SIGNATURE GLOBAL

Date: 6th August, 2026

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

Scrip Code : 543990
Debt Segment : Scrip Code-977218

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

Symbol : SIGNATURE

Subject: Investors Presentation

Dear Sir/ Madam,

Pursuant to the requirement of Regulation 30 read with Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Presentation proposed to be made in the scheduled Investors/ Analysts call to be held on Thursday, the 6th August, 2026 at 5:00 P.M. (IST).

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

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

Ravi
Aggarwal

Digitally signed by Ravi Aggarwal
DN: c=IN, o=Personal, postalCode=110061, l=South West Delhi, st=Delhi, street=Aashirwad Salahapur, Bijwasan, Vasant Vihar Delhi India 110061, title=3488, 2.5.4.20=28970242b0dd9f73000994cf90be3772a19a42d9d9035c8ac7719114160759ae, serialNumber=95a2685b55e0dce8ce73203fbfab0a9c93305c3f5cd943599ab03db243d6d18b, email=ravi@signatureglobal.in, cn=Ravi Aggarwal
Date: 2026.08.06 16:48:20 +05'30'

RAVI AGGARWAL
MANAGING DIRECTOR

Encl: A/a

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Q1'FY27 INVESTOR PRESENTATION

AUG 2026

Disclaimer

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Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements.

SignatureGlobal (India) Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

Operating Highlights

Strategy & Portfolio

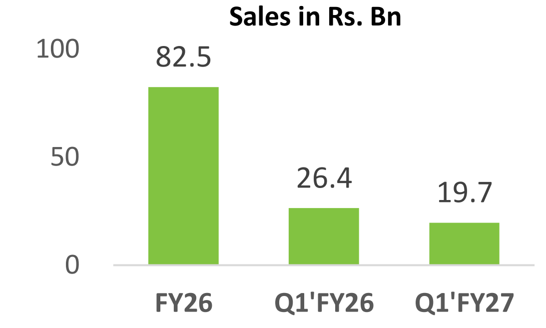
Financial Snapshot

Company Overview

Successful launch of Branded Residences Project “Tonino Lamborghini”

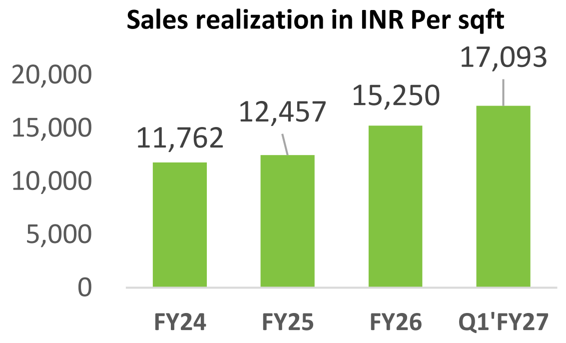
Strong Sales Performance

- **INR 19.7 bn** in Q1’FY27 vs INR **26.4 bn** in Q1’FY26
- Achieved c.20 % of the sales guidance for the year.
- During Q1’FY27 strong sales performance was primarily driven by Launch of new project – “**Tonino Lamborghini Residences”;** a premium residential project located on Southern Peripheral Road in Gurugram



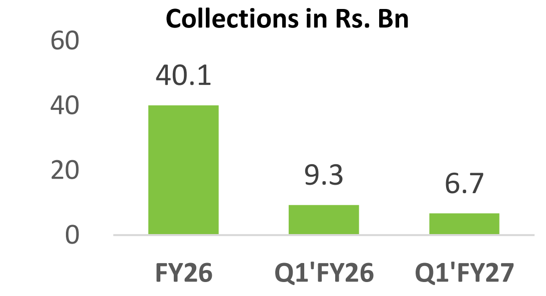
Growing Sales Realizations

- Average sales realization stood at c. INR 17,093 per sqft in Q1’FY27 vis a vis c. INR 15,250 per sqft in FY26.
- Higher realization resulting from higher sales in premium project “Tonino Lamborghini Residences” and increased prices across key regions.



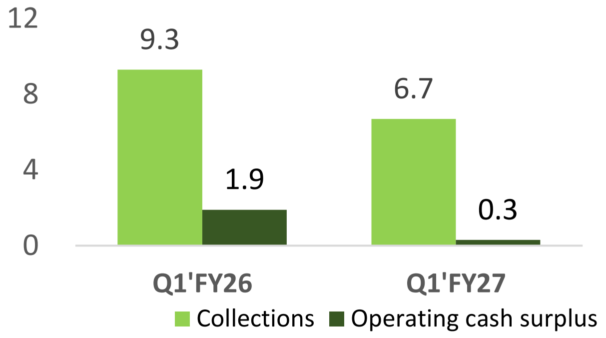
Steady Collections

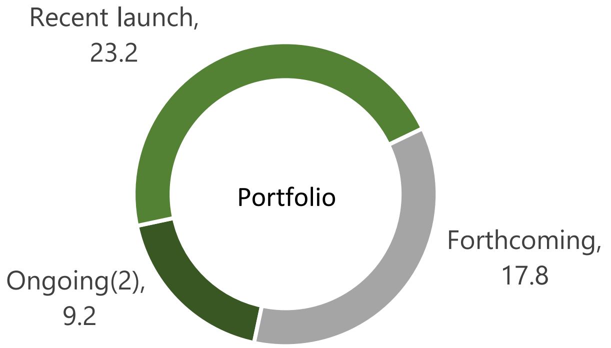
- **INR 6.7 bn** in Q1’FY27 vs **INR 9.3 bn** in Q1’FY26.
- Collections are expected to strengthen through the year, supported by planned completions across ongoing projects.



