

**Press Release**

**For Immediate Dissemination**

## **Signature Global plans launches of 8,500 crore in FY23-24 & Acquires 25.14 acres prime land on SPR**

- SPR land will have launch potential of 5.49 million SqFt
- The Company plans capex of approx. INR 750 crore towards land acquisition and various approval charges to government authorities
- Company's pre-sales in H1 grew to INR 18,614 million compared to INR 13,530 million YoY

**New Delhi, November 9th, 2023:** Signature Global (BSE: 543990 | NSE: SIGNATURE), amongst the leading real estate development companies in India, has set a stage for its growth trajectory with new group housing projects in Gurugram at prime locations such as Dwarka Expressway and Southern Peripheral road with an estimated sales potential in excess of INR 8,500 crore for the current fiscal year. During the Board Meeting scheduled on Nov 9, the board of directors gave green signal expansion plans.

The Company has also entered into definitive documents to acquire an entity owning 25.14 acres of land in sector 71, Gurgaon (Southern Peripheral road). This will be developed as a mixed use development project comprising of housing and commercial components. The estimated capital expenditure on the project for land and approval purposes is expected to be approx. INR 750 crore.

Commenting on the company's initiatives, **Mr. Pradeep Kumar Aggarwal, Chairman and Whole-Time Director**, said "The robust growth of the real estate market in the National Capital Region, particularly in Gurugram, is poised to take the lead in the coming years. Initiatives focused on revitalizing SPR and the development along the Dwarka Expressway are driving this momentum. Gurugram is currently experiencing the completion of numerous substantial public infrastructure projects, which will significantly bolster the real estate sector in the area. We intend to leverage the high level of customer interest in this region to fortify our project pipeline, thereby propelling our growth even further."

Gurugram is witnessing completion of several large infrastructure projects. The Dwarka expressway is expected to be flagged off in next few months by the NHAI. This will be a big boost for the real estate sector of the city. Several Housing and commercial projects have been developed on this stretch and have long awaited completion of the Dwarka Expressway. In the last few months, the housing projects on Dwarka Expressway have witnessed strong customer interest. The Haryana government recently announced revamp of SPR with the estimated cost of INR 850 crores, which will further enhance the real estate potential of the location.

During the first half ended September 30, 2023, the Company reported best ever pre-sales at INR 18,614 million showing growth of 37.6% YoY. For the second quarter, the pre-sales grew 4.2% to INR 9,816 million.

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The Company also reported best-ever growth of 65% in the collections at INR 13,275 million for the half yearly period ending on Sep 30, 2023. For the second quarter, the collections rose 58% to INR 7,236 million. A well-established brand in Delhi-NCR focusing on affordable and mid housing segments, Signature Global aims to capitalize on affordable housing policies in the region and sustainable demand for the residential units in this category.

### **OPERATIONAL HIGHLIGHTS**

#### **For H1 FY24:**

- Pre-Sales for H1FY24 grew 37.6 % to **INR 18,614 million** as against **INR 13,530 million** in H1FY23
- Company reported 65% growth in H1FY24 collections at **INR 13,275 million**
- Sales realization grew to approx. **INR 9,800 per sq. ft.** from approx. **INR 7,425 per sq. ft.** in H1FY23
- Net Debt reduced to **INR 3,624.19 million** from **INR 10,938.9 million** at the end of FY23

#### **About Signatureglobal (India) Ltd:**

Signature Global, India's leading real estate development company is transforming the affordable and mid-housing segments through its focus on quality execution with an emphasis on value creation, reliability, and global standards. The company holds a market share of 19% in Delhi NCR in affordable and Mid-housing segment. The firm started its journey in Gurugram in 2014 and was founded by seasoned professionals with multiple decades of experience in the financial services sector.

Backed by marquee equity investors like HDFC and IFC, Signature Global practices high corporate governance within the organization. It has currently delivered over 6 million square feet and has ongoing projects in 17.21 million square feet area along with a robust forthcoming pipeline of 21.29 million square feet of saleable area. The total portfolio currently comprises 60 projects, with nearly 28,000 units sold and about 21 forthcoming projects.

Signature Global has been following a disciplined approach to land acquisition, with a lead-time from land acquisition to project launch of close to 18 months. All the projects are perfectly positioned in key locations in Delhi NCR and micro markets such as South of Gurugram (Sohna), Golf course extension road, Dwarka Expressway, Vaishali (Ghaziabad), and Karnal.

**Safe Harbor Statement:**

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.

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