

TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER IN THE LAST 3 FINANCIAL YEARS

SAMMAAN CAPITAL LIMITED (FORMERLY INDIABULLS HOUSING FINANCE LIMITED)

1. Type of Issue

PUBLIC ISSUE BY INDIABULLS HOUSING FINANCE LIMITED ("COMPANY" OR "ISSUER") OF 20,00,000 SECURED REDEEMABLE NON-CONVERTIBLE DEBENTURES OF FACE VALUE OF ₹1,000 EACH ("NCDs"), FOR AN AMOUNT UP TO ₹100 CRORES ("BASE ISSUE SIZE") WITH AN OPTION TO RETAIN OVERSUBSCRIPTION UP TO ₹100 CRORES, AGGREGATING UP TO ₹200 CRORES ("TRANCHE V ISSUE LIMIT") ("TRANCHE V ISSUE") WHICH IS WITHIN THE SHELF LIMIT OF ₹2,000 CRORES AND IS BEING OFFERED BY WAY OF THE TRANCHE V PROSPECTUS DATED FEBRUARY 27, 2024 CONTAINING INTER ALIA THE TERMS AND CONDITIONS OF TRANCHE V ISSUE ("TRANCHE V PROSPECTUS"), WHICH SHOULD BE READ TOGETHER WITH THE SHELF PROSPECTUS DATED JUNE 30, 2023 ("SHELF PROSPECTUS") FILED WITH THE ROC, STOCK EXCHANGES AND SECURITIES AND EXCHANGE BOARD OF INDIA ("SEBI"). THE SHELF PROSPECTUS AND TRANCHE V PROSPECTUS CONSTITUTE THE PROSPECTUS ("PROSPECTUS"). THE TRANCHE V ISSUE IS BEING MADE PURSUANT TO THE PROVISIONS OF SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021 (THE "SEBI NCS REGULATIONS"), THE COMPANIES ACT, 2013 AND RULES MADE THEREUNDER, AS AMENDED AND TO THE EXTENT NOTIFIED. THIS ISSUE IS NOT UNDERWRITTEN

2. Issue size (in Cr)

The Issue is for an amount of Rs. 100 Crores with an option to retain oversubscription upto Rs 100 crores aggregating up to Rs 200 crores ("Limit"). The Company had issued and allotted NCDs aggregating to Rs. 129.593 Crores in the Issue.

Source: Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated March 22, 2024

3. Rating of instrument along with name of the rating agency

Particular	Rating Agency	Rating
(i) As disclosed in the offer document	Crisil Ratings Limited ICRA Limited	"Crisil AA/Stable" "[ICRA]AA (Stable)"
(ii) At the end of 1 st FY (March 31, 2024)	Crisil Ratings Limited ICRA Limited	"Crisil AA/Stable" "[ICRA]AA (Stable)"
(iii) At the end of 2 nd FY (March 31, 2025)	Crisil Ratings Limited	"Crisil AA/Stable"

	ICRA Limited	"[ICRA]AA (Stable)"
(iv) At the end of 3rd FY (March 31, 2026)*	-	-

* Rating not disclosed as reporting for the relevant fiscal years has not been published

4. Whether the security created is adequate to ensure 100% asset cover for the debt securities: Yes

Source: Debenture Trust deed dated March 26, 2024

5. Subscription level (number of times) *:

The Tranche V Issue was subscribed 1.5085 times of the Base Issue Size and 0.7543 times of the Tranche V Issue Size. After considering the amount not blocked, RC 10 (Mandate approval pending with investor) and Other than RC 10 (Transaction Declined by Customer/Cancelled) and rejection cases, the Tranche V Issue was subscribed 1.2959 times of the Base Issue Size and 0.6480 times of the overall Tranche V Issue Size

*Source – Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated March 22, 2024

6. Financials of the issuer (as per the annual financial results submitted to stock exchanges under Section 52 of the Listing Obligation and Disclosure Requirements)

(On Consolidated basis) (Rs in crs)

Parameters	1 st FY (March 31, 2024)	2 nd FY (March 31, 2025) *	3 rd FY (March 31, 2026) *
Income from operations	8,474.87	8,623.33	
Net Profit for the period	1,648.69	(1,660.24)	
Paid-up equity share capital	113.03	162.70	
Reserves excluding revaluation reserves	19,678.87	21,659.75	

*Financials not disclosed as reporting for the relevant fiscal years has not been completed

7. Status of the debt securities (whether traded, delisted, suspended by any stock exchange, etc.) #

Particular	
(i) At the end of 1st FY (March 31, 2024)	Traded

(ii) At the end of 2nd FY (March 31, 2025)	Traded
(iii) At the end of 3rd FY (March 31, 2026) *	NA

#NCDs are listed on BSE Limited and NSE and admitted to dealings with effect from Thursday, March 28, 2024 on both the Exchanges

*Trading status not disclosed as reporting for the relevant fiscal years has not been completed

8. Change, if any, in directors of issuer from the disclosures in the offer document

Particular	Name of Director	Appointment / Resignation
(i) At the end of 1st FY (March 31, 2024)	NA	NA
(ii) At the end of 2nd FY (March 31, 2025)	NA	NA
(iii) At the end of 3rd FY (March 31, 2026) *	NA	NA

* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years has not been completed.

