Date: 5th November, 2026

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

Scrip Code : 543990
Debt Segment : Scrip Code-977218

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

Symbol : SIGNATURE

Subject: Investors Presentation

Dear Sir/ Madam,

Pursuant to the requirement of Regulation 30 read with Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Presentation proposed to be made in the scheduled Investors/ Analysts call to be held on Friday, the 6th November, 2026 at 8:00 A.M. (IST).

The same is also being uploaded on the Company's website at www.signatureglobal.in.

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

Meghraj Bothra

Digitally signed by Meghraj Bothra
DN: c=IN, o=Personal, postalCode=110034, l=North West Delhi, st=Delhi, street=2890/1 SF SANT NAGAR, RANI BAGH, Delhi India 110034, title=1802, 2.5.4.20=1e047b4394bcf4c5de5a2639f513863aef84549a8b2d054ffc19a6606d774e57, serialNumber=c32479ccd87a4ef81e06f955d3a91f5d1b6ae7532fb94d948a50c7d2b1ff9f20, email=bothramr@yahoo.co.in, cn=Meghraj Bothra
Date: 2026.11.05 17:52:38 +05'30'

(M R BOTHRA)
COMPANY SECRETARY

Encl: A/a



SIGNATURE GLOBAL

H1'FY27 INVESTOR PRESENTATION

November 2026

Operating Highlights

Strategy & Portfolio

Financial Snapshot

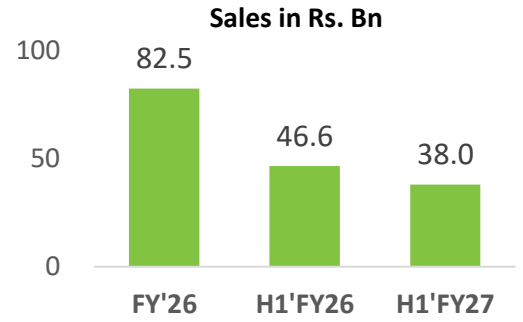
Company Overview



The Company sold > 675 units at an average ticket size of INR 55.9 Mn during H1'FY27

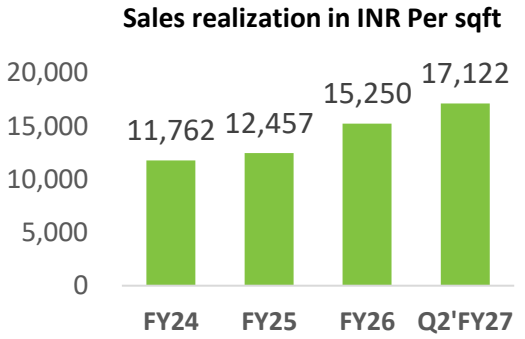
Strong Sales Performance

- Launch of **TONINO LAMBORGHINI RESIDENCES** in June'26 making a foray of SGIL into branded Residences.
- **INR 18.3 bn** in Q2'FY27 vs INR **20.2 bn** in Q2'FY26
- **INR 38.0 bn** in H1'FY27 vs INR **46.6 bn** in H1'FY26
- Significant launches planned in H2



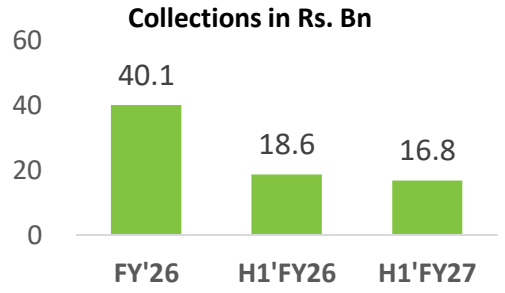
Growing Sales Realizations

- Strong tailwinds across the region leading to sustainable growth
- Average sales realization stood at **c.17,122 INR per sqft** in Q2'FY27 vis a vis c. INR 15,250 per sqft in FY26



Robust Collections

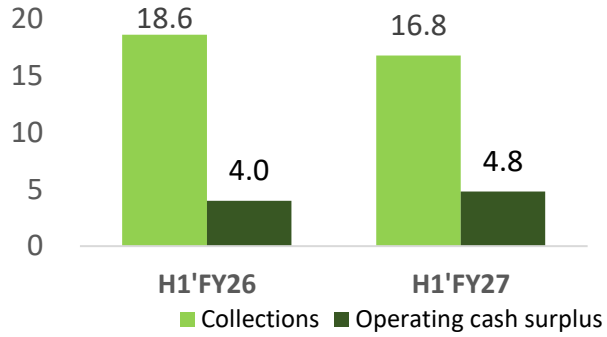
- **INR 10.1 bn** in Q2'FY27 vs **INR 9.3 bn** in Q2'FY26
- **INR 16.8 bn** in H1'FY27 vs **INR 18.6 bn** in H1'FY26
- **Achieved c.34% of the collection guidance for the year**



Portfolio addition of ~10 Mn sqft during H1'FY27, entering into new micro market in NCR

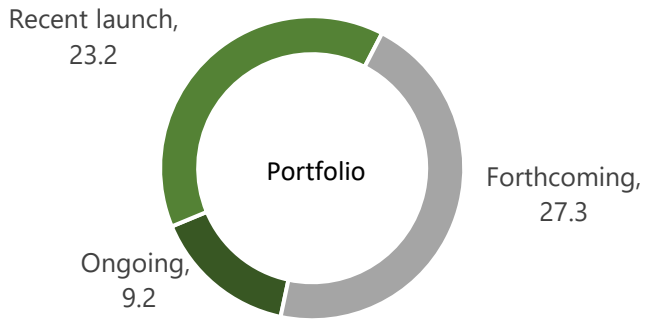
Operating Cash Surplus[1]

- Achieved an Operating cash Surplus before Investment in Land of **INR 4.8 bn** in H1'FY27; majority of yearly launches expected in H2, and consequent OCF growth in H2
- Net Debt for the company stood at INR 4.5 bn as of 30th September 2026
- CARE has re-affirmed **A+; stable rating on Gross Debt (including NCDs)**
- Operating Cash Surplus growth of 20% registered y-o-y



Growing Business Portfolio

- **Delivered** housing projects totaling to c. 19.9 mn sqft
- **~60 mn sqft portfolio of Saleable Area** with c. 9.2 mn sqft ongoing[2], c. 23.2 mn sqft of recent launches and 27.3[3] mn sqft forthcoming projects
- Forthcoming projects **to be launched** over the coming 2 years



Business Development[3]

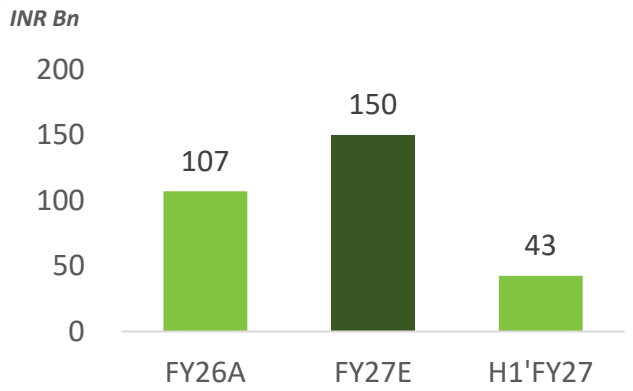
- During H1'FY27 , the company has added **c.6.77 mn sqft in Farrukhnagar, entering into a new micro market**
- The company has also acquired **c.0.38 mn sqft** in project SG Sarvam at DXP Estate, Sector-37D, which was earlier under collaboration arrangement; and **c. 0.1 mn sqft in sector 71 on SPR** region, and **c.2.7 mn** in Sohna.
- **Disciplined land acquisition** aligned with robust sales reflects our focused and execution-driven growth strategy

Business Development	Estimated Saleable Area[3] (in mn sqft)
Farrukhnagar	6.77
Sector-71 (SPR)	0.10
Sarvam – Sec 37D	0.38
Sohna	2.70
Total mn sqft	**9.95**