Strong Balance sheet position of the company to fuel future growth

Operating Cashflow before Investment in Land[1]	• The company has maintained cash & bank balances of INR 25.22 bn, providing a strong liquidity position and a robust balance sheet to comfortably support its foreseeable funding and operational requirements. • Achieved an Operating cash Surplus before Investment in Land of INR 0.3 bn in Q1'FY27. • Net Debt for the company stood at INR 3.9 bn as of 30th June 2026
Growing Business Portfolio	• **Delivered** housing projects totaling to c. 19.2 mn sqft • **50.2 mn sqft portfolio of Saleable Area** with c. 9.2 mn sqft ongoing[2], c. 23.2 mn sqft of recent launches and 17.8[3] mn sqft forthcoming projects • **Aim to deliver** ongoing projects **in coming 4-5 quarters** • Forthcoming projects **to be launched** over the coming 2 years
Business Development[3]	• During Q1'FY27 , the company has added **c. 0.1 Mn sqft in sector 71 on SPR** • **Disciplined land acquisition** aligned with robust sales reflects our focused and execution-driven growth strategy



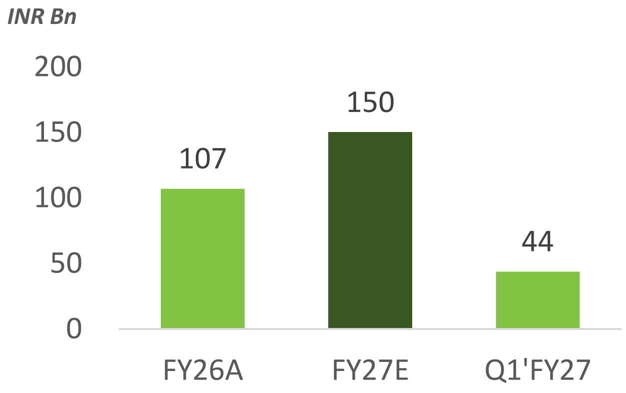


Business Development	Estimated Saleable Area[3] (in mn sqft)
Sector 71 , Gurugram	0.1
Total mn sqft	**0.1**

[1]*Operating surplus before land advance/ acquisition, which reflect the surplus post construction expenses, selling, general and administrative expenses and taxes adjusted from collections*
[2]*Total project area for ongoing projects is 9.2 Mn sqft for which partial OC is received in DDJAY floors projects for 3.4 mn sqft, hence, remaining area for completion of ongoing projects is 5.8 mn sqft.*
[3]*Saleable Area potential for forthcoming projects including new portfolio additions is based on best estimates as per the current zoning regulations*

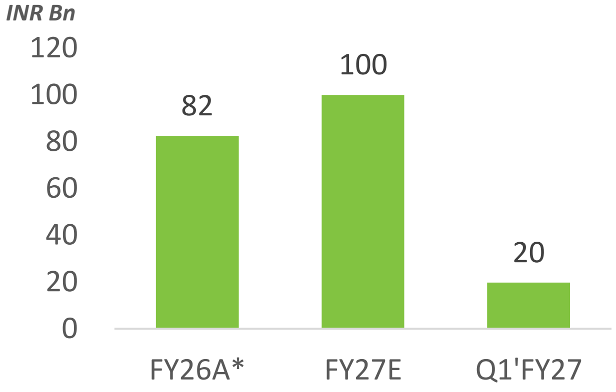
FY27 annual guidance

Launches[1]



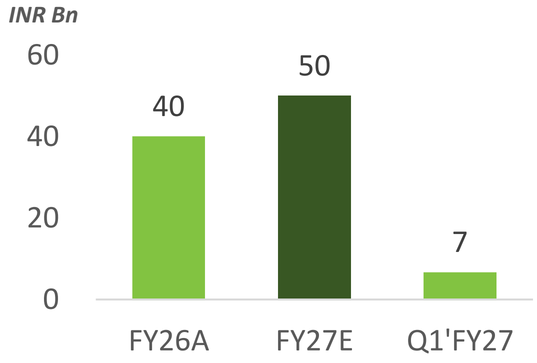
Launch guidance firmly on track across the planned portfolio

Pre-Sales



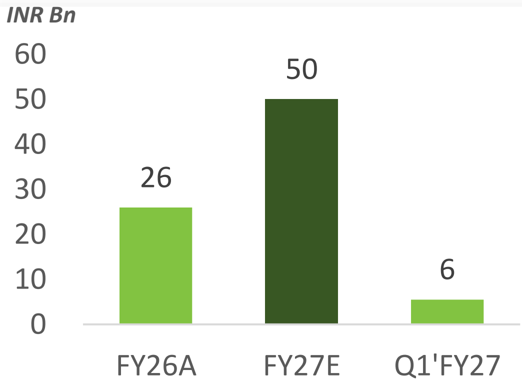
Pre-sales momentum off to a robust start against FY27 targets

Collections



Collections tracking well, with acceleration expected ahead

Revenue recognition



Momentum building as delivery milestones convert to revenue in upcoming quarters

A: Actual; E: Estimated

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

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

Pro Forma P&L on FY27 Guidance

Particulars	FY27E		Q1'FY27	
	INR Bn	%	INR Bn	%
Pre Sales	100		19.7	
Embedded EBITDA	**35**	**35%**	**6.9**	**35%**
- D&A	0.3		0.1	
- Finance Cost	1.7		0.3	
Embedded PBT	**33**	**33%**	**6.5**	**33%**
Tax rate (assumed rate 25.2%)	8.3		1.6	
Embedded PAT	**24.7**	**25%**	**4.9**	**25%**

Growth in Sales with better margins

E: Estimated

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

Operating Highlights

Strategy & Portfolio

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Company Overview

Focus across three distinct micro markets fueled by world class infrastructure

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THREE FOCUS AREAS

1) Sector 71
17.8 mn sqft[1]

