

Date: 3rd February, 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 Wednesday, the 4th February, 2026 at 11:00 A.M. (IST).

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

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

RAVI AGGARWAL
MANAGING DIRECTOR

Encl: A/a



SIGNATURE GLOBAL



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



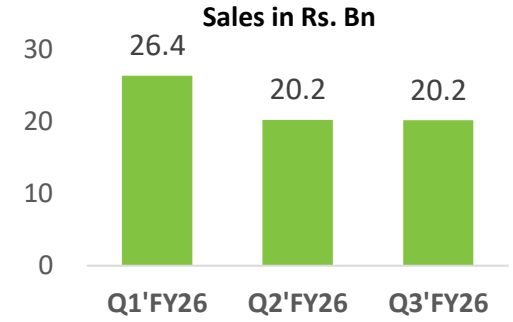
Company Overview



The Company sold >1,700 units at an average ticket size of INR 38.2 Mn during 9M'FY26

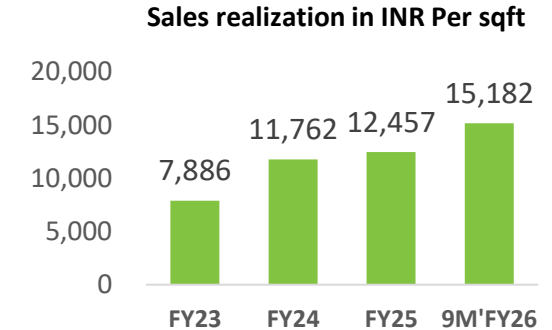
Strong Sales Performance

- **INR 20.2 bn** in Q3'FY26 vs **INR 27.7 bn** in Q3'FY25
- **INR 66.8 bn** in 9M'FY26 vs **INR 86.7 bn** in 9M'FY25
- Launch of 2 premium projects in 9M'FY26 – **Cloverdale (June 2026)** and **Sarvam (December 2026)** in our key micro markets



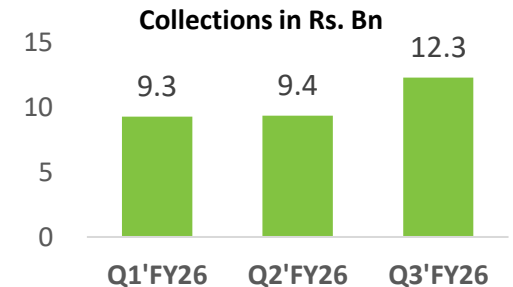
Growing Sales Realizations

- Average sales realization stood at c. INR 15,182 per sqft in 9M'FY26 vis a vis c. INR 12,457 per sqft in FY25
- Higher realization resulting from higher sales in premium markets and increased prices across key regions



Robust Collections

- **INR 12.3 bn** in Q3'FY26 vs **INR 10.8 bn** in Q3'FY25
- **INR 30.9 bn** in 9M'FY26 vs **INR 32.1 bn** in 9M'FY25
- Improvement in collections on a quarterly basis during 9M'FY26

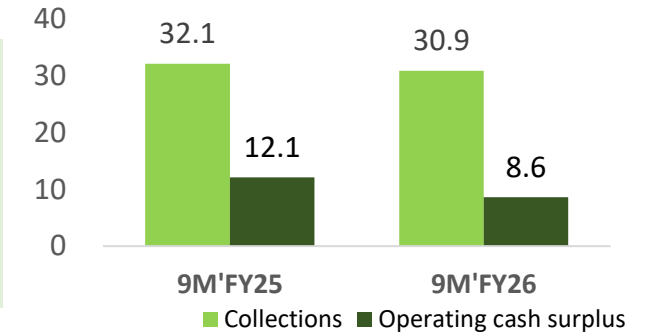


Portfolio addition of ~2.3 Mn sqft during 9M'FY26 in focus micro markets



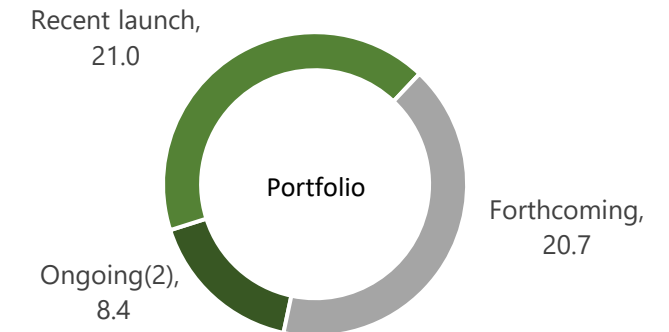
Operating Cashflow before Investment in Land¹

- Achieved an Operating cash Surplus before Investment in Land of **INR 8.6 bn** in 9M'FY26
- We expect our collections to continue to improve in upcoming quarter
- Net Debt for the company stood at INR 10.2 bn as of 31st December 2025
- CARE rating received on NCD issuance as **A+; stable**



Growing Business Portfolio

- Delivered** housing projects totaling to c. 16.5 mn sqft
- 55.6 mn sqft portfolio of Saleable Area** with c. 13.8 mn sqft ongoing², c. 21.0 mn sqft of recent launches and 20.7³ mn sqft forthcoming projects
- Aim to deliver** ongoing projects in coming 5-6 quarters
- Forthcoming projects **to be launched** over the coming 2-3 years



Business Development³

- During 9M'FY26 , the company has added **c. 2.3 mn sqft in Sohna region**
- Key focus** on consolidation in **3 micro markets – SPR, Dwarka Expressway and Sohna Corridor**
- Disciplined land acquisition** aligned with robust sales reflects our focused and execution-driven growth strategy