[1]Operating surplus before land advance/ acquisition, which reflect the surplus post construction expenses, selling, general and administrative expenses and taxes adjusted from collections
[2]Total project area for ongoing projects is 9.2 mn sqft for which partial OC is received in DDJAY floors projects for 4.1 mn sqft, hence, remaining area for completion of ongoing projects is 5.1 mn sqft.
[3]Saleable Area potential for forthcoming projects including new portfolio additions is based on best estimates as per the current zoning regulations

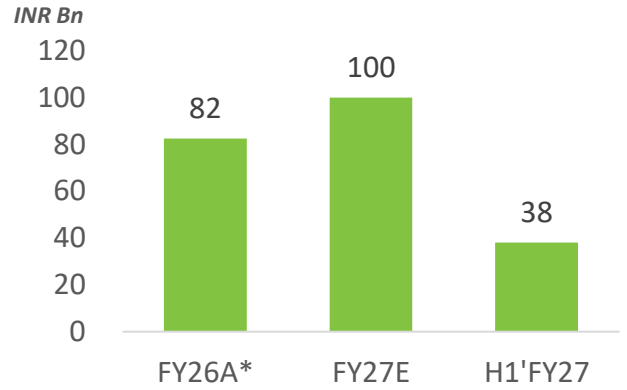
FY27 annual guidance

Launches[1]



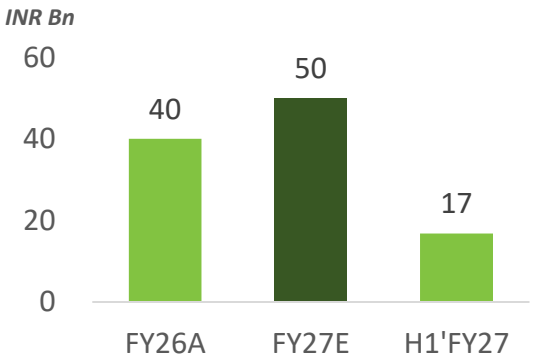
Full-year launch guidance remains on track, with the balance launches planned in H2'FY27

Pre-Sales



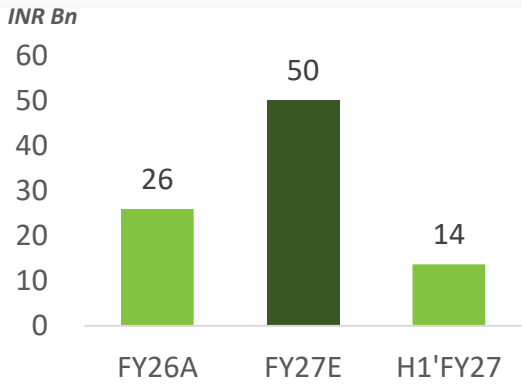
Strong start with over 38 % guidance achieved.

Collections



Collections improved significantly in Q2 FY27 Vs Q1 FY27

Revenue recognition



Planned launches of multiple projects in H2, FY27

A: Actual; E: Estimated

[1]Estimated booking value of the projects launched or proposed to be launched

**Earlier pre-sales guidance reflected stronger visibility at the time; current focus remains on sustaining last-year sales levels with launches on track*

Pro Forma P&L on FY27 Guidance

Particulars	FY27E		H1'FY27	
	INR Bn	%	INR Bn	%
Pre Sales	100		38	
Embedded EBITDA	**35**	**35%**	**13.3**	**35%**
- D&A	0.3		0.2	
- Finance Cost	1.7		0.6	
Embedded PBT	**33**	**33%**	**12.5**	**33%**
Tax rate (assumed rate 25.2%)	8.3		3.1	
Embedded PAT	**24.7**	**25%**	**9.4**	**25%**

Growth in Sales with better margins

E: Estimated
**Finance cost is assumed to be the interest payments expected to incur in FY27*

Operating Highlights

Strategy & Portfolio

Financial Snapshot

Company Overview



Focus across Four distinct micro markets fueled by world class infrastructure

FOUR FOCUS AREAS

1) Sector 71
17.8 mn sqft[1]

Proximity to all prime areas of Gurugram: red light free to Golf Course Road in future.

2) Sohna Elevated Corridor
10.2 mn sqft[1]

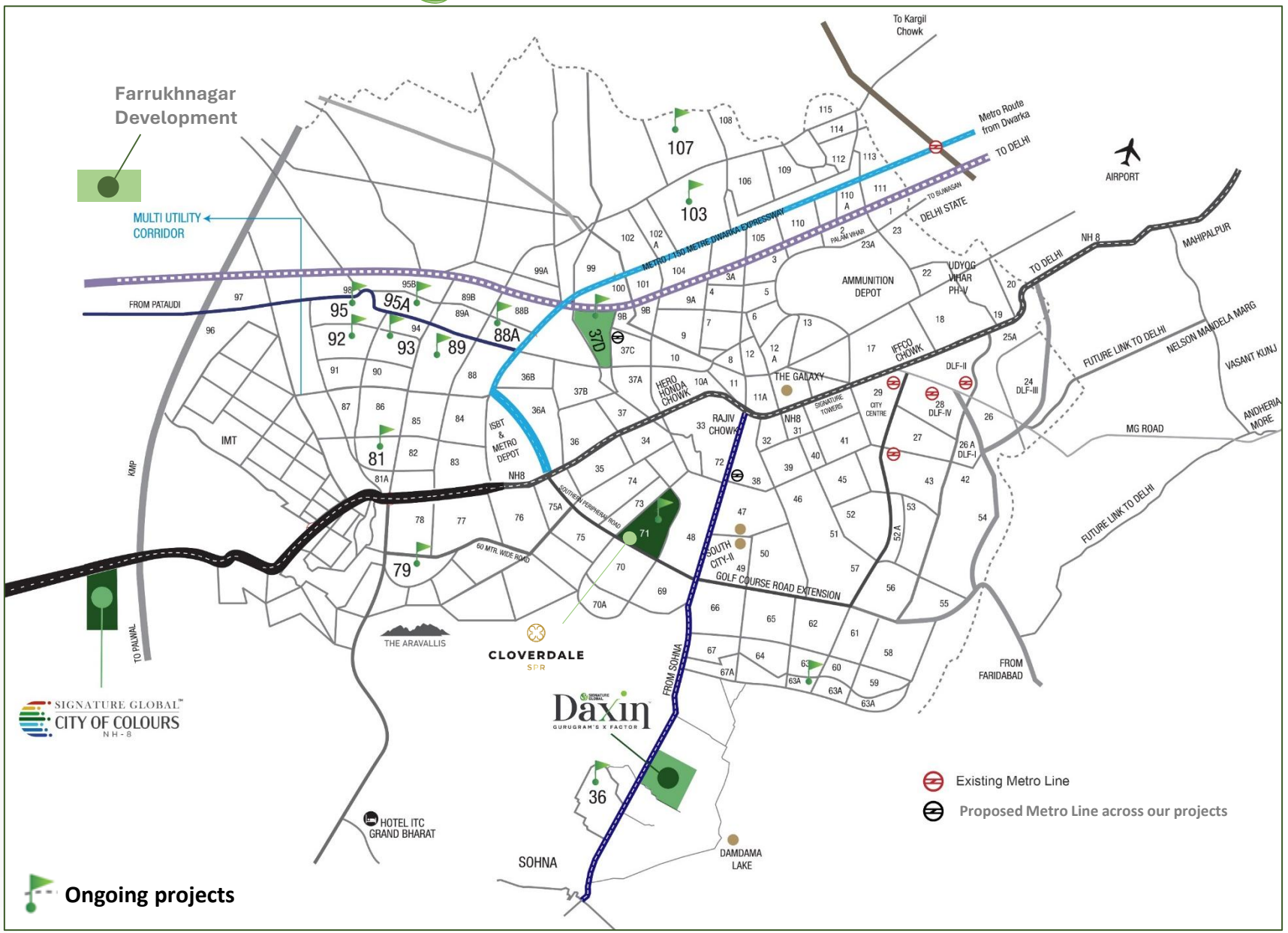
Commenced in 2022: Closer to Cybercity and MG Road than parts of Gurugram

3) Sector 37D
9.5 mn sqft[1]

Dwarka Expressway inaugurated in Feb'24 by Hon'ble Prime Minister

4) Farrukhnagar
6.77 mn sqft[1]

Connectivity through Dwarka Expressway region, NH-48 connectivity, and nearby industrial belts.



