

Date: 23rd September, 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

Symbol : SIGNATURE

Subject: Proceedings of 26th Annual General Meeting (AGM) of the Company

Dear Sir/ Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), we enclose herewith the proceedings of 26th AGM of the Company held today i.e., Tuesday, the 23rd September, 2025 at 4:15 P.M. (IST) through Video Conferencing.

The above information will also be available on the website of the Company at www.signatureglobal.in.

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

(M R BOTHRA)
COMPANY SECRETARY

Encl: A/a

PROCEEDINGS OF 26TH ANNUAL GENERAL MEETING OF
SIGNATUREGLOBAL (INDIA) LIMITED

The 26th Annual General Meeting (AGM) of the Company was held today, i.e. Tuesday, the 23rd September, 2025 at 4:15 P.M. (IST) through Video Conferencing (VC)/ Other Audio Visual Means (OAVM) in compliance with the Circulars issued by Ministry of Corporate Affairs (MCA) and Securities and Exchange Board of India (SEBI).

The Meeting commenced at 4:15 P.M. (IST) and concluded at 5:49 P.M. (IST). Total 56 members were present at the AGM.

Mr. M R Bothra, Company Secretary of the Company introduced the Directors, Key Managerial Personnel, Auditors and Scrutiniser present at the Meeting.

Mr. Pradeep Kumar Aggarwal, Chairman and Whole-time Director, chaired the Meeting. The requisite quorum being present, meeting was called to order. Mr. Kundan Mal Agarwal, Chairman of Audit Committee and Mr. Chandra Wadhwa, Chairman of Nomination and Remuneration Committee and Stakeholders' Relationship Committee were also present in the AGM.

The Company had made necessary arrangements to enable the members to participate in the meeting through video conferencing and vote electronically on the items being considered in the Meeting.

The Statutory Registers, as required under the Companies Act, 2013 and other documents as referred in the Notice convening the AGM were available for inspection during the AGM.

The Chairman addressed the Members of the Company. In his address to the Members, he mentioned that India's real estate sector has grown well in the last couple of years contributing meaningfully to the nation's economic growth. As India is reaching closer towards becoming the world's 3rd largest economy, with a projected GDP of 7.3 trillion dollar by 2030, the real estate sector is expected to contribute around 15% of the country's GDP by that year.

He shared with the Members, that during the Financial Year 2024-25, the Company sold over 4,100 units at an average ticket size of 25 million rupees, while revenue from operations stood at 25 billion rupees, marking a remarkable growth of 101% compared to last financial year.

A presentation on the business of the Company was made by the CEO. A copy of the same is enclosed.

Mr. M R Bothra, Company Secretary of the Company, informed to the Members that the Notice convening the 26th AGM and Annual Report for the Financial Year 2024-25 were circulated through email to the Members on 1st September, 2025. A letter providing the weblink of Annual Report and Notice of AGM, including the exact path where complete details of the Annual Report is available, was also sent to those Members whose email addresses were not registered with the Company/RTA/DPs.

There were no qualifications, observations, comments and other remarks in the Statutory Auditor's Reports and Secretarial Audit Reports and hence, they were not required to be read.

He also apprised the e-Voting procedure and manner of participation in the Meeting. Further, he informed the Members that voting through electronic mode viz. remote e-voting remained open from 09:00 A.M. on Saturday, the 20th September, 2025 to 05:00 P.M. on Monday, the 22nd September, 2025. Members who participated in the AGM and had not cast their votes during remote e-Voting and were otherwise not barred from doing so, were provided an opportunity to cast their votes at the meeting.

As detailed in the Notice dated 7th August, 2025, convening the 26th AGM of the Company, following business items were transacted at the AGM:

S. No.	Particulars
1.	To receive, consider and adopt: a. the Audited Financial Statements of the Company for the financial year ended 31 st March, 2025 and the Board of Directors' and Auditors' Reports thereon; b. the Audited Consolidated Financial Statements of the Company for the financial year ended 31 st March, 2025 and the Auditors' Report thereon.
2.	To consider and appoint a director in place of Mr. Ravi Aggarwal (DIN:00203856) who retires by rotation and being eligible, offers himself for re-appointment.
3.	To ratify the remuneration payable to M/s. Goyal, Goyal & Associates, Cost Accountants.
4.	To approve the appointment of Secretarial Auditor of the Company.
5.	To approve the re-appointment of Mr. Kundan Mal Agarwal (DIN: 00043115) as an Independent Director of the Company for the second term.
6.	To approve the revision in remuneration of Mr. Pradeep Kumar Aggarwal, Chairman and Whole Time Director of the Company.
7.	To approve the revision in remuneration of Mr. Lalit Kumar Aggarwal, Vice Chairman and Whole Time Director of the Company.
8.	To approve the revision in remuneration of Mr. Ravi Aggarwal, Managing Director of the Company.
9.	To approve the revision in remuneration of Mr. Devender Aggarwal, Joint Managing Director and Whole Time Director of the Company.