Business Development	Estimated Saleable Area ³ (in mn sqft)
Sohna	0.5
Sohna (JDA converted to Owned)	1.8
Total mn sqft	2.3

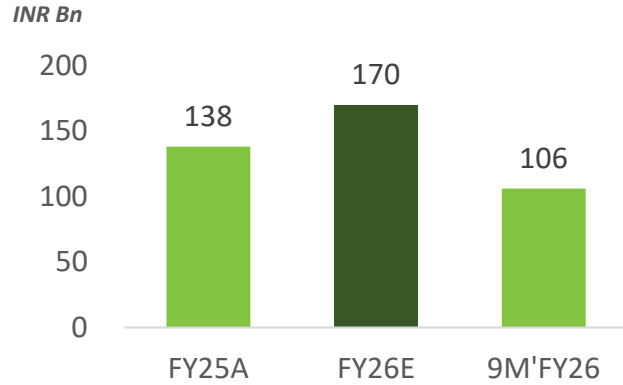
¹Operating surplus before land advance/ acquisition, which reflect the surplus post construction expenses, selling, general and administrative expenses and taxes adjusted from collections

²Total project area for ongoing projects is 13.8 mn sqft for which partial OC is received in DDJAY floors projects for 5.4 mn sqft, hence, remaining area for completion of ongoing projects is 8.4 mn sqft.

³Saleable Area potential for forthcoming projects including new portfolio additions is based on best estimates as per the current zoning regulations

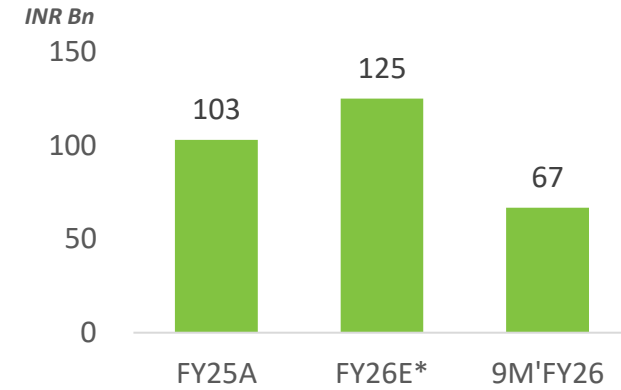
FY26 annual guidance

Launches¹



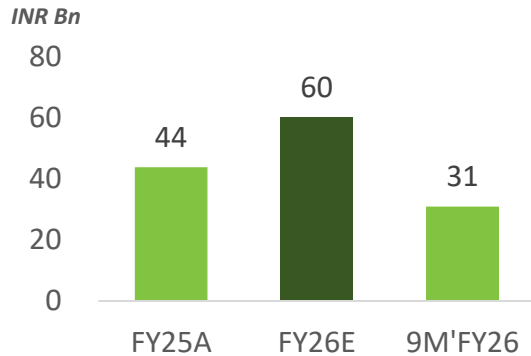
Full-year launch guidance remains on track, with the balance planned for execution in Q4

Pre-Sales



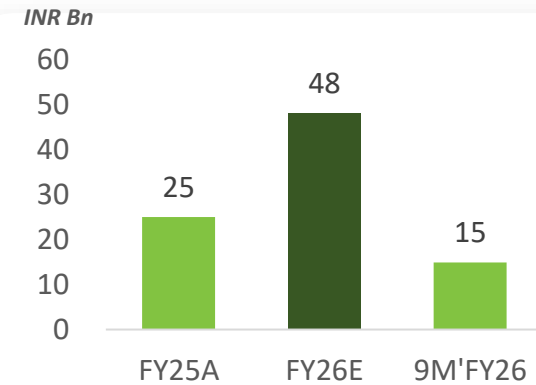
Muted pre-sales due to overall market turning softer

Collections



Expect our collections to continue improving in upcoming quarter

Revenue recognition



Momentum expected to pick up in subsequent quarters driven by completion of construction as planned.

A: Actual; E: Estimated

¹Estimated 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 FY26 Guidance



Particulars	FY26E		9M'FY26	
	INR Bn	%	INR Bn	%
Pre Sales	125.0		66.8	
Embedded EBITDA	43.8	35%	23.4	35%
- D&A	0.3		0.2	
- Finance Cost	2.0		0.4	
Embedded PBT	41.5	33%	22.8	34%
Tax rate (assumed rate 25.2%)	10.5		5.7	
Embedded PAT	31.0	25%	17.1	25%