[1]*Saleable Area potential for forthcoming projects in the focus area - based on best estimates as per the current zoning regulations*

Key Revenue development in H1 FY'27

Addition of 194 acres (6.77 Mn sqft) to development basket.

194 acres	6.77 Mn Sqft	INR 5,500-6,000 Crore	1 acre
Land Parcel	Estimated development potential	Estimated gross development value	Large format farmhouse plots

Project Highlights

- Low-density gated community
- Luxury farmhouse villas
- Landscaped green zones
- Premium clubhouse & recreation
- 24x7 security and surveillance
- Private outdoor spaces
- Wide internal roads and infrastructure

Location Advantages

Key Connectivity

- KMP Expressway: ~1 min
- Reliance MET City: ~10 min
- NH-48: ~15 min
- Dwarka Expressway: ~15-30 min
- IGI Airport connectivity via regional road network

Investment Rationale

- Emerging growth corridor
- Proximity to industrial and logistics hubs
- Scarcity of organized farmhouse developments
- Connectivity-led appreciation potential
- Premium lifestyle and second-home demand

New Benchmark in Privileged Luxury Living with 194 Acre Farmhouse Villa Destination , Designed as an uber-premium, invitation-only residential offering, the development will represent a distinctive expression of luxury, space and privacy. Conceived for a discerning clientele seeking a more private and un-hurried way of living.

Sustained supply in all major micro markets

Premium Residencial Development



Sector 37D

Deluxe - DXP

- 1st Group Housing project, launching 1,000 units
- Received generous response with 5.4x applications for every unit launched

March - 2024



Sector 71

Titanium SPR

- Stepping up in the premium market with 2nd Group Housing project, launching 600+ units
- Strong sales velocity achieved

June - 2024



Sector 84

Twin Tower DXP

- Residencies with 45 storeys high rise structure
- Offers seamless connectivity to National Highway 8, Central & Southern Peripheral Roads & Golf Course Extension Road

September -2024



Sector 71

Cloverdale SPR

- 1st launch of FY26, Premium Group Housing project featuring 770 units with modern architecture, smart layouts & elevated lifestyle amenities
- Strategically located on SPR with excellent access to key areas

June - 2025



Sector 37D

Sarvam at DXP Estate

- 2nd launch of FY26, Premium Group Housing project offering elevated lifestyle amenities
- Strategically located on Dwarka Expressways with access to key areas including Yashobhoomi's – Asia's largest convention center

December - 2025



Sector 71

Tonino Lamborghini Residences

- 1st launch of FY27, Premium Group Housing project offering elevated lifestyle amenities
- Strategically located on SPR with excellent access to key areas

May - 2026

Launch of Qtr1 FY27

Trusted middle income housing player for the NCR region

Sustained supply in all major micro markets

Township Development



Sohna Corridor

Daxin

- Forayed into large format developments
- c.125 Acres of gated township with residential Low-rise floors, amenities, retail and industrial plots
- Strategically connected to the Gurugram–Sohna Elevated Road and the Delhi–Mumbai Industrial Corridor

September - 2024



Manesar

City of Colours

- c.129 Acres of gated township with tranquil greenery & exclusive clubhouse;
- Offering residential, commercial & industrial plots
- Offers a serene, gated community with 20+ premium amenities

October- 2024

Trusted middle income housing player for the NCR region

Strategic Alliance with RMZ Group to develop a Large-Scale Commercial Development

Overview

Signature Global and RMZ Group have formed a strategic joint venture that enables entry into institutional-grade commercial real estate.

The partnership is positioned to drive sustainable, long-term value creation through recurring commercial cash flows and disciplined capital deployment.

Strategic Rationale

- Marks SignatureGlobal's first large-scale commercial development within its land portfolio
- Brings RMZ's institutional development, leasing, and asset-management capability
- Primary strategy of the partners is to create a yield earning portfolio

Joint Venture Snapshot

Parameters	Details
Joint venture Partners	Signature Global × RMZ Group
JV Structure	50:50 Equity stake in JV (Gurugram Commercity Limited), which owns the underlying land parcel
Asset Type	Mixed use design district comprising of: - Office buildings; - Hotel (s); - Retail
Scale	~4.0 mn sq. ft. FSI on ~17 acres on SPR, Gurugram, with leasable/saleable area of **~ 5.6 mn sqft**
Capital Context	Indicative developable value **~ INR14,000–15,000 crore**

Enables commercial scale-up with recurring cash-flows and prudent balance-sheet deployment.

Collaborating with renowned EPC Contractors

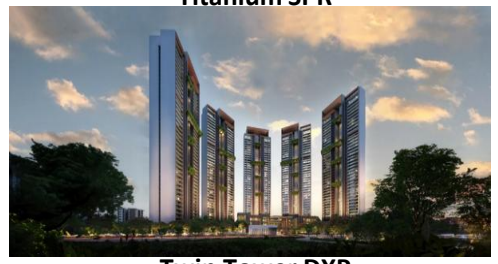
Ahluwalia Contracts (India) Limited	• Expertise in large-scale infrastructure & residential projects, commitment to quality and timely delivery • We have awarded project “Deluxe DXP” to Ahluwalia Contracts (India) Limited
Capacit’e Infraprojects Limited	• Established in 2012, Capacit’e offers project design, construction and management services to leading real-estate and government bodies • We have awarded the project “Titanium SPR ”
Arabian Construction Company (ACC)	• ACC is known for delivering complex high-rise and luxury projects • We have awarded the project “Twin Tower DXP”
B. L. Kashyap and Sons Ltd. (BLK)	• BLK is a prominent Indian engineering, procurement, and construction (EPC), civil engineering, and infrastructure company founded in 1978 • We have awarded the project “Tonino Lamborghini Residences”

Awarded Projects

Deluxe DXP



Titanium SPR



Twin Tower DXP



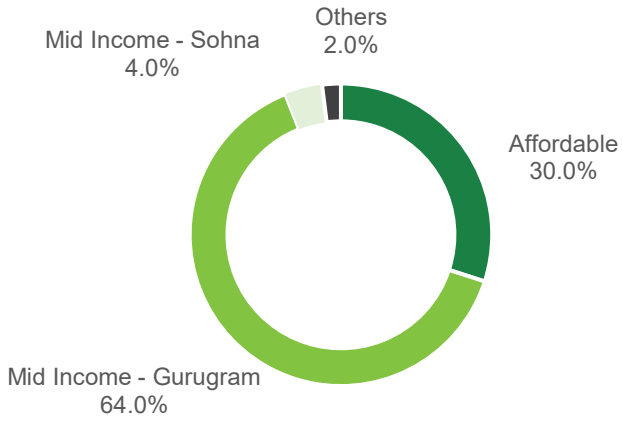
Tonino Lamborghini Residences



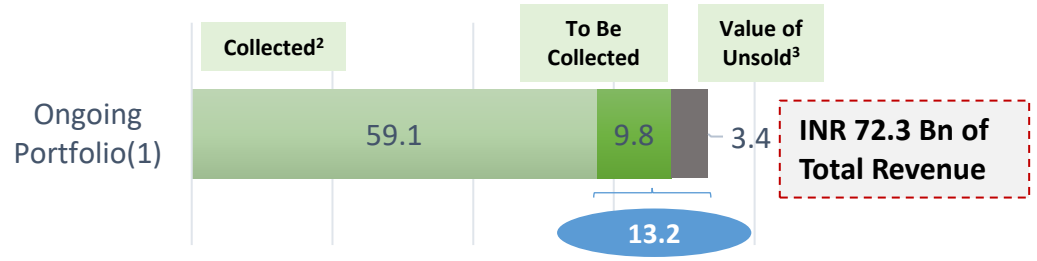
Snapshot of Ongoing Portfolio

Category	Number of Projects	Land (in acres)	Saleable Area (in mn sqft)	Sold Area (%)	Sold Value (INR bn)
Affordable	4	27.4	2.7	96.2%	11.5
Mid Income – Gurugram	7	71.0	5.9	96.9%	53
Mid Income - Sohna	1	5.0	0.4	93.9%	2.4
Others – Retail/SCO	1	2.2	0.2	66.3%	2.0
Total	**13**	**105.6**	**9.2**		**68.9**