* For Item Nos. 6 to 9, Mr. Kundan Mal Agarwal, Chairman of Audit Committee, chaired the Meeting as Mr. Pradeep Kumar Aggarwal was interested in these items.

Members who had registered themselves as speakers were given an opportunity to raise their queries and express their views. All queries were answered to the satisfaction of the members.

The e-Voting facility was kept open for 15 minutes after the conclusion of AGM, to enable the Members to cast their vote.

It was also informed that, upon the receipt of consolidated scrutiniser's report, the voting results along with Scrutiniser's Report shall be submitted to the Stock Exchanges within 2 working days of the conclusion of Meeting i.e. on or before 25th September, 2025 and will simultaneously be placed on the website of the Company at www.signatureglobal.in and on the website of NSDL at www.evoting.nsdl.com.

The Chairman thanked the Members for their participation and concluded the Meeting.

Note: This document does not constitute to be the minutes of the AGM.



**SIGNATURE
GLOBAL**TM

REALTY. RELIABILITY. RESPONSIBILITY.

AN ISO 9001:2015; 14001:2015; 45001:2018; 27001:2022 CERTIFIED COMPANY

SIGNATURE GLOBAL



26th Annual General Meeting

September 2025

Disclaimer



This Presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation . This Presentation may not be all inclusive and may not contain all of the information that you may consider material . Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded.

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.



Journey



Demand Side



Supply Side



Financial Snapshot



Journey from an aspirational brand to serving the premium segment



Affordable

- Began operations with AHP housing
- Offering Aspirational Products At Affordable Prices
- Strong response to AHP projects with 2.63x applications for every AHP unit launched

# of Units launched	18,000+
# of Projects	19

2014-19



Mid Income

- Low rise floors with best in-class amenities
- Strong sales velocities with robust collections

# of Units launched	10,500+
# of Projects	16

2019 onwards



Premium

- Bridging new frontiers with premium Group housing project
- Successful launches of De-Luxe DXP in FY24, Titanium SPR in Q1 and Twin Tower in Q2 of FY25
- Strong sales velocity achieved with multiple Eols

# of Units launched	2,000+
# of Projects	3

2024 onwards



Township Development

- Forayed into large township developments offering residential, Industrial and commercial plots
- Strong sales velocities with robust collections
- Gated township

# of Units launched	3,500+
# of Projects	2

2024 onwards

Strong focus on targeting the underserved segments of the market



Journey



Demand Side



Supply Side



Financial Snapshot

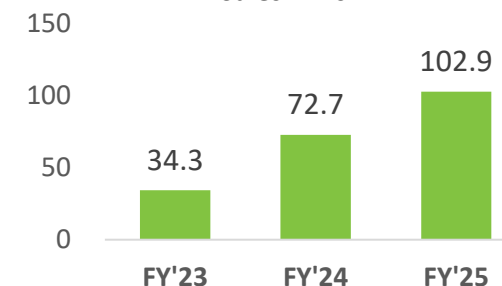


The Company sold >4,100 units at an average ticket size of INR 25.0 Mn during current financial year

Strong Sales Performance

- **INR 102.9 bn** in FY25 vs **INR 72.7 bn** in FY24, registering **42%** growth
- Sales volume **grew 34%** from 6.2 mn sqft to 8.3 mn sqft for the year
- **Achieved c.103% of the sales guidance for the year**
- During FY25, Strong sales performance was driven by launch of new projects - Titanium SPR, DAXIN City of Colors and Twin Towers

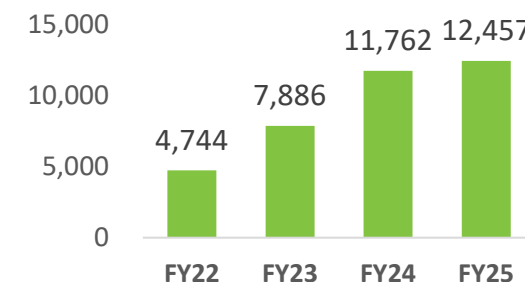
Sales in Rs. Bn



Growing Sales Realizations

- Average sales realization stood at **c. INR 12,457 per sqft** vis a vis c. INR 11,762 per sqft in FY24.
- Price escalation happened across all key markets of the Company.