Growth in Sales with better margins

E: Estimated

*Finance cost is assumed to be the interest payments expected to incur in FY26



Operating Highlights



Strategy & Portfolio



Financial Snapshot



Company Overview



Focus across three distinct micro markets fueled by world class infrastructure

THREE FOCUS AREAS

1) Sector 71 18.5 mn sqft¹

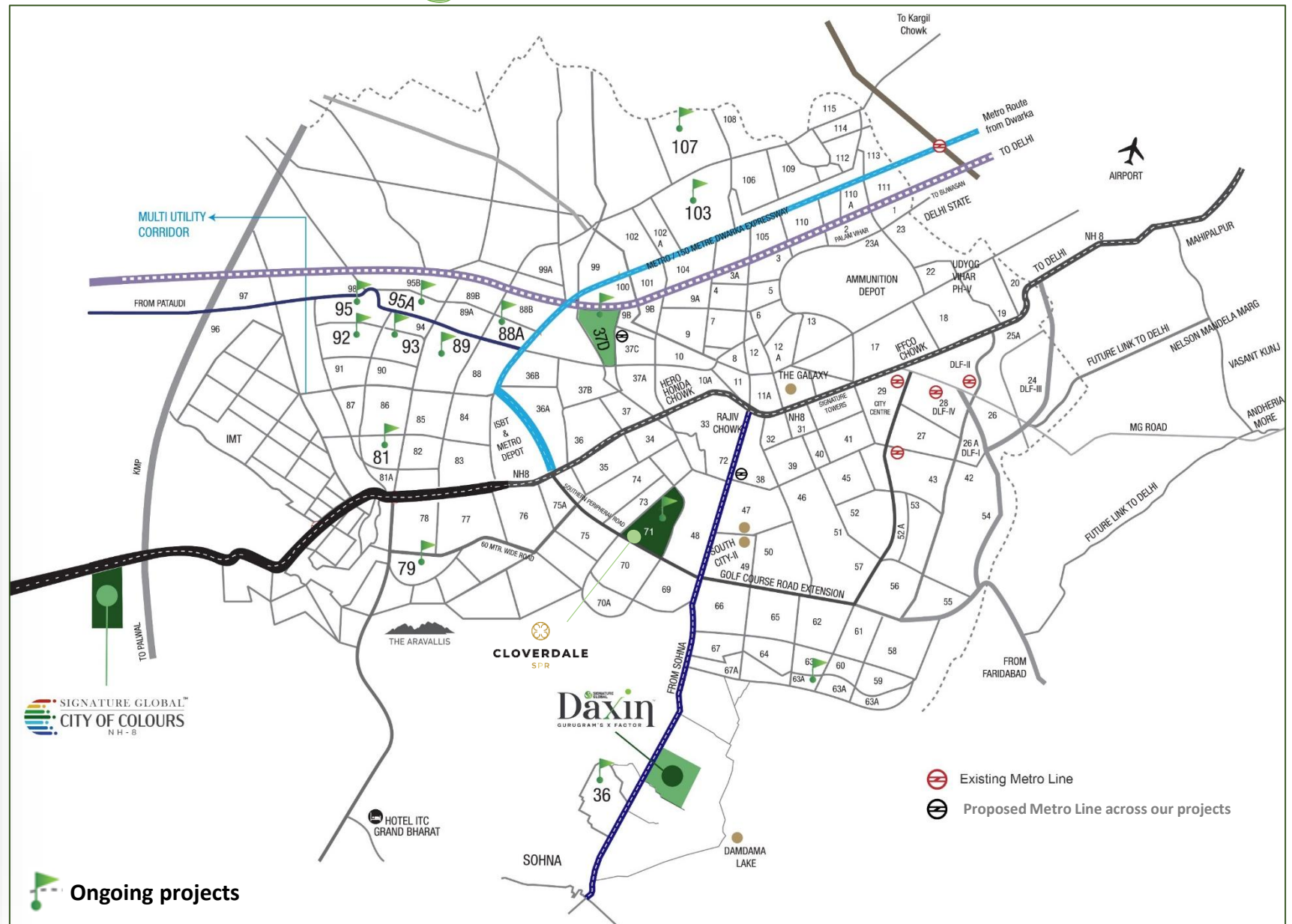
Proximity to all prime areas of Gurugram; red light free to Golf Course Road in future

2) Sohna Elevated Corridor 7.5 mn sqft¹

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

3) Sector 37D 9.5 mn sqft¹

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



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

Sustained supply in all major micro markets

Premium Residential 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

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

Collaborating with renowned EPC Contractors



Ahluwalia Contracts (India) Limited

- Expertise in large-scale infrastructure & residential projects, commitment to quality and timely delivery
- We have awarded project “Deluxe DXP” to Ahluwalia Contracts (India) Limited

Capacit’e Infraprojects Limited

- Established in 2012, Capacit’e offers project design, construction and management services to leading real-estate and government bodies
- We have awarded the project “Titanium & 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



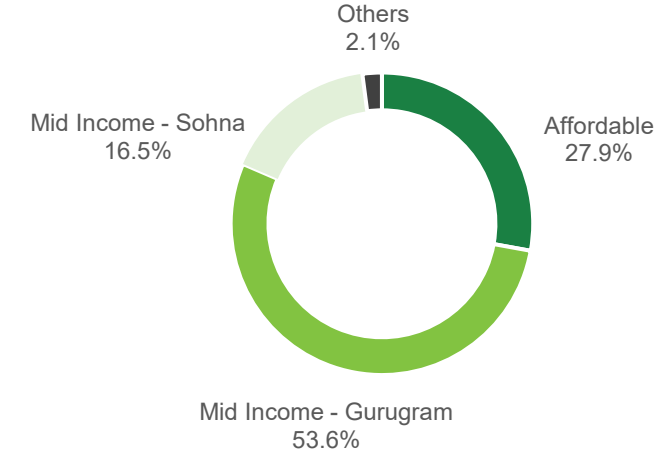
Twin Tower DXP



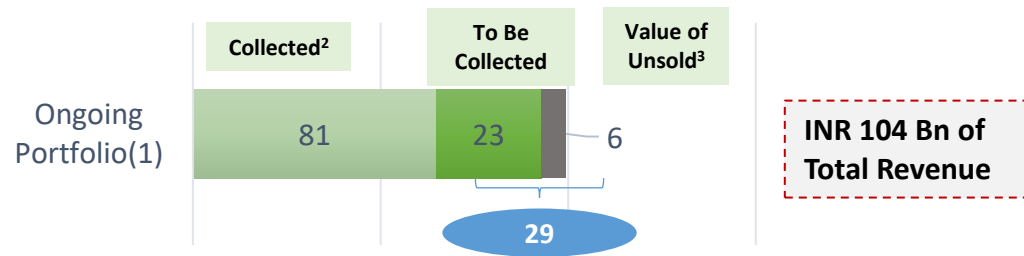
Snapshot of Ongoing Portfolio; Aim to be delivered in coming 5-6 Quarters