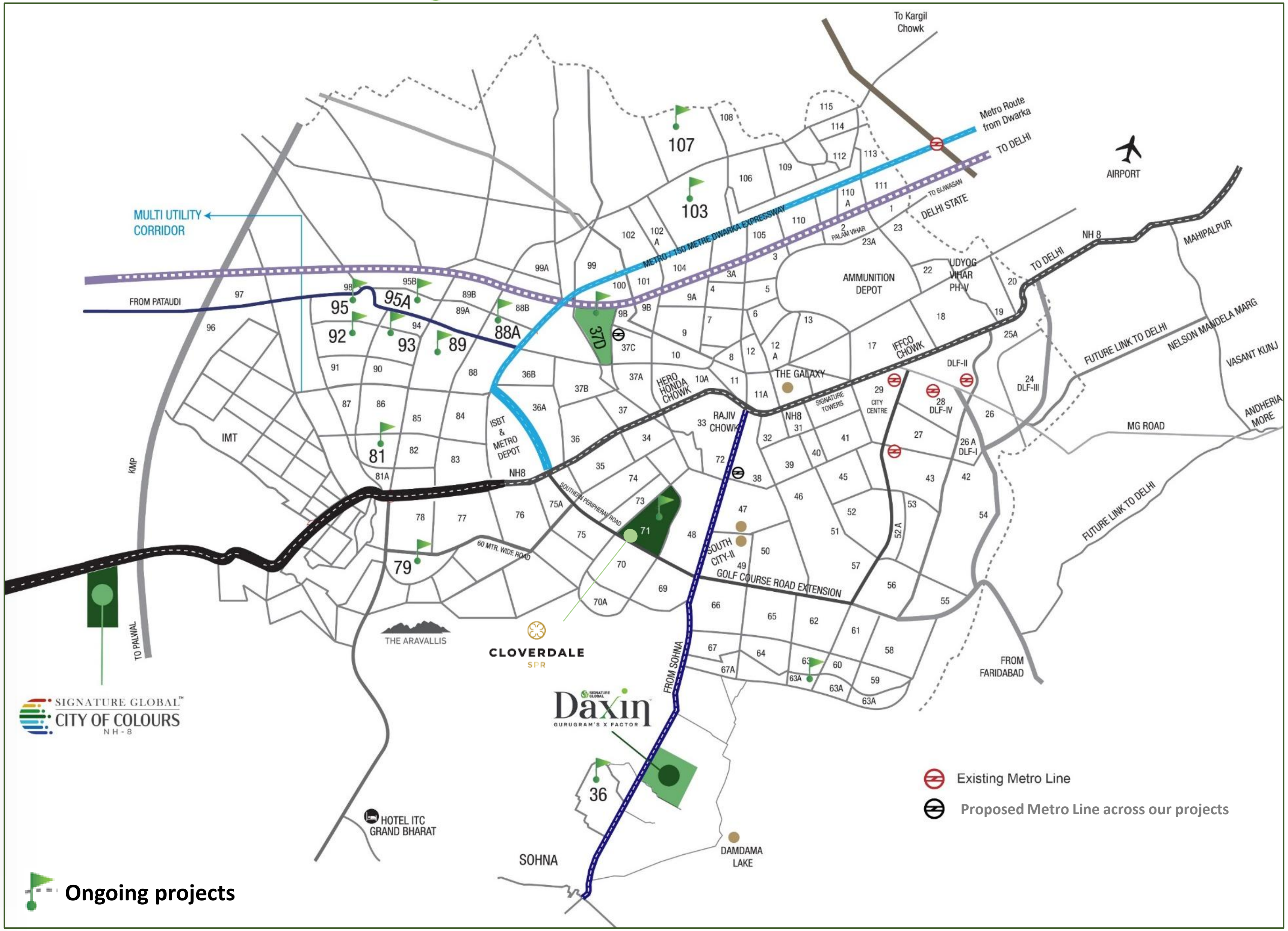
Proximity to all prime areas of Gurugram; red light free to Golf Course Road in future

2) Sohna Elevated Corridor
7.5 mn sqft[1]

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

3) Sector 37D
9.5 mn sqft[1]

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



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

Tonino Lamborghini Residences

The Project

A landmark luxury address on the Southern Peripheral Road, Sector 71, Gurugram – c. 2.0 mn sq ft of estimated saleable area, developed by Signature Global under a brand licence agreement with Italian lifestyle house Tonino Lamborghini.

12.4 acres Land parcel, Sector 71 SPR	**2,050 – 2,800 sq ft** Unit sizes across 3 & 4 BHK	**812 units** Across 5 towers	**~INR 44 bn** Estimated gross development value

Key Elements

- **A branded first:** India's first Tonino Lamborghini residences, pairing Italian design heritage with Signature Global delivery
- **Exclusive by design:** low-density towers with only four homes per core, in 3 & 4 BHK formats
- **Lifestyle-led:** a landmark clubhouse anchoring pools, tennis court, gym, spa and salon
- **Value accretive:** premium price points that lift sales and realisations across the SPR corridor

Sustained supply in all major micro markets

Premium Residencial Development

Sector 37D

Deluxe - DXP

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

March - 2024

Sector 71

Titanium SPR

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

June - 2024

Sector 84

Twin Tower DXP

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

September -2024

Sector 71

Cloverdale SPR

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

June - 2025

Sector 37D

Sarvam at DXP Estate

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

December - 2025

Sector 71

Tonino Lamborghini Residences

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

May - 2026

Trusted middle income housing player for the NCR region

Launch of Qtr1 FY27

Sustained supply in all major micro markets

Township Development

Sohna Corridor

Daxin

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

September - 2024

Manesar

City of Colours

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

October- 2024

Trusted middle income housing player for the NCR region

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

Overview

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

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

Strategic Rationale

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

Joint Venture Snapshot

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

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

Collaborating with renowned EPC Contractors

Contractor	Details
Ahluwalia Contracts (India) Limited	• Expertise in large-scale infrastructure & residential projects, commitment to quality and timely delivery • We have awarded project "Deluxe DXP" to Ahluwalia Contracts (India) Limited
Capacit'e Infraprojects Limited	• Established in 2012, Capacit'e offers project design, construction and management services to leading real-estate and government bodies • We have awarded the project "Titanium & Cloverdale SPR"
Arabian Construction Company (ACC)	• ACC is known for delivering complex high-rise and luxury projects • We have awarded the project "Twin Tower DXP"