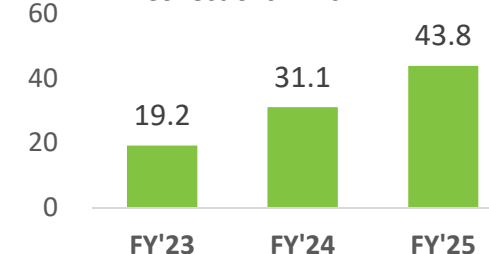
Sales realization in INR Per sqft



Robust Collections

- **INR 43.8 bn** in FY25 vs **INR 31.1 bn** in FY24, registering **41%** growth;
- The company has **achieved** best annual collection in the year

Collections in Rs. Bn



Stepping up in the premium market with 2nd Group Housing Project – Titanium SPR

Titanium SPR Uber Luxury Condominium, Sector-71



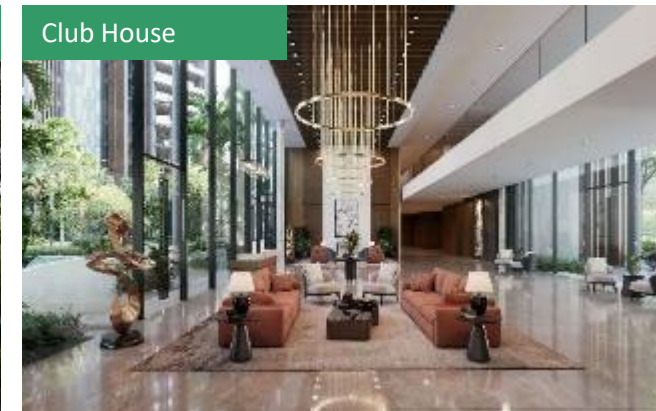
Swimming Pool



Sky Terrace



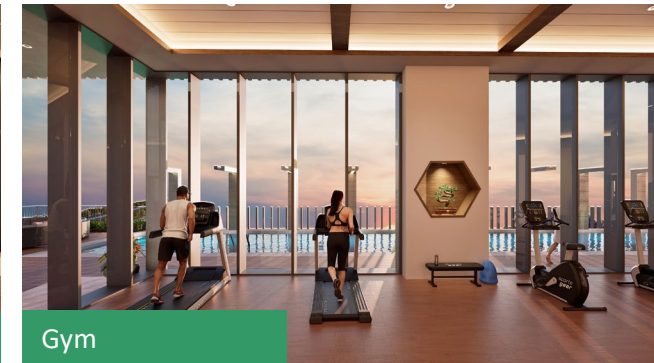
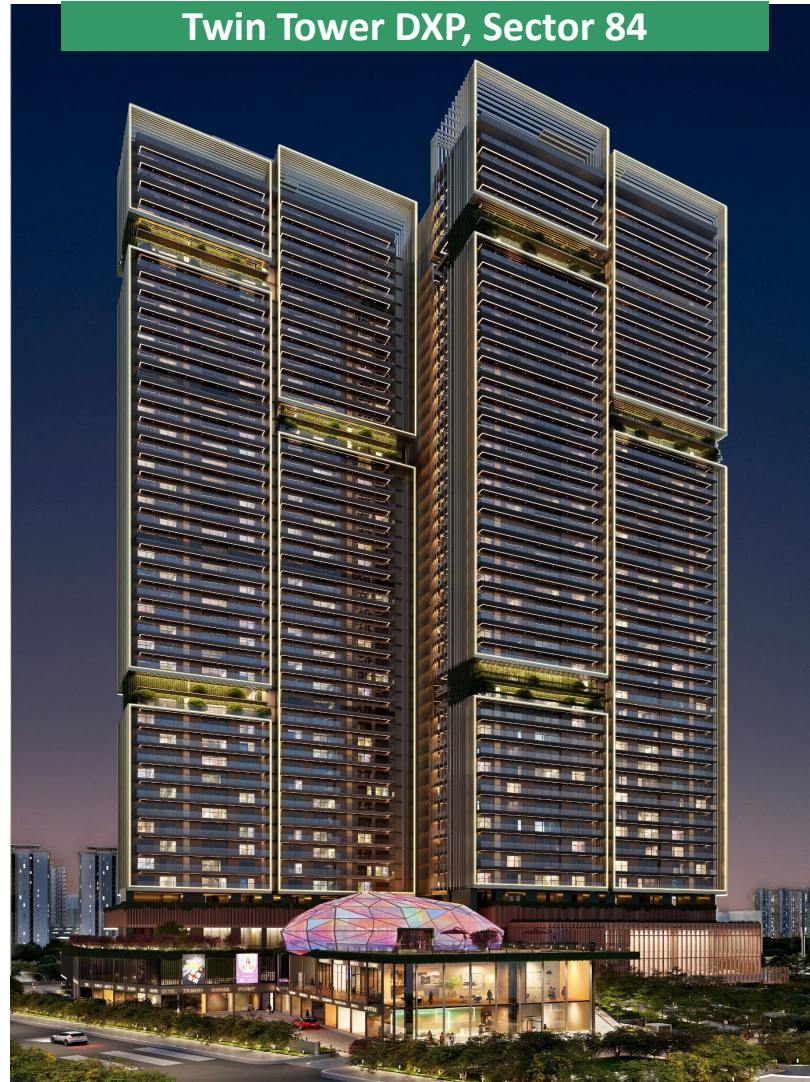
Biophilic Design