Category	Number of Projects	Land (in acres)	Saleable Area (in mn sqft)	Sold Area (%)	Sold Value (INR bn)
Affordable	6	38.3	3.9	98.1%	16.4
Mid Income – Gurugram	8	91.1	7.4	95.1%	64.2
Mid Income - Sohna	3	30.5	2.3	94.7%	13.4
Others – Retail/SCO	3	8.1	0.3	72.5%	3.9
Total	20	168.0	13.8		97.9

Category Wise Share of 13.8 mn sqft Ongoing Portfolio⁽¹⁾



c. 104 bn of Revenue yet to be recognized from Ongoing Projects⁽¹⁾



- Ongoing projects¹ are expected to be completed by coming 5-6 Quarters;
- Estimated revenue recognition of c. INR 104 bn from ongoing projects¹;
- Estimated collection of c. INR 29 bn from ongoing projects⁽¹⁾

¹ Total project area for ongoing projects is 13.8 mn sqft for which partial OC is received in DDJAY floors projects for 5.4 mn sqft, hence, remaining area for completion of ongoing projects is 8.4 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	3.9	14.6	18.5
Sector 37D, DXP	Group Housing & Low-Rise Floors	53	6.8	2.6	9.5
Sohna Corridor	Township - Low-Rise Floors & Industrial Plots	150	6.4	1.1	7.5
Manesar	Township - Low-Rise & Industrial Plots	151	3.1	0.3	3.4
Others	Housing & Retail	31	0.8	2.0	2.8
Total		477	21.0	20.7	41.7

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

Market	Estimated Selling Price*
Sector 71	INR 19,500 per sqft
Sector 37D	INR 16,500 per sqft
Sohna Corridor	INR 13,500 per sqft
Manesar	INR 7,800 per sqft
Others	INR 15,000 per sqft

**Subject to market conditions.*

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

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

Strong Portfolio of ~56 mn sqft across Ongoing and Forthcoming projects

Ongoing projects¹ of 13.8 mn sqft saleable area

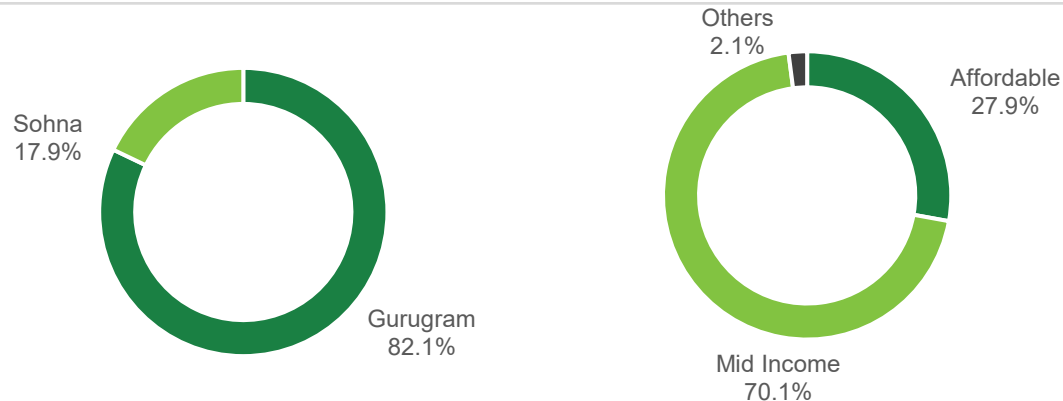
Strong project pipeline to result in sustainable growth

Category	Affordable Housing	Mid Income Housing	Group Housing	Plotted Development	Others	Total – in mn sqft
Ongoing ⁽¹⁾	3.9	9.7	-	-	0.3	13.8
Recent launch	0.2	4.7	11.2	5.0	-	21.0
Forthcoming	-	1.0	12.3	0.4	7.0	20.7
Total	4.0	15.3	23.5	5.4	7.3	55.6

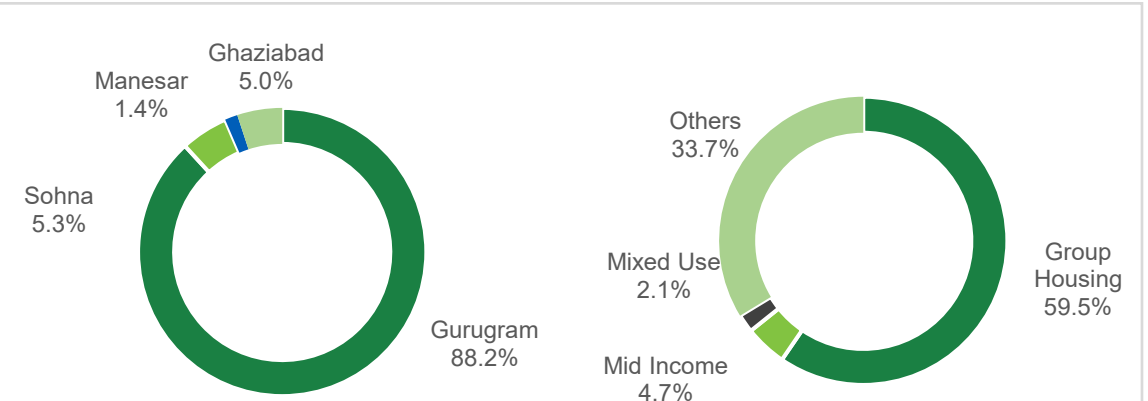
Forthcoming projects of 20.7 mn sqft saleable area²

