

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

Sammaan Capital Limited (formerly Indiabulls Housing Finance Limited)

1. Type of Issue

PUBLIC ISSUE BY 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"). THE TRANCHE IV ISSUE SIZE IS WITHIN THE SHELF LIMIT OF ₹ 2,000 CRORE AND IS BEING OFFERED BY WAY OF THE TRANCHE IV PROSPECTUS DATED JULY 08, 2025 CONTAINING INTER ALIA THE TERMS AND CONDITIONS OF TRANCHE IV ISSUE ("TRANCHE IV 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"), 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 ADDENDUM AND THE TRANCHE IV PROSPECTUS 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 up to Rs. 100 crores aggregating up to Rs. 200 crores ("Limit"). The Company had issued and allotted NCDs aggregating to Rs.173.61 crores in the Issue.

Source: Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated July 31, 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 1 st FY (March 31, 2026)*	-	-
(iii) At the end of 2 nd FY (March 31, 2027)*	-	-
(iv) At the end of 3 rd FY (March 31, 2028)*	-	-

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

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

Source: Debenture Trust deed dated August 01, 2025

5. Subscription level (number of times) *: The Tranche IV Issue was subscribed to the extent 1.7361 times of the Base Issue Size and 0.8681 times of the overall Tranche IV 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 July 31, 2025

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

(On Consolidated basis) (Rs in crs)

Parameters	1 st FY (March 31, 2026)*	2 nd FY (March 31, 2027)*	3 rd FY (March 31, 2028)*
Income from operations			
Net Profit for the period			
Paid-up equity share capital			
Reserves excluding revaluation reserves			

**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, 2026)*	NA
(ii) At the end of 2nd FY (March 31, 2027) *	NA
(iii) At the end of 3rd FY (March 31, 2028) *	NA

#NCDs are listed on BSE Limited and NSE and admitted to dealings with effect from August 04, 2025 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, 2026)*	NA	NA
(ii) At the end of 2nd FY (March 31, 2027) *	NA	NA
(iii) At the end of 3rd FY (March 31, 2028) *	NA	NA

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

9. Status of utilization of issue proceeds

(i) As disclosed in the offer document	<p>The Net Proceeds raised through the Issue will be utilized for following activities in the ratio provided as below:</p> <p>I. For the purpose of onward lending, financing, and for repayment of interest and principal of existing borrowings of our Company – At least 75% of the Net Proceeds of the Tranche IV Issue</p> <p>II. For General Corporate Purposes - up to 25% of the Net Proceeds of the Issue</p>
(ii) Actual utilization	NA
(iii) Reasons for deviation, if any	NA

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 IV Prospectus dated July 08, 2025)
(ii) Delay in payment from the due date	No
(iii) Reasons for delay/ non- payment, if any	NA

11. Any other material information

Announcement	Date
Nil	Nil

All the above information is updated as on August 15, 2025, unless indicated otherwise.