Category Wise Share of 9.2 mn sqft Ongoing Portfolio



c. 72.3 bn of Revenue yet to be recognized from Ongoing Projects



- Estimated revenue recognition of c. INR 72.3 bn from ongoing projects[1];
- Estimated collection of c. INR 13.2 bn from ongoing projects

1 Total project area for ongoing projects is 9.2 mn sqft for which partial OC is received in DDJAY floors projects for 4.1 mn sqft, hence, remaining area for completion of ongoing projects is 5.1 mn sqft.
2.Amount collected from the sold value of ongoing projects
3. Estimated value of unsold inventory basis company analysis

Strong pipeline of mid income housing projects

Location	Project	Land (in acres)	Estimated Saleable Area[1] (in Mn Sqft)		
			Recently launched	Forthcoming	Total
Sector 71, SPR	Group Housing, Commercial and Retail	93	5.9	11.9	17.8
Sector 37D, DXP	Group Housing & Low-Rise Floors	50	6.8	2.7	9.5
Sohna Corridor	Township - Low-Rise Floors & Industrial Plots	181	6.4	3.8	10.2
Manesar	Township - Low-Rise & Industrial Plots	151	3.3	0.1	3.4
Farrukhnagar	Farmhouse Villa	194	-	6.8	6.8
Others	Housing & Retail	31	0.8	2.0	2.8
Total		**700**	**23.2**	**27.3**	**50.5**

Each focus area has distinct price point thus catering to diverse consumers

Market	Estimated Selling Price*
Sector 71	INR 22,000 per sqft
Sector 37D	INR 16,500 per sqft
Sohna Corridor	INR 15,000 per sqft
Manesar	INR 13,800 per sqft
Others	INR 15,000 per sqft

**Subject to market conditions.*

27.3 mn sqft area of projects are yet to be launched over the coming 2-3 years

[1]*Saleable Area potential for forthcoming projects is based on best estimates as per the current zoning regulations*

Strong Portfolio of ~60 mn sqft across Ongoing and Forthcoming projects

Ongoing projects[1] of 9.2 mn sqft saleable area

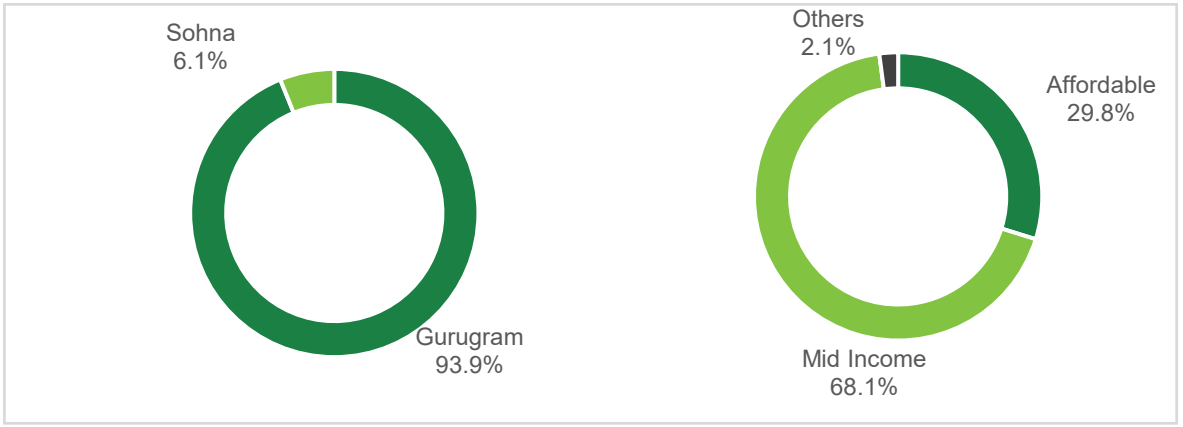
Forthcoming projects of 24.6 mn sqft saleable area[2]

Strong project pipeline to result in sustainable growth

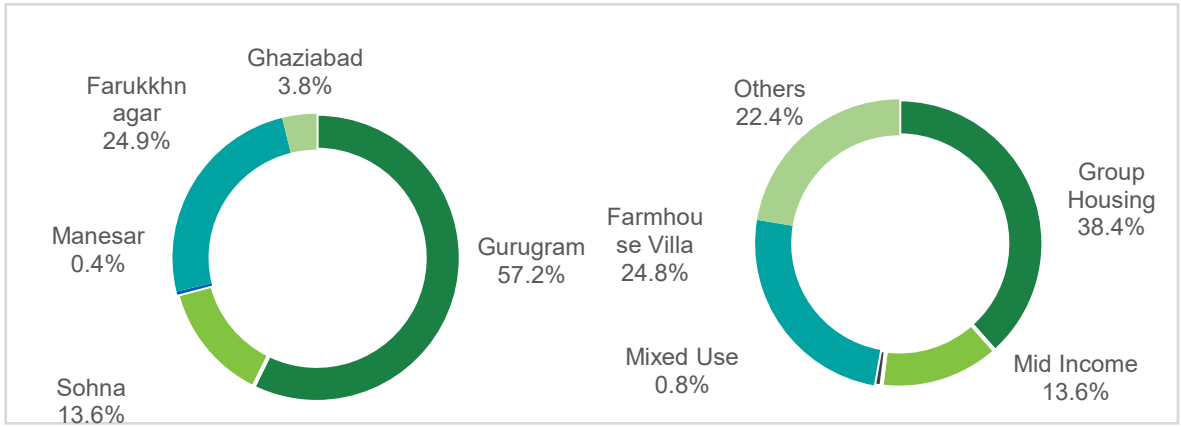
Category	Affordable Housing	Mid Income Housing	Group Housing	Plotted Development	Farmhouse Villa	Others	Total – in mn sqft
Ongoing[(1)]	2.7	6.2	-	-	-	0.3	9.2
Recent launch	0.2	4.7	13.1	5.2	-	-	23.2
Forthcoming	-	3.7	10.5	0.2	6.8	6.1	27.3
Total	**2.9**	**14.6**	**23.6**	**5.4**	**6.8**	**6.4**	**59.7**

Estimated launch of all forthcoming projects in the next 2-3 years

Ongoing Projects[1]