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

Ongoing Projects¹



Forthcoming Projects

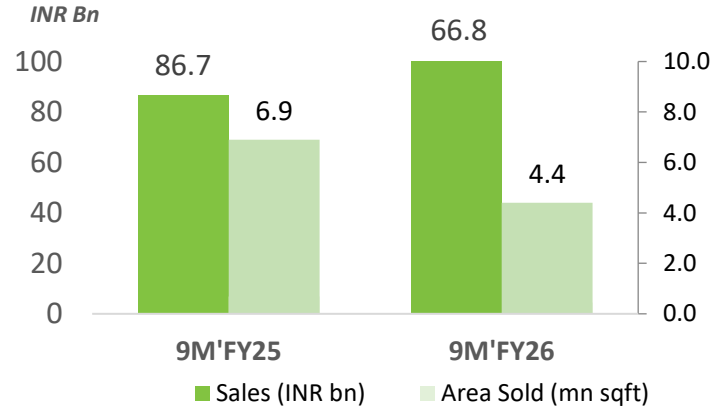


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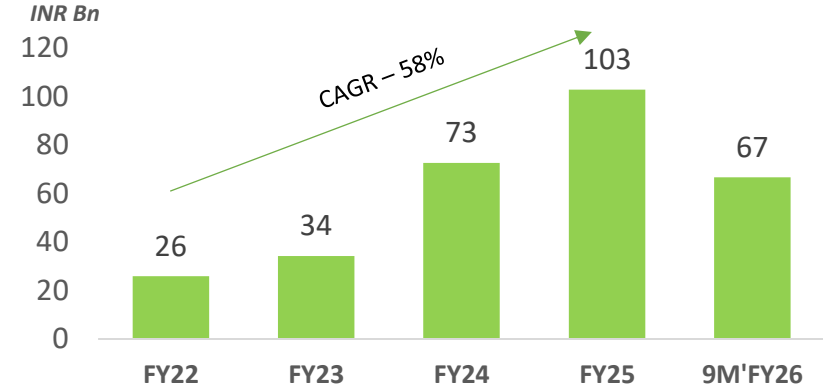
²Saleable Area potential for forthcoming projects is based on best estimates as per the current zoning regulations

Strong sales momentum

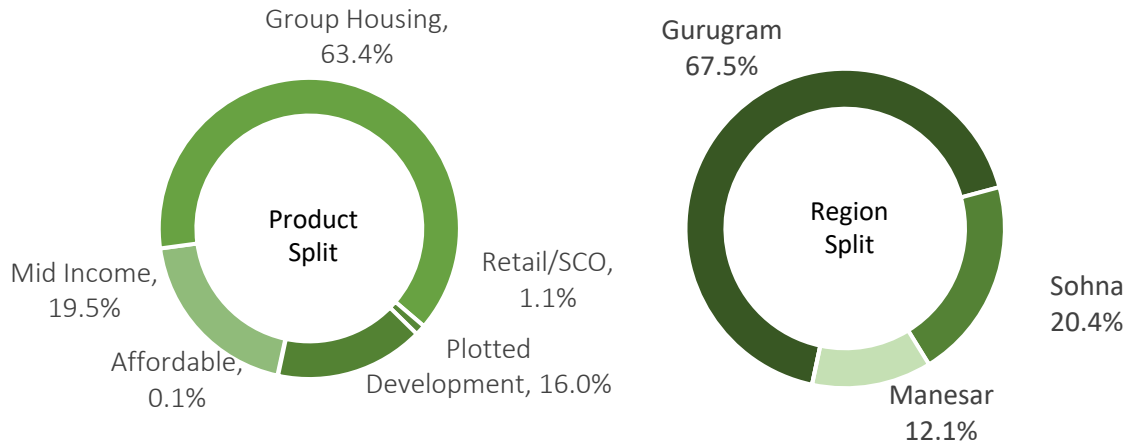
Achieved INR 66.8bn in sales & sold 4.41 mn sqft in 9M'FY26



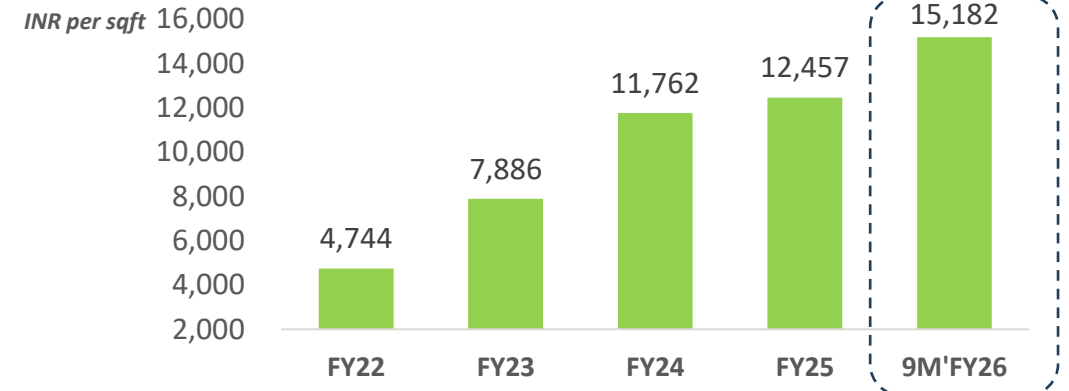
Sales surged at 58% CAGR between FY22-FY25