Club House

Strong sales velocity achieved at the time of launch

Twin Towers DXP



Strong sales velocity achieved at the time of launch

Successful launch of Township – Daxin Vistas



Township Project – Daxin Vistas



Township Project – Daxin Vistas – DDJAY residences with modern amenities

Township Project – Daxin Vistas – Commercial spaces for Retail segment



Township Project – Daxin Vistas – Industrial/IT-ITeS office spaces

The Company has successfully entered into large township developments

Plotted development – City of Colours



Club House

Commercial Development



Residential

The Company has successfully entered into large plotted developments



Journey



Demand Side



Supply Side



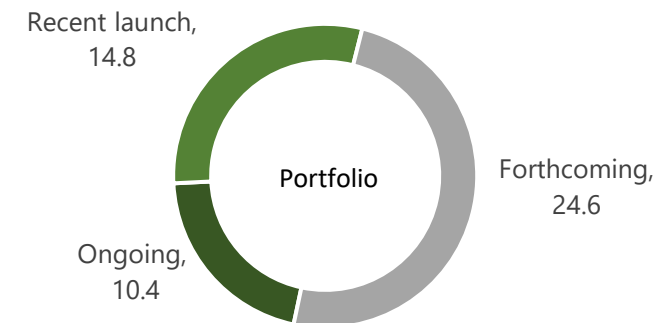
Financial Snapshot



Portfolio addition of ~7.5 Mn sqft during FY25 in focus micro markets

Growing Business Portfolio

- **Delivered** housing projects totaling to c. 14.6 mn sqft
- **49.7 mn sqft portfolio of Saleable Area** with c. 10.4 mn sqft ongoing¹, c. 14.8 mn sqft of recent launches and 24.6 mn sqft forthcoming projects
- **Aim to deliver** ongoing projects **in coming 7-8 quarters**
- Forthcoming projects **to be launched** over the coming 2-3 years



Business Development

- During FY25, the company has added **c. 7.9 mn sqft** including c. 5.2 mn sqft in Sector 37D and 2.7 mn sqft in Sector 71, Gurgaon
- **Key focus** on consolidation in **3 micro markets – SPR, Dwarka Expressway and Sohna Corridor**
- Business development of c. 7.9 mn sqft against the sale of 8.3 mn sqft in the year shows our **disciplined approach in land acquisition**

Business Development	Estimated Saleable Area ² (in mn sqft)
Sector 37D (Q1FY25)	3.3
Sector 37D (Q4FY25)	1.9
Sector 71 (Q4FY25) (JDA converted to owned)	2.7
Total mn sqft	7.9

¹Total project area for ongoing projects is 14.1 mn sqft for which partial OC is received in DDJAY floors projects for 3.7 mn sqft, hence, remaining area for completion of ongoing projects is 10.4 mn sqft.