Awarded Projects

Deluxe DXP

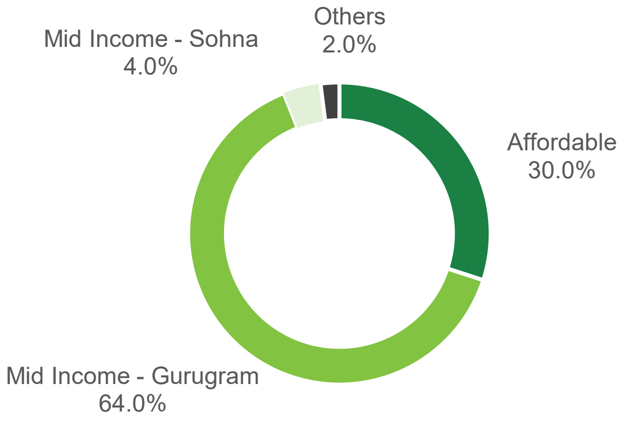
Titanium SPR

Twin Tower DXP

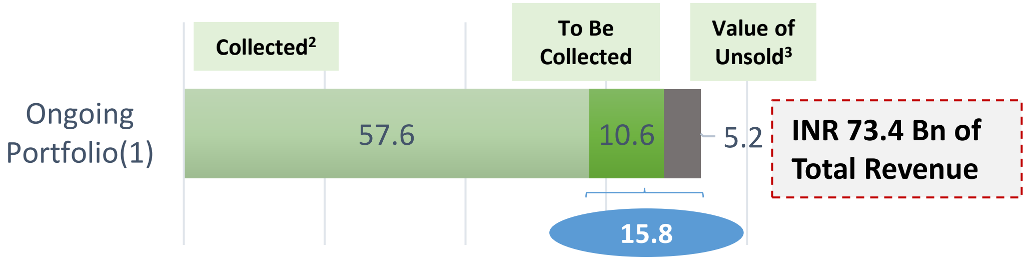
Snapshot of Ongoing Portfolio; Aim to be delivered in coming 5-6 Quarters

Category	Number of Projects	Land (in acres)	Saleable Area (in mn sqft)	Sold Area (%)	Sold Value (INR bn)
Affordable	4	27.4	2.7	84.5%	11.5
Mid Income – Gurugram	7	71.0	5.9	96.1%	52.3
Mid Income - Sohna	1	5.0	0.4	93.5%	2.4
Others – Retail/SCO	1	2.2	0.2	66.6%	2.0
Total	**13**	**105.6**	**9.2**		**68.2**

Category Wise Share of 9.2 mn sqft Ongoing Portfolio(1)



c. 73.4 bn of Revenue yet to be recognized from Ongoing Projects(1)



- Ongoing projects[1] are expected to be completed by coming 4-5 Quarters;
- Estimated revenue recognition of c. INR 73.4 bn from ongoing projects[1];
- Estimated collection of c. INR 15.8 bn from ongoing projects(1)

1 Total project area for ongoing projects is 9.2 mn sqft for which partial OC is received in DDJAY floors projects for 3.4 mn sqft, hence, remaining area for completion of ongoing projects is 5.8 mn sqft.
2.Amount collected from the sold value of ongoing projects
3. Estimated value of unsold inventory basis company analysis

Strong pipeline of mid income housing projects across focused micro markets; aim to launch in coming 2-3 years

Location	Project	Land (in acres)	Recently launched Estimated Saleable Area[1] (in mn sqft)	Forthcoming Estimated Saleable Area[1] (in mn sqft)	Total Saleable Area[1] (in mn sqft)
Sector 71, SPR	Housing, Commercial and Retail	93	5.9	11.9	17.8
Sector 37D, DXP	Group Housing & Low-Rise Floors	53	6.8	2.7	9.5
Sohna Corridor	Township - Low-Rise Floors & Industrial Plots	150	6.4	1.1	7.5
Manesar	Township - Low-Rise & Industrial Plots	151	3.3	0.1	3.4
Others	Housing & Retail	31	0.8	2.0	2.8
Total		**478**	**23.2**	**17.8**	**41.0**

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

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

**Subject to market conditions.*

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

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

Strong Portfolio of ~50.2 mn sqft across Ongoing and Forthcoming projects

Ongoing projects[1] of 9.2 mn sqft saleable area

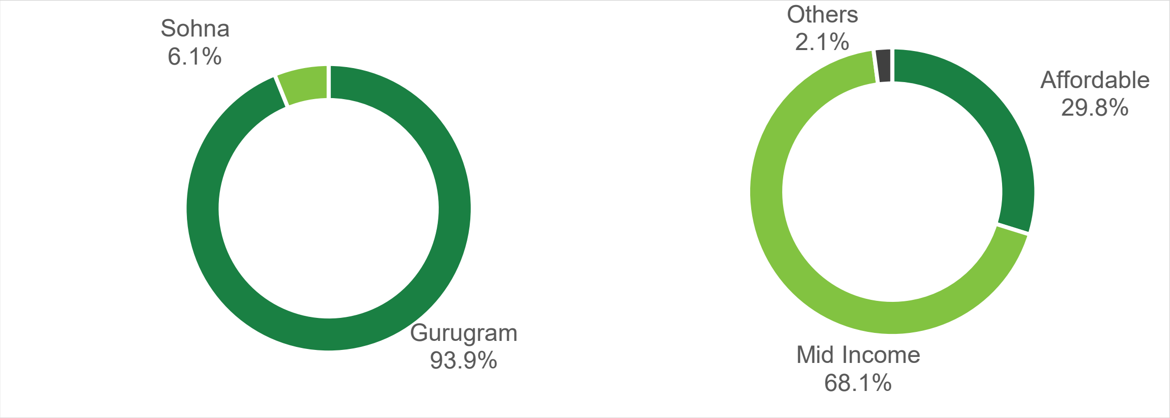
Forthcoming projects of 17.8 mn sqft saleable area[2]