9M'FY26 Sales coming from Group housing & Mid-income housing projects



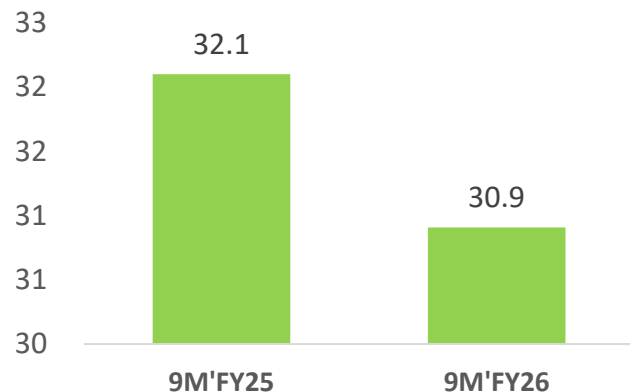
Upward shift in per Sqft realization



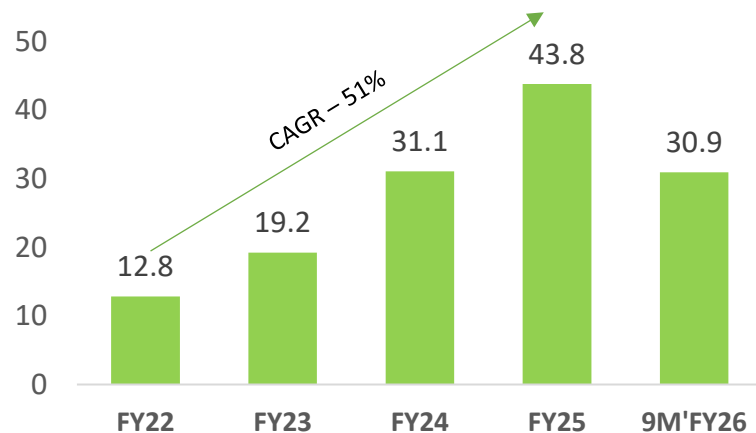
Realization is expected to stabilize in FY26

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

Collection of INR 30.9bn in 9M'FY26



Collection CAGR of 51% during FY22-FY25



Particulars	9M'FY26 (INR Bn)
Collections	30.9
Others (GST & other inflows)*	3.6
Cash inflow	34.5
Less : Operating Expenses	
- Construction Expenses & Approval expenses ¹	15.7
- Selling, general and administrative expenses	3.9
- Brokerage	3.2
- Taxes & other outflows*	3.0
Operating Cashflow available for Growth & Debt servicing	8.6
Less: Land Advance/Acquisition	6.7
Less: Approval Cost ¹	0.6
Less: Interest payments	2.7
Decrease/(Increase) in Net Debt	(1.4)

*Includes cashflows from certain investing/financing activities in ordinary course of business

¹Effective last quarter, 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 14.9 bn** revenue recognized in 9M'FY26 from operations of which:
 - **Mid income housing** has contributed **73%**
 - **Affordable housing** has contributed **27%**
- Adjusted Gross Profit of **INR 4.5 bn and margin of 31.1%**
- Adjusted EBITDA of **INR 0.6 bn and margin of 4.1%**
- Achieved a **PAT** of INR (0.6) bn for 9M'FY26

Revenue being recognized from recently delivered units of Signature Global Park



Net Debt

- Net Debt stands at **INR 10.2 bn** as on 31st Dec 2025 v/s INR 8.8 bn on 31st Mar 2025
- The Company aims to keep net debt **below 0.5x the projected operating surplus¹** for the ongoing financial year

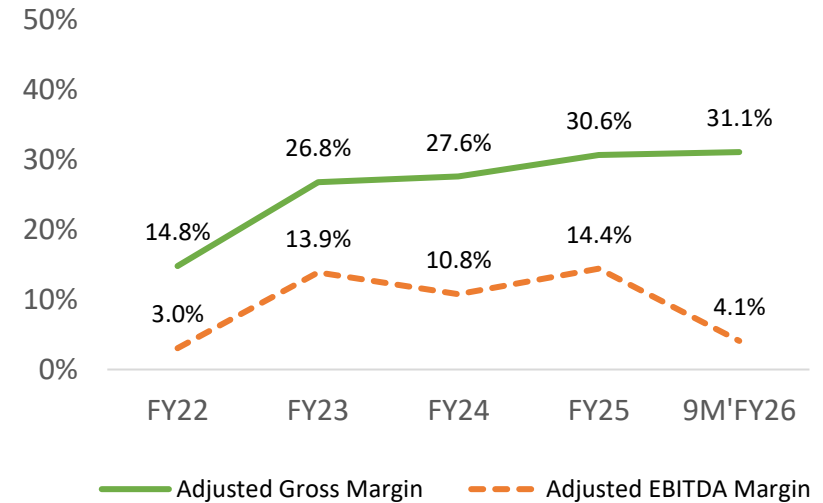
¹Operating cash surplus before land advance/ acquisition reflect the surplus post construction expenses, selling, general and administrative expenses and taxes adjusted from collections