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

Focus across three distinct micro markets fueled by world class infrastructure

THREE FOCUS AREAS

1) Sector 71 17.1 mn sqft¹

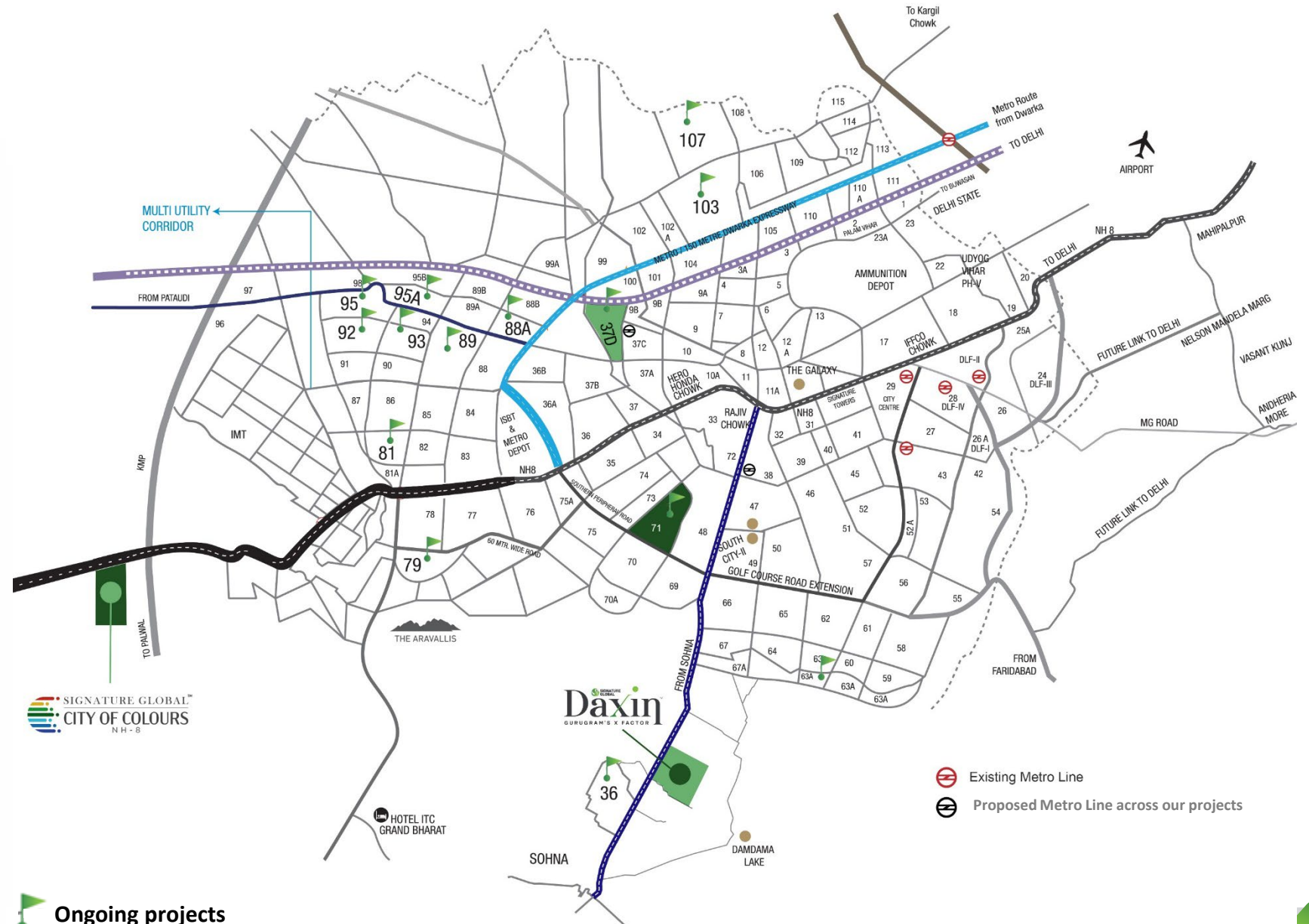
Proximity to all prime areas of Gurugram; red light free to Golf Course Road in future

2) Sohna Elevated Corridor 7.0 mn sqft¹

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

3) Sector 37D 9.3 mn sqft¹

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



Ongoing projects

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

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

September - 2024



Manesar

City of Colours

- c.129 Acres of gated township with tranquil greenery & exclusive clubhouse;
- Offering residential, commercial & industrial plots

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 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



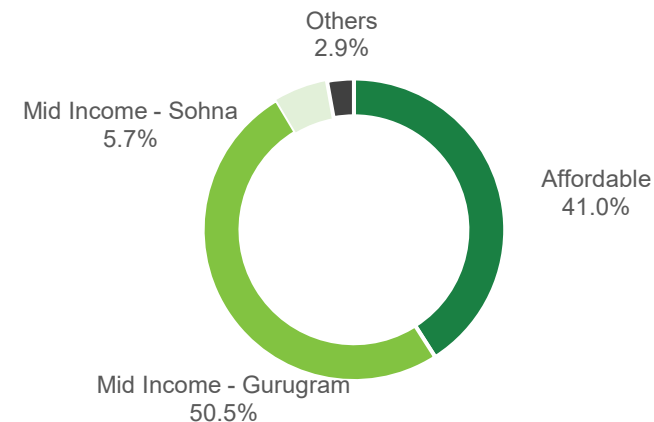
Twin Tower DXP



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

Category	Number of Projects	Land (in acres)	Saleable Area ¹ (in mn sqft)	Sold Area (%)	Sold Value (INR bn)
Affordable	5	42.4	4.3	97.4%	18.2
Mid Income – Gurugram	8	91.6	5.3	96.9%	64.8
Mid Income - Sohna	4	26.3	0.6	95.8%	11.8
Others – Retail/SCO	3	8.1	0.3	60.4%	3.1
Total	20	168.4	10.4		97.9

Category Wise Share of 10.4 mn sqft Ongoing Portfolio¹



c. 103 bn of Revenue yet to be recognized from Ongoing Projects¹



- Ongoing projects¹ are expected to be completed by coming 7-8 Quarters;
- Estimated revenue recognition of c. INR 103 bn from ongoing projects¹;
- Estimated collection of c. INR 35 bn from ongoing projects¹

1. Total project area for ongoing projects is 14.1 mn sqft for which partial OC is received in DDJAY floors projects for 3.7 mn sqft, hence, remaining area for completion of ongoing projects is 10.4 mn sqft.