Strong project pipeline to result in sustainable growth

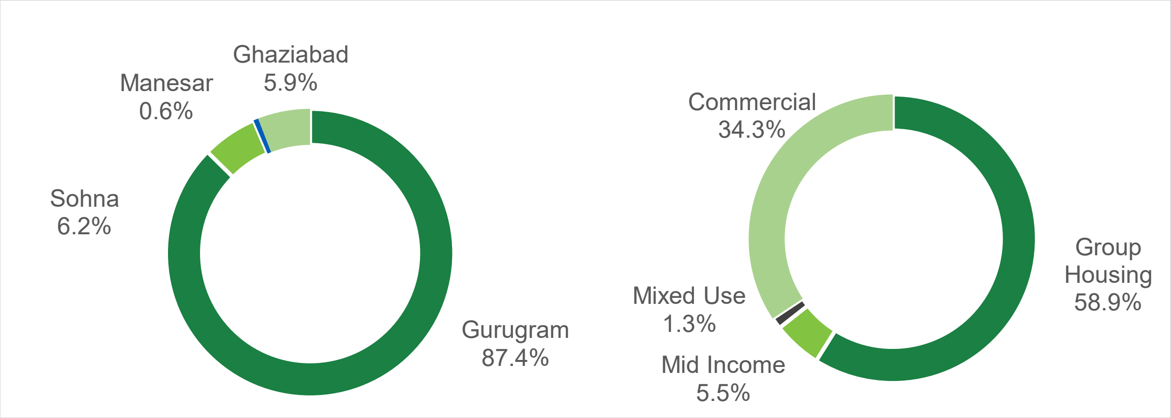
Category	Affordable Housing	Mid Income Housing	Group Housing	Plotted Development	Commercial	Total – in mn sqft
Ongoing(1)	2.7	6.2	-	-	0.3	9.2
Recent launch	0.2	4.7	13.1	5.2	-	23.2
Forthcoming	-	1.0	10.5	0.2	6.1	17.8
Total	**2.9**	**11.9**	**23.6**	**5.4**	**6.4**	**50.2**

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

Ongoing Projects[1]



Forthcoming Projects

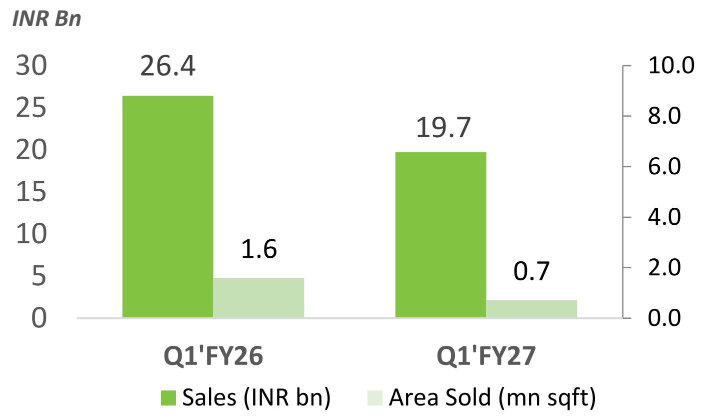


[1]*Total project area for ongoing projects is 9.2 mn sqft for which partial OC is received in DDJAY floors projects for 3.4 mn sqft, hence, remaining area for completion of ongoing projects is 5.8 mn sqft.*

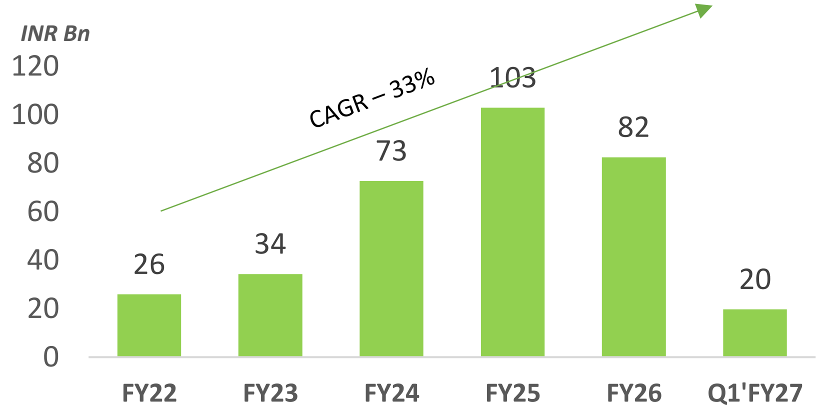
[2]*Saleable Area potential for forthcoming projects is based on best estimates as per the current zoning regulations*

Strong sales momentum

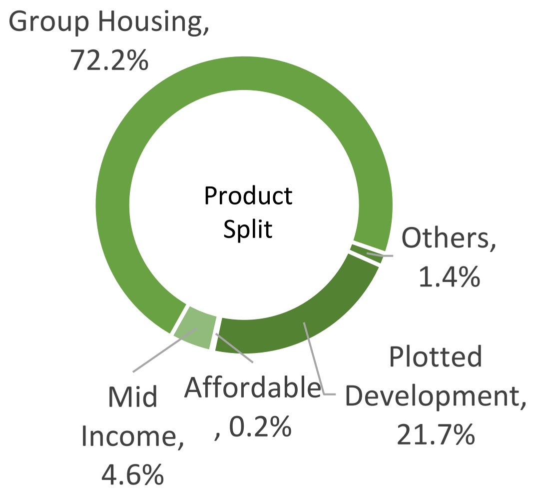
Achieved INR 19.7bn in sales & sold 0.7 mn sqft in Q1'FY27