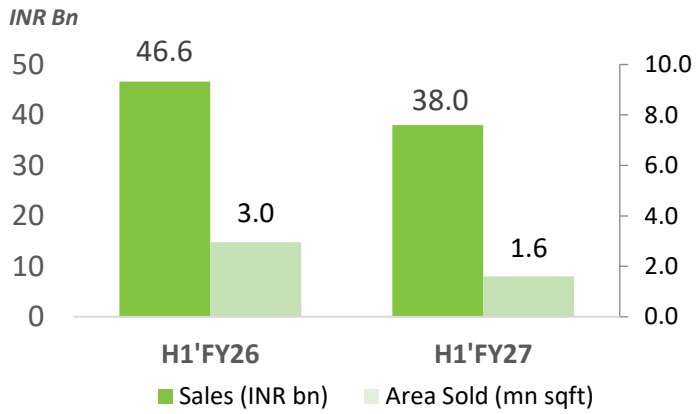
Forthcoming Projects



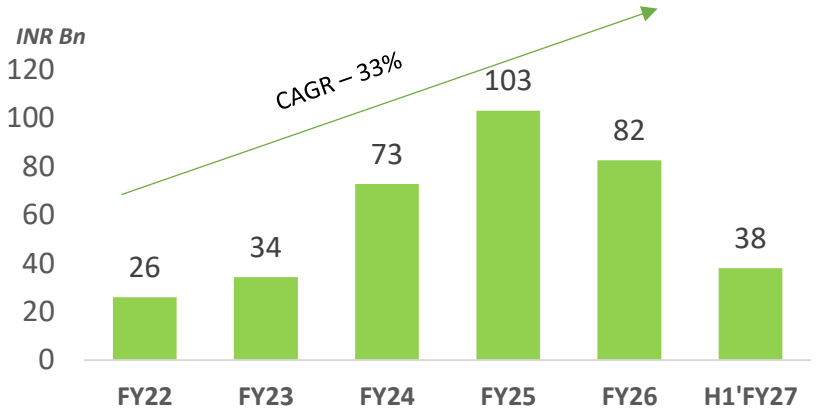
[1]*Total project area for ongoing projects is 9.2 mn sqft for which partial OC is received in DDJAY floors projects for 4.1 mn sqft, hence, remaining area for completion of ongoing projects is 5.1 mn sqft.*
[2]*Saleable Area potential for forthcoming projects is based on best estimates as per the current zoning regulations*

Strong sales momentum

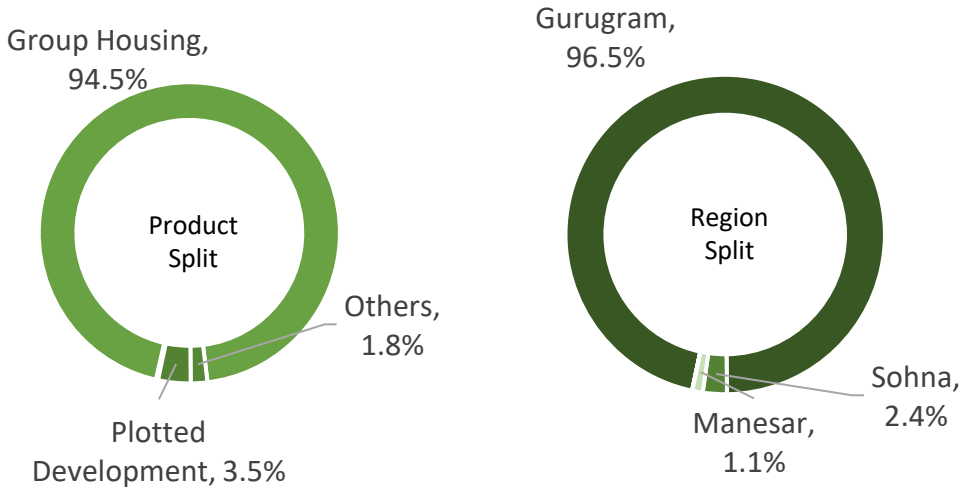
Achieved INR 38 bn in sales & sold 1.6 mn sqft in H1'FY27



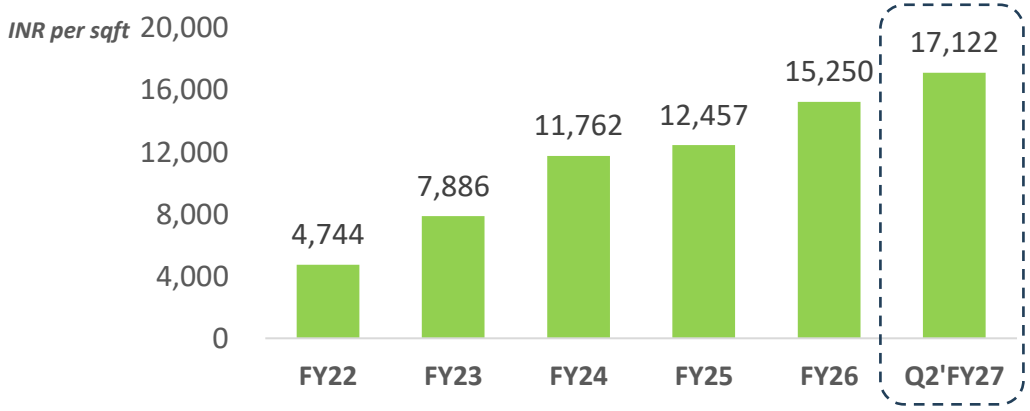
Sales surged at 33% CAGR between FY22-FY26



H1'FY27 Sales* coming from Group housing projects



Upward shift in per Sqft realization

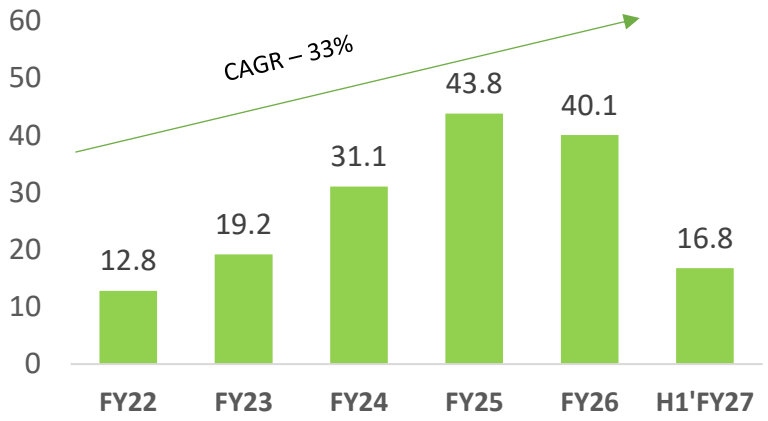


Realization is expected to stabilize in FY27

Note : Mid-Income housing projects includes the retail component of the project
**pie-chart represents Gross sales.*

Growing collections leading to fast paced construction while maintaining low net debt

Collection CAGR of 33% during FY22-FY26



33% Collection CAGR over 5 years is funding faster construction while overall net debt continues to fall **– a clear sign of disciplined capital allocation**

Particulars	H1'FY27 (INR Bn)
Collections	16.8
Others (GST & other inflows)*	2.4
Cash inflow	**19.2**
Less : Operating Expenses	
- *Construction Expenses*	8.8
- *Selling, general and administrative expenses*	3.1
- *Brokerage*	1.2
- *Taxes & other outflows**	1.3
Operating Cashflow available for Growth & Debt servicing	**4.8**
Less: Land Advance/Acquisition	5.5
Less: Approval Cost[1]	0.1
Less: Interest payments	1.7
Decrease/(Increase) in Net Debt	**(2.5)**

**Includes cashflows from certain investing/financing activities in ordinary course of business*
[1]approval expenses have been classified into two categories: those related to launched projects are included under construction costs, while those for upcoming projects are grouped with land acquisition expenses.