2. Estimated value of unsold inventory basis company analysis

Strong pipeline of mid income housing projects across focused micro markets; aim to launch by FY26

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	2.1	14.9	17.1
Sector 37D, DXP	Group Housing & Low-Rise Floors	53	3.0	6.4	9.3
Sohna Corridor	Township - Low-Rise Floors & Industrial Plots	140	6.1	0.7	6.8
Manesar	Township - Low-Rise & Industrial Plots	151	2.7	0.5	3.2
Others	Housing & Retail	32	0.9	2.0	2.9
Total		469	14.8	24.6	39.3

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

Market	Estimated Selling Price*
Sector 71	INR 18,000 per sqft
Sector 37D	INR 15,000 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.*

24.6 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



Journey



Demand Side



Supply Side



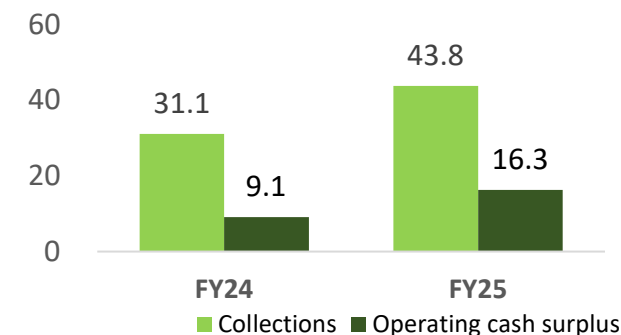
Financial Snapshot



Healthy gross profit margins and Low Leverage Levels

Operating Cashflow before Investment in Land¹

- Achieved an Operating cash Surplus¹ before Investment in Land of **INR 16.3 bn** in FY25
- Operating cash surplus¹ of c. 37% of collections during FY25 (29% in FY24)
- Stellar growth of 79% y-o-y in operating surplus¹**



Revenue being recognized from recently delivered units of Signature Global Park



Financial Performance

- INR 25.0 bn** revenue recognized from operations in FY25 vs INR 12.4 bn in FY24
- Adjusted Gross Profit of **INR 7.5 bn (30.6%)** for FY25 vs INR 3.3 bn (27.6%) for FY24
- Adjusted EBITDA of **INR 3.6 bn (14.4%)** for FY25 vs INR 1.3 bn (10.8%) for FY24
- Achieved a **positive PAT** of INR 1.0 bn for FY25



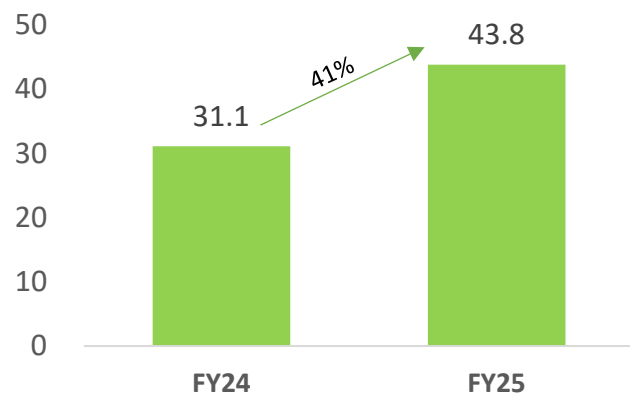
Net Debt

- Net Debt has reduced by **INR 2.8 bn** during FY25
- Net Debt stands at **INR 8.8 bn** as on 31st Mar 2025 v/s INR 11.6 bn on 31st Mar 2024
- The Company aims to keep net debt **below 0.5x the projected operating surplus¹** for the ongoing financial year

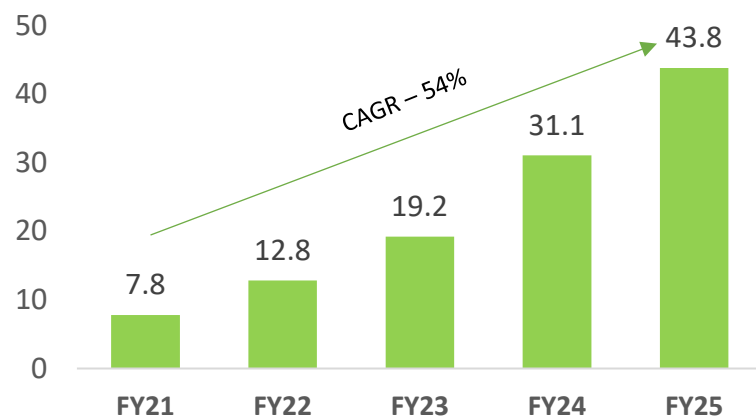
¹Operating cash surplus before land advance/ acquisition reflect the surplus post construction expenses, selling, general and administrative expenses and taxes adjusted from collections