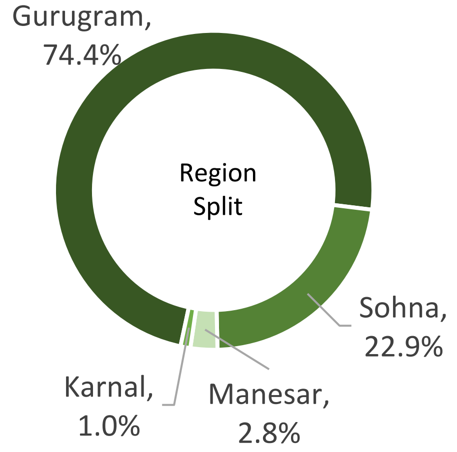


Sales surged at 33% CAGR between FY22-FY26

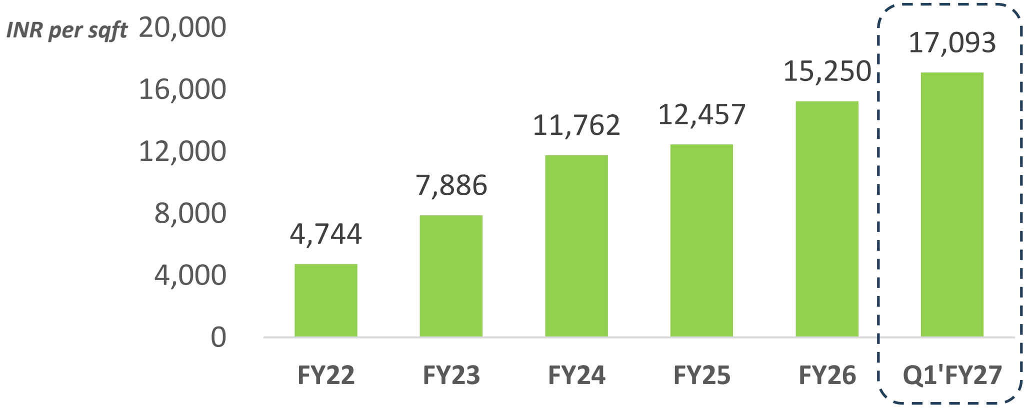


Q1'FY27 Sales* coming from Group housing projects





Upward shift in per Sqft realization

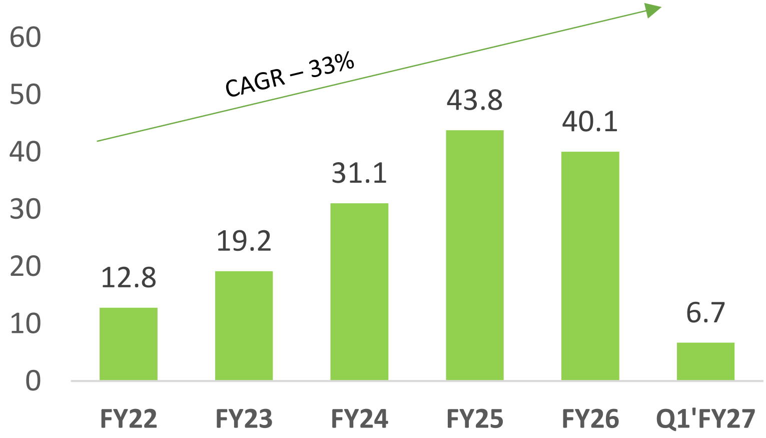


Realization is expected to stabilize in FY27

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

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

Collection CAGR of 33% during FY22-FY26



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

Particulars	Q1'FY27 (INR Bn)
Collections	6.7
Others (GST & other inflows)*	1.2
Cash inflow	**7.9**
Less : Operating Expenses	
- Construction Expenses & Approval expenses[1]	4.6
- Selling, general and administrative expenses	1.6
- *Brokerage*	0.4
- *Taxes & other outflows**	1.0
Operating Cashflow available for Growth & Debt servicing	**0.3**
Less: Land Advance/Acquisition	1.3
Less: Approval Cost[1]	0.1
Less: Interest payments	0.8
Decrease/(Increase) in Net Debt	**(1.9)**

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

Operating Highlights

Strategy & Portfolio

Financial Snapshot

Company Overview

Healthy gross profit margins and Low Leverage Levels

Financial Performance

- **INR 5.5 bn** revenue recognized from operations of which:
  - **Mid income housing** has contributed 55%
  - **Affordable housing** has contributed 45%
- Adjusted Gross Profit of INR 1.3 bn *and margin of 23.7%*
- Adjusted EBITDA of INR 0.3 bn *and margin of 6.3%*
- Achieved a PAT of INR - 0.2 bn for Q1FY27.

Revenue being recognized from recently delivered units of Signature Global Park

Net Debt

- Net Debt stands at **INR 3.9 bn** as on 30th June 2026 v/s INR 2.0 bn on 31st Mar 2026.
- The Company aims to keep net debt below 0.5x the projected operating surplus[1] for the ongoing financial year

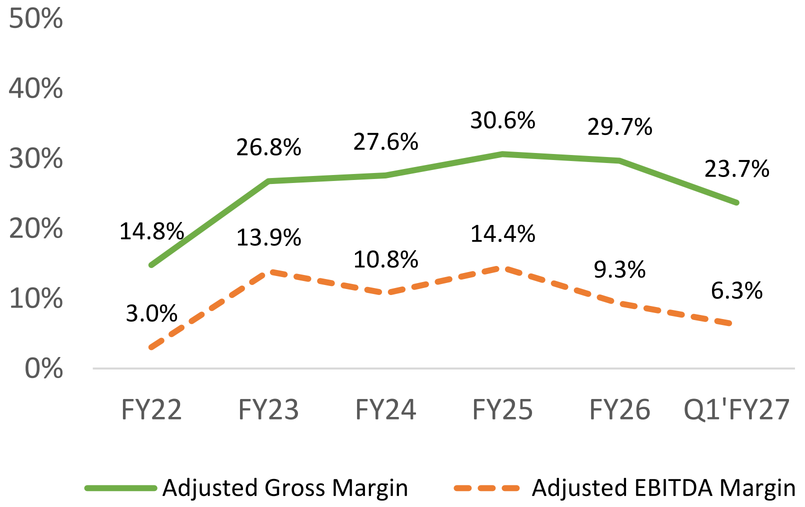
[1]Operating cash surplus before land advance/ acquisition reflect the surplus post construction expenses, selling, general and administrative expenses and taxes adjusted from collections

Consolidated PL Snapshot

PL Statement (INR bn)	Q1'FY27	Q1'FY26
Revenue from real estate properties		
- *Mid- Income Housing*	2.9	4.8
- *Affordable Housing*	2.4	3.8
Total Revenue from real estate properties	**5.3**	**8.6**
Cost of Goods Sold	(4.0)	(6.3)
Adj. Gross Profit(i)	1.3	2.3
Adj. Gross Profit %(ii)	**23.7%**	**26.7%**
Other operating revenue & income	0.7	0.4
Employee Cost	(0.6)	(0.7)
SG&A	(1.0)	(0.8)
Other expenses	(0.1)	(0.2)
Adj. EBITDA(iii)	0.3	1.0
Adj. EBITDA %(iv)	**6.3%**	**11.6%**

PL Statement (INR bn)	Q1'FY27	Q1'FY26
Total Revenue from Operations	5.5	8.7
Profit After Tax (PAT)	(0.2)	0.3
Profit After Tax (PAT) Margin %	**(3.6%)**	**3.4%**

Adjusted Gross Margin % & Adjusted EBITDA Margin %



- Revenue recognition is a timing effect, not a demand issue — revenue booked this quarter is set to catch up strongly as projects reach completion milestones in the upcoming quarters.
- Adjusted gross margin held healthy at **23.7%**, reflecting the current delivery mix; margins are expected to strengthen as higher-value inventory and recent launches flow into revenue.

