TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER

NAME OF THE ISSUE: INDIABULLS HOUSING FINANCE LIMITED – TRANCHE V
ISSUE OPENING DATE: MARCH 5, 2024

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 THIS 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"). THIS 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.**
2.	**Issue Size (₹ in Crores)**	Tranche V Issue is for a Base Issue size of ₹100 Crores, with an option to retain oversubscription up to ₹100 Crores, aggregating up to ₹200 Crores ("Tranche V Issue Limit"). The Company issued and allotted Debentures aggregating to ₹129.593 Crores. (Source: Minutes of the meeting dated March 22, 2024 between the Company, Lead Managers and the Registrar to the Issue)
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	"CRISIL AA/Stable"
		ICRA Limited	"[ICRA]AA (Stable)"
	(ii) At the end of 1st FY (March 31, 2024)	CRISIL Ratings Limited ICRA Limited	"CRISIL AA/Stable" "[ICRA] AA (Stable)"
	(iii) At the end of 2nd FY (March 31, 2025)	CRISIL Ratings Limited ICRA Limited	"CRISIL AA/Stable" "[ICRA] AA (Stable)"
	(iv) At the end of 3rd FY (March 31, 2026)	Crisil Ratings Limited ICRA Limited	"Crisil AA+/Stable" "[ICRA] AA+ (Stable)"

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)** If the issue was undersubscribed, please clarify how the funds were arranged.	The Tranche V Issue was subscribed 1.2959 times of the Base Issue Size and 0.6480 times of the Tranche V Issue Size after considering not banked and technical rejection cases. (Source: Minutes of the meeting dated March 22, 2024 between the Company, Lead Managers and the Registrar to the Issue)		
6.	**Financials of the issuer (as per the annual financial results submitted to stock exchanges under Regulation 52 (2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**			
				(₹ in Crore)
	Parameters	**1st FY (March 31, 2024)**	**2nd FY (March 31, 2025)**	**3rd FY (March 31, 2026)**
	Income from operations	7,379.99	7,610.4	7,515.94
	Net Profit for the period	989.82	942.69	(7,597.47)
	Paid-up equity share capital	114.99	165.88	165.88
	Reserves excluding revaluation reserves	17,940.58	22,626.55	19,683.79
7.	**Status of the debt securities (whether traded, delisted, suspended by any stock exchange, etc.)#**			
	(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)	Traded		
	#NCDs are listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) and admitted to trading w.e.f. March 28, 2024 on both the exchange.			
8.	**Change, if any, in directors of issuer from the disclosures in the offer document**			
	Particular	**Name of Director**	**Appointment/Resignation**	**Date of Change**
	(i) At the end of 1st FY (March 31, 2024)	Mr. Bishnu Charan Patnaik Mr. Ajit Kumar Mittal Mr. Rajiv Gupta Mrs. Shefali Shah Justice Gyan Sudha Misra Mr. Dinabandhu Mohapatra	Resignation Resignation Appointment Appointment Retirement Re-appointment	April 29, 2023 May 22, 2023 July 28, 2023 November 14, 2023 September 28, 2023 November 23, 2023
	(ii) At the end of 2nd FY (March 31, 2025)	Satish Chand Mathur	Cessation	March 7, 2025
	(iii) At the end of 3rd FY (March 31, 2026)	Nil	Nil	Nil
9.	**Status of utilization of issue proceeds (as submitted to stock exchanges under Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**			
	(i) As disclosed in the offer document	The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing and for repayment of interest and principal of existing borrowings of the Company - at least 75% of the Net Proceeds of the Issue. 2. For General Corporate Purposes – Maximum of upto 25% of the Net Proceeds of the Issue.		
	(ii) Actual utilization	The entire amount of proceeds of the issues were used for the purposes as stated in the Tranche V Prospectus dated February 27, 2024 and there is no unutilised amount pertaining to this issuance.		

	(iii) Reasons for deviation, if any	Nil
10.	**Delay or default in payment of interest/ principal amount (Yes/ 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	NA
	(iii) Reasons for delay/ non-payment, if any	NA
11.	**Any other material information**	
	Date	**Announcement**
	April 15, 2024	Second Tranche of voluntary creation of trustee-managed reserve fund for Foreign Currency Convertible Bonds [XS2377720839] repayment Source: https://www.sammaancapital.com/uploads/news/ibh_se_intimation_fccb2_second_fd_creation_15apr2024-093526001713155858.pdf
	May 14, 2024	Report of the Monitoring Agency for the quarter ended March 31, 2024 for Rights Issue Source: https://www.sammaancapital.com/uploads/news/ibh_se_intimation_monitoringagencyreport_14may2024-007911900171574786 4.pdf
	May 27, 2024	Addendum to the Tranche VI Prospectus published in national daily newspaper with wide circulation being Financial Express (English) and in Jansatta (Hindi) published on May 27, 2024 Source: https://cdn.sammaancapital.com/uploads/news/ibh_exchange_intimation_27052024-058323100171687046 3.pdf
	May 30, 2024	Annual Secretarial Compliance Report for the year ended March 31, 2024, issued by M/s Jayant Gupta and Associates, Practicing Company Secretaries, Secretarial Auditors of the Company Source: https://nsearchives.nseindia.com/content/debt/WDM/Debt_30052024135242_IHFL_Annual_SCR_2024.pdf
	June 3, 2024	Second Addendum to the Tranche VI Prospectus published in national daily newspaper with wide circulation being Financial Express (English) and in Jansatta (Hindi) published on June 3, 2024 Source: https://cdn.sammaancapital.com/uploads/news/ibh_2nd_adden_tranche6_prospectus_03062024-022825800171742030 6.pdf

