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: **Outcome of Board Meeting pursuant to Regulation 30 and 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations)**

Dear Sir/ Madam,

This is to inform that the Board of Directors of the Company in its meeting held today i.e. 5th November, 2026, transacted the following business items:

i. Unaudited Financial Results for the quarter and half year ended on 30th September, 2026

Approved the Unaudited Financial Results (both Consolidated and Standalone) of the Company for the quarter and half year ended on 30th September, 2026.

A signed copy of the Unaudited Financial Results (both Consolidated and Standalone) of the Company for the quarter and half year ended on 30th September, 2026 along with Limited Review Reports thereon issued by the Statutory Auditors of the Company, are enclosed herewith as **Annexure - I**.

Further, pursuant to Regulation 54 and 56 of the Listing Regulations read with SEBI Master Circular No. HO/17/11/12(2)2026-DDHS-POD1/I/22420/2026 dated 28th September, 2026, Security Cover Certificate issued by the Statutory Auditors of the Company, as at 30th September, 2026, is enclosed herewith as **Annexure - II**.

ii. Re-appointment of Directors of the Company

Pursuant to the recommendation of Nomination and Remuneration Committee, the Board of Directors, subject to approval of Members of the Company, approved the following:

1. Re-appointment of Mr. Pradeep Kumar Aggarwal (DIN: 00050045) as Chairman and Whole Time Director, Key Managerial Personnel of the Company for a period of 3 (three) years w.e.f. 15th February, 2027, liable to retire by rotation.
2. Re-appointment of Mr. Lalit Kumar Aggarwal (DIN: 00203664) as Vice Chairman and Whole Time Director, Key Managerial Personnel of the Company for a period of 3 (three) years w.e.f. 15th February, 2027, liable to retire by rotation.
3. Re-appointment of Mr. Ravi Aggarwal (DIN: 00203856) as Managing Director, Key Managerial Personnel of the Company for a period of 3 (three) years w.e.f. 15th February, 2027, liable to retire by rotation.

4. Re-appointment of Mr. Devender Aggarwal (DIN: 00161465) as Joint Managing Director and Whole Time Director, Key Managerial Personnel of the Company for a period of 3 (three) years w.e.f. 15th February, 2027, liable to retire by rotation.

Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal, Directors of the Company have confirmed that they are not debarred from holding the office of Director by virtue of any SEBI Order or any other Authority.

The details required pursuant to Regulation 30 of the Listing Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January, 2026, are enclosed as **Annexure - III**.

The meeting of Board of Directors commenced at 14:28 Hours and concluded at 16:02 Hours.

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=c32479ccd87a4efB1e06f955d3a91f5d1b6ae7532fb94d948a50c7d2b1ff9f20, email=bothramm@yahoo.co.in, cn=Meghraj Bothra
Date: 2026.11.05 16:19:08 +05'30'

(M R BOTHRA)
COMPANY SECRETARY

Encl: A/a

ANNEXURE-I

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

Statement of Unaudited Consolidated Financial Results for the quarter and six months period ended 30 September 2026

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Six months period ended		Year ended
		30 September 2026 (Unaudited)	30 June 2026 (Unaudited)	30 September 2025 (Unaudited)	30 September 2026 (Unaudited)	30 September 2025 (Unaudited)	31 March 2026 (Audited)
1	**Income**						
	Revenue from operations	8,174.09	5,519.89	3,384.92	13,693.98	12,041.61	25,958.65
	Other income	532.91	597.35	340.21	1,130.26	667.04	1,829.89
	Total income	**8,707.00**	**6,117.24**	**3,725.13**	**14,824.24**	**12,708.65**	**27,788.54**
2	**Expenses**						
	Cost of revenue	5,424.93	4,399.34	2,364.46	9,824.27	9,037.76	19,249.69
	Purchases of stock-in-trade	0.19	2.89	3.39	3.08	10.91	19.09
	Employee benefits expense	583.90	570.17	678.01	1,154.07	1,359.84	2,499.61
	Finance costs	297.43	291.27	134.72	588.70	260.53	602.68
	Depreciation and amortization expense	86.26	68.87	77.69	155.13	153.23	318.00
	Impairment of goodwill	-	-	0.05	-	0.44	0.70
	Impairment loss on financial assets	-	-	1.16	-	1.27	-
	Other expenses	1,409.40	992.62	1,081.64	2,402.02	2,043.34	4,668.91
	Total expenses	**7,802.11**	**6,325.16**	**4,341.12**	**14,127.27**	**12,867.32**	**27,358.68**
3	**Profit/(loss) before tax, loss in share of joint venture and exceptional items (1-2)**	**904.89**	**(207.92)**	**(615.99)**	**696.97**	**(158.67)**	**429.86**
4	Share of loss in joint venture	(2.27)	(2.18)	-	(4.45)	-	(0.36)
5	Exceptional items (refer note 5)	-	-	-	-	-	12,672.19
6	**Profit/(loss) before tax (3+4+5)**	**902.62**	**(210.10)**	**(615.99)**	**692.52**	**(158.67)**	**13,101.69**
7	**Tax expense**						
	Current tax	327.63	172.70	29.52	500.33	193.05	599.69
	Tax adjustments related to earlier years	-	-	-	-	-	6.79
	Deferred tax (credit)/expense	(94.06)	(217.51)	(176.90)	(311.57)	(227.46)	1,548.77
	Total tax expense/(credit)	**233.57**	**(44.81)**	**(147.38)**	**188.76**	**(34.41)**	**2,155.25**
8	**Net profit/(loss) for the period / year (6-7)**	**669.05**	**(165.29)**	**(468.61)**	**503.76**	**(124.26)**	**10,946.44**
9	**Other comprehensive income**						
	Items that will not be reclassified to statement of profit and loss						
	Remeasurement gain/(loss) on defined benefit plans	15.65	(2.12)	3.63	13.53	(2.60)	8.14
	Income-tax effect	(3.94)	0.53	(0.92)	(3.41)	0.66	(2.05)
	Total other comprehensive income	**11.71**	**(1.59)**	**2.71**	**10.12**	**(1.94)**	**6.09**
10	**Total comprehensive income/(loss) for the period / year (8+9)**	**680.76**	**(166.88)**	**(465.90)**	**513.88**	**(126.20)**	**10,952.53**
	Profit/(loss) after tax attributable to:						
	Owners of the Holding Company	669.05	(165.29)	(468.61)	503.76	(124.42)	10,946.28
	Non-controlling interests	-	-	-	-	0.16	0.16
	Other comprehensive income/(loss) attributable to:						
	Owners of the Holding Company	11.71	(1.59)	2.71	10.12	(1.94)	6.09
	Non-controlling interests	-	-	-	-	-	-
	Total comprehensive income/(loss) attributable to:						
	Owners of the Holding Company	680.76	(166.88)	(465.90)	513.88	(126.36)	10,952.37
	Non-controlling interests	-	-	-	-	0.16	0.16
11	Paid-up equity share capital (face value of Rs. 1 per share)	140.69	140.69	140.51	140.69	140.51	140.51
12	Reserves (other equity)						18,355.37
13	**Earnings/(loss) per equity share (face value of Rs. 1 each)** (quarterly and six months figures are not annualised)						
	Basic (Rs. per share)	4.76	(1.18)	(3.34)	3.58	(0.89)	77.90
	Diluted (Rs. per share)	4.76	(1.18)	(3.34)	3.58	(0.89)	77.83

See accompanying notes to the consolidated unaudited financial results.

S N DHAWAN & CO LLP ★ CHARTERED ACCOUNTANTS ★ GURUGRAM

Signatureglobal (India) Ltd.

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

Statement of Unaudited Consolidated Assets and Liabilities

(Rs. in million unless otherwise stated)

	As at 30 September 2026	As at 31 March 2026
	Unaudited	**Audited**
ASSETS		
Non-current assets		
Property, plant and equipment	702.96	790.22
Capital work in-progress	4.00	-
Right of use assets	377.07	341.41
Investment property	-	-
Goodwill	24.26	24.26
Other intangible assets	2.56	5.49
Financial assets		
Investments	12,934.17	12,935.16
Other financial assets	629.65	454.05
Deferred tax asset (net)	959.21	651.01
Non-current tax assets (net)	1,151.31	1,258.25
Other non-current assets	352.28	168.93
	17,137.47	**16,628.78**
Current assets		
Inventories	1,14,539.60	1,08,740.86
Financial assets		
Investments	-	-
Trade receivables	699.00	655.15
Cash and cash equivalents	20,037.50	23,168.66
Bank balances other than cash and cash equivalents	3,642.46	4,198.38
Loans	1,406.61	1,895.88
Other financial assets	1,601.50	1,011.38
Current tax assets (net)	-	-
Other current assets	20,056.99	16,252.88
	1,61,983.66	**1,55,923.19**
TOTAL ASSETS	**1,79,121.13**	**1,72,551.97**
EQUITY AND LIABILITIES		
Equity		
Equity share capital	140.69	140.51
Other equity	19,054.06	18,355.37
Equity attributable to owners of Holding Company	**19,194.75**	**18,495.88**
Non-controlling interests	-	-
Total equity	**19,194.75**	**18,495.88**
Liabilities		
Non current liabilities		
Financial liabilities		
Borrowings	16,959.97	18,477.72
Lease liabilities	361.76	328.50
Provisions	439.36	410.14
	17,761.09	**19,216.36**
Current liabilities		
Financial liabilities		
Borrowings	11,503.08	10,931.80
Lease liabilities	59.88	47.83
Trade payables		
(a) total outstanding dues of micro enterprises and small enterprises	1,527.76	1,596.84
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	36,637.38	33,356.00
Other financial liabilities	1,501.15	1,541.54
Other current liabilities	90,590.70	87,128.91
Provisions	28.61	25.87
Current tax liabilities (net)	316.73	210.94
	1,42,165.29	**1,34,839.73**
TOTAL EQUITY AND LIABILITIES	**1,79,121.13**	**1,72,551.97**

S N DHAWAN & CO LLP ★ GURUGRAM ★ CHARTERED ACCOUNTANTS

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Statement of Unaudited Consolidated Cash Flows for six months period ended 30 September 2026

(Rs. in million unless otherwise stated)

Particulars	Six months period ended 30 September 2026	Six months period ended 30 September 2025
	Unaudited	Unaudited
A. Cash flows from operating activities		
Profit/(loss) before tax	**692.52**	**(158.67)**
Adjustments for :		
Depreciation and amortization expense	155.13	153.23
Finance costs	588.70	260.53
Interest income	(657.06)	(424.37)
Profit on sale of property, plant and equipment (net)	(48.56)	(72.90)
Employee benefit expense	78.64	127.30
Loss on foreign exchange fluctuations	0.90	0.34
Gain on remeasurement of financial liability	(349.12)	(92.40)
Provision no longer required, written back	(6.29)	(16.05)
Impairment of goodwill on consolidation	-	0.44
Loss on modification of financial instruments	65.58	122.67
Share of loss in joint venture	4.45	-
Loss on fair valuation of asset held for sale	-	12.18
Provision for impairment of advances/balance written off	5.23	-
Impairment losses on financial assets	-	1.27
Operating profit/(loss) before working capital changes	**530.12**	**(86.43)**
Working capital adjustments		
Trade receivables	(43.85)	114.60
Other non-current assets	(50.26)	9.23
Other financial assets	(601.07)	100.47
Other current assets	(3,803.05)	(3,458.49)
Inventories	(3,561.85)	(8,205.07)
Trade payables	2,303.29	5,816.59
Other liabilities	3,461.79	6,677.02
Other financial liabilities	19.37	49.70
Provisions	45.49	85.42
Cash (used in)/flows from operating activities	**(1,700.02)**	**1,103.04**
Taxes paid (net of refunds)	(287.64)	(305.27)
Net cash (used in)/flows from operating activities (A)	**(1,987.66)**	**797.77**
B. Cash flows from investing activities		
Purchase of property, plant and equipment, capital work in progress, intangible assets and investment property including capital creditors and advances (net)	(56.16)	(126.78)
Proceeds from sale of property, plant and equipment	59.24	89.95
Advance received for sale of investment property	-	50.00
Loans given	(249.27)	(967.35)
Loans received back	776.03	453.11
Acquisition of subsidiary company	-	(28.23)
Investment in long term bank deposits	(119.28)	(96.20)
Proceeds from long term bank deposits	22.53	15.83
Movement in short term bank deposits (net)	486.84	(38.52)
Interest received	619.68	359.52
Net cash flow from/(used in) investing activities (B)	**1,539.61**	**(288.67)**
C. Cash flows from financing activities		
Net proceeds/(repayments) of short term borrowings	337.16	(1,035.82)
Proceeds from long term borrowings	7,105.93	7,967.11
Repayments of long term borrowings	(8,449.50)	(4,934.56)
Issue of share capital (including securities premium)	102.81	-
Payment of principal portion of lease liabilities	(28.44)	(26.08)
Payment of interest on lease liabilities	(26.68)	(19.21)
Finance costs paid	(1,724.39)	(1,513.53)
Net cash (used in)/flows from financing activities (C)	**(2,683.11)**	**437.91**
Net (decrease)/increase in cash and cash equivalents (A+B+C)	(3,131.16)	947.01
Cash and cash equivalents at beginning of the period	23,168.66	12,975.32
Cash and cash equivalents at end of the period	**20,037.50**	**13,922.33**
Cash and cash equivalents at end of the period		
Balances with banks	7,456.34	6,475.04
Cash on hand	15.93	15.78
Fixed deposits with original maturity of less than 3 months	12,565.23	7,431.51
	20,037.50	**13,922.33**

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.

S N DHAWAN & CO LLP ★ CHARTERED ACCOUNTANTS ★ GURUGRAM

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CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Unaudited Consolidated Financial Results for the quarter and six months period ended 30 September 2026

Notes:

(1) In terms of Regulation 33 and 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), this Statement of Consolidated Financial Results for the quarter and six months period ended 30 September 2026 ("Consolidated Financial Results") of Signatureglobal (India) Limited (the "Holding Company" or the "Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group") and its joint venture has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 05 November 2026 and have been subjected to a limited review by the statutory auditors of the Company.

(2) The Consolidated Financial Results for the quarter and six months period ended 30 September 2026 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 previous year ended 31 March 2026, the Holding Company had alloted 87,500 rated, listed, secured, redeemable Non Convertible Debentures (NCDs) having face value of Rs. 100,000 each aggregating of Rs. 8,750.00 million, on a private placement basis to International Finance Corporation (IFC). Such NCDs carry an interest rate of 11% per annum, payable on quarterly basis. The NCDs were listed on the BSE Limited on 17 October 2025.

As at the reporting date, the Holding Company had fully utilized the proceeds in accordance with Clause 14.5 of the Debenture Trust Deed dated 30 September 2025. Such NCDs are redeemable in twelve equal quarterly instalments, starting from 15 April 2026 to 15 January 2029.