Notes:

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

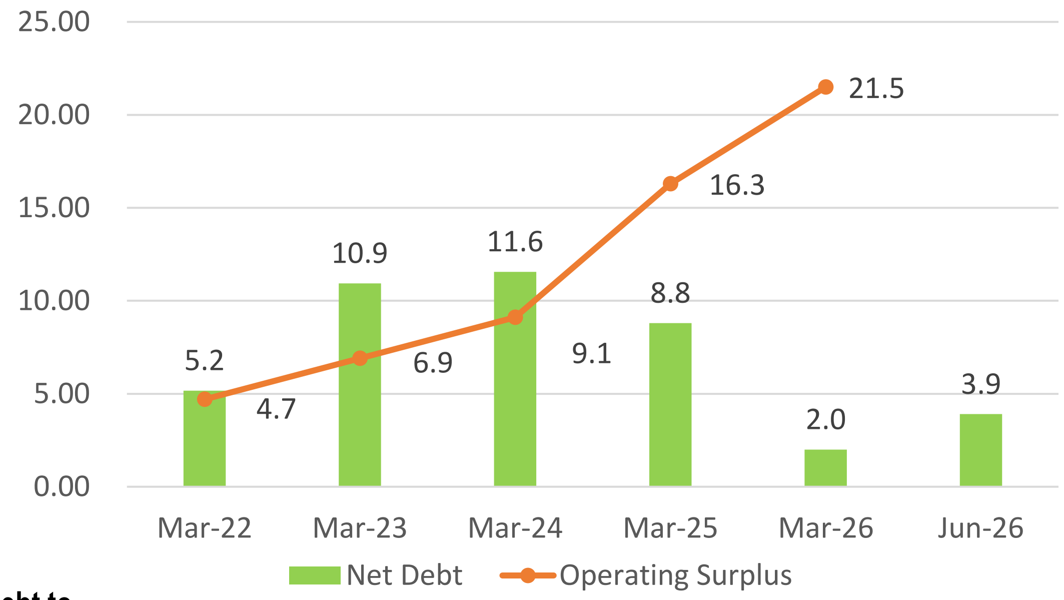
(ii) Adjusted Gross Profit Margin is calculated as Adjusted Gross Profit divided by revenue from real estate operations (comprises revenue from sale of real estate properties, forfeiture income/cancellation charges, compensation received on compulsory acquisition of land and other operating income related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

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

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

Net Debt Position of the Company with Growing Operating Cashflows

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



Net debt to Operating Cash Surplus[1]	Mar-22	Mar-23	Mar-24	Mar-25	Mar-26
	1.11x	1.58x	1.27x	0.54x	0.09x

Lenders to Signature Global

ICICI Bank

AXIS BANK

TATA CAPITAL Housing Finance

standard chartered

IFC International Finance Corporation WORLD BANK GROUP

Comfortable Net Debt position given the current scale of operations

The Company aims to keep net debt **below 0.5x the annual operating surplus[1]**

CARE rating received on NCD issuance as **A+; stable**

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

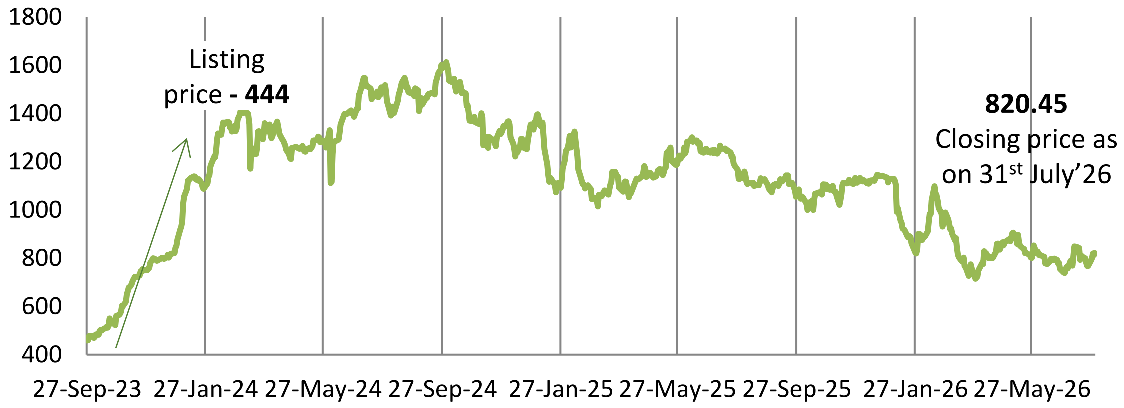
[2] *Net debt comprise of non-current and current debts (including trade payables and other financial liabilities) as reduced by cash and cash equivalents, bank balances other than cash and cash equivalents and current investments*

Strong performance at the stock exchange since listing

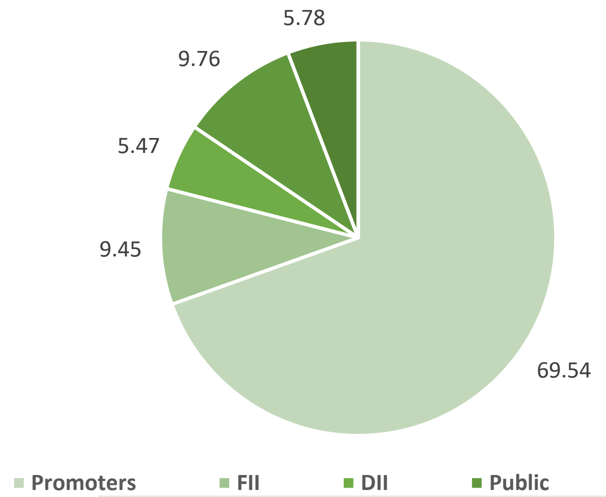
Stock Info

NSE	SIGNATURE
Equity Shares (mn)	141
Market Cap (INR Bn)	116
52 Week High (04-Aug-2025)	Rs. 1,161
52 Week Low (02-Apr-2026)	Rs. 705