	June 17, 2024	Indiabulls Housing Finance Limited ("the Company"), has issued and allotted 35,79,035 (Thirty Five Lakhs Seventy Nine Thousand and Thirty Five) fully paid-up Equity shares of face value INR 2/- each, to eligible employees, upon exercise of options vested in their favour under 'Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2013'. Source: https://cdn.sammaancapital.com/uploads/news/ihfl_exchange_intimation_allotment_of_shares_17jun2024-06703020017186367 06.pdf
	July 2, 2024	Change in the name of the Company to 'Sammaan Capital Limited' and Receipt of Certificate of Registration from the RBI Source: https://cdn.sammaancapital.com/pdf/scl-8bd4e3.pdf
	July 22, 2024	Change in the name and trading symbol on Stock Exchanges Source: https://cdn.sammaancapital.com/scl-exchange-intimation-change-in-name-and-trading-symbol-4f5b5f.pdf
	July 23, 2024	Company has allotted 6,000 Secured, Redeemable, Non-Convertible Debentures of face value Rs. 1 lakh each aggregating to Rs. 60 Crores, on a private placement basis Source: https://cdn.sammaancapital.com/pdf/allotmentncd-b69e15.pdf
	August 1, 2024	Third Tranche of voluntary creation of trustee-managed reserve fund for Foreign Currency Convertible Bonds [XS2377720839] repayment Source: https://cdn.sammaancapital.com/pdf/ca1010824-ceb0dd.pdf
	August 14, 2024	Monitoring Agency Report for the quarter ended June 30, 2024 Source: https://cdn.sammaancapital.com/pdf/monitoringagency-54d0f0.pdf
	August 29, 2024	Receipt of call money in respect of First and Final Call on the outstanding partly paid-up Rights Equity Shares of the Company Source: https://cdn.sammaancapital.com/pdf/money-27f97d.pdf
	August 29, 2024	Securities Issuance and Investment Committee ("Committee") of the board of directors of Sammaan Capital Limited ("Company" or "Issuer") at its meeting held on August 28, 2024, approved the public issue by the Company of secured, redeemable, non-convertible debentures of face value of ₹1,000 each ("NCDs") for an amount up to ₹125 crores ("Base Issue Size") with an option to retain oversubscription up to ₹125 crores, aggregating up to ₹250 crores ("Tranche I Issue Limit") (" Tranche I Issue"), which is within the shelf limit of ₹2,000 crores Source: https://cdn.sammaancapital.com/pdf/prospectus-778018.pdf
	September 2, 2024	Reminder-cum-Forfeiture Notice for right issue of equity shares of Indiabulls Housing Finance Limited (the "Company", and such issue, the "Right Issue")

		Source: https://cdn.sammaancapital.com/pdf/ibh_intimation_for_newspaper_2sep2024-4b5b01.pdf
	September 2, 2024	Purchase of bonds issued on private placement basis, maturing up to December 31, 2024 Source: https://cdn.sammaancapital.com/pdf/scl_buyback_intimation02sep2024-933384.pdf
	September 2, 2024	Voluntary Creation of Trustee-Managed reserve fund – Fixed Deposit of 100% for Foreign Currency Convertible Bonds (XS2377720839) repayment on Optional Put Date ("29th September, 2024) Source: https://cdn.sammaancapital.com/pdf/scl_se_intimation_fccb2_fourthfd_creation_2sep2024-0bb7b7.pdf
	September 4, 2024	Company allotted 5,000 Secured, Redeemable, Non-Convertible Debentures of face value Rs. 1 lakh each aggregating to Rs. 50 Crores, on a private placement basis Source: https://cdn.sammaancapital.com/pdf/scl_intimation_allotment_of_ncd_04092024-451d75.pdf
	September 5, 2024	Business Responsibility and Sustainability Report of Sammaan Capital Limited (Formerly known as Indiabulls Housing Finance Limited) (the "Company") for FY 2023-24 Source: https://cdn.sammaancapital.com/pdf/company-2ec15b.pdf
	September 5, 2024	Securities Issuance and Investment Committee of the Board of Directors of the Company approved the Shelf Prospectus and Tranche I Prospectus for the public issue by the Company of secured, redeemable, nonconvertible debentures of face value of ₹ 1,000 each for an amount aggregating up to ₹ 125 crore with an option to retain oversubscription of up to ₹ 125 crore aggregating up to ₹ 250 crore. Source: https://cdn.sammaancapital.com/pdf/public-e213f9.pdf
	September 27, 2024	Repayment of USD 165 Mn of Foreign Currency Convertible Bonds. Total of USD 3.36 Bn of Foreign Borrowings Repaid Source: https://cdn.sammaancapital.com/scl-fccb2-payment-intimation-27sep2024-324b0f.pdf
	October 8, 2024	Receipt of first and final call money in relation to 74,30,279 outstanding partly paid-up rights equity shares ("Partly Paid-up Equity Shares") of Sammaan Capital Limited (the "Company") pursuant to Final Reminder-Cum-Forfeiture Notice dated August 29, 2024 Source: https://cdn.sammaancapital.com/scl-conversion-of-partly-paid-to-fully-paid-intimation-08oct2024-c6c7c3.pdf
	October 10, 2024	Final reminder-cum-forfeiture notice, in respect of first and final call on the outstanding partly paidup rights equity shares of the Company Source: https://cdn.sammaancapital.com/scl-final-opportunity-for-payment-of-call-money10oct2024-9e421e.pdf
	October 21, 2024	Allotment of 10,000 Secured, Rated , Listed, Taxable, Redeemable, Non-Convertible Debentures of face value Rs. 1 lakh each, aggregating to Rs. 100 Crores, on a private placement basis