As per the terms of the DTD, the NCDs are secured by way of first ranking exclusive charge over:
(a) Signatureglobal Business Park Limited' (SBPL)('the Subsidiary Company')'s specified Larger Lands (of which ~120.404 acres constitutes the Project Land) located at Sohna, Haryana alongwith all constructions (present and future) thereon, all present and future Receivables, all rights, title and interest to the development rights under the Collaboration Agreement (present and future) and to its specified Project Escrow Accounts and the amounts held therein; Insurance receivables; moveable assets in relation to the Projects etc.;
(b) The Company's rights, title and interest in the specified Accounts and the amounts lying in such Accounts, all present and future Receivables of the Company.

As per the terms of the Debenture Trust Deed, the Group is required to maintain at all times, Minimum Security Cover equal to 1.50x (one point five times) of the outstanding principal amount and interest due on the Debentures. As required under the DTD, the management has considered the market/ fair value of SBPL's Project Land, as per the valuation report issued by third-party expert valuer appointed by the management, as tabulated below:

(Rs. in Millions)

Market/ Fair Value of Project land	As on 30 September 2026	As on 31 March 2026
Market/ Fair value per valuation report issued by registered valuer	35,686.00	36,595.00

(4) Additional information pursuant to Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter and six months period ended 30 September 2026.

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Six months period ended		Year ended
		30 September 2026 (Unaudited)	30 June 2026 (Unaudited)	30 September 2025 (Unaudited)	30 September 2026 (Unaudited)	30 September 2025 (Unaudited)	31 March 2026 (Audited)
1	ISIN	INE903U07087	INE903U07087	NA	INE903U07087	NA	INE903U07087
2	Credit rating	CARE A+ (Stable)	CARE A+ (Stable)	NA	CARE A+(Stable)	NA	CARE A+(Stable)
3	Asset cover available	Listed NCDs are secured and asset cover is more than 1.5x	Listed NCDs are secured and asset cover is more than 1.5x	NA	Listed NCDs are secured and asset cover is more than 1.5x	NA	Listed NCDs are secured and asset cover is more than 1.5x
4	Debt-Equity ratio (a)	1.48	1.56	3.52	1.48	3.52	1.59
5	Previous due date for the payment of interest of NCDs	15 July 2026	15 April 2026	NA	15 July 2026	NA	15 January 2026
6	Previous due date for the payment of principal of NCDs	15 July 2026	15 April 2026	NA	15 July 2026	NA	NA
7	Next due date for the payment of interest of NCDs	15 October 2026	15 July 2026	NA	15 October 2026	NA	15 April 2026
8	Next due date for the payment of principal of NCDs	15 October 2026	15 July 2026	NA	15 October 2026	NA	15 April 2026
9	Debt Service Coverage Ratio (DSCR) (b)	0.21	0.05	(0.14)	0.16	0.05	0.09
10	Interest Service Coverage Ratio (ISCR) (c)	4.32	0.52	(3.00)	2.44	0.98	2.24
11	Paid up debt capital/ Outstanding debt (d)	28,463.05	28,820.68	25,616.89	28,463.05	25,616.89	29,409.52
12	Debenture redemption reserve	Nil	Nil	NA	Nil	NA	Nil
13	Capital redemption reserve	NA	NA	NA	NA	NA	NA
14	Net worth (e)	18,641.10	17,932.24	6,717.81	18,641.10	6,717.81	17,942.89
15	Current ratio (f)	1.14	1.14	1.15	1.14	1.15	1.16
16	Long term debt to working capital ratio (g)	0.98	0.98	1.00	0.98	1.00	0.98
17	Bad debt to account receivable ratio (h)	-	-	-	-	-	-
18	Current liability ratio (i)	0.89	0.88	0.88	0.89	0.88	0.88
19	Total debt to total assets ratio (j)	0.16	0.16	0.18	0.16	0.18	0.17
20	Debtors turnover ratio (Annualised) (k)	11.88	8.28	6.34	20.23	20.51	39.95
21	Inventory turnover ratio (l)	0.05	0.04	0.02	0.09	0.09	0.19
22	Operating margin (%) (m)	9.22%	(8.10%)	(21.97%)	2.24%	(3.42%)	(1.85%)
23	Net profit margin (%) (n)	8.19%	(2.99%)	(13.84%)	3.68%	(1.03%)	42.17%

(a) Debt Equity ratio = Total borrowings/Equity and Equity = Equity Share Capital + Other equity
(b) Debt service coverage ratio (DSCR) = Earning before depreciation, interest and tax/(Interest expense + Principal repayments)
(c) Interest Service coverage ratio (ISCR) = Earning before depreciaton, interest and tax/Interest expense
(d) Paid up debt capital/ Outstanding debt = (Non current borrowing + current borrowing)
(e) Net worth = (paid up share capital + other equity - (capital reserve + reserve fund))*
*Being restricted reserves created for specific purpose
(f) Current ratio = (Current assets ÷ Current liabilities)
(g) Long term debt to working capital ratio = (Non current borrowing + current borrowing) ÷ (Current assets - (current liabilities - current maturities of long-term borrowings))
(h) Bad debt to account receivable ratio = (Bad debt ÷ Average trade receivables)
(i) Current liability ratio = (Total current liabilities ÷ Total liabilities)
(j) Total debt to total assets ratio = (Total Debt ÷ Total Assets less assets held for sale)
(k) Debtors turnover ratio (Annualised) = (Revenue from operations ÷ Average trade receivables)
(l) Inventory turnover ratio = ((Cost of revenue + Purchase of stock in trade) ÷ Average inventories)
(m) Operating margin (%) = (EBITDA - Other Income ÷ Revenue from operations)
(n) Net profit margin (%) = (Net Profit/Loss after tax ÷ Revenue from operations)

S N DHAWAN & CO LLP * GURUGRAM * CHARTERED ACCOUNTANTS *

Signatureglobal (India) Ltd.

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CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Unaudited Consolidated Financial Results for the quarter and six months period ended 30 September 2026

(5) During the previous year ended 31 March 2026, the Holding Company had entered into a Securities Subscription and Purchase Agreement ('SSPA') dated 14 February 2026 for strategic collaboration and creation of joint venture with Millennia Realtors Private Limited ('RMZ') of RMZ Group, for development of a mixed-use project, comprising of office buildings, hotel(s) and retail space, utilizing approximately 3.94 million square feet of FSI on the Southern Peripheral Road in Gurugram, subject to fulfilment of certain conditions. The transaction consummated on 30 March 2026 pursuant to execution of Closing Agreement dated 29 March 2026 and consequently, the Holding Company transferred 3,569,731 equity shares held in Gurugram Commercity Limited ('GCL') to RMZ for cash consideration of Rs. 567.03 million. Simultaneously, as per the terms of the executed SSPA, GCL issued and allotted 77,860,538 fresh equity shares at Rs. 158.84 each, to RMZ for aggregate consideration of Rs. 12,367.71 million, that resulted in diluting the Holding Company's shareholding in GCL to 50%.

As per the terms of SSPA, all strategic, financial and operating decisions shall require unanimous consent of both the shareholders (the Holding Company and RMZ) and the Group has assessed that it does not solely control the relevant activities of GCL. Consequently, the Group has ceased to exercise control over GCL effective 30 March 2026, in accordance with the provisions of Ind AS 110 'Consolidated Financial Statements' and accordingly, the assets and liabilities of GCL had been de-recognized at their respective carrying values as at 29 March 2026. Further, GCL had been classified as a 'Joint Venture' in accordance with Ind AS 28 'Investment in Associates and Joint Ventures' and Ind AS 111 'Joint Arrangements', effective from 30 March 2026.

On account of the above transaction, the Holding Company had recognised a realised gain of Rs. 532.20 million (presented as 'exceptional item' in the consolidated financial results of year ended 31 March 2026), arising from the sale of partial stake in the wholly owned subsidiary company and further, in accordance with Ind AS 110 – Consolidated Financial Statements, the Group had remeasured its previously held equity interest in GCL (as joint- venturer) at fair valuation of Rs. 12,934.74 million, and the resultant gain of Rs. 12,139.99 million, had been presented as 'exceptional item' in the consolidated financial results for the quarter and year ended 31 March 2026. Further, deferred tax liability amounting to Rs. 1,736.02 million had been recognised in the consolidated financial results, in respect of investment in GCL as a joint venture.

(6) 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 of revenue from construction contracts, business support service and sale of traded goods). Details of consolidated segment wise revenue, results, segment assets and liabilities are given below:

(Rs. in million unless otherwise stated)

		Quarter ended			Six months period ended		Year ended
	Particulars	**30 September 2026 (Unaudited)**	**30 June 2026 (Unaudited)**	**30 September 2025 (Unaudited)**	**30 September 2026 (Unaudited)**	**30 September 2025 (Unaudited)**	**31 March 2026 (Audited)**
I	**Segment revenue**						
	Real estate	8,090.30	5,433.80	3,246.83	13,524.10	12,968.41	26,655.42
	NBFC	6.90	7.45	28.66	14.35	49.36	113.61
	Others	2,032.78	1,924.17	2,434.99	3,956.95	4,721.23	10,290.44
	Total	**10,129.98**	**7,365.42**	**5,710.48**	**17,495.40**	**17,739.00**	**37,059.47**
	Less: Inter segment revenues	(1,955.89)	(1,845.53)	(2,325.56)	(3,801.42)	(5,697.39)	(11,100.82)
	Net revenue from operations	**8,174.09**	**5,519.89**	**3,384.92**	**13,693.98**	**12,041.61**	**25,958.65**
II	**Segment results**						
	Real estate	2,142.24	822.33	701.55	2,964.57	2,219.93	4,870.72
	NBFC	6.90	7.45	28.66	14.35	49.36	113.61
	Others	18.57	18.18	16.51	36.75	29.34	57.71
	Profit before other adjustments	**2,167.71**	**847.96**	**746.72**	**3,015.67**	**2,298.63**	**5,042.04**
	Less: Employee benefit expenses	(583.90)	(570.17)	(678.01)	(1,154.07)	(1,359.84)	(2,499.61)
	Less: Finance cost	(297.43)	(291.27)	(134.72)	(588.70)	(260.53)	(602.68)
	Less: Other unallocable expenditure	(914.40)	(791.79)	(890.19)	(1,706.19)	(1,503.97)	(3,339.78)
	Add: Unallocable finance and other income	532.91	597.35	340.21	1,130.26	667.04	1,829.89
	Profit/(loss) before tax, loss in share of joint venture and exceptional items	**904.89**	**(207.92)**	**(615.99)**	**696.97**	**(158.67)**	**429.86**
	Share of loss in joint venture	(2.27)	(2.18)	-	(4.45)	-	(0.36)
	Exceptional items (refer note 5)	-	-	-	-	-	12,672.19
	Profit/(loss) before tax	**902.62**	**(210.10)**	**(615.99)**	**692.52**	**(158.67)**	**13,101.69**
III	**Segment assets**						
	Real estate	1,62,410.71	1,54,243.66	1,30,829.05	1,62,410.71	1,30,829.05	1,50,551.90
	NBFC	235.15	250.24	1,106.24	235.15	1,106.24	301.77
	Others	211.60	260.39	276.48	211.60	276.48	221.23
		1,62,857.46	**1,54,754.29**	**1,32,211.77**	**1,62,857.46**	**1,32,211.77**	**1,51,074.90**
	Unallocated corporate assets	16,263.67	23,079.80	13,524.21	16,263.67	13,524.21	21,477.07
	Total assets	**1,79,121.13**	**1,77,834.09**	**1,45,735.98**	**1,79,121.13**	**1,45,735.98**	**1,72,551.97**
IV	**Segment liabilities**						
	Real estate	1,31,707.07	1,30,315.52	1,13,482.79	1,31,707.07	1,13,482.79	1,24,468.31
	NBFC	1.23	16.52	57.54	1.23	57.54	17.31
	Others	25.81	26.33	49.25	25.81	49.25	39.11
		1,31,734.11	**1,30,358.37**	**1,13,589.58**	**1,31,734.11**	**1,13,589.58**	**1,24,524.73**
	Unallocated corporate liabilities	28,192.27	28,990.66	24,877.18	28,192.27	24,877.18	29,531.36
	Total liabilities	**1,59,926.38**	**1,59,349.03**	**1,38,466.76**	**1,59,926.38**	**1,38,466.76**	**1,54,056.09**

(7) Previous period's/year's figures have been regrouped/reclassified wherever necessary to confirm with the current period/year figures. The impact of such reclassification/regrouping is not material to the consolidated financial results.

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

Place: Gurugram
Date: 05 November 2026

S N DHAWAN & CO LLP CHARTERED ACCOUNTANTS GURUGRAM

Ravi Aggarwal
Managing director
DIN: 00203856

Signatureglobal (India) Ltd.

S N Dhawan & CO LLP
Chartered Accountants

51-52, Sector 18, Phase-IV, Udyog Vihar,
Gurugram, Haryana 122015, India
Tel +91 124 481 4444

Review Report on Unaudited Consolidated Financial Results

To the Board of Directors of Signatureglobal (India) Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Signatureglobal (India) Limited ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), and its share of the net loss after tax and total comprehensive income of its joint venture for the quarter and six months period ended 30 September 2026 ("the Statement"), being submitted by the Holding Company pursuant to the requirement of Regulation 33 and Regulation 52 read with Regulation 63 of the Securities and Exchange Board of India ("the SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' ("Ind AS 34") prescribed under Section 133 of the Companies Act, 2013 ("the Act"), other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

Entity	Nature
(i) Signatureglobal (India) Limited	Holding Company
(ii) Fantabulous Town Developers Limited	Subsidiary Companies
(iii) Forever Buildtech Limited	
(iv) Indeed Fincap Private Limited	
(v) JMK Holdings Limited	
(vi) Maa Vaishno Net-Tech Limited	
(vii) Rose Building Solutions Limited	
(viii) Signature Builders Limited	
(ix) Signature Infrabuild Limited	
(x) Signatureglobal Business Park Limited	
(xi) Signatureglobal Developers Limited	
(xii) Signatureglobal Homes Limited	
(xiii) Sternal Buildcon Limited	
(xiv) Gurugram Commercity Limited	Join Venture

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We did not review the interim financial results of eight (8) subsidiaries included in the Statement, whose interim financial results reflect total assets of Rs. 29,877.18 million as at 30 September 2026, and total revenues of Rs. 5,818.98 million and Rs. 6,472.19 million, total net profit after tax of Rs. 790.09 million and Rs. 881.69 million and total comprehensive income of Rs. 790.56 million and Rs. 881.22 million, for the quarter and the six months period ended 30 September 2026, respectively, and cash out flows (net) of Rs. 625.23 million for the six months period ended 30 September 2026. The Statement also includes the Group's share of net loss after tax of Rs. 2.27 million and Rs. 4.45 million for the quarter and six months period ended 30 September 2026, respectively, in respect of one (1) joint venture, whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint venture, is based on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion on the Statement is not modified in respect of this matter.

