

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

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### Sammaan Capital Limited (formerly Indiabulls Housing Finance Limited)

#### 1. Type of Issue

PUBLIC ISSUE BY SAMMAAN CAPITAL LIMITED (FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED) ("COMPANY" OR "ISSUER") OF UPTO 30,00,000 SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE ₹ 1,000 EACH ("NCDs" OR "DEBENTURES"), AMOUNTING UP TO ₹ 100 CRORE ("BASE ISSUE SIZE") WITH AN OPTION TO RETAIN OVERSUBSCRIPTION OF UPTO ₹ 200 CRORE ("GREEN SHOE OPTION") AGGREGATING UP TO ₹ 300 CRORE ("TRANCHE II ISSUE SIZE" OR "TRANCHE II ISSUE"). THE TRANCHE II ISSUE SIZE IS WITHIN THE SHELF LIMIT OF ₹ 2,000 CRORE AND IS BEING OFFERED BY WAY OF THE TRANCHE II PROSPECTUS DATED DECEMBER 5, 2024 CONTAINING INTER ALIA THE TERMS AND CONDITIONS OF TRANCHE II ISSUE ("TRANCHE II PROSPECTUS"), WHICH SHOULD BE READ TOGETHER WITH THE SHELF PROSPECTUS DATED AUGUST 28, 2024 ("SHELF PROSPECTUS") FILED WITH THE ROC, STOCK EXCHANGES AND SEBI, WHICH SHOULD BE READ TOGETHER WITH THE CORRIGENDUM CUM ADDENDUM TO THE SHELF AND TRANCHE I PROSPECTUS DATED 4 SEPTEMBER 2024 ("CORRIGENDUM"). AND CORRIGENDUM CUM ADDENDUM TO THE TRANCHE II PROSPECTUS READ WITH SHELF PROSPECTUS DATED DECEMBER 10, 2024 ("SECOND CORRIGENDUM"). THE SHELF PROSPECTUS, THE CORRIGENDUM AND THE TRANCHE II PROSPECTUS AND THE SECOND CORRIGENDUM CONSTITUTES THE PROSPECTUS. THE ISSUE IS BEING MADE PURSUANT TO THE PROVISIONS OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON - CONVERTIBLE SECURITIES) REGULATIONS, 2021, AS AMENDED (THE "SEBI NCS REGULATIONS"), THE COMPANIES ACT, 2013 AND RULES MADE THEREUNDER AS AMENDED (THE "COMPANIES ACT, 2013") TO THE EXTENT NOTIFIED AND THE SEBI MASTER CIRCULAR, AS AMENDED FROM TIME TO TIME. THE 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. 200 crores aggregating up to Rs. 300 crores ("Limit"). The Company had issued and allotted NCDs aggregating to Rs.165.26 Crores in the Issue.

*Source: Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated December 26, 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<br>ICRA Limited | "Crisil AA/Stable"<br>"[ICRA]AA (Stable)"                                             |
| (ii) At the end of 1 <sup>st</sup> FY (March 31, 2025)  | Crisil Ratings Limited<br>ICRA Limited | "Crisil AA/Stable"<br>"[ICRA]AA (Stable)"                                             |
| (iii) At the end of 2 <sup>nd</sup> FY (March 31, 2026) | Crisil Ratings Limited<br>ICRA Limited | "Crisil AA/Watch Developing"<br>"[ICRA]AA; Rating Watch with Developing Implications" |
| (iv) At the end of 3 <sup>rd</sup> FY (March 31, 2027)* | -                                      | -                                                                                     |

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

Crisil has upgraded the credit rating on the long-term debt programme of Sammaan Capital Limited (the Company) to CRISIL AA+/Stable vide rating rationale dated April 9, 2026

ICRA has upgraded the credit rating on the long-term debt programme of Sammaan Capital Limited (the Company) to [ICRA] AA+ vide rating rationale dated May 20, 2026

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

Source: Debenture Trust deed dated December 27, 2024

### 5. Subscription level (number of times) \*:

The Tranche II Issue was subscribed to the extent 1.65262 times of the Base Issue Size and 0.55087 times of the overall Tranche II Issue Size after considering not blocked and rejection cases.

