69
Cash and cash equivalents at beginning of the year	2,286.02	1,510.33
Cash and cash equivalents at end of the year	3,765.57	2,286.02
Cash and cash equivalents at end of the year		
Balances with banks	1,155.87	1,611.11
Cash on hand	2.12	1.62
Fixed deposits with original maturity of less than 3 months	2,607.58	673.29
	3,765.57	2,286.02

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 Standalone Financial Results for the quarter and year ended 31 March 2025

Notes:

- (1) In terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), this Statement of Standalone Financial Results for the quarter and year ended 31 March 2025 ("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 15 May 2025 and have been subject to audit by the statutory auditors of the Company.
- (2) The Standalone Financial Results, for the quarter and year ended 31 March 2025 have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards 34, Interim Financial Reporting (Ind AS - 34), prescribed under Section 133 of the Companies Act, 2013 (the Act) and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).
- (3) During the year ended 31 March 2024, the Company had completed its Initial Public Offer ('IPO') of 18,961,038 Equity shares having face value of Rs. 1 each, at an issue price of Rs. 385 per equity share (including share premium of Rs. 384 per share), comprising offer for sale of 3,298,701 shares by selling shareholder aggregating to Rs. 1,270.00 million and a fresh issue of 15,662,337 shares aggregating to Rs. 6,030.00 million. The equity shares of the Company were listed on BSE Limited ('BSE') and National Stock Exchange of India Limited ('NSE') on 27 September 2023.

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

Object of the issue as per Prospectus	Utilization planned as per Prospectus*	Total utilized upto 31 March 2025	(Rs. in million) Amount pending for utilization as on 31 March 2025
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) The Board of Directors of the Company at their meeting held on 29 August 2024 approved the formulation of "Signatureglobal Employee Stock Plan 2024" ('ESOP Plan'), 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 had been subsequently approved by the shareholders/ members at the Annual General Meeting held on 28 September 2024. Subsequent to year ended 31 March 2025, the Nomination and Remuneration Committee in their meeting held on 15 May 2025, has approved the grant of 850,000 stock options to eligible employees, under the above-mentioned ESOP Plan.
- (6) During the year ended 31 March 2025, the Company has executed the sale deed on 23 October 2024 with respect to one of its investment property at Gurugram, that had been classified as 'asset held for sale', during the year ended 31 March 2024 and the said transaction has reached finality.
- (7) Figures for the quarters ended 31 March 2025 and 31 March 2024 are the balancing figures between audited figures for the full financial year and the reviewed year to date published unaudited figures upto the third quarter of the respective financial years.
- (8) 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.

Place: Gurugram
Date: 15 May 2025



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

Ravi Aggarwal
Managing Director
DIN: 00203856



Walker Chandiook & Co LLP

Walker Chandiook & Co LLP

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

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

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

To the Board of Directors of Signatureglobal (India) Limited

Opinion

1. We have audited the accompanying standalone annual financial results ('the Statement') of Signatureglobal (India) Limited ('the Company') for the year ended 31 March 2025, attached herewith, 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. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
 - (i) presents financial results in accordance with the requirements of Regulation 33 of the Listing Regulations; and
 - (ii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under section 133 of the Companies Act, 2013 ('the Act'), read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India, of the standalone net profit after tax and other comprehensive income and other financial information of the Company for the year ended 31 March 2025.

Basis for Opinion

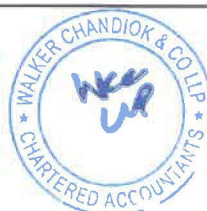
3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Statement section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us, is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Statement

4. This Statement has been prepared on the basis of the standalone annual financial statements and has been approved by the Company's Board of Directors. The Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income and other financial information of the Company in accordance with the Ind AS specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, and in compliance with Regulation 33 of the Listing Regulations.