Consolidated PL Snapshot

PL Statement (INR bn)	9M'FY26	9M'FY25
Revenue from real estate properties		
- Mid- Income Housing	10.5	13.4
- Affordable Housing	3.9	5.8
Total Revenue from real estate properties	14.5	19.2
Cost of Goods Sold	(10.0)	(14.1)
Adj. Gross Profit(i)	4.5	5.2
Adj. Gross Profit %(ii)	31.1%	26.9%
Other operating revenue & income	1.1	1.0
Employee Cost	(2.0)	(1.3)
SG&A	(2.6)	(2.1)
Other expenses	(0.4)	(0.6)
Adj. EBITDA(iii)	0.6	2.3
Adj. EBITDA %(iv)	4.1%	11.6%

PL Statement (INR bn)	9M'FY26	9M'FY25
Total Revenue	14.9	19.8
Profit After Tax (PAT)	(0.6)	0.4
Profit After Tax (PAT) Margin %	(3.9%)	2.0%

Adjusted Gross Margin % & Adjusted EBITDA Margin %



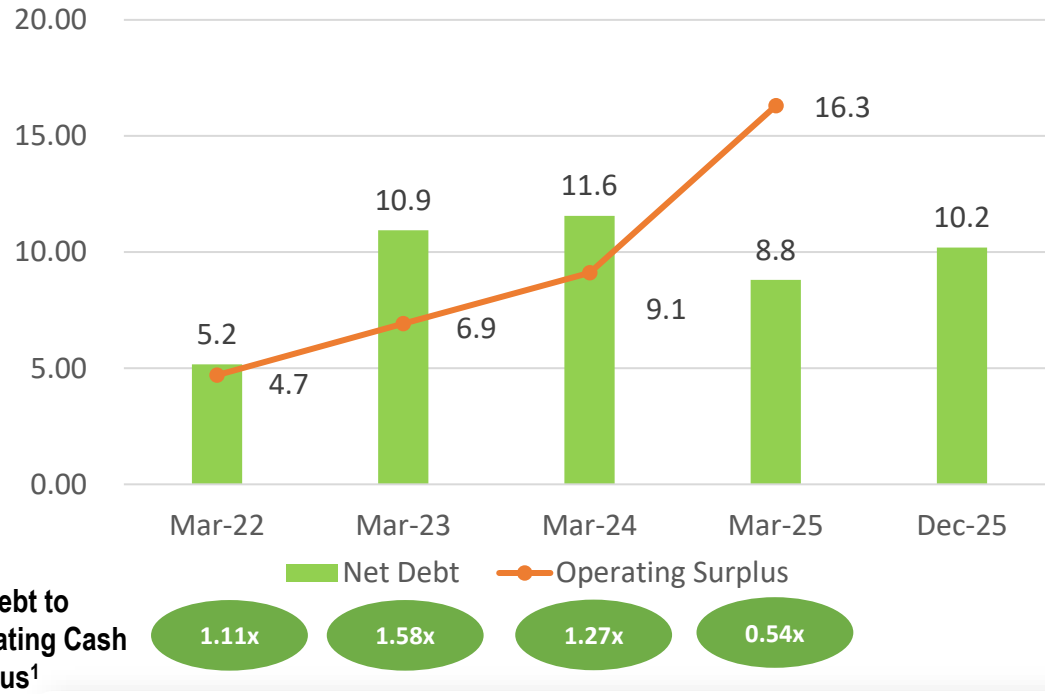
- Revenue were temporarily impacted by project completion timing; core business fundamentals remain strong
- Adjusted Gross margin improved from **27%** to **31%**

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 Surplus¹ and Net Debt² (INR bn)



Lenders to Signature Global



Comfortable Net Debt position given the current scale of operations

The Company aims to keep net debt below 0.5x the annual operating surplus¹

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

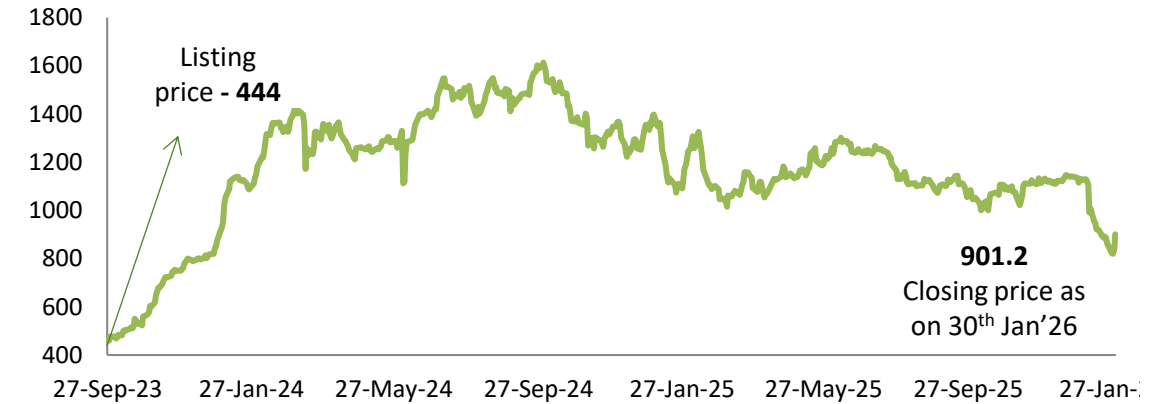
² Net debt comprise of non-current and current debts (including trade payables and other financial liabilities) as reduced by cash and cash equivalents, bank balances other than cash and cash equivalents and current investments