		Source: https://cdn.sammaancapital.com/scl-ncd100cr-allotment-intimation-21102024-4ec7a4.pdf
	October 22, 2024	Purchase of USD denominated senior secured social bonds due 2027 Source: https://cdn.sammaancapital.com/scl-se-intimation-22oct2024-e3892f.pdf
	November 13, 2024	Acquisition of legacy, wholesale loans' business by Sammaan Capital Limited from its wholly owned subsidiary, Sammaan Finserve Limited Source: https://cdn.sammaancapital.com/sc-stock-exchange-intimation-13nov24-76f36b.pdf
	November 18, 2024	Purchase of bonds of all maturities maturing up to December 31, 2024 Source: https://cdn.sammaancapital.com/scl-purchase-of-bonds-having-maturities-upto-31122024-4c1770.pdf
	November 19, 2024	Purchase of USD denominated senior secured social bonds due 2027. Source: https://cdn.sammaancapital.com/scl-se-1-a8aabe.pdf
	November 21, 2024	Grant of Stock Options under "Sammaan Capital Limited Employee Stock Benefit Scheme – 2024" (ESOP Plan 2024) of the Company. Source: https://cdn.sammaancapital.com/scl-exchange-intimation-grant-of-esops-f82752.pdf
	November 30, 2024	Receipt of first and final call money in relation to 18,17,874 outstanding partly paid-up rights equity shares ("Partly Paid-up Equity Shares") of Sammaan Capital Limited (the "Company") pursuant to Final Reminder-Cum-Forfeiture Notice dated October 10, 2024 Source:https://cdn.sammaancapital.com/scl-conversion-of-partly-paid-to-fully-paid-intimation-30nov2024-90f07e.pdf
	December 1, 2024	Update on Special Leave Petition seeking permission to appeal the final judgement passed by the Delhi High Court in February 2024, which comprehensively dismissed the Public Interest Litigation filed by Mr. Prashant Bhushan in 2019 Source: https://cdn.sammaancapital.com/sc-slp-response-01dec2024-003f8b.pdf
	December 5, 2024	Public issue of 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 ₹200 crores, aggregating up to ₹300 crores ("Tranche II Issue Limit") (" Tranche II Issue"), which is within the shelf limit of ₹2,000 crores. Source: https://cdn.sammaancapital.com/lotus-stock-exchange-intimation-05122024-52f6ae.pdf
	February 18, 2025	Hon'ble Division Bench of the High Court of Delhi grants Stay on operation of Order dated February 10, 2025 passed by Hon'ble Single Judge. Pursuant to such stay, there is no restraint on the Company in continuing to use the word "Sammaan"

		Source: https://www.sammaancapital.com/media/pdf/scl_exchange_intimation_hc_order_18feb25_37806.pdf
	February 28, 2025	the Board of Directors of the Company on February 28, 2025, has: i. on the basis of recommendation from Nomination and Remuneration Committee, approved the appointment of Mr. Dharmvir Kumar Singh, as Chief Technology Officer (CTO) and Senior Management Personnel (SMP) of the Company, with effect from March 1, 2025. ii. approved shifting of – a) 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 b) one of its Corporate Offices situated at '4th Floor, Augusta Point, Golf Course Road, DLF Phase5, 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. Source: http://sammaancapital.com/media/pdf/scl_intimation_reg_30_2069.pdf
	March 07, 2025	Mr. Satish Chand Mathur (Ex-DGP of Maharashtra), has completed his second and final term as an Independent Director, commencing from March 08, 2022 till March 07, 2025 and consequently ceased to be a Director of the Company w.e.f. the close of business hours on March 07, 2025. Source: https://www.sammaancapital.com/media/pdf/scl_intimation_cessation_mr_satish_chand_mathur_92948.pdf
	March 17, 2025	S&P Upgrades the Company's Long-term [International] Credit Rating to B+ with Stable Outlook Source: https://www.sammaancapital.com/media/pdf/scl_s_and_p_rating_upgrade_exchange_intimation_17mar2025_49535.pdf
	March 19, 2025	Settlement with Svamaan Financial Services Private Limited ("Svamaan") and disposal of the suit by Hon'ble High Court of Delhi Source: https://www.sammaancapital.com/media/pdf/scl_brand_name_intimation_19mar2025_50851.pdf
	March 21, 2025	Moody's changes the Company's Rating Outlook to Positive from Stable. Moody's have reaffirmed long-term corporate family rating and foreign and local currency senior secured medium-term note (MTN) program ratings at B2 Source: https://www.sammaancapital.com/media/pdf/scl_moodys_outlook_changeexchange_intimation_21mar2025_74391.pdf
	March 24, 2025	Securities Issuance and Investment Committee (the "Committee") by the board of directors of Sammaan Capital Limited (the "Company"), the Committee has, at its meeting held on March 24, 2025, approved the proposed issuance of foreign currency denominated bonds by the Company (the "Issue") and the preliminary offering circular in relation to the Issue.