7. The comparative financial results of the Group and its joint venture for the corresponding quarter and six months period ended 30 September 2025 and the preceding quarter ended 30 June 2026 were reviewed by the predecessor auditor and the consolidated financial statements of the Group and its joint venture for the year ended 31 March 2026 were audited by predecessor auditor who expressed an unmodified conclusion on those consolidated financial results and unmodified opinion on consolidated financial statements on 7 November 2025, 6 August 2026 and 13 May 2026 respectively.

   Our conclusion on the Statement is not modified in respect of this matter.

For **S N Dhawan & CO LLP**
Chartered Accountants
Firm Registration No.: 000050N/N500045



(Rahul Singhal)
Partner
Membership No.: 096570
UDIN: 26096570YMAUMD7867

Place: Gurugram
Date: 5 November 2026

Signatureglobal (India) Limited

Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001

CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Unaudited Standalone Financial Results for the quarter and six months period ended 30 September 2026

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Six months period ended		Year ended
		30 September 2026 (Unaudited)	30 June 2026 (Unaudited)	30 September 2025 (Unaudited)	30 September 2026 (Unaudited)	30 September 2025 (Unaudited)	31 March 2026 (Audited)
1	**Income**						
	Revenue from operations	2,113.43	2,245.24	2,587.86	4,358.67	6,242.14	13,808.54
	Other income	818.03	697.39	524.75	1,515.42	893.08	2,726.35
	Total income	**2,931.46**	**2,942.63**	**3,112.61**	**5,874.09**	**7,135.22**	**16,534.89**
2	**Expenses**						
	Cost of revenue	1,462.81	1,570.33	1,947.02	3,033.14	4,361.52	10,326.88
	Purchases of stock-in-trade	0.16	1.59	1.00	1.75	2.53	3.74
	Employee benefits expense	460.27	398.61	536.48	858.88	1,092.19	1,984.82
	Finance costs	771.02	724.30	443.65	1,495.32	841.37	2,338.40
	Depreciation and amortization expense	56.75	51.11	54.99	107.86	107.43	225.73
	Impairment loss on financial assets	-	-	1.05	-	5.10	8.70
	Other expenses	539.61	536.94	486.33	1,076.55	903.45	1,963.42
	Total expenses	**3,290.62**	**3,282.88**	**3,470.52**	**6,573.50**	**7,313.59**	**16,851.69**
3	**(Loss)/profit before tax and exceptional items (1-2)**	**(359.16)**	**(340.25)**	**(357.91)**	**(699.41)**	**(178.37)**	**(316.80)**
4	Exceptional items (refer note 5)	-	-	-	-	-	506.88
5	**(Loss)/profit before tax (3+4)**	**(359.16)**	**(340.25)**	**(357.91)**	**(699.41)**	**(178.37)**	**190.08**
6	**Tax expense**						
	Current tax	-	-	-	-	-	-
	Deferred tax (credit)/expense	(90.68)	(85.58)	(92.75)	(176.26)	(43.44)	28.37
	Total tax (credit)/expense	**(90.68)**	**(85.58)**	**(92.75)**	**(176.26)**	**(43.44)**	**28.37**
7	**(Loss)/profit for the period / year (5-6)**	**(268.48)**	**(254.67)**	**(265.16)**	**(523.15)**	**(134.93)**	**161.71**
8	**Other comprehensive income**						
	Items that will not be reclassified to statement of profit and loss						
	Remeasurement gain/(loss) on defined benefit plans	11.11	(0.15)	4.79	10.96	-	1.86
	Income-tax effect	(2.80)	0.04	(1.21)	(2.76)	-	(0.47)
	Total other comprehensive income	**8.31**	**(0.11)**	**3.58**	**8.20**	**-**	**1.39**
9	**Total comprehensive (loss)/income for the period / year (7+8)**	**(260.17)**	**(254.78)**	**(261.58)**	**(514.95)**	**(134.93)**	**163.10**
10	Paid-up equity share capital (face value of Rs. 1 per share)	140.69	140.69	140.51	140.69	140.51	140.51
11	Reserves (other equity)						9,592.07
12	**(Loss)/earnings per equity share (face value of Rs. 1 each)** (quarterly and half yearly figures are not annualised)						
	Basic (Rs. per share)	(1.91)	(1.81)	(1.89)	(3.72)	(0.96)	1.15
	Diluted (Rs. per share)	(1.91)	(1.81)	(1.89)	(3.72)	(0.96)	1.15

See accompanying notes to the standalone unaudited financial results.

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S N DHAWAN & CO LLP CHARTERED ACCOUNTANTS GURUGRAM

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

Statement of Unaudited Standalone Assets and Liabilities

(Rs. in million unless otherwise stated)

	As at 30 September 2026	As at 31 March 2026
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	413.68	458.86
Capital work in-progress	4.00	-
Right of use assets	354.89	318.12
Other intangible assets	2.43	5.36
Financial assets		
Investments	3,098.90	3,086.80
Other financial assets	351.30	265.16
Deferred tax assets (net)	721.35	547.86
Non-current tax assets (net)	489.01	674.71
Other non-current assets	189.36	69.21
	5,624.92	**5,426.08**
Current assets		
Inventories	52,735.77	43,256.10
Financial assets		
Trade receivables	5,142.07	5,201.83
Cash and cash equivalents	9,697.40	11,881.41
Bank balances other than cash and cash equivalents	1,982.94	1,526.10
Loans	13,116.09	12,918.53
Other financial assets	1,714.26	1,135.51
Other current assets	7,914.72	5,397.04
	92,303.25	**81,316.52**
TOTAL ASSETS	**97,928.17**	**86,742.60**
EQUITY AND LIABILITIES		
Equity		
Equity share capital	140.69	140.51
Other equity	9,261.85	9,592.07
Total equity	**9,402.54**	**9,732.58**
Liabilities		
Non current liabilities		
Financial liabilities		
Borrowings	16,644.73	18,347.54
Lease liabilities	346.72	311.84
Provisions	235.96	236.14
	17,227.41	**18,895.52**
Current liabilities		
Financial liabilities		
Borrowings	16,515.25	14,047.78
Lease liabilities	51.67	41.19
Trade payables		
(a) total outstanding dues of micro enterprises and small enterprises	842.61	903.90
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	30,979.20	25,149.48
Other financial liabilities	662.58	660.25
Other current liabilities	22,229.46	17,297.11
Provisions	17.45	14.79
	71,298.22	**58,114.50**
TOTAL EQUITY AND LIABILITIES	**97,928.17**	**86,742.60**

S N DHAWAN & CO LLP ★ CHARTERED ACCOUNTANTS ★ GURUGRAM

Signatureglobal (India) Ltd.

Signatureglobal (India) Limited
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Statement of Unaudited Standalone Cash Flows for six months period ended 30 September 2026

(Rs. in million unless otherwise stated)

Particulars	Six months period ended 30 September 2026	Six months period ended 30 September 2025
	Unaudited	Unaudited
A. Cash flows from operating activities		
Loss before tax	**(699.41)**	**(178.37)**
Adjustments for :		
Depreciation and amortization expense	107.86	107.43
Finance costs	1,495.32	841.37
Interest income	(1,082.84)	(694.06)
Profit on sale of property, plant and equipment (net)	(48.48)	(72.23)
Employee benefit expenses	70.01	111.87
Provisions/advances no longer required, written back	-	(0.31)
Loss on foreign exchange fluctuations (net)	0.85	0.34
Modification gain on financial instrument	(349.12)	(92.40)
Impairment losses on financial assets	-	5.10
Provision for impairment of investment property	-	12.18
Operating (loss)/profit before working capital changes	**(505.81)**	**40.92**
Working capital adjustments		
Trade receivables	59.77	177.32
Other non-current assets	(47.24)	32.18
Other financial assets	(580.56)	(346.35)
Other current assets	(2,517.68)	(1,405.94)
Inventories	(4,031.29)	(3,664.03)
Trade payables	1,064.73	2,308.17
Other current liabilities	4,932.35	1,919.16
Other financial liabilities	(10.17)	(67.43)
Provisions	13.44	36.93
Cash used in operating activities	**(1,622.46)**	**(969.07)**
Taxes paid (net of refunds)	185.71	126.54
Net cash used in operating activities (A)	**(1,436.75)**	**(842.53)**
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)	(46.15)	(104.84)
Proceeds from sale of property, plant and equipment	58.76	100.61
Advance received for sale of investment property	-	50.00
Loans given	(1,910.13)	(3,330.35)
Loans received back	2,115.97	770.68
Investment made	-	(28.23)
Investment in long term bank deposits	(36.61)	(96.20)
Proceeds from long term bank deposits	2.14	11.95
Movement in short term bank deposits (net)	(507.88)	(233.94)
Interest received	679.43	391.09
Net cash flows from/(used in) investing activities (B)	**355.53**	**(2,469.23)**
C. Cash flows from financing activities		
Net proceeds of short term borrowings	2,212.16	1,988.30
Proceeds from long term borrowings	6,805.93	7,967.11
Repayment of long term borrowings	(8,317.05)	(4,790.58)
Payment of principal portion of lease liabilities	(25.30)	(22.92)
Payment of interest on lease liabilities	(25.22)	(19.10)
Issue of equity share capital including securities premium	102.81	-
Finance costs paid	(1,856.12)	(1,131.19)
Net cash (used in)/flow from financing activities (C)	**(1,102.79)**	**3,991.62**
Net (decrease)/increase in cash and cash equivalents (A+B+C)	(2,184.01)	679.86
Cash and cash equivalents at beginning of the period	11,881.41	3,765.57
Cash and cash equivalents at end of the period	**9,697.40**	**4,445.43**
Cash and cash equivalents at end of the period		
Balances with banks	4,489.24	2,827.95
Cash on hand	1.62	1.62
Fixed deposits with original maturity of less than 3 months	5,206.54	1,615.86
	9,697.40	**4,445.43**

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.

S N DHAWAN & CO LLP CHARTERED ACCOUNTANTS GURUGRAM

Signatureglobal (India) Ltd.

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

Notes to the Unaudited Standalone Financial Results for the quarter and six months period ended 30 September 2026:

(1) In terms of Regulation 33 and 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), this Statement of Standalone Financial Results for the quarter and six months period ended 30 September 2026 ("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 05 November 2026 and have been subjected to a limited review by the statutory auditors of the Company.

(2) The Standalone Financial Results for the quarter and six months period ended 30 September 2026 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 previous year ended 31 March 2026, the Holding Company had alloted 87,500 rated, listed, secured, redeemable Non Convertible Debentures (NCDs) having face value of Rs. 100,000 each aggregating of Rs. 8,750.00 million, on a private placement basis to International Finance Corporation (IFC). Such NCDs carry an interest rate of 11% per annum, payable on quarterly basis. The NCDs were listed on the BSE Limited on 17 October 2025.

As at the reporting date, the Holding Company had fully utilized the proceeds in accordance with Clause 14.5 of the Debenture Trust Deed dated 30 September 2025. Such NCDs are redeemable in twelve equal quarterly instalments, starting from 15 April 2026 to 15 January 2029.

As per the terms of the DTD, the NCDs are secured by way of first ranking exclusive charge over:
(a) Signatureglobal Business Park Limited' (SBPL)('the Subsidiary Company')'s specified Larger Lands (of which ~120.404 acres constitutes the Project Land) located at Sohna, Haryana alongwith all constructions (present and future) thereon, all present and future Receivables, all rights, title and interest to the development rights under the Collaboration Agreement (present and future) and to its specified Project Escrow Accounts and the amounts held therein; Insurance receivables; moveable assets in relation to the Projects etc.;
(b) The Company's rights, title and interest in the specified Accounts and the amounts lying in such Accounts, all present and future Receivables of the Company.

As per the terms of the Debenture Trust Deed, the Group is required to maintain at all times, Minimum Security Cover equal to 1.50x (one point five times) of the outstanding principal amount and interest due on the Debentures. As required under the DTD, the management has considered the market/ fair value of SBPL's Project Land, as per the valuation report issued by third-party expert valuer appointed by the management, as tabulated below:

(Rs. In Millions)

Market/ Fair Value of Project land	As on 30 September 2026	As on 31 March 2026
Market/ Fair value per valuation report issued by registered valuer	35,686.00	36,595.00

(4) Additional information pursuant to Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter and six months period ended 30 September 2026.

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Six months period ended		Year ended
		30 September 2026 (Unaudited)	30 June 2026 (Unaudited)	30 September 2025 (Unaudited)	30 September 2026 (Unaudited)	30 September 2025 (Unaudited)	31 March 2026 (Audited)
1	ISIN	INE903U07087	INE903U07087	NA	INE903U07087	NA	INE903U07087
2	Credit rating	CARE A+ (Stable)	CARE A+ (Stable)	NA	CARE A+ (Stable)	NA	CARE A+ (Stable)
3	Asset cover available	Listed NCDs are secured and asset cover is more than 1.5x	Listed NCDs are secured and asset cover is more than 1.5x	NA	Listed NCDs are secured and asset cover is more than 1.5x	NA	Listed NCDs are secured and asset cover is more than 1.5x
4	Debt-Equity ratio (a)	3.53	3.47	2.28	3.53	2.28	3.33
5	Previous due date for the payment of interest of NCDs	15 July 2026	15 April 2026	NA	15 July 2026	NA	15 January 2026
6	Previous due date for the payment of principal of NCDs	15 July 2026	15 April 2026	NA	15 July 2026	NA	NA
7	Next due date for the payment of interest of NCDs	15 October 2026	15 July 2026	NA	15 October 2026	NA	15 April 2026
8	Next due date for the payment of principal of NCDs	15 October 2026	15 July 2026	NA	15 October 2026	NA	15 April 2026
9	Debt Service Coverage Ratio (DSCR) (b)	0.07	0.13	0.05	0.09	0.14	0.18
10	Interest Service Coverage Ratio (ISCR) (c)	0.61	0.60	0.32	0.60	0.92	0.96
11	Paid up debt capital/ Outstanding debt (d)	33,159.98	33,476.64	21,208.77	33,159.98	21,208.77	32,395.32
12	Debenture redemption reserve	Nil	Nil	NA	Nil	NA	Nil
13	Capital redemption reserve	NA	NA	NA	NA	NA	NA
14	Net worth (e)	8,987.71	9,219.00	8,870.70	8,987.71	8,870.70	9,317.76
15	Current ratio (f)	1.29	1.33	1.32	1.29	1.32	1.40
16	Long term debt to working capital ratio (g)	1.10	1.06	1.02	1.10	1.02	1.01
17	Bad debt to account receivable ratio (h)	-	-	-	-	-	-
18	Current liability ratio (i)	0.81	0.79	0.80	0.81	0.80	0.75
19	Total debt to total assets ratio (j)	0.34	0.36	0.31	0.34	0.31	0.37
20	Debtors turnover ratio (Annualised) (k)	0.44	0.47	0.73	0.84	1.58	2.99
21	Inventory turnover ratio (l)	0.03	0.03	0.06	0.06	0.14	0.30
22	Operating margin (%) (m)	(16.53%)	(11.68%)	(14.84%)	(14.03%)	(1.96%)	(3.47%)
23	Net profit margin (%) (n)	(12.70%)	(11.34%)	(10.25%)	(12.00%)	(2.16%)	1.17%

(a) Debt Equity ratio = Total borrowings/Equity and Equity = Equity Share Capital + Other equity
(b) Debt service coverage ratio (DSCR) = Earning before depreciation, interest and tax/(Interest expense + Principal repayment)
(c) Interest Service coverage ratio (ISCR) = Earning before depreciaton, interest and tax/Interest expense
(d) Paid up debt capital/ Outstanding debt = (Non current borrowing + current borrowing)
(e) Net worth = (paid up share capital + other equity - capital reserve*)
*Being restricted reserve created for specific purpose
(f) Current ratio = (Current assets ÷ Current liabilities)
(g) Long term debt to working capital ratio = (Non current borrowing + current borrowing) ÷ (Current assets - (current liabilities - current maturities of long-term borrowings))
(h) Bad debt to account receivable ratio = (Bad debt ÷ Average trade receivables)
(i) Current liability ratio = (Total current liabilities ÷ Total liabilities)
(j) Total debt to total assets ratio = (Total Debt ÷ Total Assets less assets held for sale)
(k) Debtors turnover ratio (Annualised) = (Revenue from operations ÷ Average trade receivables)
(l) Inventory turnover ratio = ((Cost of revenue + Purchase of stock in trade) ÷ Average inventories)
(m) Operating margin (%) = (EBITDA - Other Income ÷ Revenue from operations)
(n) Net profit margin (%) = (Net Profit/Loss after tax ÷ Revenue from operations)

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Signatureglobal (India) Ltd.