Operating Highlights

Strategy & Portfolio

Financial Snapshot

Company Overview



Healthy gross profit margins and Low Leverage Levels

Financial Performance

- **INR 13.7 bn** revenue recognized from operations of which:
  - **Mid income housing** has contributed **77%**
  - **Affordable housing** has contributed **23%**
- Adjusted Gross Profit of **INR 4.2 bn** ***and margin of 31.0 %***
- Adjusted EBITDA of **INR 1.8 bn** ***and margin of 13.1 %***
- Achieved a **PAT** of **INR 0.5 bn** for H1'FY27

Revenue being recognized from recently delivered units of Signature Global Park



Net Debt

- Net Debt stands at **INR 4.5 bn** as on 30th Sep 2026 v/s INR 2.0 bn on 31st Mar 2026
- The Company aims to keep net debt **below 0.5x the projected operating surplus[1]** for the ongoing financial year
- CARE has reaffirmed rating of NCDs and long-term bank facilities as A+;stable



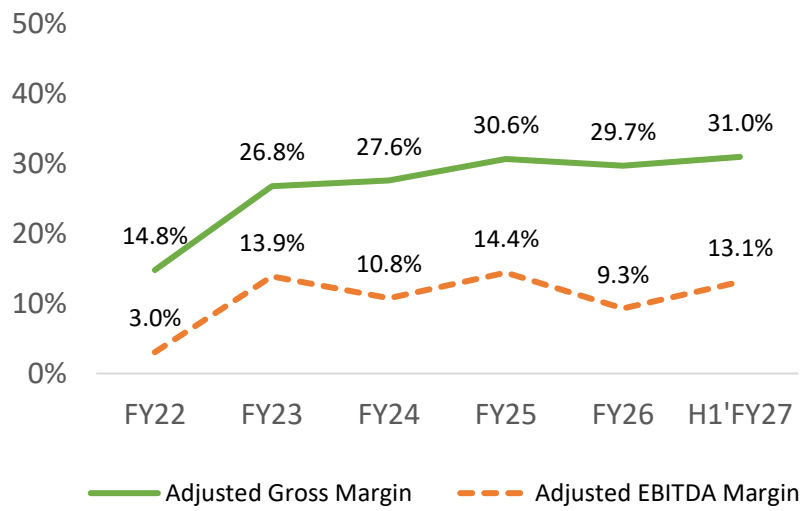
[1]Operating cash surplus before land advance/ acquisition reflect the surplus post construction expenses, selling, general and administrative expenses and taxes adjusted from collections

Consolidated PL Snapshot

PL Statement (INR bn)	H1'FY27	H1'FY26
Revenue from real estate properties		
- Mid- Income Housing	10.4	7.9
- Affordable Housing	3.0	3.8
Total Revenue from real estate properties	**13.4**	**11.7**
Cost of Goods Sold	(9.2)	(8.4)
Adj. Gross Profit(i)	4.2	3.4
Adj. Gross Profit %(ii)	**31.0%**	**29.0%**
Other operating revenue & income	1.3	0.8
Employee Cost	(1.2)	(1.4)
SG&A	(2.3)	(1.7)
Other expenses	(0.2)	(0.3)
Adj. EBITDA(iii)	1.8	0.8
Adj. EBITDA %(iv)	**13.1%**	**6.4%**

PL Statement (INR bn)	H1'FY27	H1'FY26
Total Revenue	13.7	12.0
Profit After Tax (PAT)	0.5	(0.1)
Profit After Tax (PAT) Margin %	**3.6%**	**(1.0%)**

Adjusted Gross Margin % & Adjusted EBITDA Margin %



- Revenue growth of **14%** y-o-y is registered with Adjusted Gross Profit growth of **23%**
- There is an increase in revenue recognition during H1'FY27 versus H1'FY26 on account of completion of more projects
- Area recognition of 1.60 mn sqft in H1'FY27

Notes:

(i) Adjusted Gross Profit is calculated as revenue from real estate operations (comprises revenue from sale of real estate properties, forfeiture income/cancellation charges, compensation received on compulsory acquisition of land and other operating income related to real estate business) less cost of sales relating to real estate operations (i.e. cost of sales as reduced by finance cost written off through cost of sales and cost of sales relating to contracting business).

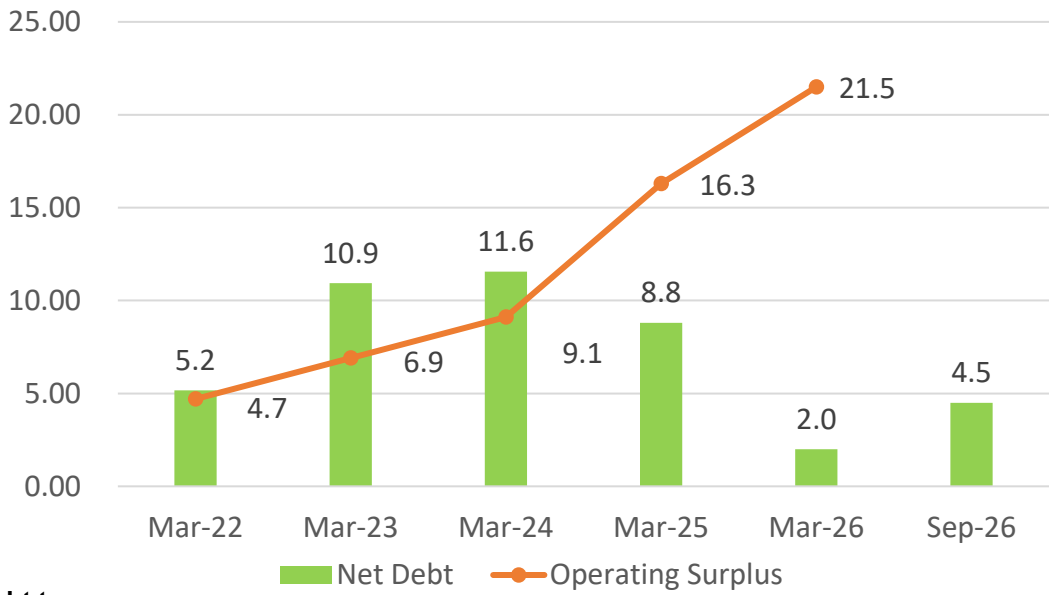
(ii) Adjusted Gross Profit Margin is calculated as Adjusted Gross Profit divided by revenue from real estate operations (comprises revenue from sale of real estate properties, forfeiture income/cancellation charges, compensation received on compulsory acquisition of land and other operating income related to real estate business).

*(iii) Adjusted EBITDA refers to earnings before interest, taxes, depreciation, amortization ("**EBITDA**"), plus finance cost written off through cost of sales and Adjustment of gain/loss on fair valuation of derivative instruments and impairment of Goodwill.*

(iv) Adjusted EBITDA Margin is calculated as Adjusted EBITDA divided by revenue from operations.

Net Debt Position of the Company with Growing Operating Cashflows

Operating Cash Surplus[1] and Net Debt[2] (INR bn)



Net debt to Operating Cash Surplus[1]

Mar-22	Mar-23	Mar-24	Mar-25	Mar-26	Sep-26
1.11x	1.58x	1.27x	0.54x	0.09x	

Lenders to Signature Global

ICICI Bank
AXIS BANK
standard chartered
YES BANK
IFC International Finance Corporation WORLD BANK GROUP
TATA CAPITAL Housing Finance

Comfortable Net Debt position given the current scale of operations

Reaffirmation of CARE rating on NCD issuance as **A+; stable**

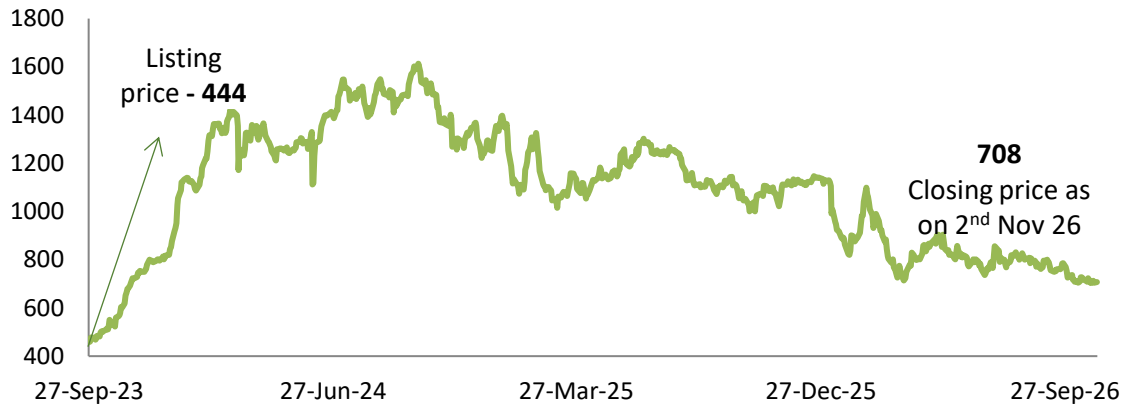
[1] *Operating cash surplus before land advance/ acquisition reflect the surplus post construction expenses, selling, general and administrative expenses and taxes adjusted from collections*
[2] *Net debt comprise of non-current and current debts (including trade payables and other financial liabilities) as reduced by cash and cash equivalents, bank balances other than cash and cash equivalents and current investments*