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 ChandioK & Co LLP

Independent Auditor's Report on Standalone Annual Financial Results of Signatureglobal (India) Limited pursuant to Regulation 33 of the Listing Regulations (cont'd)

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

5. In preparing the Statement, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
6. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Statement

7. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing, specified under section 143(10) of the Act, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.
8. As part of an audit in accordance with the Standards on Auditing, specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has in place an adequate internal financial controls with reference to financial statements and the operating effectiveness of such controls;
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors;
 - Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern; and
 - Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
9. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Walker Chandiok & Co LLP

Independent Auditor's Report on Standalone Annual Financial Results of Signatureglobal (India) Limited pursuant to Regulation 33 of the Listing Regulations (cont'd)

10. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

11. The Statement includes the financial results for the quarter ended 31 March 2025, being the balancing figures between the audited figures in respect of the full financial year and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subject to limited review by us.

For Walker Chandiok & Co LLP

Chartered Accountants

Firm Registration No.: 001076N/N500013

Deepak Mittal

Deepak Mittal

Partner

Membership No. 503843



UDIN: 255038438MLCP09911

Place: Gurugram

Date: 15 May 2025

Annexure - II

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

1. Appointment of Mr. Amit Kaicker, Chief Business Officer – Sales & Marketing, of the Company.

S. No.	Particulars	Information of such event
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Mr. Amit Kaicker, Chief Business Officer – Sales & Marketing, has been appointed as Senior Management Personnel of the Company w.e.f., 15 th May, 2025.
2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	15 th May, 2025
3.	Brief profile (in case of appointment);	Mr. Amit Kaicker holds an Executive Post Graduate Diploma in International Business from Indian Institute of Foreign Trade, New Delhi. He has also done a Certificate Program in Real Estate Finance and Economics from London School of Economics and Political Science. He has a rich experience of more than 25 years in Real Estate across multiple functions of Sales, Marketing, CRM, Real Estate Research, Business Development, Land Acquisition, FSI / Land Transactions, Retail and Office Leasing, Real Estate Technology, Design, Construction and Interiors. Before joining us, he has worked with DLF Ltd.
4.	Disclosure of relationships between directors (in case of appointment of a director).	N.A.

2. Appointment of Mr. Varun Oberoi, President-CRM of the Company.

S. No.	Particulars	Information of such event
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Mr. Varun Oberoi, President-CRM, has been appointed as Senior Management Personnel of the Company w.e.f., 15 th May, 2025.

2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	15 th May, 2025
3.	Brief profile (in case of appointment);	Mr. Varun Oberoi holds a bachelor's degree in computer science and completed PGDBA from SCDL, Pune. He brings with him a total work experience of more than 20 years. He is an expert in his strategic and tactical approach towards revenue generation and seamless customer service delivery operations. Throughout his career, he has held several significant positions. Before joining us, Mr. Oberoi has worked with Experion Developers, Lodha Group, Reliable Business Solutions & Services Pvt. Ltd., Spanco BPO Services Ltd., and Aegis BPO Services Ltd.
4.	Disclosure of relationships between directors (in case of appointment of a director).	N.A.



Press Release

Signature Global delivers staggering 531% jump in PAT to INR 1.01 billion in FY25, registers best-ever pre-sales of INR 102.9 billion

- Pre-sales grows to INR 102.9 billion in FY25 vs INR 72.7 billion in FY24, registering 42% growth
- Collections jump by 41% Y-o-Y to INR 43.8 billion in FY25
- FY25 revenue jumps by 102% to INR 25 billion
- Improvement in Adjusted Gross Profit margin to 30.6% for FY25 vs 27.6% for FY24
- Improvement in Adjusted EBITDA margin 14.4% for FY25 vs 10.8% for FY24
- Net debt reduced significantly to INR 8.8 billion at the end of FY25 vis-à-vis INR 11.6 billion in FY24

New Delhi, May 15th, 2025: Signature Global (BSE: 543990 | NSE: SIGNATURE), a leading real estate developer in India, today announced its highest-ever annual pre-sales of INR 102.9 billion in FY25, registering a robust 42% year-on-year growth, and surpassing its pre-sales guidance. A host of factors including robust demand from the residential segment in NCR, strong customer confidence, timely execution, and successful new launches in Gurugram and adjoining markets contributed to the record pre-sales numbers.

