August 21, 2025

Scrip Code – 535789, 890192
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

SAMMAANCAP/EQ, SCLPP
National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1, G Block,
Bandra-Kurla Complex, Bandra (East),
MUMBAI – 400 051

Sub: Intimation under Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sir/Madam,

This is in furtherance to our letter dated August 21, 2025. We inform you that 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.$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.

Further, we are pleased to inform you that pursuant to the powers delegated to the Committee by the Board of Directors, the Committee has reviewed and approved the offering circular dated August 21, 2025, including the final pricing term sheet in relation to the issuance of Bonds by the Company.

The required details in relation to the Issue are as follows:

1.	Size of the Issue	U.S.$ 300 million
2.	Whether proposed to be Listed? If yes, Name of the Stock Exchanges	The Bonds are expected to be listed on the Global Securities Market (GSM) of the India International Exchange (IFSC) Limited
3.	Tenure of the instrument - date of allotment and date of maturity	Settlement date – August 28, 2025 Maturity date – August 28, 2028
4.	Coupon / interest offered, schedule of payment of coupon interest and principal	8.95% Interest payment date: Semi-annually in arrear on February 28 and August 28 until the final maturity date Principal payment date: August 28, 2028
5.	Charge/security, if any, created over the assets	Secured
6.	Special rights / interest / privileges attached to the instrument and changes thereof	Not applicable
7.	Delay in payment of interest / principal amount for a period of more than three months from the	Default in payment of principal of or interest on any of the Bonds when due is an Event of Default under the Bonds.

	due date or default in payment of interest / principal	
8.	Details of any letter or comments regarding payment / non-payment of interest, principal on due dates, or any other matter concerning the security and / or the assets along with its comments thereon, if any	Not applicable
9.	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	Not applicable

Additionally, we are pleased to inform that in relation to the issuance of the Bonds, the Company has executed a subscription agreement dated August 21, 2025 (the "**Subscription Agreement**") with Deutsche Bank AG, Singapore Branch ("**Sole Bookrunner")** and the major terms of the Subscription Agreement are as hereunder:

S. No.	Particulars	Terms
1.	Name(s) of parties with whom the agreement is entered	The Company and the Sole Bookrunner
2.	Purpose of entering into the agreement	Agreement by the Company to issue the Bonds and by the Sole Bookrunner to subscribe and pay for, or to procure subscribers to subscribe and pay for, the Bonds
3.	Size of the agreement	Principal amount of the Bonds, as adjusted for underwriting discount, commission and fees to the Sole Bookrunner
4.	Shareholding, if any, in the entity with whom the agreement is executed	None
5.	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	The Company has provided certain representations, warranties and indemnity to the Sole Bookrunner and agreed to certain undertakings under the Agreement.
6.	Whether the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	Not applicable
7.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No
8.	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not applicable
9.	In case of loan agreements, details of lender, nature of the loan, total amount of loan granted, total	Not applicable

	amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	
10.	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not applicable

The Committee meeting commenced at 11:30 A.M. (IST) and concluded at 12:00 Noon (IST).

You are requested to take the aforesaid intimation on your record.

Thanking you,

Yours faithfully,

For and on behalf of **Sammaan Capital Limited**
(formerly known as Indiabulls Housing Finance Limited)

AMIT KUMAR JAIN
Digitally signed by AMIT KUMAR JAIN
Date: 2025.08.21 12:11:04 +05'30'

Amit Jain
Company Secretary

CC:
Singapore Exchange Securities Trading Limited, Singapore ("SGX")
India International Exchange IFSC Limited ("India INX")