		Source: https://www.sammaancapital.com/media/pdf/scl_prelimnary_oc_intimation_24mar2025_815.pdf
	March 28, 2025	Allotment of Secured, Rated, Listed, Taxable, Redeemable Non-Convertible Debentures on a Private Placement basis Source: https://www.sammaancapital.com/media/pdf/scl_ncd_allotment_intimation_28032025_54700.pdf
	April 15, 2025	Mr. V Vijay Kiran, Executive Vice-President, forming part of the Senior Management of the Company, based in Bangalore, has resigned from the services of the Company with effect from close of business hours on April 15, 2025 due to his personal reasons Source: https://www.sammaancapital.com/media/pdf/scl_change_in_smp_601.pdf
	April 22, 2025	Business update: Strong traction in collections from legacy loan book Source: https://www.sammaancapital.com/media/pdf/scl_exchange_intimation_22apr2025_65882.pdf
	May 06, 2025	Notice of Meeting of Unsecured Creditors of Sammaan Capital Limited (Formerly Known as Indiabulls Housing Finance Limited) ("the Company") pursuant to Order dated January 27, 2025, of the Hon'ble National Company Law Tribunal, New Delhi Bench ("NCLT"), in the matter of scheme of arrangement for amalgamation of six wholly owned subsidiaries with the Company Source: https://www.sammaancapital.com/media/pdf/scl_meeting_intimation_unsecured_creditors_41007.pdf
	May 15, 2025	Report(s) of the Monitoring Agency for the quarter ended March 31, 2025 Source: https://www.sammaancapital.com/media/pdf/scl_se_intimation_monitoring_agency_report_81892.pdf
	May 16, 2025	Outcome of Board Meeting held on May 16, 2025 i. Approval of the audited standalone and consolidated financial results of the Company ("Financial Results"), for the quarter and financial year ended March 31, 2025, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"). Source: https://www.sammaancapital.com/media/pdf/scl_outcome_16may2025_55161.pdf
	May 21, 2025	Disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares & Takeovers) Regulations, 2011 for Plutus Wealth Management LLP. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/12BC18B5_4655_455B_878E_639403AFB8AD_165254.pdf
	May 30, 2025	Annual Secretarial Compliance Report for the financial year ended March 31, 2025 in accordance with the provisions of Regulation 24A read with Regulation 62M of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

		Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/5af32ae7-afcb-4564-9385-72228bc1bc7f.pdf
	June 10, 2025	Summary of Proceedings of Meeting of Equity Shareholders of Sammaan Capital Limited ("the Company") held on Tuesday, June 10, 2025 pursuant to the directions of National Company Law Tribunal, New Delhi Bench, vide its Order dated January 27, 2025 and Rectification Order dated April 1, 2025. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/10915744-f004-4790-9b8b-9630b596ccf4.pdf
	June 10, 2025	Summary of Proceedings of Meeting of Unsecured Creditors of Sammaan Capital Limited ("the Company") held on Tuesday, June 10, 2025 pursuant to the directions of National Company Law Tribunal, New Delhi Bench, vide its Order dated January 27, 2025 and Rectification Order dated April 1, 2025. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/17b61397-f2a0-4482-bb81-6df477f1e03f.pdf
	June 11, 2025	Submission of Voting Results and Scrutinizer report on National Company Law Tribunal, New Delhi Bench, convened meeting of equity shareholders of Sammaan Capital Limited held on Tuesday, June 10, 2025. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/1bc239f4-9e28-4d48-b711-726bc02ae2b0.pdf
	June 11, 2025	Submission of Voting Results and Scrutinizer Report on National Company Law Tribunal, New Delhi Bench, convened meeting of the secured creditors of Sammaan Capital Limited held on Tuesday, June 10, 2025. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/7f42c049-192b-4b24-9d90-b4875c670be4.pdf
	June 13, 2025	Purchase of bonds of all maturities maturing up to September 30, 2025 The Company hereby issues an offer to all Debenture holder(s) for pre-mature redemption of its NCDs maturing till 30th September 2025. The Asset Liability Management Committee [ALCO] of the Company has decided to make this offer to all the NCD holders to acquire NCDs maturing till 30th September, 2025, on the exchange at par and hold them as treasury stock until maturity. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/c6028316-68fa-4965-b152-4a1c29d3617c.pdf
	June 17, 2025	Pursuant to the applicable provision of the SEBI LODR and in compliance with Para 95 of Master direction- RBI (NBFC-Scale based Regulation) Direction, 2023, dated October 19, 2023, as amended, the board of directors of the Company on June 17, 2025, has approved the re-appointment of Mr. Naveen Uppal, as CRO of the Company, for a further period of three years, w.e.f. June 17, 2025. For details refer attachment. Source:

		https://www.bseindia.com/xml-data/corpfiling/AttachHis/76de85e5-03d9-4935-a4bc-e9cdea706d25.pdf
	June 19, 2025	Allotment of 28,500 Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up Non-Convertible Debentures on a Private Placement basis – Intimation under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations"). Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/d6445aca-033f-433a-af5c-817d774aef98.pdf
	July 09, 2025	Proposed public issue by Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) ("Company" Or "Issuer") of upto 20,00,000 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 ₹ 100 crore ("Green Shoe Option") aggregating up to ₹ 200 crore ("Tranche IV issue size" or "Tranche IV issue". Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/df1cb5a6-4343-4d67-b496-7f3a349007e0.pdf
	July 15, 2025	Disclosure in terms of Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 with respect to gross acquisitions/ sale exceeding 2% of total voting rights of Sammaan Capital Limited. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/A2B85542_3790_47C4_A0EB_3223A64C9BD8_164013.pdf
	July 31, 2025	Newspaper publication pursuant to Order of Hon'ble National Company Law Tribunal, New Delhi Bench for scheme of arrangement pursuant to section 230-232 of the Companies Act, 2013. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/b6ae6a15-4674-4ba0-a2c9-31d0f09aeef0.pdf
	August 01, 2025	Pursuant to Regulation 30 and 51 of SEBI LODR Regulations, the Securities Issuance and Investment Committee of the Board of Directors, in its meeting held on August 1,2025 had approved allotment of 17,36,110 NCDs for cash at par, aggregating to INR 173,61,10,000 on public issue basis. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/369306a3-d973-4210-a2a5-1b1f8164708f.pdf
	August 04, 2025	Pursuant to the applicable provisions of the Listing Regulations, in terms of the Board authorization dated March 15, 2024, read with resolution passed by the Securities Issuance and Investment Committee on July 30, 2025, the Company allotted 5,000 Secured Rated, Listed, Taxable Redeemable, Fully Paid-up Non-convertible Debentures of face value of Rs. 1 Lakh each aggregating to Rs. 50 Crores, on private placement basis. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/bd5a7a2c-dce0-45d0-bc28-e9d0c3a54cf9.pdf

	August 14, 2025	Pursuant to the applicable provisions of the Listing Regulations, we wish to inform that in terms of the Board authorization dated March 15, 2024, read with resolution passed by the Securities Issuance and Investment Committee on August 11, 2025, Sammaan Capital Limited (formerly Known as Indiabulls Housing Finance Limited) (the "Company") has today i.e. on August 14, 2025, allotted 9,000 Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up Non-Convertible Debentures of face value ₹ 1,00,000/- (Rupees One Lakh only) each, aggregating to ₹ 90,00,00,000/- (Rupees Ninety Crore only), on a private placement basis. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/3d64fd8a-417e-4544-bc5e-2ad1747e0fe2.pdf
	August 21, 2025	Pursuant to the powers delegated to the Securities Issuance and Investment Committee (the "Committee") by the board of directors of Sammaan Capital Limited (the "Company"), the committee has approved the issuance of U.S.$300,000,000 8.95 per cent. Senior Secured Social Bonds due 2028 (the "Bonds", and such issuance, the "Issue") aggregating to U.S.$300 million and has approved the pricing, tenure and other terms of the Bonds. Subject to compliance with applicable laws and regulations and as permitted by the Reserve Bank of India under the guidelines for external commercial borrowings (the "ECB Guidelines") the Company intends to use the proceeds from this Issue for such activities like onward lending as may be permitted under the ECB Guidelines and in accordance with the Company's sustainable financing framework. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/043afc8d-9dcc-4071-b9be-6e2545baa409.pdf
	August 28, 2025	This is in furtherance to our letter(s) dated August 21, 2025. We are pleased to inform you that the Company has raised U.S.$ 300 Million by allotment of U.S.$300,000,000 8.95 per cent. Senior Secured Social Bonds due 2028 (the "Bonds") in accordance with Regulation S/Rule 144A of the U.S. Securities Act, 1933 and applicable Indian laws. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/d8ef7531-d9d3-4f2d-b7e9-6c92c2b0b0db.pdf
	September 01, 2025	The Exchange has received the disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares & Takeovers) Regulations, 2011 for Plutus Wealth Management LLP with respect to gross acquisition/sale exceeding 2% of total voting rights of Sammaan Capital Limited. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/85FD12A4_25F2_4502_9EEA_087995144A53_171546.pdf
	September 04, 2025	Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, we wish to inform you that Mr. Himanshu Mody has been appointed as Deputy CEO of the Company, with effect from September 4, 2025. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/472a9046-7c1b-44af-9c8d-b90d58c594b9.pdf