Strong performance at the stock exchange since listing

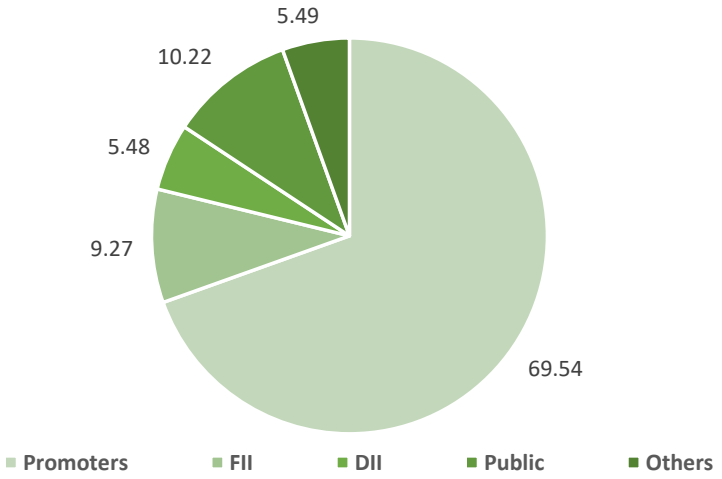
Stock Info

NSE	SIGNATURE
Equity Shares (mn)	141
Market Cap (INR Bn)	99.8
52 Week High (22-Dec-2025)	Rs. 1,153.9
52 Week Low (08-Oct-2026)	Rs. 695

Share price performance - stellar >1.8x return from offer price of INR 385



Shareholding pattern as on 30th Sept 26



Key Institutional Investors

Nomura	HDFC Capital
Bandhan MF	IFC - International Finance Corp.
Nippon India	FLC Investco
Vanguard	Emerging Markets

>55k public shareholders on the date of listing

Operating Highlights

Strategy & Portfolio

Financial Snapshot

Company Overview



Largest Player in Delhi NCR's Affordable and Lower Mid-Income Housing Market

Focused housing factory

- Commenced operations# in **2014** with **affordable housing**, ventured into **mid-income housing market in 2017**
- Successful transitioned to **premium housing in 2024** with successful launches of 4 Group Housing projects with record sales value
- Further, added Township projects in the product portfolio with the launch of township at Sohna and Corridor of Manesar

Strong commitment to sustainability & green growth

- All projects are either Edge or IGBC certified
- Prioritizing energy efficiency through use of advanced technologies and innovative design like vertical gardens, HVAC systems, Smart building management systems etc

Well Established Brand in the Delhi NCR market

- **Signature Global** has a strong brand recall
- Post Covid-19, market share[1] of **13%** in NCR and **20%** in Gurugram in mid-income housing segment between the unit price of INR 20 Mn to INR 50 Mn

Strong Project Pipeline

- On-going pipeline of **9.2 mn sqft**[2,3,4]
- Forthcoming pipeline of **27.3 mn sqft**[2,3] of saleable area, in addition to this, **23.2 mn sqft** got recently launched with record sales value.

Strong sales performance

- Achieved sales bookings of **INR 38.0 bn** in H1'FY27 and **33%** sales CAGR from FY22-26
- Sales team of **155 members**[2] & network of **2,750+ channel partners**[2]

Backed by FII's & DII's

- Participation from prominent FII's & DII's has helped bolster the company's capital base, providing strategic support
- Reflects strong confidence in business model and growth prospects

* Rounded off from one decimal points# through its Subsidiary, Signature Builders Private Limited
1: Source: Prop Equity
2: As of 30th Sep,'26
3: *Saleable Area potential for forthcoming projects including new portfolio additions is based on best estimates as per the current zoning regulations*
4: Total project area for ongoing projects is 9.2 mn sqft for which partial OC is received in DDJAY floors projects for 4.1 mn sqft, hence, remaining area for completion of ongoing projects is 5.1 mn sqft.

Track Record of Execution

Delivered Housing Projects Totaling to c. 19.9 msf[1]

Park 4 & 5	Proxima 2	Grand Iva	Orchard Avenue	Serenas
				
				
Sector 36, Gurugram	Sector 89, Gurugram	Sector 103, Gurugram	Sector 93, Gurugram	Sector 36, Sohna
1,684 units	735 units	1,472 units	729 units	1,304 units

On the path of delivering additional ~5.1 mn sqft over 3-4 quarters

Best Affordable Developer of the Year at the 13th Annual Estate Awards 2021

Developer of the Year, Residential, at the 13th Realty+ Awards (North), 2021

Urban Development Conclave, 2022- DTCP[2], Govt. of Haryana recognized development - Solera 107 & Sunrise Floors

[1]*As of Sept 30, 2026, Company has 28 Completed Projects with a Saleable Area of c.15.7 mn sqft. Ongoing Projects have additionally received occupation certificates for 4.1 mn sqft Saleable Area*
[2]*:DTCP Directorate of Town and Country Planning, Haryana*

… With Quick Turnaround of Land Resources

2.2 mn sqft of Individual Floors completed

Sunrise & Karnal City



Park Series



Disciplined approach to land acquisition leading to quick turnaround of up to 18 months from acquisition to launch

Project	Land Acquisition Date	Launch Date	Time from Land Acquisition to Launch (Years)
Synera#	Apr 8, 2014	Dec 27, 2014	0.7
Grand Iva#	Sep 21, 2015	Oct 14, 2015	0.1
Park 4##	Nov 6, 2019	Aug 4, 2020	0.7
City 37D##	Dec 9, 2019	July 15, 2021	1.6

Construction timelines of 4 yrs – 5 yrs despite NGT[1] bans on construction and COVID related disruptions

Project	EC Date[2]	OC Receipt Date[3]	Construction Period (Years)[4]
Solera	Jan 5, 2015	Oct 3, 2018	3.7
Synera	Mar 9, 2015	Oct 24, 2019	4.6
Grand Iva	Sep 29. 2016	Apr 20, 2021	4.6
Sunrise	Apr 4, 2018	Oct 21, 2021 [5]	3.6
Roselia 2	Jan 28. 2019	May 06, 2022	3.3

Quick turnaround model has enabled to generate cash flows in a short period to support further developments

Date of launch represents the start date of application from published advertisement in the newspaper; ## Date of launch represents the date of first booking with respect to DDJAY and other projects
1- NGT- National Green Tribunal (The NGT has, in recent times imposed a number of restrictions on real estate developers and construction activities to curb pollution levels in the months of December and January in north India)
2 EC- Environment Clearance ; 3 OC- Occupation Certificate ; 4: Construction period is time period between receipt of Environment Clearance and Occupation Certificate; 5. Date of last occupation received for last residential unit in the project

Well Established Brand and Strong Distribution Network Focused on Mid-Income Segments