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

41% GROWTH IN Y-o-Y COLLECTIONS



COLLECTIONS CAGR OF 54% DURING FY21-FY25



Particulars	FY25 (INR Bn)
Collections	43.8
Others (GST & other inflows)*	4.3
Cash inflow	48.1
Less : Operating Expenses	
- Construction Expenses (including allied approval expenses)	19.2
- Selling, general and administrative expenses	8.4
- Taxes & other outflows*	4.2
Operating Cashflow available for Growth & Debt servicing	16.3
Less: Land Advance/Acquisition	10.6
Less: Interest payments	2.9
Decrease/(Increase) in Net Debt	2.8

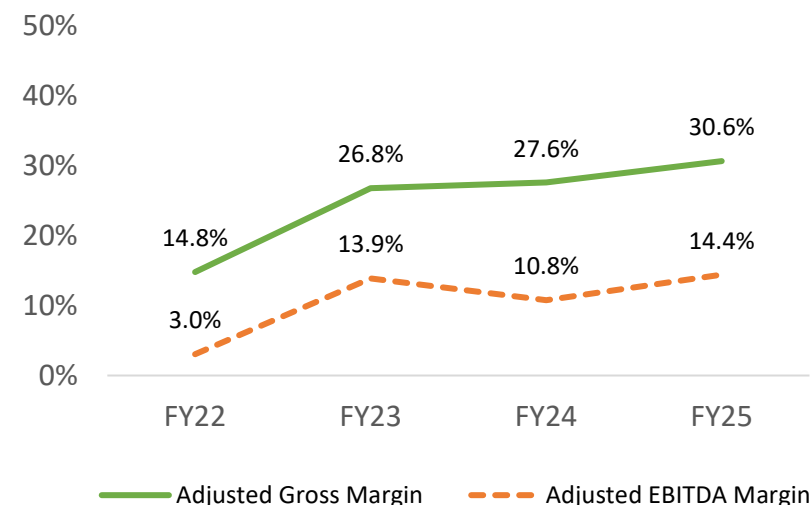
*Includes cashflows from certain investing/financing activities in ordinary course of business

Consolidated PL Snapshot

PL Statement (INR bn)	FY25	FY24
Revenue from real estate properties		
- Mid- Income Housing	18.7	8.0
- Affordable Housing	5.6	3.9
Total Revenue from real estate properties	24.3	11.9
Cost of Goods Sold	-16.9	-8.7
Adj. Gross Profit(i)	7.5	3.3
Adj. Gross Profit %(ii)	30.6%	27.6%
Other operating revenue & income	1.6	1.0
Employee Cost	(1.7)	(1.2)
SG&A	(2.7)	(1.2)
Other expenses	(1.1)	(0.6)
Adj. EBITDA(iii)	3.6	1.3
Adj. EBITDA %(iv)	14.3%	10.7%

PL Statement (INR bn)	FY25	FY24
Total Revenue	25.0	12.4
Profit After Tax (PAT)	1.0	0.2
Profit After Tax (PAT) Margin %	4.1%	1.3%

Adjusted Gross Margin % & Adjusted EBITDA Margin %



- There is an increase in revenue recognition during FY25 versus FY24 on account of completion of more projects
- Improvement in Adj. Gross Profit and Adj. EBITDA margins due to recognition from higher margin products
- **Positive PAT** recognition for FY25

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.

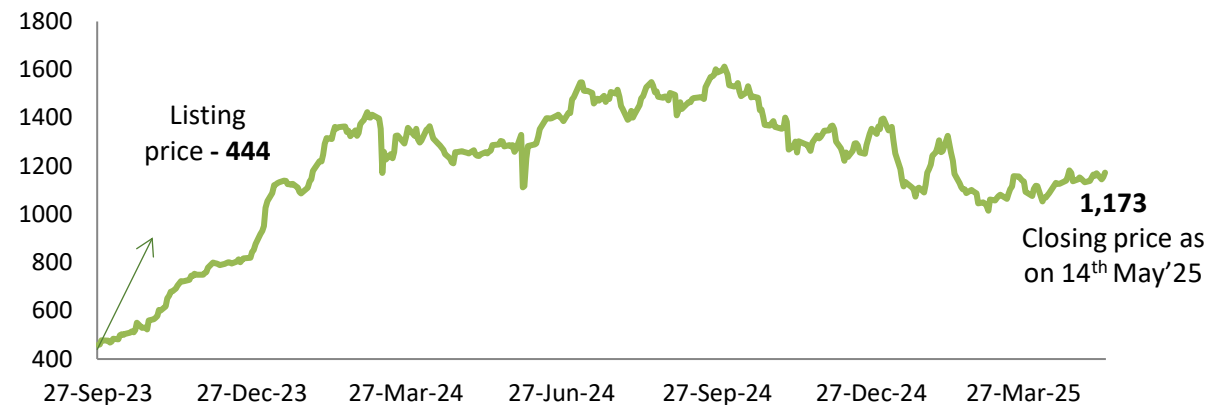
(iv) Adjusted EBITDA Margin is calculated as Adjusted EBITDA divided by revenue from operations.