9. Status of utilization of issue proceeds

(i) As disclosed in the offer document	<p>The Net Proceeds raised through the Issue will be utilized for following activities in the ratio provided as below:</p> <p>I. For the purpose of onward lending, financing, and for repayment/ prepayment of interest and principal of existing borrowings of our Company – At least 75% of the Net Proceeds of the Issue</p> <p>II. For General Corporate Purposes - up to 25% of the Net Proceeds of the Issue</p>
(ii) Actual utilization	The entire amount of proceeds of the issues were used for the purposes as stated in its Tranche V Prospectus and there is no unutilised amount pertaining to this issuance
(iii) Reasons for deviation, if any	NA

Source: Stock Exchange Intimation dated May 24, 2024

10. Delay or default in payment of interest/ principal amount (Yes/ No): No (If yes, further details of the same may be given)

(i) Disclosures in the offer document on terms of issue	The Debenture Trustee will protect the interest of the NCD Holders in the event of default by the Company in regard to timely payment of interest and repayment of principal and they will take necessary action at the Company's cost. (Source: Tranche V Prospectus dated February 27, 2024)
(ii) Delay in payment from the due date	No
(iii) Reasons for delay/ non- payment, if any	---

BSE and NSE Intimation dated August 11, 2025

11. Any other material information

Announcement	Date
Company has raised US \$ 350,000,000 by allotment of Senior Secured Social Bonds due 2027 in accordance with Regulation S / Rule 144A of the U.S. Securities Act, 1933 and applicable Indian laws	April 3, 2024
The Company's name stands changed from 'Indiabulls Housing Finance Limited' to 'Sammaan Capital Limited'.	July 2, 2024
Acquisition of legacy, wholesale loans' business from its wholly owned subsidiary, Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited) ("WoS"), in its ordinary course of business, for a lump sum consideration	November 13, 2024
After the Hon'ble High Court of Delhi, dismissed the PIL, Mr. Bhushan filed the SLP before the Hon'ble Supreme Court, which is the next court of appeal, without disclosing any fresh allegations whatsoever. The Hon'ble Supreme Court of India on November 29, 2024, has asked the respondents to file their counter affidavits	December 1, 2024
Hon'ble National Company Law Tribunal (NCLT), New Delhi bench vide its order dated January 27, 2025, has approved first motion of petition of the Scheme of Arrangement for amalgamation of the six wholly-owned subsidiaries of Sammaan Capital Limited (formerly Indiabulls Housing Finance Limited) (hereinafter referred to as the Company), namely, Sammaan Collection Agency Limited (formerly Indiabulls Collection Agency Limited), Sammaan Sales Limited (formerly Ibulls Sales Limited), Sammaan Investmart Services Limited (formerly Nilgiri Investmart Services Limited), Indiabulls Capital Services Limited, Sammaan Advisory Services Limited (formerly	January 27, 2025

Indiabulls Advisory Services Limited) and Sammaan Insurance Advisors Limited (formerly Indiabulls Insurance Advisors Limited) ("Transferor Companies"), with the Company ("Transferor Company"), under the provisions of Sections 230 to 232 of the Companies Act, 2013 ("Scheme").	
The Hon'ble High Court of Delhi vide its order dated February 10, 2025 ("Interim Order"), has allowed the interim application of Svamaan, restraining the Company from using the word 'Sammaan' or any other word deceptively similar to 'Svamaan'	February 10, 2025
Change in Registered Office of the Company from '5th Floor, Building No. 27, KG Marg, Connaught Place, New Delhi – 110 001' to 'A-34, 2nd & 3rd Floor, Lajpat Nagar-II, New Delhi – 110 024' w.e.f. March 1, 2025 and one of its Corporate Offices situated at '4th Floor, Augusta Point, Golf Course Road, DLF Phase 5, Sector-53, Gurugram, Haryana – 122 002' to '1st Floor, Tower 3A, DLF Corporate Greens, Sector-74A, Gurgaon, Narsinghpur, Haryana – 122 004' w.e.f. March 1, 2025.	February 28, 2025
<p>Hon'ble High Court of Delhi has taken on record and passed a decree that in the matter of suit filed by Svamaan before the Hon'ble High Court of Delhi, the Parties have settled the issues involved in the suit by executing Consent Terms.</p> <p>As per the Consent Terms, the Company and Sammaan Finserve Limited (SFL), its subsidiary can continue to use the name/brand 'Sammaan' for all their existing loan product offerings, and loan products that are a part of the stated business plan, without any restrictions, including no restriction with respect to the size of such loans offered by the Company and SFL. Accordingly, with the execution of the Consent Terms, there is no impact on the business or business plans of the Company and SFL.</p>	March 19, 2025
Approval of Scheme of Arrangement by the shareholders amongst Sammaan Collection Agency limited (formerly known as Indiabulls Collection Agency Limited) (Amalgamating /Transferor Company 1) and Sammaan Sales Limited (formerly known as I bulls Sales limited) (Amalgamating/ Transferor Company 2) and Sammaan Investmart Services Limited (formerly known as Nilgiri Investmart Services Limited) (Amalgamating /Transferor Company 3) and India bulls Capital Services limited (Amalgamating /Transferor Company 4) and Sammaan Advisory Services Limited (formerly known as India bulls Advisory Services Limited) (Amalgamating/ Transferor Company 5) and Sammaan Insurance Advisors Limited (formerly known as India bulls Insurance Advisors Limited)	June 10, 2025

<p>(Amalgamating/ Transferor Company 6) and Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) (Amalgamated /Transferee Company) (collectively referred hereinafter as Participating Companies) and their respective shareholders & creditors (Scheme of Arrangement/ Scheme), under Section 230 to 232 of the Companies Act, 2013.</p>	
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All the above information is updated as on August 15, 2025 unless indicated otherwise.