Notes to the Unaudited Standalone Financial Results for the quarter and six months period ended 30 September 2026:

(5) During the previous year ended 31 March 2026, the Company had entered into a Securities Subscription and Purchase Agreement ('SSPA') dated 14 February 2026 for strategic collaboration and creation of joint venture with Millennia Realtors Private Limited ('RMZ') of RMZ Group, for development of a mixed-use project, comprising of office buildings, hotel(s) and retail space, utilizing approximately 3.94 million square feet of FSI on the Southern Peripheral Road in Gurugram, subject to fulfilment of certain conditions. The transaction consummated on 30 March 2026 pursuant to execution of Closing Agreement dated 29 March 2026 and consequently, the Company transferred 3,569,731 equity shares held in Gurugram Commercity Limited ('GCL') to RMZ for cash consideration of Rs. 567.03 million. Simultaneously, as per the terms of the executed SSPA, GCL issued and allotted 77,860,538 fresh equity shares at Rs. 158.84 each, to RMZ for aggregate consideration of Rs. 12,367.71 million, that resulted in diluting the Company's shareholding in GCL to 50%.

As per the terms of SSPA, all strategic, financial and operating decisions shall require unanimous consent of both the shareholders (the Company and RMZ) and the Company has assessed that it does not solely control the relevant activities of GCL. Consequently, the Company had ceased to exercise control over GCL effective 30 March 2026 and accordingly, GCL had been classified as a 'Joint Venture' in accordance with Ind AS 28 'Investment in Associates and Joint Ventures' and Ind AS 111 'Joint Arrangements', effective from 30 March 2026.

In accordance with Ind AS 27 'Separate Financial Statements', the Company's investment in GCL had been accounted for at cost in the standalone financial results. On account of the above transaction, the Company had recognised a realised gain of Rs. 506.88 million (presented as 'exceptional item' in the standalone financial results of the quarter and previous year ended 31 March 2026), arising from the sale of partial stake in the wholly owned subsidiary company and further, upon loss of control, the investment previously classified as 'Investment in Subsidiary' had been reclassified to 'Investment in Joint Venture' at its carrying amount as at 30 March 2026.

(6) 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 had been furnished in consolidated financial results.

(7) Previous period's/year's figures have been regrouped/reclassified wherever necessary to confirm with the current period/year figures. The impact of such reclassification/regrouping is not material to the standalone financial results.

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

Ravi Aggarwal
Managing Director
DIN: 00203856

Place: Gurugram
Date: 05 November 2026

S N DHAWAN & CO LLP ★ CHARTERED ACCOUNTANTS ★ GURUGRAM

Signatureglobal (India) Ltd.

S N Dhawan & CO LLP
Chartered Accountants

51-52, Sector 18, Phase-IV, Udyog Vihar,
Gurugram, Haryana 122015, India
Tel +91 124 481 4444

Review Report on Unaudited Standalone Financial Results

To the Board of Directors of Signatureglobal (India) Limited

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of Signatureglobal (India) Limited ("the Company") for the quarter and six months period ended 30 September 2026 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Listing Regulations').

2. This Statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' ('Ind AS 34') prescribed under Section 133 of the Companies Act, 2013 ("the Act"), other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. The comparative financial information of the Company for the corresponding quarter and six months period ended 30 September 2025 and preceding quarter ended 30 June 2026 were reviewed by the predecessor auditor and the financial statements of the Company for the year ended 31 March 2026 were audited by predecessor auditor who expressed an unmodified conclusion on those financial information and an unmodified opinion on the financial statements on 7 November 2025, 6 August 2026 and 13 May 2026 respectively.

   Our conclusion on the Statement is not modified in respect of this matter.

For **S N Dhawan & CO LLP**
Chartered Accountants
Firm Registration No.: 000050N/N500045

S N DHAWAN & CO LLP GURUGRAM CHARTERED ACCOUNTANTS

(Rahul Singhal)
Partner
Membership No.: 096570
UDIN: 26096570YQZXQH9241
Place: Gurugram
Date: 5 November 2026

ANNEXURE-II

S N Dhawan & CO LLP
Chartered Accountants

51-52, Sector 18, Phase-IV, Udyog Vihar,
Gurugram, Haryana 122015, India
Tel +91 124 481 4444

To,

The Board of Directors
Signatureglobal (India) Limited
Unit no. 101, Ground Floor,
Tower-A, Signature Tower, South City-1,
Gurugram, Haryana - 122001

AUDITOR'S CERTIFICATE IN ACCORDANCE WITH REGULATION 54 READ WITH REGULATION 56 (1)(d) OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 IN RESPECT OF LISTED NON-CONVERTIBLE DEBENTURES (NCDs) AS AT 30 SEPTEMBER 2026

1. This certificate is issued in accordance with the terms of our engagement letter dated 08 October 2026.

2. The accompanying Section I, II & III (hereinafter collectively referred to as the "**Statement**") containing computation of security cover ratio as on 30 September 2026 based on i) the standalone financial results of Signatureglobal (India) Limited ("the Company") under Section I and ii) the consolidated financial information of the Company and its wholly owned subsidiary i.e., Signatureglobal Business Park Limited ("SBPL") under Section II and the covenants required to be complied by the Company as specified under Section III, for listed Secured Non-Convertible Debentures as at 30 September 2026, has been prepared by the Company, as per Regulations 54 read with 56 (1)(d) of the SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015 ("Listing Regulations") as amended, for the purpose of submission of the same with the stock exchange and the Debenture Trustees to ensure compliance with the SEBI Regulations and SEBI Circulars SEBI/HO/17/11/12(2)2026-DDHS-POD1-I/22420/2026 dated 28 September 2026 & SEBI/HO/DDHS/P/CIR/2023/50 dated 31 March 2023 ("the circular"), as amended. The accompanying Statement is initialled and stamped by us for identification purpose only.

Management's responsibility

3. The accompanying Statement, including the creation and maintenance of all accounting and other records supporting its contents, is solely the responsibility of the Management of the Company. The Company's Management is responsible for the designing, implementing, and maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

4. The Company's Management is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and for providing all relevant information to the Debenture Trustee and for complying with all the covenants as prescribed in the Debenture Trust Deed.

Auditor's responsibility

5. Our responsibility is to provide limited assurance with respect to the book values of the assets as on 30 September 2026 assigned against the listed non-convertible debt securities based on the standalone financial results for the quarter and half year ended 30 September 2026 of the Company and unaudited books of account & other relevant records and documents maintained by the Company and its subsidiary for the six months period ended 30 September 2026 and the Company compliance with the covenants.

6. We have reviewed the standalone financial results for the quarter and six months period ended 30 September 2026, prepared by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and issued an unmodified Conclusion dated 05 November 2026.

S N DHAWAN & CO LLP GURUGRAM CHARTERED ACCOUNTANTS

7. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Service Engagements.

9. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, we have performed the following procedures in relation to the Statement:

   (a) Obtained and read the Debenture Trust Deed in respect of the secured debentures and noted the asset cover percentage required to be maintained by the Company in respect of such debentures, as indicated in the Statement.

   (b) Traced and agreed the principal amount of the debentures & other borrowings outstanding as on 30 September 2026, to the unaudited books of account maintained by the Company as at 30 September 2026;

   (c) Obtained and read the particulars of asset cover required to be provided in respect of debentures as indicated in the Debenture Trust Deed.

   (d) Traced the value of assets indicated in the Statement to the reviewed financial results of the Company and unaudited books of account maintained by the Company as at 30 September 2026. We have not performed any procedure with respect to market value of assets/liabilities specified in the Statement.

   (e) Examined & verified the arithmetical accuracy of the computation of the statement.

   (f) Obtained the listing of non-financial covenants and performed necessary enquiries and obtained representation from management with respect to its compliance with non-financial covenants specified in Section III. We have relied on those enquiries and representations and have not performed any independent procedure in this regard.

   (g) Obtained the necessary representation from management on section I and section II.

Conclusion

10. Based on the procedures performed by us, as referred to in paragraph 9 read with paragraph 5 to 8 above and according to the information and explanations received and management representations obtained, nothing has come to our attention that causes us to believe that the book values of the assets are not as per the unaudited standalone financial results for the quarter and six months period ended 30 September 2026 and the unaudited books of account and other records maintained by the Company and its subsidiary as at 30 September 2026 and that it has not complied with the covenants.



Restriction on use

11. This certificate has been issued for the sole use of the Board of Directors of the Company, to whom it is addressed, for submission to the stock exchange and Debenture Trustees in terms of the Listing Regulations 54 read with 56 (1)(d) of the SEBI (Listing Obligations And Disclosure Requirements) and should not be used by any other person or for any other purpose. We neither accept nor assume any liability for any other purpose or to any other party to whom our certificate is shown or into whose hands it may come without our prior consent in writing.

For **S N Dhawan & CO LLP**
Chartered Accountants
Firm's Registration No.: 000050N/ N500045





Rahul Singhal
Partner
Membership No.: 096570
UDIN: 26096570BQATQN2001

Place: Gurugram
Date: 05 November 2026

Signatureglobal (India) Limited

Section I- Computation of Security Cover Ratio as on 30 September 2026 pursuant to SEBI circular dated 28 September 2026 - Table for security cover (on standalone basis) of the Issuer

(All amounts are in Rs. millions, unless otherwise specified)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari Passu Charge	Pari Passu Charge	Pari Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by Paripassu debt holder (includes debt for which this certificate is issued & other debt with paripassu charge)	Other assets on which there is Pari Passu charge (excluding items covered in column F)		Debt amount considered more than once (due to exclusive plus, paripassu charge)		Market Value for Assets charged on Exclusive basis	Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. bank Balance, DSRA, market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for Pari Passu charge assets where market value is not ascertainable or applicable (For Eg. bank Balance, DSRA, market value is not applicable)	Total value= (K+L+M+N)
												Relating to Column F		
		Book Value	Book Value	Yes/ No	Book Value	Book Value	Book Value							
ASSETS														
Property, plant and equipment	Leasehold improvements, Plant and machinery, Furniture and fixtures, Computers and Vehicles	-	233.99	No	-	-	183.69	-	417.68	-	-	-	-	-
Right-of-use assets		-	-	No	-	-	354.89	-	354.89	-	-	-	-	-
Intangible assets		-	-	No	-	-	2.43	-	2.43	-	-	-	-	-
Investments	Investment in subsidiaries	-	-	No	-	-	3,098.90	-	3,098.90	-	-	-	-	-
Loans	Loans given to subsidiaries and other loans	-	-	No	-	-	13,116.09	-	13,116.09	-	-	-	-	-
Inventories	Projects in progress and stock in hand	-	8,105.07	No	-	31,068.51	13,562.18	-	52,735.77	-	-	-	-	-
Trade receivable	Trade receivables	215.35	-	No	-	-	4,926.72	-	5,142.07	-	-	-	-	-
Cash and cash equivalents	Cash and cash equivalents	1,084.94	805.60	No	-	-	7,806.86	-	9,697.40	-	-	-	-	-
Bank Balances other than cash and cash equivalents	Bank Balances other than cash and cash Equivalents	764.04	1,208.89	No	-	-	10.01	-	1,982.94	-	-	-	-	-
Other financial assets	Unbilled revenue and non-current deposits	0.04	316.07	No	-	-	1,749.44	-	2,065.56	-	-	-	-	-
Other assets	Advances, prepaid expenses including prepaid brokerage and Balance with statutory authorities	-	-	No	-	-	8,104.08	-	8,104.08	-	-	-	-	-
Taxes	Income tax and deferred tax assets	-	-	No	-	-	1,210.36	-	1,210.36	-	-	-	-	-
Total		**2,064.37**	**10,669.62**		**-**	**31,068.51**	**54,125.65**	-	**97,928.17**	-	-	-	-	-
LIABILITIES														
Debt securities to which this certificate pertains	Non-convertible debentures (NCDs)	7,228.17	-	Yes	-	-	-	-	7,228.17	7,291.73	-	-	-	7,291.73
Term loan	Term loan, cash credit facilities and vehicle loans	-	20,861.01	No	-	-	-	-	20,861.01	-	-	-	-	-
Others	Advances received from customers and interest accrued but not due on borrowings	171.41	1,725.62	Yes	-	-	-	-	1,897.03	171.41	-	-	-	171.41
Total		**7,399.58**	**22,586.63**		**-**	**-**	**-**	**-**	**29,986.21**	**7,463.14**	**-**	**-**	**-**	**7,463.14**
Cover on book value		0.28												
Cover on market value														

Notes:

1. The amounts disclosed in column A to J have been accurately extracted from the unaudited standalone financial results of Signatureglobal (India) Limited ('the Company') for the quarter and seix months period ended 30 September 2026. These financial results have been prepared in accordance with recognition and measurement principles of Indian Accounting Standards 34, Interim Financial Reporting ('Ind AS - 34'), as prescribed under Section 133 of the Companies Act, 2013 (the Act) read with relevant rules issued thereunder and other accounting principles generally accepted in India and are in compliance with Regulation 33 and 52 read with Regulation 63 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

2. Outstanding debt securities to which this certificate pertains amounts to Rs. 7,291.73 million (without netting off of unamortized transaction cost) as at 30 September 2026 (87,500 Rated, Listed, Secured, Redeemable, NCDs of nominal value of Rs. 83,334 each). The non-convertible debentures of the Company were listed on BSE Limited ('BSE') on 17 October 2025.

