TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER

Name of the Issue: SAMMAAN CAPITAL LIMITED
Tranche III Issue Opening Date: February 27, 2025

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 III ISSUE SIZE" OR "TRANCHE III ISSUE"). THE TRANCHE III ISSUE SIZE IS WITHIN THE SHELF LIMIT OF ₹ 2,000 CRORE AND IS BEING OFFERED BY WAY OF THE TRANCHE III PROSPECTUS DATED FEBRUARY 20, 2025 CONTAINING INTER ALIA THE TERMS AND CONDITIONS OF TRANCHE III ISSUE ("TRANCHE III 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 PROSPECTUS 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") AND ADDENDUM TO THE TRANCHE III PROSPECTUS DATED MARCH 1, 2025 ("ADDENDUM"). THE SHELF PROSPECTUS, THE CORRIGENDUM, THE SECOND CORRIGENDUM, THE TRANCHE III PROSPECTUS AND THE ADDENDUM CONSTITUTES THE PROSPECTUS.**
2.	**Issue Size (₹ in Crores)**	The Tranche III Issue is for secured, redeemable NCDs with a Base Issue size of an amount ₹ 100 Crores, with an option to retain oversubscription up to ₹ 200 Crores, aggregating up to ₹ 300 Crores ("Tranche III Issue Size"). The Company had issued and allotted 18,35,239 NCDs aggregating to ₹ 1,83,52,39,000 in the Issue. (Source: Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated March 18, 2025)
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 1st FY (March 31, 2025)	CRISIL Ratings Limited	"CRISIL AA/Stable"

		ICRA Limited	"[ICRA]AA (Stable)"
	(iii) At the end of 2nd FY (March 31, 2026)	Crisil Ratings Limited ICRA Limited	"Crisil AA+/Stable" "[ICRA] AA+ (Stable)"
	(iv) At the end of 3rd FY (March 31, 2027)*	-	-
	* 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 cum Hypothecation Deed dated March 19, 2025)	
5.	**Subscription level (number of times)** If the issue was undersubscribed, please clarify how the funds were arranged.	The Tranche III Issue was subscribed to the extent 1.8352 times of the Base Issue Size and 0.6117 times of the overall Tranche III 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. (Source: Minutes of the meeting dated March 18, 2025 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**		
			On Standalone Basis (₹ in Crores)
	Parameters	**1st FY (March 31, 2025)**	**2nd FY (March 31, 2026)**	**3rd FY (March 31, 2027)***
	Income from operations	7610.4	7,515.94	NA
	Net Profit for the period	942.69	(7,597.47)	NA
	Paid-up equity share capital	165.88	165.88	NA
	Reserves excluding revaluation reserves	22626.55	19,683.79	NA
	*Financials not disclosed as reporting for the relevant fiscal years has not been completed by the issuer.			
7.	**Status of the debt securities (whether traded, delisted, suspended by any stock exchange, etc.)#**		
	(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 the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) w.e.f. March 21, 2025. * Trading status not disclosed as reporting for the relevant fiscal years have not been completed.		
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, 2025)	Satish Chand Mathur	Cessation	March 07, 2025
	(ii) At the end of 2nd FY (March 31, 2026)	Nil	Nil	Nil
	(iii) At the end of 3rd FY (March 31, 2027)*	NA	NA	NA
	* Changes in Directors not disclosed in the above table as the relevant fiscal years have not been completed.			
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 Tranche III Issue will be utilized for: i. 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. ii. For General Corporate Purposes** – Up to 25% of the Net Proceeds of the Issue. *The Company will not utilise the proceeds of the Tranche III Issue towards payment of prepayment penalty, if any **The Net Proceeds will be first utilized towards the Objects mentioned above. The balance is proposed to be utilized for general corporate purposes, subject to such utilization not exceeding 25% of the amount raised in theI Tranche III Issue, in compliance with the SEBI NCS Regulations.		
	(ii) Actual utilization	The entire amount of proceeds of the issues were used for the purposes as stated in the Tranche III Prospectus dated February 20, 2025 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 III Prospectus dated February 20, 2025)		
	(ii) Delay in payment from the due date	NA		
	(iii) Reasons for delay/ non-payment, if	NA		

	any	
11.	**Any other material information**	
	Date	**Announcement**
	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 Iakh 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.