



Date: 22-10-2024

**India International Exchange IFSC Limited**  
Unit No.1201, Brigade International Financial Centre  
12th floor, Block-14, Road 1C, Zone-1  
GIFT SEZ, Gandhinagar, Gujarat – 382355

Dear Sir/Madam,

**Subject: Intimation in relation to purchase of USD denominated senior secured social bonds due 2027.**

This is in relation to senior secured social bonds aggregating to USD 350 million due 2027 (“**Bonds**”) issued by Sammaan Capital Limited (*formerly known as Indiabulls Housing Finance Limited*) (“**Company**”) which are listed on the Global Securities Market (GSM) of the India International Exchange (IFSC) Limited. In this regard, please note that the Company has purchased and extinguished certain Bonds with nominal value of USD 11 million, in accordance with the transaction documents and applicable laws.

We request you to take this on record, and to treat the same as compliance with the applicable provisions of the International Financial Services Centers Authority (Listing) Regulations, 2024, as amended.

The Company has repaid USD 3.36 Bn of senior foreign currency debt in the last 10 years:

Borrowings Raised in FY	Amount[USD Mn]	Nature
FY2013-14	37.30	FCNR Loans
FY2014-15	280.90	FCNR Loans + ECB
FY2015-16	139.20	FCNR Loans
FY2016-17	832.80	FCNR Loans + ECB + Masala Bonds
FY2017-18	1,157.30	FCNR Loans + ECB + Masala Bonds
FY2018-19	281.20	FCNR Loans + ECB
FY2019-20	350.00	Dollar Bonds
FY2020-21	148.70	FCCB
FY2021-22	135.00	FCCB
<b>Total</b>	<b>3,362.40</b>	

- Gross debt repayment of ~₹ 1,74,300 Crs and net debt repayment of ~₹ 82,600 Crs from Sep 2018 to Jun 2024 - an average of ₹ 30,320 Crs on gross basis, and ₹ 14,350 Crs on net basis per year
- Gearing reduced from 8.6x levels to ~1.9x. Net gearing will stabilize around 2x as new book keeps adding in, and will remain stable at these levels as incremental business will be done in an asset-light model
- Driving Retail AUM growth through asset-light model: ₹ 22,659 Crs disbursed under the asset-light model since FY22 through 10 strategic co-lending tie-ups. 37% of AUM now funded by CLM/sell-downs; up from 10% in Q4FY18
- Company continues its focus on maintaining a fortress balance sheet through the pillars of strong capital adequacy, high provisions, and high liquidity buffer

Kindly take the above information on record.

Thanking you,  
Yours truly,  
For **Sammaan Capital Limited**  
(*formerly known as Indiabulls Housing Finance Limited*)

**Amit Jain**  
Company Secretary

**CC:**  
**BSE Limited (Scrip Code – 535789, 890192)**  
**National Stock Exchange of India Limited (SAMMAANCAP/EQ, SCLPP)**  
**Singapore Exchange Securities Trading Limited, Singapore**