3. The assets given as security includes the specified assets of Signatureglobal Business Park Limited ('SBPL') (refer foot note 4 below for details) and the specified assets of Signatureglobal India Limited, as defined in the Debenture Trust Deed. The book value of such specified assets of the Company has been disclosed above in Section I of the Statement, while the book value of the consolidated specified assets of the Company and SBPL have been disclosed, in the attached Section II of the Statement.

4. Assets of SBPL includes project in progress amounting to Rs. 17,373.61 million, pertaining to the integrated township comprising Project Daxin X-Factor, Project Daxia Vistas, the Commercial Project and other project developed or to be developed on the plots spread across the Project Lands and Larger Lands together with all buildings constructed and to be constructed thereon (together referred to as 'the projects') location at Sohna, Gurugram, Haryana and Property, plant and equipment amounting to Rs. 13.81 millions (moveable assets) in relation to the aforesaid projects.

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

Ravi Aggarwal
Managing Director
DIN: 00203856

Date: 5 November 2026
Place: Gurugram

Signatureglobal (India) Ltd.

S.N DHAWAN & CO LLP * GURUGRAM * CHARTERED ACCOUNTANTS

Signatureglobal (India) Limited

Section II- Computation of Security Cover Ratio as on 30 September 2026 pursuant to SEBI circular dated 28 September 2026 - Table for security cover (on consolidated basis) of the Issuer

(All amounts are in Rs. millions, unless otherwise specified)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	**Description of asset for which this certificate relate**	**Exclusive Charge**	**Exclusive Charge**	**Pari Passu Charge**	**Pari Passu Charge**	**Pari Passu Charge**	**Assets not offered as Security**	**Elimination (amount in negative)**	**(Total C to H)**	**Related to only those items covered by this certificate**				
		Debt for which this certificate being issued (Refer Note 4)	**Other Secured Debt**	**Debt for which this certificate being issued**	**Assets shared by Paripassu debt holder (includes debt for which this certificate is issued & other debt with paripassu charge)**	**Other assets on which there is Pari Passu charge (excluding items covered in column F)**		**Debt amount considered more than once (due to exclusive plus, paripassu charge)**		**Market Value for Assets charged on Exclusive basis (Refer Note 4)**	**Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. bank Balance, DSRA, market value is not applicable)**	**Market Value for Pari passu charge Assets**	**Carrying value/book value for Pari Passu charge assets where market value is not ascertainable or applicable (For Eg. bank Balance, DSRA, market value is not applicable)**	**Total value= (K+L+M+N)**
												Relating to Column F		
		Book Value	**Book Value**	**Yes/ No**	**Book Value**	**Book Value**	**Book Value**							
ASSETS														
Property, plant and equipment (refer note 3)	Leasehold improvements, Plant and machinery, Furniture and fixtures, Computers and Vehicles	13.81	233.99	No	-	-	183.69	-	431.49	-	-	-	-	-
Right-of-use assets		-	-	No	-	-	354.89	-	354.89	-	-	-	-	-
Intangible assets		-	-	No	-	-	2.43	-	2.43	-	-	-	-	-
Investments	Investment in subsidiaries	-	-	No	-	-	3,098.90	-	3,098.90	-	-	-	-	-
Loans	Loans given to subsidiaries and other loans	-	-	No	-	-	13,116.09	-	13,116.09	-	-	-	-	-
Inventories (refer note 3 and 4)	Projects in progress and stock in hand	17,373.61	8,105.07	No	-	31,068.51	13,562.18	-	70,109.38	35,686.00	-	-	-	35,686.00
Trade receivable	Trade receivables	215.35	-	No	-	-	4,926.72	-	5,142.07	-	-	-	-	-
Cash and cash equivalents	Cash and cash equivalents	1,084.94	805.60	No	-	-	7,806.86	-	9,697.40	-	-	-	-	-
Bank balances other than cash and cash equivalents	Bank Balances other than cash and cash Equivalents	764.04	1,208.89	No	-	-	10.01	-	1,982.94	-	-	-	-	-
Other financial assets	Unbilled revenue and non-current deposits	0.04	316.07	No	-	-	1,749.44	-	2,065.56	-	-	-	-	-
Other assets	Advances, prepaid expenses including prepaid brokerage and Balance with statutory authorities	-	-	No	-	-	8,104.08	-	8,104.08	-	-	-	-	-
Taxes	Income tax and deferred tax assets	-	-	No	-	-	1,210.36	-	1,210.36	-	-	-	-	-
Total		**19,451.79**	**10,669.62**		**-**	**31,068.51**	**54,125.65**	**-**	**115,315.59**	**35,686.00**	**-**	**-**	**-**	**35,686.00**
LIABILITIES														
Debt securities to which this certificate pertains	Non-convertible debentures (NCDs)	7,228.17	-	Yes	-	-	-	-	7,228.17	7,291.73	-	-	-	7,291.73
Term loan	Term loan, cash credit facilities and vehicle loans	-	20,861.01	No	-	-	-	-	20,861.01	-	-	-	-	-
Others	Advances received from customers and interest accrued but not due on borrowings	171.41	1,725.62	Yes	-	-	-	-	1,897.03	171.41	-	-	-	171.41
Total		**7,399.58**	**22,586.63**		**-**	**-**	**-**	**-**	**29,986.21**	**7,463.14**	**-**	**-**	**-**	**7,463.14**
Cover on book value		2.63												
Cover on market value														4.78

Notes:

1. The amounts disclosed in column A to J have been accurately extracted from the unaudited standalone financial results of Signatureglobal (India) Limited ('the Company'), underlying books of account and other relevant records and documents of the Company and Signatureglobal Business Park Limited ('SBPL'), for the quarter and six months period ended 30 September 2026. The financial results have been prepared in accordance with recognition and measurement principles of Indian Accounting Standards 34, Interim Financial Reporting ('Ind AS - 34'), as prescribed under Section 133 of the Companies Act, 2013 (the Act) read with relevant rules issued thereunder and other accounting principles generally accepted in India and are in compliance with Regulation 33 and 52 read with Regulation 63 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

2. Outstanding debt securities to which this certificate pertains to amount to Rs. 7,291.73 million (without netting off of unamortized transaction cost) as at 30 September 2026 (87,500 Rated, Listed, Secured, Redeemable, NCDs of nominal value of Rs. 83,334 each). The non-convertible debentures of the Company were listed on BSE Limited ('BSE') on 17 October 2025.

3. The assets given as security includes the specified assets of Signatureglobal Business Park Limited ('SBPL') (refer foot note 5 below for details) and the specified assets of Signatureglobal India Limited, as defined in the Debenture Trust Deed.

4. The total market value of inventories/ project in progress of SBPL held as security, for which this certificate has been issued, has been derived from the valuation report dated 28 October 2026, issued by Anuradha L, MRICS, a registered valuer with the Insolvency and Bankruptcy Board of India.

5. Assets of SBPL includes project in progress amounting to Rs. 17,373.61 million, pertaining to the integrated township comprising Project Daxin X-Factor, Project Daxin Vistas, the Commercial Project and other project developed or to be developed on the plots spread across the Project Lands and Larger Lands together with all buildings constructed and to be constructed thereon (together referred to as 'the projects') location at Sohna, Gurugram, Haryana and Property, plant and equipment amounting to Rs. 13.81 millions (moveable assets) in relation to the aforesaid projects.

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

Ravi Aggarwal
Managing Director
DIN: 00203856

Date: 5 November 2026
Place: Gurugram

Signatureglobal (India) Ltd.

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Section-III

Covenants other than financial covenants (Issuer's affirmative covenants and Issuer's negative covenants) of rupee denominated, rated, listed, secured, redeemable, non-convertible debentures (NCDs) having face value of Rs. 100,000 each aggregating to Rs. 8,750.00 million as per Debenture Trust Deed:

We have complied with all covenants as detailed below as described following section of the debenture trust deed dated 30 September, 2025.

SCHEDULE V

ISSUER'S COVENANTS

PART A

ISSUER'S AFFIRMATIVE COVENANTS

Unless the Trustee otherwise agrees in writing (acting in accordance with Relevant Instructions), the Issuer shall, and shall ensure that (unless specified otherwise below) SBPL or each of its Subsidiaries, as applicable, (except where specifically restricted to only the Issuer and SBPL) to:

1. *Corporate Existence; Conduct of Business*

   Do all things necessary to maintain its existence and comply with its Charter, conduct its Operations with due diligence and efficiency and in accordance with sound business practices.

2. *Use of Proceeds; Compliance with Law*

   Apply the proceeds of the Debentures exclusively as set forth in Clause 14.5 (*Purpose*), comply in all material respects (or, in the case of Applicable E&S Law, in all respects) with all applicable Law, statutes, regulations and orders of, and all applicable restrictions imposed by, all Authorities in respect of its Operations and the ownership of its property (including applicable law, statutes, regulations, orders and restrictions relating to environmental standards and controls).

3. *Accounting and Financial Management*

   Maintain adequate accounting, management information system and financial control systems and books of account and other records, which together adequately reflect truly and fairly the financial condition of the Issuer and each of its Subsidiaries and the financial results of their respective operations in conformity with the Accounting Standards.

4. *Taxes*

   Pay and discharge, when due, all taxes, assessments and governmental charges or levies imposed upon it or upon its income or profits or upon any properties belonging to it; *provided that* none of the Issuer and/or any of its Subsidiaries (as the case may be) shall be required to pay any such tax, assessment, charge, levy or claim which is being contested in good faith and by proper proceedings if it has maintained adequate reserves with respect thereto in accordance with the Accounting Standards.





5. *Auditors*

The Issuer and SBPL, maintain at all times, as its Auditors a firm of independent auditors licensed to practice in India and acceptable to the Original Debentureholders and the Trustee.

6. *Authorization to Auditors*

Irrevocably authorize, in the format set out under Schedule XVIII (*Form of Letter to Auditors*) of this Deed, the Auditors (whose fees and expenses shall be for the account of the Issuer) to communicate directly with the Original Debentureholder at any time regarding the Issuer's or SBPL's accounts and operations, and provide to the Original Debentureholder a copy of that authorization, and, no later than 30 (thirty) days after any change in Auditors, issue a similar authorization to the new Auditors and provide a copy thereof to Original Debentureholder, provided that any information received by the Original Debentureholders pursuant to this paragraph 6 (*Authorization to Auditors*), shall be deemed to be confidential (subject to any disclosures permitted in accordance with Clause 12.11 (*Disclosure of Information*)) and shall be maintained in accordance with applicable Law.

7. *Access*

Upon request from the Debentureholders and/or the Anchor Investor, permit representatives of the Debentureholders and the Anchor Investor and the CAO, lenders' supervisor, insurance, environmental or social consultant, or others to: (i) visit any of the sites and premises where the business of the Issuer or SBPL is conducted; (ii) inspect any sites, facilities, plants and equipment of the Issuer and SBPL in connection with the (A) Projects; and/or (B) Debentures including the use of proceeds thereof; (iii) have access to the books of account and all records of the Issuer and SBPL (including electronic and hard copy files); and (iv) have access to those employees, agents, contractors and subcontractors of the Issuer and SBPL who have or may have knowledge of matters with respect to which the Debentureholders or the Anchor Investor or CAO seeks information; in each case upon reasonable prior notice and subject to any applicable laws and regulations; provided that such access shall be for the purpose of carrying out the CAO's role under the CAO Policy, and provided further that in carrying out its work, the CAO may disclose information gathered during its activities, subject to the provisions of the CAO Policy;

8. *Authorizations*

(a) Subject to sub-paragraph (b) below, obtain and maintain in force (and where appropriate, renew in a timely manner), and comply with, all material Authorizations, 9including without limitation the Authorizations which are necessary for the carrying out the business and Operations of the Issuer and its Subsidiaries generally.

(b) Obtain and maintain in force (and where appropriate, renew in a timely manner), and comply with, all Authorizations and ensure the compliance by the Obligors with all their respective obligations under this Deed and any other Debenture Document; and create, perfect, renew, maintain perfected and in force, and comply with the terms of, the Security created under the Security Documents.

(c) Comply with all the conditions and restrictions contained in, or imposed on the Issuer and/or its Subsidiaries (as the case may be) by, those Authorizations.

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Signatureglobal (India) Ltd.

9. *Environmental and Social Requirements*

Unless specifically limited to the Issuer and SBPL under the relevant documents and agreed in writing with the Debentureholders, the Issuer and each of its Subsidiaries undertake their respective Operations in compliance with, (and shall procure that its officers, directors, employees, agents, contractors and subcontractors) shall undertake its respective Operations in compliance with (i) all Applicable E&S Law, (ii) the Action Plan, and (iii) the Performance Standards (iv) the World Bank Group Environmental Health and Safety General Guidelines, 2007, (v) the Prohibited Activities as per Schedule XV (*Prohibited Activities*), and (vi) any other requirements established by the Issuers E&S Management System.

Industrial Plots: Project developments under industrial component shall not allow industrial activities or hazardous material storage that are classified as Category A or B type as per India's EIA Notification, 2006 and any tenant activity prohibited by Project permitting documents.
Life and fire safety: ensure that the life and fire safety (L&FS) infrastructure systems for the proposed developments under the Project are designed, developed and constructed in compliance with the requirements of National Building Code of India 2016 (as amended) and building bye laws of the city or region (as applicable). In line with WBG's General EHS guideline requirement, the Issuer will engage a suitably qualified professional to prepare a Life and Fire Safety (L&FS) Master Plan for the proposed developments under the Project and certify that the L&FS design meets the requirements of local fire codes & regulations and in accordance with an internationally accepted L&FS standard, such as US NFPA. Before commissioning the proposed developments under the Project, the qualified L&FS professional will review as-built L&FS systems & infrastructure and certify that the construction of these systems has been carried out in accordance with the earlier certified/accepted design.

10. *Annual Monitoring Report*

(i)Annually review the form of the Annual Monitoring Report and, following such review, (ii) consult with IFC as to whether revision of the form is necessary or appropriate in light of changes to the Issuer's or its Subsidiaries' Operations, or in light of environmental or social risks identified by the Issuer's E&S Management System; and (iii) revise the form, if necessary or appropriate, as agreed with IFC;

11. *E&S Management System*

Ensure the continuing operation of the E&S Management System to assess and manage environmental and social risk and performance of the Issuer's and its Subsidiaries' (unless specifically limited to the Issuer and SBPL under the relevant documents and agreed in writing with the Debentureholders) Operations in compliance with (i) all Applicable E&S Law; (ii) the Action Plan; and (iii) the Performance Standards.

12. *Anti-Harassment Policy and Child Protection Policy*

Comply in all material respects with the Anti-Harassment Policy and Child Protection Policy in relation to the Issuer and its Subsidiaries and, without limiting the generality of sub-paragraph 12 (*Changes to Anti-Harassment Policy or Child Protection Policy*) of Part B (*Negative Covenants*) of Schedule V (*Issuer's Covenants*), within five (5) days following the adoption of any material amendment to such policy, deliver a copy of such amendment to IFC.