Share price performance - stellar >2.2x return from offer price of INR 385



Shareholding pattern as on 30th June 26



Select Institutional Investors

Nomura	HDFC Capital
Bandhan MF	IFC - International Finance Corp.
Vanguard	State street
Nippon India	Government Pension Fund Global
Four Lion	Astorne capital

>55k public shareholders on the date of listing

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

Focused housing factory

- Commenced operations# in **2014** with **affordable housing**, ventured into **mid-income housing market in 2017**
- Successful transitioned to **premium housing in 2024** with successful launches of 5 Group Housing projects with record sales value
- Further, added Township projects in the product portfolio with the launch of township at Sohna and Corridor of Manesar

Strong commitment to sustainability & green growth

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

Well Established Brand in the Delhi NCR market

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

Strong Project Pipeline

- On-going pipeline of **9.2 mn sqft**[2,3,4]
- Forthcoming pipeline of **17.8 mn sqft**[2,3] of saleable area, in addition to this, **23.2 mn sqft** got recently launched with record sales value.

Strong sales performance

- Achieved sales bookings of **INR 19.7 bn** in Q1'FY27 and **33%** sales CAGR from FY22-26
- Sales team of **159 members**[2] & network of **2,600+ channel partners**[2]

Backed by FII's & DII's

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

* Rounded off from one decimal points# through its Subsidiary, Signature Builders Private Limited
1: Source: Prop Equity
2: As of 30th June,'26
3: *Saleable Area potential for forthcoming projects including new portfolio additions is based on best estimates as per the current zoning regulations*
4: *Total project area for ongoing projects is 9.2 mn sqft for which partial OC is received in DDJAY floors projects for 3.4 mn sqft, hence, remaining area for completion of ongoing projects is 5.8 mn sqft.*

Track Record of Execution

Delivered Housing Projects Totaling to c. 19.2 msf[1]

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

On the path of delivering additional ~5.8 mn sqft over 5-6 quarters

- Best Affordable Developer of the Year at the 13th Annual Estate Awards 2021
- Developer of the Year, Residential, at the 13th Realty+ Awards (North), 2021
- Urban Development Conclave, 2022- DTCP[2], Govt. of Haryana recognized development - Solera 107 & Sunrise Floors

[1]As of June 30, 2026, Company has 22 Completed Projects with a Saleable Area of c.9.2 mn sqft. Ongoing Projects have additionally received occupation certificates for 3.4 mn sqft Saleable Area
[2]:DTCP Directorate of Town and Country Planning, Haryana

… With Quick Turnaround of Land Resources

2.2 mn sqft of Individual Floors completed

Sunrise & Karnal City

Park Series

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

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

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

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

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

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

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

Well entrenched sales and distribution network driving customer acquisition

Strong Distribution Network

- ✓ Strong in-house direct sales team of **8 members**[1] and indirect sales team of **151 members**[1]
- ✓ Wide network of **2,600+**[1] **active channel partners** driving customer traffic to the website
- ✓ Digital experience centers and augmented reality for project walkthroughs providing immersive experience for customers

Strong Brand Recall

Engaged celebrity brand ambassadors for various campaigns

Campaign Name	Response[2]
BOAT	61.10 mn views
No Agal No Bagal No Dakhal	109.08 mn views
Kiraye se Azadi	56.98 mn views
BOAT 2.0	44.51 mn views
Tonino Lamborghini Pre-Launch & Launch	971.97 mn views
Diwali Apne Ghar Wali	27.03 mn views
Life at Signature Global TVC	13.81 mn views
Smart Decision (featuring Vidya Balan)	5.14 mn views
Influencer Campaign	75+ mn views

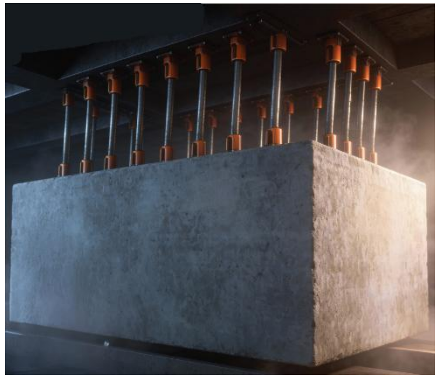
Effective marketing and distribution strategy with several national level campaigns to increase brand reach

1 As of June 30, 2026 ; 2 As of June 30, 2026

Use of improved construction technologies for timely project completion

Technological Advancements

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



Sustainable Initiatives

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

Standardization helping provide high quality products at competitive prices to consumers

Leveraging Technology for efficiency & scale

Digital Integration of all stakeholders

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

Strong emphasis on digital sales

Projects being sold through various digital channels including website since 2014

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

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

100% Digitally Sold Projects

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

DTCP- Directorate of Town and Country Planning, Haryana

Trusted brand with strong campaign being run at a national level

- **Relatable** brand ambassadors like **Vidya Balan** and **Vijay Raaz**
- Company has strong presence across social media and has touched **c.972 mn social media users**
- Strong in-house direct sales team of **8 members**[1] and indirect sales team of **151 members**[1]
- Wide network of **2,600+**[1] **active channel partners** driving customer traffic to the website
- **Digital experience centers and augmented reality** for project walkthroughs providing immersive experience for customers
- Company has been certified as ***Great place to work****

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

High Quality Board & Experienced Management Team

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

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

Focus On Sustainable Development

Waste Management

Use Of Solar Panels

Use Of LED lights

Green Building Initiatives

Green Building Initiatives (Water Management)

Use of Low Flow Fixtures

INDUSTRY LEADING CERTIFICATIONS

Green Building Certification*

IGBC Certification

Occupational Health & Safety

Quality Management Systems

Environmental Management System

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

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

SCORE | GRESB Certification

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

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

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

Positive Impact on Financial Returns

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

Market Differentiation & Reputation Enhancement

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

Data-Driven Decision Making and Strategic Planning

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

Enhanced Investor Confidence

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

SignatureGlobal India achieved GRESB Score of 84

SIGNATURE GLOBAL

THANK YOU

Contact us at

investor.relations@signatureglobal.in