Strong performance at the stock exchange since listing

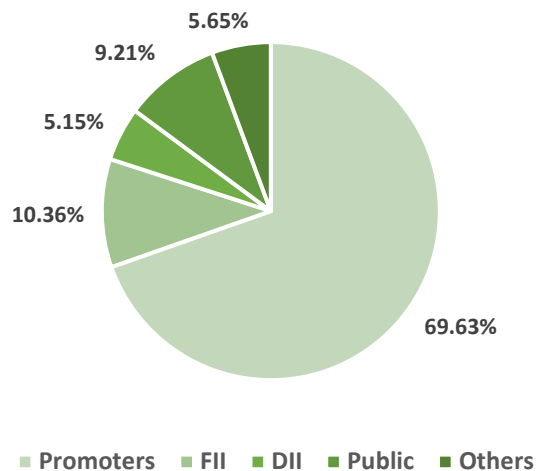
Stock Info

NSE	SIGNATURE
Equity Shares (mn)	141
Market Cap (INR Bn)	154
52 Week High (01-Oct-2024)	Rs. 1,612.90
52 Week Low (06-Mar-2025)	Rs. 1,015.05

Share price performance – stellar >3x return from offer price of INR 385



Shareholding pattern as on 31st Mar 25



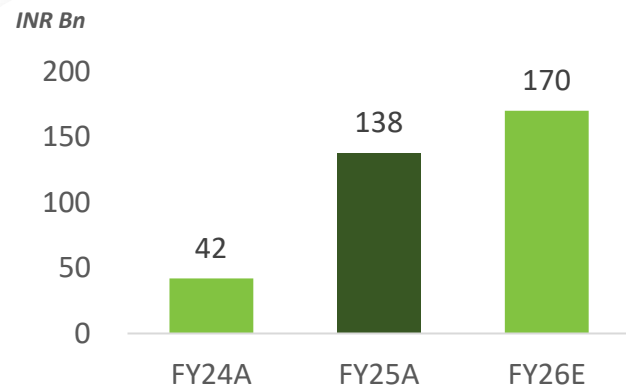
Key Institutional Investors

Nomura	HDFC Capital
Bandhan MF	IFC - International Finance Corp.
Nippon India	Prudential Hong Kong
Vanguard	Government Pension Fund Global
Eastspring Investments	Lion Global

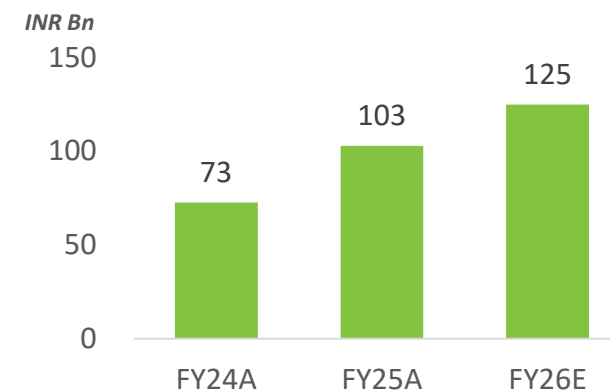
>55k public shareholders on the date of listing

FY26 annual guidance

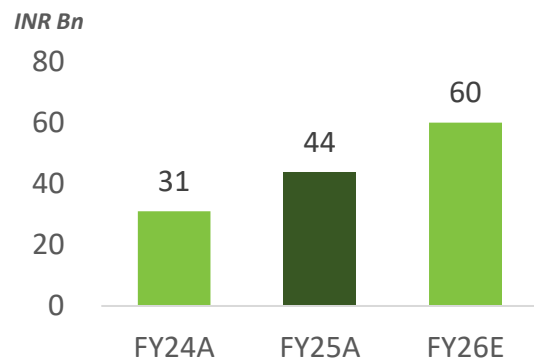
Launches¹



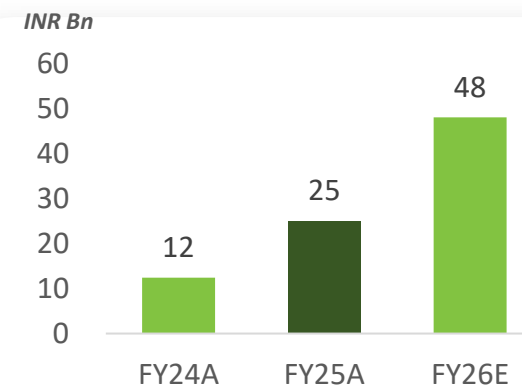
Pre-Sales



Collections



Revenue recognition



A: Actual; E: Estimated

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



THANK YOU



**SIGNATURE
GLOBAL**TM
REALTY. RELIABILITY. RESPONSIBILITY.

AN ISO 9001:2015; 14001:2015; 45001:2018; 27001:2022 CERTIFIED COMPANY