13. *Pension Plans*

The Issuer shall and shall ensure that each of its Subsidiaries complies with all requirements relating to any pension or employee benefit plans as per applicable Laws.

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14. *Transactions with Affiliates*

Ensure that all transactions with Affiliates and Related Parties are on arm's length basis unless relevant shareholders' and board approvals as required under the applicable Law are obtained.

15. *Security*

(a) Ensure that it creates a first ranking exclusive Security on the Secured Assets within such timelines as prescribed in this Deed and shall take all actions and execute, acknowledge and deliver such instruments and deeds as may be requested by the Trustee (acting in accordance with Relevant Instructions) for creating and perfecting such Security.

(b) Ensure that it maintains and perfects the Security created under the Security Documents.

(c) From time to time, execute, acknowledge and deliver or cause to be executed, acknowledged and delivered such further instruments as may reasonably be requested by Trustee for perfecting or maintaining in full force and effect the Transaction Security or for re-registering the Transaction Security or otherwise and, if necessary, create and perfect Additional Security, to enable the Issuer and its Subsidiaries to comply with their respective obligations under the Debenture Documents.

(d) Agree and confirm that the Trustee shall have the right to ask SBPL to disclose in its pamphlets or brochures or other marketing material relating to each of the Projects that such Project(s) (or parts thereof) is mortgaged to the Trustee and that a no-objection certificate/ permission of the Trustee is required for sale of Units in such Project(s). Further, the Trustee shall have the right to display its name at prominent sites of each of the Projects, in a form and manner satisfactory to the Trustee.

(e) The Issuer and SBPL shall ensure that this Deed is executed and the charge is created on the Secured Assets (over the Hypothecated Properties and the Initial Mortgaged Properties) in favor of the Trustee before making the final application for listing of the Debentures. If the Issuer and/or SBPL fail to execute this Deed or the relevant Security Documents before making the final application for listing of the Debentures, without prejudice to any liability arising on account of violation of the provisions of the Act and the NCS Regulations 18(2) and 18(3), the Issuer shall pay interest of at the Default Rate or Additional Interest in accordance with sub-clause (e) of Clause 14.8 (*Interest Rate*) (as may be applicable) in accordance with the Debenture Documents, or such other rate stipulated by SEBI to the Debentureholders, over and above the agreed Interest Rate, until such time that this Deed has been executed and/or charge over the Secured Assets (over the Hypothecated Properties and the Initial Mortgaged Properties).

(f) In terms of Regulation 48(2) of the NCS Regulations, the Minimum Security Cover shall at all times be maintained by the Issuer. The Secured Assets shall at all times be free of all encumbrances (except for the encumbrances created / to be created in terms of the Security Documents) and all the permissions or consents to create the charge over the Secured Assets have been obtained and all permissions or consents to create any further charge on the assets shall be obtained from the relevant creditors prior to creation of subsequent charge.

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16. *Completion of Construction*

(a) Ensure that the construction of the Projects is executed and completed with due diligence and continuity, in accordance with generally accepted construction and engineering practices and ensure that all the required Authorizations under the applicable Law in relation to each of the Projects shall be in full force and effect and to the satisfaction of the Trustee.

(b) Ensure that the construction of each of the Projects is completed, and the Occupancy Certificates are obtained and in accordance with the applicable Law.

(c) Ensure that all requisite permissions, approvals, no objection certificates and Authorizations during the construction of the Projects are obtained and renewed from time to time, and after due construction of the Projects, the requisite completion certificate and the Occupancy Certificates shall be duly obtained for occupying such Projects.

17. *Sales and Marketing of the Projects*

(a) Ensure that SBPL is responsible for the marketing and sale of the Units in each of the Projects.

(b) All proceeds received from the sale of Units in each of the Projects and all other Receivables shall be promptly deposited in the relevant Account in accordance with the Escrow Accounts Agreement.

18. *Sale of Units in the Projects*

(a) Upon identification of buyer(s) (**"Identified Transferee"**) for the sale of a Unit, SBPL shall seek the Trustee's no-objection certificate (**"NOC"**) (i) for sale of such Unit in favour of the Identified Transferee, and (ii) for release/ modification of the Security of the Secured Parties over such Unit subject to such conditions as contained in the aforesaid no-objection certificate. While applying for such NOC, SBPL shall provide (in writing) all such information as may be required by the Trustee, including details of the Unit and sale area, details of Identified Transferee and bank/financial institution providing home loans (if any), sale consideration received till date and payment terms of the balance sale consideration.

(b) No Unit shall be transferred to an Identified Transferee without receipt of the NOC. The SBPL shall ensure that the Sale Agreement records that the transfer of each Unit to the Identified Transferee is subject to the terms of the NOC granted by the Trustee.

(c) SBPL shall ensure that each Sale Agreement is in the form and manner as agreed in writing by the Trustee.

(d) SBPL shall ensure that all Sale Agreements and other documents executed in relation to any part of the Projects shall be in compliance with all applicable Law (including RERA).

(e) SBPL shall comply with all the provisions of the Sale Agreements and letters of allotment or booking forms executed with the relevant buyers in relation to the Projects, and shall ensure that each such document specifies the existence of Security created in favour of the Trustee.

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(f) If SBPL re-acquires any or all of the Unit pursuant to cancellation of any sale or Sale Agreement, the relevant Unit shall continue to remain mortgaged in favour of the Trustee. For the avoidance of doubt, it is clarified that any subsequent transfer / sale will be subject to prior written consent of the Trustee in accordance with the provisions set out in sub-paragraph (a) above.

(g) In case of any default under any Sale Agreement, the Issuer shall ensure that SBPL terminates that Sale Agreement under which such default has occurred and inform the Trustee and the Debentureholders of such termination. Upon termination of such Sale Agreement, the Unit sold under such Sale Agreement will automatically become an Unsold Unit and shall constitute a part of the Mortgaged Properties. For the avoidance of doubt, it is clarified that any subsequent transfer / sale will be subject to prior written consent of the Trustee in accordance with the provisions set out in sub-paragraph (a) above.

19. *RERA and NBC*

(a) The SBPL shall ensure strict compliance with the provisions of the RERA and discharge all its obligations under any of the Debenture Documents or the utilization of the Receivables in accordance with applicable Law, including RERA.

(b) The SBPL shall not in any way make any averments or take any actions such that any Secured Party shall be classified or deemed to be classified as a promoter/co-promoter of any of the Mortgaged Properties under RERA.

(c) The SBPL shall ensure that the Projects are being, and has been, constructed as per the National Building Code. Upon receipt of the Occupancy Certificates, SBPL shall promptly furnish evidence to the satisfaction of the Trustee, that the Projects have been constructed as per the extant National Building Code.

20. *Escrow Accounts*

(a) The SBPL shall establish, fund, maintain, and operate its respective Escrow Accounts in accordance with the Escrow Accounts Agreement and subject to compliance with RERA.

(b) The Issuer shall establish, fund, maintain, and operate its respective Account in accordance with the Escrow Accounts Agreement.

(c) All Receivables and other proceeds in relation to each of the Projects shall be deposited in the Escrow Accounts in accordance with the Escrow Accounts Agreement. The Trustee shall have the sole right to operate the Escrow Accounts and any release of money from the Escrow Accounts shall, in addition to applicable Law, be subject to terms of the Escrow Accounts Agreement and the Trustee's specific consent.

(d) The SBPL and the Issuer, as applicable, shall ensure that the mechanism to operate the Escrow Accounts, including the deposit of the Receivables in the relevant Escrow Accounts is in compliance with RERA and other applicable Law at all times.

21. *Performance Undertakings*

(a) The Issuer shall, on a consolidated basis maintain a Net Debt to NOCF ratio linked to the credit rating of the Issuer, in the manner set out in the table below:

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Rating	Net Debt to NOCF
"A" family	1.50x
BBB+	1.25x
BBB / BBB-	Accelerate prepayments of Debt
BB+ and below	Mandatory Redemption

(b) In respect of the Projects, the Issuer shall ensure that:

(i) the Modified Debt Service Coverage Ratio shall, at all times, be not less than 1.15x (one point one five times); and

(i) a Net Receivable Cover of at least 2.0x (two point zero times) is maintained at all times.

22. *Utilization of Proceeds of the Debentures*

The Issuer shall utilize the moneys received towards subscription of the Debentures solely in accordance with Clause 14.5 (*Purpose*) of Part B of this Deed.

23. *Insurance*

SBPL shall:

(a) insure and keep insured, with financially sound and reputable insurers, each of the Projects, the Secured Assets, its assets and business against insurable losses, including the insurances specified in Schedule XIV (*Insurance Requirements*) of this Deed;

(b) promptly notify the relevant insurer of any claim under any policy written by that insurer and diligently pursue that claim;

(c) comply with all warranties and conditions under each insurance policy;

(d) not do or omit to do, or permit to be done or not done, anything which might prejudice the Issuer's, and/or its Subsidiaries' or, where the Trustee is a loss payee or an additional named insured, Trustee's right to claim or recover under any insurance policy;

(e) not vary, rescind, terminate, cancel or cause a material change to any insurance policy required in Schedule XIV (*Insurance Requirements*) (to the extent such variation, termination, cancelation or change would result in a reduction in coverage); and

(f) promptly following receipt of a notice from Schedule XIV (*Insurance Requirements*), in order to cover a material change in an identified risk exposure of the Issuer and/or its Subsidiaries, obtain additional insurance coverage, and/or make modifications to the terms, conditions, amounts or deductible to address such risk exposure (including inflationary and other relevant factors);

provided always that if at any time and for any reason any insurance required to be maintained under this Agreement shall not be in full force and effect, then the Trustee (acting Relevant Instructions) shall thereupon or at any time while the same is continuing be entitled (but have no obligation) on its own behalf to procure that insurance at the expense of the Issuer and its Subsidiaries and to take all such steps to minimize hazard as the Trustee (acting on Relevant Instructions) may consider expedient or necessary.

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Signatureglobal (India) Ltd.

24. *Access to Information*

The Issuer and each of its Subsidiaries, take such action as IFC shall reasonably require in accordance with the IFC's Access to Information Policy, which can be found on IFC's website (see http://ifc.org/sustainabilityframework), to permit IFC to disclose (A) the Summary of Investment Information and the Environmental and Social Review Summary (ESRS) and (B) the Environmental and Social Action Plan (ESAP). Notwithstanding anything to the contrary stated hereunder, any disclosure by the Issuer shall be strictly in accordance with the Insider Trading Regulations and the Issuer shall ensure that any information shared, disclosed or otherwise provided to the Debentureholders or the Trustee, is shared, disclosed or otherwise provided after ensuring that such information no longer contains any Unpublished Price Sensitive Information.

25. *Pay Stamp Duty*

In respect of the Debenture Documents, the Issuer shall or cause SBPL to pay all such stamp duty, (including any additional stamp duty), registration, documentary, transfer or other duties, Taxes, charges and penalties, that it is required to pay in respect of the creation, issue and offering of the Debentures, according to Law and in the event of it failing to pay such stamp duty, other duties, Taxes and penalties as aforesaid, the Trustee will be at liberty (but shall not be bound) to pay the same and it shall reimburse the same to the Trustee on demand.

26. *Information covenants*

(a) *Information to the Trustee*:

Subject to applicable Laws, give to the Original Debentureholder and the Trustee or its nominee(s) all the necessary documents and reports in accordance with the requirements more particularly described in Schedule VI (*Reporting Requirements*) and such information and copies of relevant extracts as they shall require as to all matters relating to the business of the Issuer or any part thereof and to investigate the affairs thereof and shall allow the Trustee to make such examination and investigation as and when required by the Trustee and shall furnish the Trustee with all such information as the Trustee may require and shall pay all actual costs, charges and expenses incidental to such examination and investigation, to the extent such payment is not addressed or documented or provided for in a Debenture Document.

(b) Promptly and expeditiously attend to and redress the grievances, if any, of the Debentureholders. The average time required by the Issuer for the redressal of routine grievances of the Debentureholders shall be 10 (ten) Business Days from the date of receipt of the complaint. The Issuer further undertakes that it shall promptly give reasonable consideration to the suggestions and directions that may be given in this regard, from time to time, by the Trustee and shall advise the Trustee periodically of the compliance.

(c) Promptly inform the Trustee in writing of any material change in the nature and conduct of its business.

(d) Send to the Trustee one copy or translation, in each case in the English language, of all notices, statements and documents which are issued to shareholders of the Issuer or its respective creditors generally as soon as practicable (but not later than 21 (twenty one) days) after their date of issue.

S N DHAWAN & CO LLP GURUGRAM CHARTERED ACCOUNTANTS

Signatureglobal (India) Ltd.

(e) So far as permitted by applicable Law, give the Trustee such information as it requires to perform its functions and/or to exercise its powers, rights and discretions under this Deed and any other Debenture Document.

(f) Promptly inform the Trustee of any significant changes in the composition of its board of directors.

(g) Promptly inform the Trustee of any proposed amalgamation, merger or reconstruction scheme.

(h) Promptly inform the Trustee of any order, direction, notice received from a court or tribunal affecting or likely to affect the Secured Assets.

Notwithstanding anything to the contrary stated under this Deed, the Issuer shall not withhold any information from the Trustee, which it is required to disclose pursuant to this paragraph 26 (*Information to the Trustee*) or otherwise under this Deed on account of such information being material non-public information, and the Issuer and the Trustee/ any other recipient of such material non-public information shall then comply with all requirements under applicable Law in this regard, such that provision of any such information to the Trustee is not so withheld or delayed.

27. *Further Assurances*

(a) Execute and/or do, at its own expense, all such deeds, assurances, documents, instruments, acts, matters and things, in such form and otherwise as the Trustee and/or the Debentureholders may under this Deed or by Law require to give effect to this Deed, the Debenture Documents or to enforce or exercise any of the rights and authorities of the Trustee and/or the Debentureholders.

(b) Obtain, comply with the terms of and do all that is necessary to maintain in full force and effect, and supply certified copies to the Trustee (on behalf of the Debentureholders) of, all Authorizations necessary to enable it lawfully to enter into and perform its obligations under the Debenture Documents or to ensure the legality, validity, enforceability or admissibility in evidence in India of the Debenture Documents.

(c) Comply with:

(i) all Laws, rules, regulations and guidelines (including taxation related Laws), in material respect, as may be in force from time to time during the currency of the Debentures;

(ii) the Debenture Trustee Regulations or any successor regulation thereto as in force from time to time, and furnish to the Trustee such data, information, statements and reports as may be deemed necessary by the Trustee in order to enable them to comply with Regulation 15 of the Debenture Trustee Regulations thereof in performance of their duties in accordance therewith to the extent applicable to the Debentures;

(iii) the provisions of the Act and other applicable Law in relation to the offer and allotment of the Debentures in relation to the issue of the Debentures; and

(iv) the regulations, advice, guidelines, issued from time to time by SEBI and RBI, to the extent applicable, in material respect.