	September 29, 2025	Pursuant to the applicable provisions of the Listing Regulations, in terms of the Board authorization dated September 3, 2025, read with resolution passed by the Securities Issuance and Investment Committee on September 29, 2025, Sammaan Capital Limited (formerly Indiabulls Housing Finance Limited) (the "Company") has allotted secured, rated, listed, taxable, redeemable, non-convertible debentures of the face value of ₹ 1,00,000/- (Rupees One Lakh only) each, with a issue size aggregating up to ₹ 135 Cr. (the "Debentures/ NCD"), on a private placement basis. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/95a298bc-e236-40dc-8a45-2fc4fa515fca.pdf
	September 29, 2025	Outcome of Annual General Meeting held on September 29, 2025 to approve the following- 1. To consider and adopt the Audited Standalone and Consolidated Financial Statements of the Company for the financial year ended March 31, 2025, and Reports of the Board of Directors and Auditors thereon. 2. To appoint a Director in place of Mr. Gagan Banga (DIN: 00010894), a Whole Time Director & Key Managerial Personnel, designated as Managing Director & CEO, who retires by rotation and being eligible, offers himself for reappointment. 3. Renewal of limit to issue debentures on private placement basis by the Board, not in the nature of equity shares, of the Company, upto ₹ 30,000 Crores 4. Appointment of M/s Neelam Gupta & Associates, Company Secretaries in Practice having Unique Code: S2006UP86800, as the Secretarial Auditors of the Company, to hold office for a term of five consecutive years i.e. from financial year 2025-26 to financial year 2029-30. 5. Payment of remuneration / commission / incentives to Non-Executive Directors. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/f62ceda3-4308-42ee-b888-8afe266c6be3.pdf
	October 02, 2025	The Nomination and Remuneration Committee of the Company (the "Committee"), at its meeting held today i.e. October 2, 2025, has granted under the: (a) "Indiabulls Housing Finance Limited Employee Stock Benefit Scheme - 2023" (the "Scheme"), 2,00,00,000 (Two Crore) Stock Options, out of the lapsed Stock Options, granted earlier, representing an equal number of equity shares of face value of Rs. 2/- each in the Company, at an exercise price of Rs. 170/- (which is above the closing market price of the fully paid up equity shares of the Company on National Stock Exchange of India Limited, on the working day immediately preceding the date of grant of options, under the Scheme(s) i.e. October 1, 2025). The Stock Options so granted, shall vest within two years beginning from October 3, 2026 the first vesting date, and (b) "Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013", 10,53,406 (Ten Lacs Fifty Three Thousand Four Hundred and Six) Stock Options, out of the lapsed Stock Options, granted earlier, representing an equal number of equity shares of face value of Rs. 2/- each in the Company, at an exercise price of Rs. 170/- (which is above the closing market price of the fully paid up equity shares of the Company on National Stock Exchange of India Limited, on the working day immediately preceding the date of grant of options, under the Scheme(s) i.e. October 1, 2025). The Stock Options so granted, shall vest on October 3, 2026.

		Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/5a25b24b-be66-4574-99d6-5a002d1a8699.pdf
	October 02, 2025	Open offer for acquisition of up to 34,17,54,286 (thirty four crore seventeen lakh fifty four thousand two hundred and eighty six) fully paid up equity shares of face value of INR 2 (Indian Rupees two) each ("Offer Shares") of Sammaan Capital Limited ("Target Company"), representing 26% (twenty six percent) of the Expanded Voting Share Capital of the Target Company from the Public Shareholders of the Target Company by Avenir Investment RSC Ltd ("Acquirer"), together with IHC Capital Holding LLC ("PAC") in its capacity as a person acting in concert with the Acquirer, pursuant to and in compliance with the requirements of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and subsequent amendments thereto ("SEBI (SAST) Regulations") ("Open Offer" or "Offer"). Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/9C9F5ECE-251C-41D7-982D-2673FB241D8A-073802.pdf
	October 09, 2025	The Securities Issuance and Investment Committee (the "Committee") of the board of directors of the Company (the "Board of Directors") has approved the issuance of U.S.$450,000,000 7.5 per cent. Senior Secured Social Bonds due 2030 (the "Bonds", and such issuance, the "Issue") aggregating to U.S.$450 million and has approved the pricing, tenure and other terms of the Bonds. Subject to compliance with applicable laws and regulations and as permitted by the Reserve Bank of India under the guidelines for external commercial borrowings (the "ECB Guidelines") the Company intends to use the proceeds from this Issue for such activities like onward lending as may be permitted under the ECB Guidelines and in accordance with the Company's sustainable financing framework. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/72cb049b-7c1c-4d81-8510-125cd6cb4369.pdf
	October 16, 2025	In terms of the Board authorization dated September 3, 2025, read with resolution passed by the Securities Issuance and Investment Committee on October 13, 2025, Sammaan Capital Limited (formerly Indiabulls Housing Finance Limited) (the "Company") has allotted (i) 20,000 secured, rated, listed, taxable, redeemable, fully paid-up, non-convertible debentures of the face value of ₹1,00,000 (Rupees One Lakh only) each, aggregating to ₹200,00,00,000 (Rupees Two Hundred Crores only) ("Series I"); and (ii) 20,000 secured, rated, listed, taxable, redeemable, fully paid-up non-convertible debentures of the face value of ₹1,00,000 (Rupees One Lakh only), aggregating to ₹200,00,00,000 (Rupees Two Hundred Crores only) ("Series II") (hereinafter collectively referred as "Issue" or "Debentures" or "NCDs"), on a private placement basis. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/dd5844d8-b3da-4efd-abc6-2d92f8edde8f.pdf
	October 16, 2025	Open offer for acquisition of up to 34,17,54,286 (thirty four crore seventeen lakh fifty four thousand two hundred and eighty six) fully paid up equity shares of face value of INR 2 (Indian Rupees two) each of Sammaan Capital Limited ("Target Company" and such shares, "Equity Shares"), representing 26% (twenty six percent) of the Expanded Voting Share Capital