Well entrenched sales and distribution network driving customer acquisition

Strong Distribution Network

- ✓ Strong in-house direct sales team of **18 members**[1] and indirect sales team of **137 members**[1]
- ✓ Wide network of **2,750+**[1] **active channel partners** driving customer traffic to the website
- ✓ Digital experience centers and augmented reality for project walkthroughs providing immersive experience for customers

Strong Brand Recall

Engaged celebrity brand ambassadors for various campaigns

Campaign Name	Response[2]
BOAT	61.10 mn views
No Agal No Bagal No Dakhal	109.08 mn views
Kiraye se Azadi	56.98 mn views
BOAT 2.0	44.51 mn views
The Grand South - Daxin	18 mn views
Diwali Apne Ghar Wali	27.03 mn views
Life at Signature Global TVC	13.81 mn views
Tonino Lamborghini Pre-Launch & Launch	971.97 mn views
Influencer Campaign[3]	75+ mn views

Effective marketing and distribution strategy with several national level campaigns to increase brand reach

1 As of Sep 30, 2026 ; 2 As of Oct 06, 2026

Use of improved construction technologies for timely project completion

Technological Advancements

- Tuned Mass Damper to reduce amplitude of vibration assuring structural safety.
- Coupler Torque Machine to ensure a strong, reliable, and safe mechanical splice between two reinforcement bars.
- Use of Glass Fibre-Reinforced Polymer (GFRP) as a alternative to steel reinforcement.







Sustainable Initiatives

- ✓ Inclination toward sustainable procurement – GreenPro Certified Products
- ✓ Focus on procuring Green Steel
- ✓ Integrating Renewable Energy Solution (Solar Panels) in construction

Standardization helping provide high quality products at competitive prices to consumers

Leveraging Technology for efficiency & scale

Digital Integration of all stakeholders

- ✓ Strong Internal Controls
- ✓ Successful integration of software's with the construction sites to track real time progress
- ✓ Strong Linkage with Core ERP
- ✓ Automated Sales Booking System

Strong emphasis on digital sales

Projects being sold through various digital channels including website since 2014

AHP projects sold exclusively through digital channels mandated by "DTCP" since Jan 2022

Selling units digitally enhancing scale and reach of brand and enabling faster sales

100% Digitally Sold Projects

Continued focus on digitization leading to faster sales, greater efficiency and reduced manpower costs

DTCP- Directorate of Town and Country Planning, Haryana

Trusted brand with strong campaign being run at a national level

- **Relatable** brand ambassadors like **Vidya Balan** and **Vijay Raaz**
- Company has strong presence across social media and has touched **c.972 mn social media users**
- Strong in-house direct sales team of **18 members**[1] and indirect sales team of **137 members**[1]
- Wide network of **2,750+**[1] **active channel partners** driving customer traffic to the website
- **Digital experience centers and augmented reality** for project walkthroughs providing immersive experience for customers
- Company has been certified as ***Great place to work****





[1]As on 30th Sep 2026
*Recognized by Great Place to work India in Mar '25

High Quality Board & Experienced Management Team

	Name	Designation	Brief Profile
	**Pradeep Kumar Aggarwal**	Chairman & Whole-Time Director	11+ years of experience in real estate industry; Served as MD on the board of SMC Comtrade Limited for 10 years
	**Lalit Kumar Aggarwal**	Vice Chairman & Whole-Time Director	10+ years of experience in real estate; responsible for the construction, marketing and HR aspects
	**Ravi Aggarwal**	Managing Director	11+ years of experience in real estate; CA; Responsible for overall business development of Company; Ex-Director of SMC Insurance Brokers
	**Devender Aggarwal**	Joint Managing Director	14+ years of experience in real estate; Plays key role in formulation & implementation of Company's forward plans;
	**Rajat Kathuria**	Chief Executive Officer	CA; Previously worked with Ernst & Young LLP for over 9 years & served as a Director with KPMG India for over 4 years
	**Sanjay Kumar Varshney**	Chief Operating Officer	Previously associated with Mahagun, the Corenthum as a Senior Vice President (construction & planning)
	**Meghraj Bothra**	Company Secretary	ICSI; ICMAI; having 30+ years of experience. Worked with 'Digispice Technologies Ltd , DCM Shriram Ltd & Dhanuka Pesticides Ltd
	**Sanjeev Kumar Sharma**	Chief Financial Officer	CA; having 30+ years of experience in FP&A, M&A, Investor relations, among others. Previously worked with Brookfield, Blackstone, M3M, BPTP among others

Independent Directors	
	**Venkatesan Narayanan** Served in Centrum Infrastructure and Realty Limited, and was an independent director of Industrial Investment Trust Limited
	**Chandra Wadhwa** Holds a certificate of registration to act as an insolvency professional ; Admitted as a fellow member of the ICSI, ICWA
	**Lata Pillai** Served as the "group president (large corporates)" at Yes Bank Limited for a period of over two years
	**Bharat Bhushan** Serving as Director and Chairman on the Board of Urban Improvement Company Private Limited as a nominee of Ministry of Corporate Affairs. He is a member of the Institute of Company Secretaries of India.

Focus On Sustainable Development



Waste Management



Use Of Solar Panels



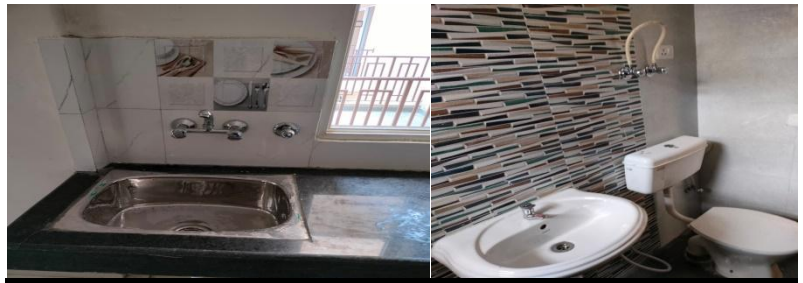
Use Of LED lights



Green Building Initiatives



Green Building Initiatives (Water Management)



Use of Low Flow Fixtures

INDUSTRY LEADING CERTIFICATIONS

Green Building Certification*

IGBC Certification

Occupational Health & Safety

Quality Management Systems

Environmental Management System

All projects launched between FY20-FY24 have been either Edge or IGBC certified
Project Daxin is graduated to Edge Advanced with this transaction

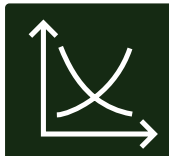
EDGE* **(Excellence in Design for Greater Efficiencies) *is a certification program initiated and governed by IFC and is a registered trademark of IFC*

SCORE| GRESB Certification

GRESB (Global Real Estate Sustainability Benchmark) is the leading global rating system that evaluates the **ESG performance of real estate portfolios and infrastructure assets**. Established in 2009, it acts as a scorecard that reflects how developers perform on sustainability, transparency, and governance compared to the industry peers.

SGIL performance demonstrates strong alignment with global peers across key ESG dimensions:

- **Full marks in Leadership & Governance** with defined ESG roles and objectives
- **Comprehensive Environmental & Social Policies** driving responsible operations
- **Robust Risk Management** , including ESG due diligence and governance processes
- **Sustainability integrated** into design, materials, community, and contractor practices
- **High performance in energy efficiency, water conservation, and waste management**



Positive Impact on Financial Returns

Studies show GRESB participants outperform non-participants, delivering higher buy-and-hold returns



Market Differentiation & Reputation Enhancement

Enhances Signatureglobal's credibility, market positioning, and access to capital, including green and sustainability-linked loans



Data-Driven Decision Making and Strategic Planning

Provides a clear comparative picture of ESG performance against peers, supports the integration of ESG into business strategy to drive long-term value creation and resilience



Enhanced Investor Confidence

Increasing investor demand: Over 75% of investors require or encourage GRESB participation to evaluate ESG risks and opportunities.

SignatureGlobal India achieved GRESB Score of 84



THANK YOU

Contact us at
investor.relations@signatureglobal.in