(d) Ensure that, at the time of making any payment of interest or repayment of the principal amount of the Debentures in full or in part, the Issuer shall do so in the manner that is

S.N. DHAWAN & CO LLP * CHARTERED ACCOUNTANTS * GURUGRAM

Signatureglobal (India) Ltd.

most tax efficient for the Debentureholders (including withholding tax benefit) but without, in any way, requiring the Issuer to incur any additional costs, expenses or Taxes and the Issuer shall avail of all the benefits available under any treaty applicable to the Issuer and/or the Debentureholders.

28. *Comply with Section 125 of the Act*

Comply with Section 125 of the Act (*Investor Education and Protection Fund*) relating to the transfer of unclaimed or unpaid amounts of interest on Debentures and the redemption of Debentures to the "Investor Education and Protection Fund", if applicable to it.

29. *Notice of Events of Default*

Notify the Trustee in writing immediately on becoming aware of any failure to comply with the terms of this Deed or the occurrence of any Event of Default or Potential Event of Default without waiting for the Trustee to take any action in respect thereof. The Trustee shall not be required to take any steps to ascertain if a Potential Event of Default or an Event of Default has occurred or is continuing or if any event which could lead to an Event of Default or Potential Event of Default has occurred and the Trustee shall be entitled to assume that no such events or potential events have occurred until it has received written notice to the contrary.

30. *Notice to Debentureholders*

Send to the Trustee within the timelines agreed under this Deed, a copy of each notice to be given to the Debentureholders in a form approved by the Trustee. The Trustee shall have no obligation to monitor compliance with such requirements and it shall be the sole responsibility of the Issuer to ensure such compliance.

31. *Filing, registration and reporting*

Duly and punctually comply with or procure that there is compliance with all filing, registration, reporting, monitoring and other similar requirements required in accordance with applicable Law (including the SEBI Regulations) in material respect from time to time relating in any manner whatsoever to this Deed and the Debentures.

32. *Books, records and accounting and audit matters*

Properly keep such financial records as are required to be maintained under applicable Law and the Debenture Documents and maintain such annual accounts including but not limited to the profit and loss account and balance sheet as are adequate to reflect truly and fairly the financial condition and results of operations of the Issuer which shall contain full, true and correct entries in conformity with Accounting Standards consistently applied and all requirements of applicable Law.

33. *Filings with Information Utility*

The Issuer shall provide all information required / requested by the Trustee to enable the Trustee to make the requisite filings in relation to the issuance of Debentures and creation of security in relation thereto, and the Issuer shall authenticate the information filed by the Trustee in Form C with an Information Utility in accordance with Rule 20 of the Insolvency and Bankruptcy Board of India (Information Utilities) Regulations, 2017.





34. *CERSAI*

The Obligors will co-operate with the Trustee to enable it to make necessary filings in connection with the creation of Security over the Secured Assets under the Debenture Documents with the Central Registry of Securitisation Asset Reconstruction and Security Interest of India, within 30 (thirty) days from the date of creation of the relevant Security.

35. *Green Buildings Edge Certification*

Ensure that, the Issuer and SBPL will complete registration and pre-certification of each of the Projects on 'IFC Green Buildings EDGE certification' within 6 months of the date of allotment, in a form and manner to the satisfaction of the Trustee.

36. *DSRA*

The Issuer shall create the DSRA and maintain the DSR Amount from the Project Cashflows (*as defined in the Escrow Accounts Agreement*) in the DSRA within 9 (nine) months from the Deemed Date of Allotment and prior to first principal redemption whichever is earlier, and in accordance with the Escrow Accounts Agreement.

37. *Purchase of land parcels*

(a) Prior to purchasing any land parcels, the Obligors shall ensure that they have undertaken a title diligence and obtained a title search report in respect of each such land parcel proposed to be purchased.

(b) The Obligors shall ensure that the title search report in respect of each such land parcel proposed to be purchased is in a form and manner satisfactory to the Trustee and the Original Debentureholders.

(c) For acquisition of any other land parcel identified by the Issuer or SBPL in the vicinity of the Projects for development of mid-income housing as per sub-clause (c) of Clause 14.5 (*Purpose*) of the Deed, the land proposed to be acquired does not result in (A) any involuntary resettlement that triggers IFC PS5 requirements and is free of any encumbrances, claims, objections or litigations including sharecroppers or tenants or other such land users, (B) risk of adverse impacts on lands to which ethnic minorities maintain collective attachment, and (C) significant risks to, or impacts on, the environment including biodiversity.

38. *Subordination*

The Issuer shall ensure that until the Final Settlement Date, the Permitted Shareholder Loans shall be subordinate to the Debentures.

39. *Compliance with NCS Regulations*

The Issuer hereby declares and confirms that the Issuer, any person in control of the Issuer, and its promoter have not been restrained or prohibited or debarred by the SEBI from accessing the securities market or dealing in securities and that neither the Issuer nor its promoters or directors have been categorized as a willful defaulter. Further, the Issuer hereby declares and confirms that, as on the date of this Agreement, it is an 'eligible issuer' in accordance with the NCS Regulations and shall undertake that it shall be an 'eligible issuer' as on the date of filing of the Placement Memorandum, the issuance and the allotment of the Debentures.

S N DHAWAN & CO LLP ★ CHARTERED ACCOUNTANTS ★ GURUGRAM

Signatureglobal (India) Ltd.

PART B

ISSUER'S NEGATIVE COVENANTS

Unless the Trustee otherwise agrees in writing (acting in accordance with Relevant Instructions), the Issuer shall not, and shall cause each of its Subsidiaries, as applicable, not to (and where specified in the relevant provisions below, shall cause each other Obligor and each of its Subsidiaries (wherever specifically mentioned, restricted to Issuer and SBPL only)), as applicable, not to:

1. *Restricted Payments*

Declare or pay any Restricted Payment, except that:

(a) any Subsidiary of the Issuer may declare and pay cash Restricted Payments and/or stock Restricted Payments to the Issuer or to any wholly-owned Subsidiary of the Issuer;

(b) any partially-owned Subsidiary may declare and pay cash and/or stock Restricted Payments to its shareholders, provided that the Issuer and its Subsidiaries must receive their proportionate share of any Restricted Payments paid by such Subsidiary;

(c) the Issuer may declare and pay cash dividends required to be paid under applicable Law; and

(d) the Issuer may declare and pay cash and/or stock Restricted Payment if, after giving effect to such Restricted Payment (i) no Potential Event of Default or Event of Default shall be continuing or would result therefrom, (ii) the Issuer would be in compliance with the Minimum Security Cover and paragraph 21 (*Performance Undertakings*) of Part A (*Issuer's Affirmative Covenants*) Schedule V (*Issuer's Covenants*) and any other requirements set forth in the relevant Debenture Documents on a Pro Forma Basis; (iii) any cash Restricted Payment is made out of retained earnings; and (iv) the Issuer delivers to the Trustee a certification confirming its compliance with each of the requirements set out under this sub-paragraph (d), in each case, in a form and manner to the satisfaction of the Trustee.

2. *Capital Expenditures.*

The Issuer and SBPL shall not incur expenditures or commitments for expenditures for fixed or other non-current assets or otherwise purchase or acquire any properties other than (i) those required for carrying out the transactions contemplated by the Debenture Documents; or (ii) expenditures or commitments incurred by the Issuer on a consolidated basis, if, after giving effect thereto, the Issuer is in compliance with all the Minimum Security Cover and paragraph 21 (*Performance Undertakings*) of Part A (*Issuer's Affirmative Covenants*) Schedule V (*Issuer's Covenants*) and any other requirements as set forth in the Debenture Documents, on a Pro Forma Basis.

3. *Permitted Debt*

Incur, assume or permit to exist any Financial Debt in respect of SBPL, except:

(a) the Permitted Debt;

(b) the intercompany Financial Debt between or among the SBPL on one hand and Issuer or any of its wholly owned Subsidiaries on the other hand, provided, however, that:





(i) if the Issuer is the obligor on such Financial Debt, such Financial Debt must be (A) expressly subordinated to the prior payment and liquidation in full in cash of all obligations with respect to the Debt; (B) in respect of Financial Debt between the Issuer and SBPL, such Financial Debt is assigned to Trustee as part of the Transaction Security, in each case on terms and pursuant to documentation satisfactory to the Trustee; and (C) conforming to any other terms and conditions as may be mutually agreed between the Issuer and the Trustee;

(ii) (A) any subsequent issuance or transfer of any equity interest in a wholly-owned Subsidiary thereof that results in any such Financial Debt being held by a Person other than the Issuer or a wholly-owned Subsidiary thereof; and (B) any sale or other transfer of any such Financial Debt to a Person that is not either the Issuer or a wholly-owned Subsidiary thereof, shall be deemed, in each case, to constitute an incurrence of such Financial Debt by the Issuer or such Subsidiary, as the case may be, that was not permitted by this sub-paragraph (b) of paragraph 3 (*Permitted Debt*) of Part B (*Issuer's Negative Covenants*) of Schedule V (*Issuer's Covenants*); and

(iii) each such Financial Debt is (A) on an arm's length basis; (B) not unlawful or illegal; and (C) as per the prevalent market standards and practices for Persons engaged in a business similar or identical to the business of the Issuer.

(c) Permitted Refinancing Debt incurred by the SBPL in exchange for, or the net proceeds of which are used to refund, refinance or replace, Financial Debt (other than intercompany Financial Debt) otherwise permitted by this Deed; and

(d) the existing debt incurred by SBPL as detailed in Schedule XI (*Existing Indebtedness*) or as informed to the Debentureholders as on the date of this Deed; and

(e) any requirement stipulated by the RBI for incurring financial debt.

4. *Leases*

Enter into any agreement or arrangement to lease any property or equipment of any kind (other than Financial Leases), except with respect to which the aggregate lease payments made by the Issuer or its Subsidiaries do not exceed the equivalent of USD 500,000 (United States Dollars five hundred thousand) in any Financial Year.

5. *Security*

Create or permit to exist any security interest on the Transaction Security.

6. *Derivative Transactions*

Enter into any Derivative Transaction or assume the obligations of any party to any Derivative Transaction.

7. *Guarantees and Other Obligations*

Enter into any agreement or arrangement to guarantee or, in any way or under any condition, assume or become obligated for all or any part of any financial or other obligation of another Person, except (a) the guarantees provided under Schedule XI (*Existing Indebtedness*), and (b) guarantees or other arrangements in respect of which, after giving effect to the incurrence thereof, the Issuer on a consolidated basis, is in compliance with the Minimum Security Cover





and paragraph 21 (*Performance Undertakings*) of Part A (*Issuer's Affirmative Covenants*) Schedule V (*Issuer's Covenants*) and any other requirements set forth in the relevant Debenture documents on a Pro Forma Basis.

8. *Arm's length transactions*

Enter into any transaction except on the basis of arm's length arrangements (including, without limitation, transactions whereby the Issuer or a Subsidiary might pay more than the ordinary commercial price for any purchase or might receive less than the full ex-works commercial price (subject to normal trade discounts) for its products).

9. *Purchasing or Sales Agency*

Establish any sole and exclusive purchasing or sales agency for a material portion of its purchases or sales.

10. *Profit Sharing Arrangements*

Enter into any partnership, profit-sharing or royalty agreement or other similar arrangement whereby the Issuer's or its Subsidiaries income or profits are, or might be, shared with any other Person except: (i) entering into the collaboration arrangements/joint development agreements with land owners for real estate project developments in ordinary course of business; or (ii) any such arrangements between the Issuer on one hand and its wholly owned Subsidiaries on the other hand, provided that any such arrangement is (a) on an arm's length basis; (b) not be unlawful or illegal; and (c) as per the prevalent market standards and practices for Persons engaged in a business similar or identical to the business of the Issuer.

11. *Management Contracts*

Enter into any management contract or similar arrangement whereby its business or operations are managed by any other Person.

12. *Changes to Anti-Harassment Policy or Child Protection Policy*

Adopt any material amendment to the Anti-Harassment Policy or the Child Protection Policy.

13. *Permitted Investments*

In respect of the Issuer or SBPL, make or permit to exist loans or advances to, or deposits with, other Persons or investments in any Person or enterprise, acquire stock or other securities in, or make capital contributions to, any person (each of the foregoing are "**Investment**" and, collectively, "**Investments**") other than the following (restriction is not applicable to other subsidiaries of Issuer):

(a) the Issuer and SBPL may acquire land or enter into other than existing joint development agreements or collaboration agreements, each in relation to real estate projects in ordinary course of business;

(b) the Issuer and SBPL may acquire and hold cash and cash equivalents;

(c) the Issuer and SBPL may acquire and hold accounts receivable owing to any of them, if created or acquired in the ordinary course of business and payable or dischargeable in accordance with customary trade terms of the Issuer or such Subsidiary;





(d) the Issuer and SBPL may hold the Investments held by them on the date hereof and described in Schedule XIII (*Existing Investments*), provided that any additional Investments made with respect thereto shall be permitted only if permitted under the other provisions of this paragraph 12 (*Permitted Investments*);

(e) the Issuer and SBPL may acquire and own investments (including debt obligations) received in connection with the bankruptcy or reorganization of suppliers and customers and in good faith settlement of delinquent obligations of, and other disputes with, customers and suppliers arising in the ordinary course of business;

(f) the Issuer and SBPL may make loans and advances to their officers and employees in the ordinary course of business;

(g) the Issuer and SBPL may enter into a Derivative Transaction or assume the obligations of any party to a Derivative Transaction to the extent permitted in this Deed;

(h) the Issuer and SBPL may make intercompany loans and advances to any Subsidiary of the Issuer to the extent permitted by sub-paragraph (b) of paragraph 3 (*Permitted Debt*) of Part B (*Issuer's Negative Covenants*) of Schedule V (*Issuer's Covenants*);

(i) the Issuer and SBPL may receive and hold promissory notes and other non-cash consideration received in connection with any asset sale permitted under paragraph 18 (*Asset Sales*) of Part B (*Issuer's Negative Covenants*) of this Schedule V (*Issuer's Covenants*);

(j) the Issuer and SBPL may make advances in the form of a prepayment of expenses to vendors, suppliers and trade creditors, so long as such expenses were incurred in the ordinary course of business of the Issuer or SBPL;

(k) the Issuer and SBPL may make capital contributions to, or acquire equity interests of, any Subsidiary; provided that (i) no contribution, capitalization or forgiveness may be made pursuant to this sub-paragraph (k) at any time that an Event of Default or Potential Event of Default has occurred and its continuing, (ii) any security interest granted to the Original Debentureholder pursuant to the Security Documents in any assets so contributed shall remain in full force and effect and perfected (to at least the same extent as in effect immediately prior to such contribution) and all actions required to maintain said perfected status have been taken and (iii) any Investment made in or to any Subsidiary pursuant to this sub-paragraph (k) shall cease to be permitted hereunder if such Subsidiary ceases to constitute a Subsidiary of the Issuer;

(l) the Issuer and SBPL may make a Permitted Acquisition so long as:

(i) no Event of Default or Potential Event of Default shall have occurred at the time of, or after giving effect to, such Permitted Acquisition;

(ii) calculations made by the Issuer with respect to the Minimum Security Cover and paragraph 21 (*Performance Undertakings*) of Part A (*Issuer's Affirmative Covenants*) Schedule V (*Issuer's Covenants*) and any other requirements stipulated by the Debentureholders for the respective Calculation Period on a Pro Forma Basis show that the Minimum Security Cover and paragraph 21 (*Performance Undertakings*) of Part A (*Issuer's Affirmative Covenants*) Schedule V (*Issuer's Covenants*) and such other requirements stipulated by the Debentureholders would have been complied with as if such Permitted Acquisition had occurred on the first day of such Calculation Period; and





(iii) all representations and warranties contained in the Debenture Documents are true and correct in material respect.