		of the Target Company from the Public Shareholders of the Target Company by Avenir Investment RSC Ltd ("Acquirer"), together with IHC Capital Holding LLC ("PAC") in its capacity as a person acting in concert with the Acquirer, pursuant to and in compliance with the requirements of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and subsequent amendments thereto ("SEBI (SAST) Regulations") ("Open Offer" or "Offer"). Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/E3738C60-8033-4C3A-BF73-38D642D1CB85-075729.pdf
	October 29, 2025	Receipt of requisite shareholders' approval for issuance of Equity Shares and Warrants of the Company by way of a Preferential Issue to Avenir Investment RSC Ltd ("Investor") (indirectly owned and controlled by International Holding Company). Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/c7fc77f8-e542-4b55-81b8-2097e48a119c.pdf
	October 31, 2025	Outcome of Board Meeting held on October 31, 2025 i. Considered and approved the Unaudited standalone and consolidated financial results of the Company, for the quarter and half-year ended September 30, 2025 ("Financial Results"), in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/a3168876-3e7a-4472-b158-d91f558644ce.pdf
	December 9, 2025	Intimation for Allotment of following Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up Non-Convertible Debentures on Private Placement basis i. 20,000 secured, rated, listed, redeemable, non-convertible debenture (hereinafter "Series I NCDs" or "Series I Debentures") of the face value of INR 1,00,000 each aggregating to INR 200,00,00,000. ii. 10,000 secured, rated, listed, redeemable, non-convertible debenture (hereinafter "Series II NCDs" or "Series II Debentures", along with the Series I NCDs or Series I Debentures respectively, hereinafter referred to as "NCDs" or "Debentures") of the face value of INR 1,00,000 each aggregating to INR 100,00,00,000. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/cb4290df-28ba-46ee-b86b-45af2d5cd680.pdf

	January 16, 2026	Intimation for Allotment of 11,500 secured, rated, listed, redeemable, non-convertible debenture (hereinafter "NCDs" or "Debentures") of the face value of INR 1,00,000 each aggregating to INR 115,00,00,000 on Private Placement basis. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/02e264e3-f44d-4907-b2bf-6f249f456027.pdf
	February 4, 2026	Outcome of Board Meeting held on February 4, 2026 to consider and approve the Unaudited standalone and consolidated financial results of the Company, for the quarter and nine months ended December 31, 2025. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/7f8ec9ab-4db5-47e8-a012-b7bbd54d5df5.pdf
	April 02, 2026	Disclosure under Regulation 18 (6) Pursuant to the share subscription agreement dated October 02, 2025 entered into amongst the Avenir Investment RSC Ltd (''Acquirer") and Sammaan Capital Limited ("Target Company"), the Target Company has issued and allotted 33,00,00, 1.11 equity shares ("Subscription Shares"), 8,68,92,966 warrants ("Tranche I Warrants") and 21,97>97,569 warrants ("Tranche Il Warrants") to the Acquirer on March 31, 2026 ("P1·eferentinl Issue"). Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/554096A0_4626_4E71_B575_348F8AB67C4F_142310.pdf
	April 7, 2026	Pursuant to and in compliance with Regulations 3(1) and 4 read with Regulations 13(4), 14(3) and 15(2) and other applicable regulations of the SEBI (SAST) Regulations, the Acquirer and the PAC are making an Open Offer to the Public Shareholders of the Target Company to acquire 34,17,54,286 (thirty four crore seventeen lakh fifty four thousand two hundred and eighty six) Equity Shares. In relation to the Offer, Citigroup Global Markets India Private Limited is acting as the manager to the Offer pursuant to and in accordance with Regulation 12(1) of the SEBI (SAST) Regulations. Letter of Offer received by the Company from Citigroup Global Markets India Private Limited in relation to the open offer to the public shareholders of the Company. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/f0d223c6-fa9e-45c5-b8eb-71c03cb49856.pdf
	May 15, 2026	Outcome of Board Meeting approving the following- 1. Noting classification of the Investor as promoter: 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. 2. Appointment of Mr. Alwyn Dinesh Crasta (DIN: 06993693) as an Additional Non-Executive Non-Independent Director w.e.f May 15, 2026. Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/f867d8f8-a835-4545-8619-f11a88856c2b.pdf