The impressive pre-sales contributed to the company attaining a record annual collection of INR 43.8 billion, reflecting a 41% year-over-year growth. The company has also shown a growth of 79% in the operating cash surplus to INR 16.3 billion in FY25 from INR 9.1 billion in FY24. In addition to this, there is a significant reduction in net debt to INR 8.8 billion at the end of FY25 compared to INR 11.6 billion in FY24. The net debt stands reduced despite the significant investment in Business development, primarily on the back of strong operating cashflows during the year.

The company registered revenue from operations of INR 25 billion during FY25 as compared to INR 12.41 billion, with year-on-year growth of 102%. The increase in revenue recognition is on account of receipt of Occupation certificates (OC) for more projects during the year.

The company's PAT has increased by 531% to INR 1.01 billion in FY25 from PAT of INR 0.16 billion in FY24.

Overall, the company has shown strength in the margin portfolio with adj. Gross profit margin improving to 31% from 28% in FY24, adj EBITDA margin improving to 14% in FY25 from 11% in FY24 and similar improvement in PAT margin to 4.1% from 1.3%. The company has recorded a positive PAT of INR 1.0 billion for the year.

The company's average sales realization also improved to INR 12,457 per sq. ft. in FY25 from INR 11,762 in FY24.

Commenting on the company's performance, **Mr. Pradeep Kumar Aggarwal, Chairman and Whole-Time Director**, said: "The fiscal year 2024-25 has proven to be exceptionally successful across all facets of our business operations, including pre-sales, revenue, collections, and profit after tax. We have exceeded the annual targets we established for ourselves, which reflects the ongoing confidence that our stakeholders—homebuyers, channel partners, contractors, and investors—place in us. Our strategic emphasis on premium and mid-income segments, coupled with our capacity to anticipate market trends, has facilitated significant growth. Both pre-sales and collections would have been even higher had we received timely approval for the project launched which was scheduled for Q4FY25, but got pushed out to current quarter. As the residential real estate sector in the country remains robust, we are optimistic about achieving double-digit growth in the current financial year. Furthermore, we are dedicated to constructing quality homes and realizing the aspirations of millions."

FINANCIAL HIGHLIGHTS (INR Billion)

Particulars	Q4FY25	Q4FY24	YoY (%) change)	FY25	FY24	YoY (%)
Consolidated Profit / (Loss) after Tax	0.61	0.41	49%	1.01	0.16	531%
Collections	11.7	10.1	16%	43.8	31.1	41%
Net Debt				8.8	11.6	
Adjusted Gross Profit Margin	45%	25%	-	31%	28%	-
Adjusted EBITDA Margin	25%	13%	-	14%	11%	-

Project Highlights

During FY25, the company has launched five new projects including 'Titanium SPR' and 'Twin Tower DXP,' premium group housing projects in Gurugram; 'Daxin Vistas,' a mid-income housing project in Sohna; and 'City of Colors,' a plotted development project, strategically located on NH-48 in strategic micro-markets. These projects have a combined gross development value (GDV) of approximately INR 138.1 billion.

The company also acquired approximately 48 acres of land including 22.06 acres which were earlier under JDA, for Rs 1,070 crore in Gurugram during the last fiscal to develop residential projects over the next few years. The development potential of land is approximately 7.97 million sq ft.

About Signature Global (India) Ltd:

Signature Global, a leading real estate development company in India, is reshaping the housing market in northern India. Initially established as a key player in affordable housing, the company is now broadening its scope by focusing towards the premium and mid-housing segment, with a strong emphasis on quality execution, value creation, reliability, and adherence to global standards.

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

Supported by prominent investors like Nomura, HDFC, IFC, Standard Chartered, Bandhan MF, and Kotak, Signature Global upholds high standards of corporate governance. The company employs a disciplined land acquisition strategy, typically launching projects within 18 months of acquisition. In FY24, Signature Global achieved sales bookings of 72.7 billion and reported a sales CAGR of 62% from FY21 to FY24.

Disclaimer:

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