(m) non-cash consideration acquired in connection with any asset sale to the extent permitted under paragraph 18 (*Asset Sales*) of Part B (*Issuer's Negative Covenants*) of this Schedule V (*Issuer's Covenants*) below.

14. *Fundamental Changes*

In relation to Issuer and SBPL, change (a) its Charter in any manner which would be inconsistent with the provisions of any Debenture Document; or (b) change its Financial Year.

15. *Amendments, Waivers, Etc.*

Terminate, amend or grant any waiver with respect to any provision of: (a) any Debenture Document; or (b) any agreement or other instrument evidencing or relating to Financial Debt.

16. *Nature of Business*

Engage directly or indirectly in any business other than the businesses engaged in by the Issuer and its Subsidiaries as of the date hereof and reasonable extensions thereof and businesses ancillary or complementary thereto or engage directly or indirectly in any business or own any significant assets or have any material liabilities relating to any Prohibited Activity.

17. *Winding Up, Liquidation, Merger or Consolidation*

Wind up, liquidate or dissolve its affairs or enter into any partnership, joint venture or transaction of merger or consolidation, except that any Subsidiary of the Issuer may merge or consolidate with and into, or be dissolved or liquidated into, the Issuer or any wholly-owned Subsidiary of the Issuer, so long as: (a) the Issuer or such wholly-owned Subsidiary is the surviving or continuing entity of any such merger, consolidation, dissolution or liquidation; and (b) any security interests granted to the Trustee pursuant to the Security Documents in the assets of such Subsidiary shall remain in full force and effect and perfected (to at least the same extent as in effect immediately prior to such merger, consolidation, dissolution or liquidation) and all actions required to maintain said perfected status have been taken.

18. *Asset Sales*

Issuer and SBPL not to sell, transfer or otherwise dispose of all or any part of its property or assets (in one or a series of related transactions) (other than sales of inventory in the ordinary course of business), whether in a single transaction or in a series of transactions, related or otherwise, except that:

(a) may liquidate or otherwise disposal off obsolete or worn-out property in the ordinary course of business;

(b) the Issuer may sell assets (other than capital stock of a Subsidiary if, after giving effect to such sale, the entity would no longer be a Subsidiary) so long as: (A) no Event of Default or Potential Event of Default exists or would result therefrom, (B) such sale made at least fair market value, (C) the consideration received consists of cash and is paid at the time of closing, and (D) such assets are not subject to any security interest granted to the Trustee;

(c) The Issuer may sell or discount, in each case without recourse and in the ordinary course of business, accounts receivable arising in the ordinary course of business;

S N DHAWAN & CO LLP GURUGRAM CHARTERED ACCOUNTANTS

Signatureglobal (India) Pvt.

(d) The Issuer and SBPL may grant licenses, sublicenses, leases or subleases to other Persons not materially interfering with the conduct of the business of the Issuer or SBPL, in each case so long as no such grant otherwise affects the Trustee's security interest in the asset or property subject thereto;

(e) the conveyance, sale or transfer by the Issuer of its respective assets to any wholly-owned Subsidiary so long as any security interest granted to the Trustee in the assets transferred remains in full force and effect and perfected (to at least the same extent as in effect immediately prior to such transfer) and all actions required to maintain said perfected status have been taken;

(f) the Issuer and SBPL may liquidate or otherwise dispose of cash and cash equivalents in the ordinary course of business, in each case for cash at fair market value; and

(g) the Issuer and its Subsidiaries may dispose of the inventory in the ordinary course of business.

19. *Asset Purchases*

Issuer and SBPL not to purchase or otherwise acquire (in one or a series of related transactions) any part of the property or assets of any Person, except that:

(a) expenditures for fixed or other non-current assets by the Issuer and SBPL shall be permitted to the extent not in violation of paragraph 2 (*Capital Expenditure*) of Part B (*Issuer's Negative Covenants*) of this Schedule V (*Issuer's Covenants*);

(b) Investments may be made to the extent permitted by paragraph 13 (*Permitted Investments*) of Part B (*Issuer's Negative Covenants*) of this Schedule V (*Issuer's Covenants*);

(c) Permitted Acquisitions may be made in accordance with the requirements of paragraph 13 (*Permitted Investments*) of Part B (*Issuer's Negative Covenants*) of this Schedule V (*Issuer's Covenants*); and

(d) purchases of inventory, materials and equipment in the ordinary course of business.

20. *Sale-Leaseback Transactions*

Enter into any sale-leaseback transaction, unless:

(a) the asset(s) subject to such transaction are not subject to Security granted in favour of the Trustee under the Security Documents;

(b) after giving effect thereto, the Issuer and its Subsidiaries are in compliance with (i) the Minimum Security Cover and paragraph 21 (*Performance Undertakings*) of Part A (*Issuer's Affirmative Covenants*) Schedule V (*Issuer's Covenants*) and any other requirements set forth in the relevant Debenture documents on a Pro Forma Basis under the Debenture Documents;

(c) the Issuer or such Subsidiary receives fair market value and cash consideration for such transaction paid at the time of closing thereof; and

(d) the aggregate lease payment subject to such transactions under this paragraph 20 does not exceed at any time the equivalent of USD 500,000 (United States Dollar five hundred thousand) in a Financial Year.





21. *Use of Proceeds*

Use the proceeds of the Debentures in the territories of any country that is not a member of the World Bank or for reimbursements of expenditures in those territories or for goods produced in or services supplied from any such country.

22. *Amendment of Action Plan*

Amend the Action Plan in any material respect.

23. *Distributions from Subsidiaries*

Except as restricted in accordance with the documents entered by the Subsidiaries of the Issuer in respect of their Financial Debt, directly or indirectly, create or otherwise cause or suffer to exist or become effective any encumbrance or restriction on the ability of any Subsidiary of the Issuer to pay dividends or make any other distributions on its capital stock or any other equity interest or participation in its profits owned by the Issuer or any of its Subsidiaries, or to pay any Financial Debt owed to the Issuer or any of its Subsidiaries or to make any Restricted Payments.

24. *UN Security Council Resolutions*

Enter into any transaction or engage in any activity prohibited by any resolution of the United Nations Security Council under Chapter VII of the United Nations Charter.

25. *Sanctionable Practices*

Engage in or commit (and neither the Issuer nor any Subsidiary shall authorize or permit any Affiliate or any other Person acting on its behalf to engage in or commit) any Sanctionable Practices with respect to the Issuer and its Operations, or any transaction contemplated by this Agreement. The Issuer further covenants that (a) it will promptly inform Original Debentureholders in writing if it suspects or becomes aware of any potential violation of the provisions of this paragraph 25 (*Sanctionable Practices*) or of paragraph 26 (*Sanctionable Practices*) of Schedule IV (*Issuer's Representations and Warranties*) of this Deed, and (b) should the Original Debentureholders notify the Issuer of its concerns that there has been a violation of the provisions of this paragraph 25 (*Sanctionable Practices*) or of paragraph 26 (*Sanctionable Practices*) of Schedule IV (*Issuer's Representations and Warranties*) of this Deed, the Issuer shall cooperate and it shall cause each relevant Subsidiaries to cooperate, in good faith with the Original Debentureholders and its representatives in determining whether such a violation has occurred, and shall respond promptly and in reasonable detail to any notice or other information request from the Original Debentureholders, and shall furnish documentary support for such response upon request from the Original Debentureholders.

S N DHAWAN & CO LLP GURUGRAM CHARTERED ACCOUNTANTS

Signatureglobal (India) Ltd.

26. *No Subsidiaries*

Notwithstanding the provisions in paragraph 13 (*Permitted Investments*) above, SBPL shall not make any investments in, acquire or create any direct or indirect Subsidiaries until the Final Redemption Date.

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

Ravi Aggarwal
Managing director
DIN: 00203856

Date: 05 November 2026
Place: Gurugram

S.N. DHAWAN & CO LLP GURUGRAM CHARTERED ACCOUNTANTS

Annexure – III

Details as required under Regulation 30 read with Part A of Schedule III of the Listing Regulations and SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January, 2026 are as under:

1. Re-appointment of Mr. Pradeep Kumar Aggarwal (DIN: 00050045) as Chairman and Whole Time Director of the Company

S. No.	Particulars	Information of such event
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Re-appointment of Mr. Pradeep Kumar Aggarwal (DIN: 00050045) as Chairman and Whole Time Director of the Company, liable to retire by rotation, subject to approval of Members of the Company.
2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	Re-appointed for a period of 3 (three) years w.e.f. 15th February, 2027.
3.	Brief profile (in case of appointment);	Mr. Pradeep Kumar Aggarwal is the Chairman and Whole-time Director of our Company. He is Chairman – ASSOCHAM National Council on Real Estate, Housing & Urban Development and is a visionary leader who has redefined India's real estate landscape, particularly in Delhi-NCR and has over 12 (twelve) years of experience in real estate industry. He was previously associated with Paywell Securities Private Limited for five years. Subsequently, he served as the Managing Director of SMC Comtrade Limited, a subsidiary of SMC Global Securities Limited, for a period of 10 years, and was responsible for overseeing the financial capital market and commodity market segments. He was also associated with SMC Global Securities Limited for a period of over 11 years. Mr. Aggarwal's leadership has earned him numerous accolades, including Realty Personality of the Year at Economic Times Realty Conclave 2026, Iconic Leader of Indian Realty at Indian Brand Leadership Conclave and Awards 2026 and the Pride of India Award at the 14th Construction Week India Awards 2024. Beyond business, Mr. Pradeep Kumar Aggarwal is deeply committed to sustainability and social impact. His social initiatives have made a tangible difference through flagship programs such as Project Paathshala, now supporting over 200 schools and over 80,000 students; Jagruk Beti, Swastha Beti, benefiting over 18,000 girls; and Aarogyarise, providing essential healthcare access to over 35,000 patients.
4.	Disclosure of relationships between directors (in case of appointment of a director).	Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal are brothers.

2. Re-appointment of Mr. Lalit Kumar Aggarwal (DIN: 00203664) as Vice Chairman and Whole Time Director of the Company

S. No.	Particulars	Information of such event
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Re-appointment of Mr. Lalit Kumar Aggarwal (DIN: 00203664) as Vice Chairman and Whole Time Director of the Company, liable to retire by rotation, subject to approval of Members of the Company.
2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	Re-appointed for a period of 3 (three) years w.e.f. 15th February, 2027.
3.	Brief profile (in case of appointment);	Mr. Lalit Kumar Aggarwal is the Vice Chairman and Whole-time Director of our Company. He has been awarded with a Certificate in Home Nursing from the St. John Ambulance Association in 1988. He was associated with Signatureglobal Comtrade Private Limited (previously known as P.P. Comtrade Private Limited) for six years. He was also associated with SMC Comtrade Limited for seven years, where he was responsible for overseeing the arbitrage business. Further, he served as a Whole-time Director on the Board of SMC Real Estate Advisors Private Limited for a period of over two years and was responsible for overseeing the real estate market segment. He has over 11 years of experience in the real estate sector. Under his visionary leadership, Signature Global has emerged as a leading real estate player in NCR and Gurugram, evolving from affordable housing to luxury and branded residences, while pioneering world-class green practices, global standards and advanced construction technologies in Indian real estate. Mr. Lalit Kumar Aggarwal's leadership has been widely recognised across the industry. He was honoured as the *"Sustainable Business Leader of the Year"* at the 17th Realty+ Conclave & Excellence Awards 2025. Under his guidance, Signature Global has received multiple accolades for its environment-friendly and sustainable developments.
4.	Disclosure of relationships between directors (in case of appointment of a director).	Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal are brothers.

3. Re-appointment of Mr. Ravi Aggarwal (DIN: 00203856) as Managing Director of the Company

S. No.	Particulars	Information of such event
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Re-appointment of Mr. Ravi Aggarwal (DIN: 00203856) as Managing Director of the Company, liable to retire by rotation, subject to approval of Members of the Company.
2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	Re-appointed for a period of 3 (three) years w.e.f. 15th February, 2027.
3.	Brief profile (in case of appointment);	Mr. Ravi Aggarwal is the Managing Director of our Company. He is a Fellow Member of the Institute of Chartered Accountants of India (ICAI). He served as a Director on the Board of SMC Insurance Brokers Private Limited for a period of over five years and his role included overall business development and distribution across insurance segments. He has over 13 years of experience in the real estate industry. Since the inception of Signature Global, Mr. Ravi Aggarwal has played a pivotal role in shaping the company's vision, business strategy, and growth trajectory. He oversees the company's finance, fundraising, legal affairs, strategic planning, business development, sales, and customer relationship management functions. His leadership has been instrumental in establishing robust financial discipline, strengthening corporate governance, and enabling the company to successfully access capital markets, supporting its long-term expansion strategy. His deep understanding of capital markets, finance, and business strategy continues to guide Signature Global's journey towards becoming one of India's most admired and trusted real estate brands.
4.	Disclosure of relationships between directors (in case of appointment of a director).	Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal are brothers.

4. Re-appointment of Mr. Devender Aggarwal (DIN: 00161465) as Joint Managing Director and Whole Time Director of the Company

S. No.	Particulars	Information of such event
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Re-appointment of Mr. Devender Aggarwal (DIN: 00161465) as Joint Managing Director and Whole Time Director of the Company, liable to retire by rotation, subject to approval of Members of the Company.
2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	Re-appointed for a period of 3 (three) years w.e.f. 15th February, 2027.
3.	Brief profile (in case of appointment);	Mr. Devender Aggarwal is the Joint Managing Director and Whole-time Director of our Company. He was associated with SMC Global Securities Limited for a period of over 7 years, where he was responsible for overseeing the arbitrage business. He has over 16 years of experience in the real estate sector. His strong analytical mindset, problem-solving capabilities, and organizational leadership have enabled the company to navigate evolving market cycles while consistently delivering value to customers and stakeholders. Known for his strategic foresight and collaborative leadership style, Mr. Devender Aggarwal leads high-performing teams with a strong focus on innovation, operational discipline, and customer satisfaction. Under his leadership along with other founders, Signature Global has evolved from a leading affordable housing developer into a diversified real estate brand with a rapidly expanding portfolio across premium, mid-income, integrated township, and commercial developments to branded residences.
4.	Disclosure of relationships between directors (in case of appointment of a director).	Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal are brothers.