	May 20, 2026	Outcome of Board Meeting approving the following- 1. The Audited Standalone and Consolidated financial results of the Company, for the quarter and financial year ended March 31, 2026 ("Financial Results"). 2. As an enabling authorization, to raise funds through issuance of debentures and/or bonds and/or debt instruments and/or External Commercial Borrowings (ECBs) and/or any other non-convertible securities, by way of public offer or private placement and/or any combination thereof, in one or more tranches, secured/un-secured, listed on recognized stock exchanges in India or abroad, aggregating up to ₹10,000 Crores or its equivalent in USD or any other currency(ies). Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/3de65ee6-74c1-4daf-bde1-bce4e6016880.pdf
	June 13, 2026	Intimation regarding Order dated June 12, 2026 passed by the Hon'ble National Company Law Tribunal, New Delhi Bench ("NCLT") in relation to the proposed scheme of arrangement between Sammaan Capital Limited ("Company" / "SCL" / "Resulting Company") and Sammaan Finserve Limited ("SFL" / "Demerged Company") and their respective shareholders and creditors ("Scheme" or "Scheme of Arrangement") Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/211ae570-6fb0-496c-8e49-1224231ad221.pdf
	July 3, 2026	Allotment of Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up Non-Convertible Debentures on Private Placement basis Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/662fc9b9-56dd-4ff9-bc8f-f4ce3f1bb72f.pdf
	July 20, 2026	The Securities Issuance and Investment Committee (the "Committee") of Sammaan Capital Limited (the "Company"), in its meeting held on July 20, 2026, has approved the (i) offer to purchase for cash, upon the terms and subject to the conditions set forth in the Tender Offer Memorandum, in an aggregate principal amount up to U.S.$ 18,000,000 of the amount outstanding in relation to the U.S.$ 350,000,000 9.70% Senior Secured Social Bonds due 2027 issued by the Company (the "Bonds" and such offer, the "Tender Offer"); (ii) tender offer memorandum to be issued to the bondholders of the Bonds ("Tender Offer Memorandum") expected to be dated on or around the date of this announcement; (iii) the dealer manager agreement dated July 20, 2026 ("Dealer Manager Agreement") to be entered into between the Company and the dealer manager; (iv) engagement letter with the Information and Tender agent dated July 20, 2026, (v) the commencement of the Tender Offer subject to the conditions set forth in the Tender Offer Memorandum, issued by the Company; and (vi) any other documents that may be required to be executed, in relation to the Tender Offer Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/ab16e4a7-4948-4085-9e24-045cd15f8f57.pdf
	August 10, 2026	Outcome of Postal Ballot to approve Appointment of Mr. Alwyn Dinesh Crasta (DIN: 06993693) as a Non Executive Non-Independent Director of the Company Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/e83e4274-7faf-4006-a5d0-22f5daec240c.pdf

	August 13, 2026	Outcome of Board Meeting approving the following- 1. Unaudited Standalone and Consolidated Financial Results for Q1 FY2026-27 2. Appointment of H.E. Dalia Hazem Gamil Khorshid (DIN: 11789322) as an Additional Non Executive Non-Independent Director 3. Cessation of Non-Executive Chairman and Independent Director upon Completion of Second and Final Term and Appointment of Interim Chairman w.e.f. close of business hours on August 17, 2026 4. Letter from Life Insurance Corporation of India (LIC) nominating Mr. P. S. Negi as its nominee director in place of Mr. Rajiv Gupta (DIN: 08532421) Source: https://www.bseindia.com/xml-data/corpfiling/AttachLive/8deb7d99-2c1f-49f4-9c3a-dc00e8c8136a.pdf
	September 7, 2026	Outcome of Board Meeting approving the following- 1. Approval for enabling authorization to raise funds through issuance of: Debt instruments on a private placement basis, for an aggregate amount of up to ₹25,000 Crores, in one or more tranches, during the period commencing from the date of Shareholders' authorization at the ensuing Annual General Meeting ("AGM") and valid up to one year thereof. 2. Re-appointment of Mrs. Shefali Shah (DIN: 09731801), as an Independent Director of the Company 3. Retirement of Mr. Sachin Chaudhary (DIN: 02016992) from the office of Director of the Company Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/fd698cdc-1d1d-4922-9dec-2399aab48728.pdf
	September 10, 2026	Summary of Proceedings of Meeting of Equity Shareholders held on Thursday, September 10, 2026- Source: https://www.bseindia.com/xml-data/corpfiling/AttachHis/cec3c612-a572-4b80-993d-8c27d359a1ab.pdf
	September 30, 2026	Outcome of 21st Annual General Meeting held on Wednesday, September 30, 2026 approving the following- 1. The Audited Standalone and Consolidated Financial Statements of the Company for the financial year ended March 31, 2026, and Reports of the Board of Directors and Auditors thereon. 2. Note of the retirement of Mr. Sachin Chaudhary (DIN: 02016992), who retires by rotation in terms of Section 152(6) of the Companies Act, 2013 and has expressed his intention not to seek re-appointment. 3. Renewal of limit to issue debentures on private placement basis by the Board, not in the nature of equity shares, of the Company, upto ₹25,000 Crores 4. Appointment of H.E. Dalia Hazem Gamil Khorshid (DIN: 11789322) as a Non-Executive Non-Independent Director. 5. Re-appointment of Mrs. Shefali Shah (DIN:09731801), as an Independent Director of the Company, for a further term of three (3) years, with effect from November 14, 2026 up to November 13, 2029. Source:

		https://www.bseindia.com/xml-data/corpfiling/AttachHis/acad3735-9e4d-4319-bb67-f0053fd36bea.pdf
	November 14, 2026	Outcome of Board Meeting approving the following- 1. Copy of aforesaid Financial Results along with Limited Review Reports issued by the Joint Statutory Auditors of the Company 2. Statement of deviation or variation in the utilization of proceeds from the issue of equity shares and non-convertible debentures during the quarter ended September 30, 2026, confirming that there is no deviation or variation in utilization of such issue proceeds 3. Certificate of Security Cover for the quarter ended September 30, 2026, pursuant to Regulation 54 of the Listing Regulations read with relevant SEBI circular(s) Source: https://www.bseindia.com/xml-data/corpfiling/AttachLive/5c68513d-8784-4d66-ba6f-a925ed9090a3.pdf

All the above information is updated as on November 15, 2026 unless indicated otherwise.