\*Source – Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated December 26, 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 <sup>st</sup> FY (March 31, 2025) | 2 <sup>nd</sup> FY (March 31, 2026) | 3 <sup>rd</sup> FY (March 31, 2027) * |
|---------------------------|-------------------------------------|-------------------------------------|---------------------------------------|
| Income from operations    | 8,623.33                            | 8,166.16                            |                                       |
| Net Profit for the period | (1,660.24)                          | (8,521.38)                          |                                       |

|                                         |           |           |  |
|-----------------------------------------|-----------|-----------|--|
| Paid-up equity share capital            | 162.70    | 228.76    |  |
| Reserves excluding revaluation reserves | 21,659.75 | 18,762.71 |  |

\*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, 2025)    | Traded |
| (ii) At the end of 2nd FY (March 31, 2026)   | Traded |
| (iii) At the end of 3rd FY (March 31, 2027)* | NA     |

#NCDs are listed on BSE Limited and NSE and admitted to dealings with effect from December 31, 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, 2025)     | NA               | NA                        |
| (ii) At the end of 2nd FY (March 31, 2026)    | NA               | NA                        |
| (iii) At the end of 3rd FY (March 31, 2027) * | NA               | NA                        |

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

Ms. H.E. Dalia Hazem Gamil Khorshid (DIN: 11789322) was appointed as an Additional Non Executive Non-Independent Director on August 13, 2026

Mr. Alwyn Dinesh Crasta (DIN: 06993693) was appointed as a Non Executive Non-Independent Director of the Company on August 10, 2026

#### 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> <ol style="list-style-type: none"> <li>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 Tranche II Issue</li> <li>For General Corporate Purposes - up to 25% of the Net Proceeds of the Issue</li> </ol> |
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|                                     |                                                                               |
|-------------------------------------|-------------------------------------------------------------------------------|
|                                     |                                                                               |
| (ii) Actual utilization             | The funds were utilized for the object mentioned in the Tranche II Prospectus |
| (iii) Reasons for deviation, if any | NA                                                                            |

BSE and NSE intimation dated February 11, 2025

**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 II Prospectus dated December 5, 2024) |
| (ii) Delay in payment from the due date                 | No                                                                                                                                                                                                                                                                                             |
| (iii) Reasons for delay/ non- payment, if any           | ---                                                                                                                                                                                                                                                                                            |

BSE and NSE Intimation dated August 13, 2026

**11. Any other material information**

| Announcement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 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 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"). | January 27, 2025  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | February 10, 2025 |

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| from using the word 'Sammaan' or any other word deceptively similar to 'Svamaan'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |
| 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) (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 | June 10, 2025     |

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| respective shareholders & creditors (Scheme of Arrangement/ Scheme), under Section 230 to 232 of the Companies Act, 2013.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |
| Citigroup Global Markets India Private Limited, ("Manager to the Offer") has submitted to BSE a copy of Draft Letter of Offer to the Public Shareholders of Sammaan Capital Ltd ("Target Company").                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | October 17, 2025  |
| Mr. Vinay Gupta, Deputy Chief Compliance Officer, has been appointed as Chief Compliance Officer of the Company in place of Mr. Somil Rastogi, w.e.f. November 6, 2025, in line with the Company's ongoing internal restructuring and succession planning efforts. Mr. Somil Rastogi has assumed the position as SMP and Head- Credit & Policy.                                                                                                                                                                                                                                                                                                                                                                                               | November 6, 2025  |
| the Company (the "Board") upon consideration of the recommendations and reports of the Audit Committee of SCL and the Independent Directors Committee of SCL respectively, at its meeting held on Wednesday, December 31, 2025 has, inter alia, considered and approved the Scheme of Arrangement between the Demerged Company, i.e. SFL and the Resulting Company, i.e. SCL and their respective shareholders and creditors under Sections 230 to 232 read with Section 52, Section 66 and other applicable provisions of the Companies Act, 2013, subject to receipt of necessary consents. SFL is a wholly owned subsidiary of SCL. On the proposed Scheme becoming effective, the Demerged Company [SFL] shall surrender its NBFC license | December 31, 2025 |
| CARE Ratings Limited has upgraded the credit rating assigned to the long-term Debt programme of Sammaan Capital Limited ("the Company" or "SCL") by two notches to "CARE AA+; Stable". Further, the rating assigned to the Commercial Paper and Short Term Non-Convertible Debentures of the Company has been reaffirmed at "CARE A1+ ". Also CARE Ratings has upgraded the rating assigned to the Company's perpetual debt instruments to "CARE AA/Stable" from "CARE A+ "                                                                                                                                                                                                                                                                   | May 13, 2026      |
| With the completion of International Holding Company PJSC (IHC) investment and Open Offer, Sammaan Capital has formally entered a new era. Sammaan Capital is now an IHC Group Company, with IHC, as the promoter and controlling shareholder of the Company                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | May 16, 2026      |
| ICRA, an Affiliate of Moody's, upgrades Sammaan Capital Limited to AA+. All three domestic rating agencies complete upgrade cycle within 50 days of IHC's investment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | May 20, 2026      |

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| The international credit rating agency S&P Global Ratings has upgraded Sammaan Capital Limited's long-term [International] credit rating to 'BB-' with Stable Outlook. | June 2, 2026 |
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All the above information is updated as on August 15, 2026 unless indicated otherwise.