Strong performance at the stock exchange since listing

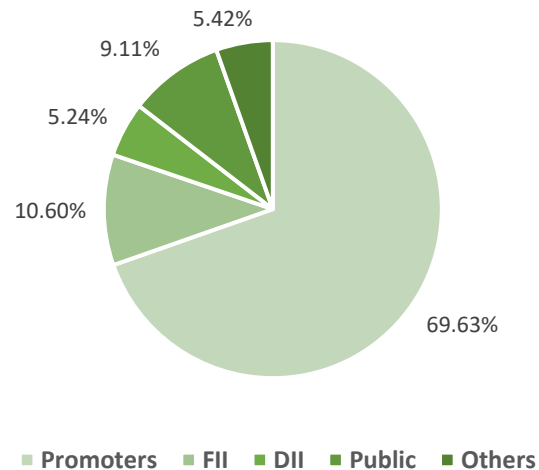
Stock Info

NSE	SIGNATURE
Equity Shares (mn)	141
Market Cap (INR Bn)	118
52 Week High (10-Feb-2025)	Rs. 1,325.95
52 Week Low (28-Jan-2026)	Rs. 820.00

Share price performance - stellar >2.9x return from offer price of INR 385



Shareholding pattern as on 31st Dec 25



Key Institutional Investors

Nomura

HDFC Capital

Bandhan MF

IFC - International Finance Corp.

Nippon India

Prudential Hong Kong

Vanguard

Government Pension Fund Global

Eastspring Investments

Lion Global

>55k public shareholders on the date of listing



Operating Highlights



Strategy & Portfolio



Financial Snapshot



Company Overview



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

Focused housing factory



- Commenced operations[#] in **2014** with **affordable housing**, ventured into **mid-income housing market in 2017**
- Successful transitioned to **premium housing in 2024** with successful launches of 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 share¹ 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 **13.8 mn sqft^{2,3,4}**
- Forthcoming pipeline of **20.7 mn sqft^{2,3}** of saleable area, in addition to this, **21.0 mn sqft** got recently launched with record sales value.

Strong sales performance



- Achieved sales bookings of **INR 66.8 bn** in 9M'FY26 and **58%** sales CAGR from FY22-25
- Sales team of **149 members²** & network of **2,570+ channel partners²**

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 31st Dec,'25

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 13.8 mn sqft for which partial OC is received in DDJAY floors projects for 5.4 mn sqft, hence, remaining area for completion of ongoing projects is 8.4 mn sqft.

Track Record of Execution

Delivered Housing Projects Totaling to c. 16.5 msf¹



Solera	Synera	Grand Iva	Orchard Avenue	Serenas
				
				
Sector 107, Gurugram	Sector 81, Gurugram	Sector 103, Gurugram	Sector 93, Gurugram	Sector 36, Sohna
1,443 units	820 units	1,471 units	729 units	1,304 units

On the path of delivering additional ~8.4 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- DTCP²,
Govt. of Haryana recognized development -
Solera 107 & Sunrise Floors

¹As of Dec 31, 2025, Company has 20 Completed Projects with a Saleable Area of c.11.1 mn sqft. Ongoing Projects have additionally received occupation certificates for 5.4 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 NGT¹ 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 **10 members¹** and indirect sales team of **139 members¹**
- ✓ Wide network of **2,570+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
Apne Ghar Pe Kaisa Lockdown (featuring Vidya Balan)	4.00 mn views
Independent Floors for Independent You	4.40 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	88+ mn views

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

Use of improved construction technologies for timely project completion

Technological Advancements

- Use of Plastering Machines for quicker and Better quality plastering
- Use of Curing Compound on Vertical Components.
- Deployment of Safety Screens for safe working at heights.



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

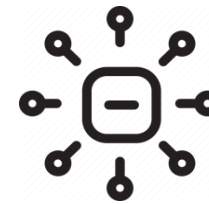
Leveraging Technology for efficiency & scale

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

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.110 mn social media users**
- Strong in-house direct sales team of **10 members¹** and indirect sales team of **139 members¹**
- Wide network of **2,570+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^{*}**







¹As on 31st Dec 2025

^{*}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	10+ 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	9+ 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	13+ 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	
	Kundan Mal Agarwal Ex-director on board of SMC Global Securities Ltd & Moneywise Financial Services
	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



Focus On Sustainable Development



Waste Management



Use Of Solar Panels



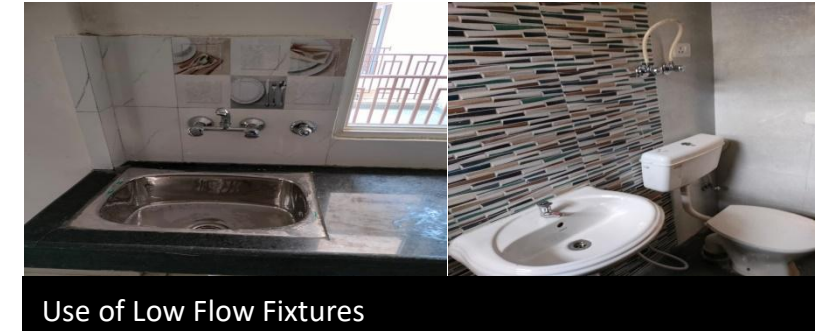
Use Of LED lights



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

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

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

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



Positive Impact on
Financial Returns

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



Market Differentiation
& Reputation
Enhancement

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



Data-Driven Decision
Making and Strategic
Planning

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



Enhanced Investor
Confidence

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

SignatureGlobal India achieved GRESB Score of **84**



THANK YOU



**SIGNATURE
GLOBAL**[®]
REALTY. RELIABILITY. RESPONSIBILITY.

Contact us at
investor.relations@signatureglobal.in