

Date: 28th October, 2025

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

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

Scrip Code: 543990
Debt Segment: Scrip Code-977218

Symbol : SIGNATURE

Subject: Press Release

Dear Sir/ Madam,

Please find enclosed herewith a copy of Press Release in relation to fund raised of INR 8.75 billion through Listed Secured Non-Convertible Debentures on private placement basis.

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

RAVI AGGARWAL
MANAGING DIRECTOR

Encl:A/a

Press Release

Signature Global Raises INR 8.75 billion via NCDs to Fund Mid-Income, Sustainable Housing Projects

New Delhi, October 28, 2025: Signature Global (India) Ltd., one of India's leading real estate developers, today announced that it has raised INR 8.75 billion through a private placement of Non-Convertible Debentures (NCDs) to International Finance Corporation (IFC), a member of the World Bank Group.

Signature Global will utilise the proceeds to develop mid-income and sustainable housing projects. A portion will also be utilised to reduce existing debt.

The NCDs, assigned 'A+' stable ratings by CareEdge Ratings, have already been listed on BSE and mark the first-ever listed debt transaction of Signature Global, strengthening the company's capital market presence.

The tenure of the NCDs is 3 years, 2 months and 30 days. The NCDs will mature on January 15, 2029.

Throwing light on the maiden debt raising exercise, **Mr. Pradeep Aggarwal, Founder & Chairman, Signature Global (India) Ltd.,** said, "Ever since our inception, we have focused on key pillars of customer satisfaction, delivery and transparency. The faith reposed in us by an institution of repute like IFC is a testimony to our approach and direction. We are indeed grateful to IFC for their confidence in Signature Global Group. As an environmentally conscious developer, Signature Global is committed to delivering high-quality, sustainable mid-income housing projects, and to implementing robust ESG standards across all future projects."

India's rapid urbanization presents an opportunity to increase critical access to quality housing. It is estimated that Tier 1 and Tier 2 cities alone will require 18 million additional units, with projections for a further 3 million needed between 2022 and 2027.

Commenting on the investment, **Mr. Imad N. Fakhoury, IFC Regional Division Director for South Asia,** said, "Housing is a fundamental pillar for India's progress, and expanding access is both an opportunity and an imperative for inclusive growth. Through IFC's investment in the Daxin project of Signature Global, a long-standing partner, we aim to deliver high-quality, mid-income homes for families who need them most. In addition to supporting job creation and market competitiveness, this partnership will also help advance the company's sustainability strategy. Together, we are contributing to stronger urban infrastructure and building resilient communities in India's fast-growing cities."

IFC will provide GRIP (Greening Real Estate Investment Portfolios) advisory support to improve and enhance the company's overall sustainability strategy, and will help reach EDGE (Excellence in Design for Greater Efficiencies) Advanced certification – supported by the European Union under the Accelerating Climate-Smart and Inclusive Infrastructure in South Asia program – for the Daxin project. With a total of 17 projects now EDGE certified, Signature Global ranks among the highest in India's real estate industry for green building commitments. The company's ESG commitments were recently recognised by the Global Real Estate Sustainability Benchmark (GRESB), where it scored 84 on its debut, placing the company among the top-performing first-time participants globally.

In FY 2024-25, the company ranked as the fifth-largest listed real estate developer based on sales bookings. It achieved pre-sales of INR 102.9 billion in the previous fiscal and is targeting INR 125 billion in the current financial year.

As of Q1FY26, the company has a robust project pipeline of 17.1 million sq. ft. of recently launched projects, and 9.2 million sq. ft. of ongoing projects. The company has 24.5 million sq. ft. of forthcoming developments slated for completion over the next 2-3 years.

About Signature Global (India) Ltd:

Signature Global, India's leading real estate development company, is reshaping the housing market in northern India. While it initially made its mark in the affordable housing segment, the company now focuses on the mid and premium housing categories. This strategic evolution is driven by a strong emphasis on quality execution, value creation, reliability, and adherence to global standards.

Backed by marquee institutional investors such as Nomura, HDFC, IFC, and Standard Chartered, Signature Global upholds high standards of corporate governance. The company follows a disciplined and efficient land acquisition strategy, typically launching projects within 18 months of acquisition—enabling faster go-to-market timelines and enhanced project viability. Signature Global holds a market share of 13% in the National Capital Region (NCR) and 20% share in Gurugram within the price range of INR 20 million to INR 50 million. This reflects the company's dominant position in its target micro markets.

As of Q1FY26, the company has successfully delivered 15.7 million sq. ft. of real estate. Its project pipeline remains robust, comprising 17.1 million sq. ft. of recently launched projects, 24.5 million sq. ft. of forthcoming developments, and 9.2 million sq. ft. of ongoing construction, all slated for execution over the next 2–3 years. In FY25, Signature Global reported sales bookings of INR 102.9 billion, driven by sustained demand and efficient execution. The company has achieved an impressive compound annual growth rate (CAGR) of 58% in sales between FY22 to FY25, demonstrating its consistent performance and growth momentum.

Disclaimer:

The statements, are as on date and may contain forward-looking statements like the words “believe”, “expect”, “anticipate”, “intend”, “plan”, “estimate”, “project”, “will”, “may”, “targeting” and similar expressions regarding the financial position, business strategy, plans, targets and objectives of the Company. Such forward-looking statements involve known and unknown risks which may cause actual results, performance or achievements to be materially different from results or achievements expressed or implied. The risks and uncertainties interalia, relating to these statements include (i) cash flow projections, (ii) industry and market conditions; (iii) ability to manage growth; (iv) competition; (v) government policies and regulations; (vi) obtaining regulatory approvals; (vii) domestic & international economic conditions such as interest rate & currency exchange fluctuations; (viii) political, economic, legal and social conditions in India/ elsewhere; (ix) technological advances; (x) claims and concerns about product safety and efficacy; (xi) domestic and foreign healthcare reforms; (xii) Inability to build production capacity; (xiii) unavailability of raw materials and failure to gain market

acceptance. The Company shall not have any responsibility or liability whatsoever for any loss howsoever arising from this presentation or its contents or otherwise arising in connection therewith.

For Further information, please contact:

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