

Date: March 30, 2026

SAMMAANCAP/EQ, SCLPP
National Stock Exchange of India Limited
 “Exchange Plaza”,
 Bandra-Kurla Complex, Bandra (E).
 MUMBAI – 400 051

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

Sub: Allotment of Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up Non-Convertible Debentures on Private Placement basis – Intimation under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the “Listing Regulations”).

Dear Sir(s),

Pursuant to the applicable provisions of the Listing Regulations, we wish to inform that in terms of the Board authorization dated September 3, 2025, read with resolution passed by the Securities Issuance and Investment Committee on March 24, 2026, Sammaan Capital Limited (*formerly known as Indiabulls Housing Finance Limited*) (the “**Company**”) has today i.e. on March 30, 2026, allotted 75,000 secured, rated, listed, redeemable, non-convertible debenture (hereinafter “**NCDs**” or “**Debentures**”) of the face value of INR 1,00,000 each aggregating to INR 750,00,00,000 (Indian Rupees Seven Hundred Fifty Crore only) (hereinafter referred to as “**Issue**”) on a private placement basis, as per below mentioned details:

Sl. No	Particulars	Re-Issuance
		ISIN - INE148I07SY1 (Permanent) ISIN - IN8148I07059 (Temporary)
1	Issue size	INR 750 Crore
2	Security Name	9.75% Sammaan Capital Ltd April 2027 Reissuance
3	Type of Securities	Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-up Non-Convertible Debentures
4	Type of Issue	Private Placement of Non-Convertible Debentures
5	Proposed to be listed	On National Stock Exchange of India Limited and BSE Limited
6	Date of Allotment	March 30, 2026
7	Tenor	Original - 3 Years Re-Issuance - 1.01 Years (369 days)
8	Date of Maturity	April 03, 2027
9	Coupon Rate	9.75% p.a. Fixed Rate payable Annually
10	Details of coupon/interest offered, Schedule of payment of coupon/interest and principal	Refer to the Cash Flows table below

Sl. No	Particulars	Re-Issuance
		ISIN - INE148I07SY1 (Permanent) ISIN - IN8148I07059 (Temporary)
11	Security, if any, created over the assets	<p>A charge by way of hypothecation in favor of the Debenture Trustee, on the financial and non-financial assets (including investments) of the Company, both present and future; and on present and future loan assets of the Company, including all monies receivable for the principal amount and interest thereon (collectively referred to as “Hypothecated Properties”, which term shall exclude the Excluded Assets (as defined below)), on a first pari-passu basis with all other secured lenders to the Issuer holding pari-passu charge over the security.</p> <p><i>Excluded Assets shall mean such portion of High Quality Liquid Assets (as defined in Liquidity Risk Management Framework for Non-Banking Financial Companies and Core Investment Companies, 2019, read with the Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025 dated November 28, 2025 in each case as amended, replaced or substituted from time to time (the “RBI LRM Framework”)) which shall remain unencumbered in accordance with the RBI LRM Framework. For the avoidance of doubt, Excluded Assets will at no point of time form part of the Hypothecated Properties.</i></p> <p><i>The NCDs will have a minimum asset / security cover of one point zero (1.0) time of the principal amount and interest thereon. The Issuer reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a charge on pari passu or exclusive basis thereon for its present and future financial requirements, provided that a minimum-security cover of one point zero (1.0) time of the principal amount and accrued interest thereon, is maintained, on such terms and conditions as the Issuer may think appropriate, without the consent of, or intimation to, the NCD Holders or the Debenture Trustee in this connection. However, if consent and/or intimation is required under applicable law, then the Company shall obtain such consents and/ or intimation in accordance with such law. We have received necessary consents from the relevant debenture trustees and security trustees for ceding pari passu charge in favour of the Debenture Trustee in relation to the NCDs.</i></p>
12	Special right / interest / privileges attached to the instrument, and changes thereof	No
13	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal	In case of default in payment of interest and/or principal redemption on the due dates, additional interest of at least @ 2% p.a. over the coupon rate shall be payable by the company for the defaulting period.
14	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	Nil

Sl. No	Particulars	Re-Issuance	
		ISIN - INE148I07SY1 (Permanent)	ISIN - IN8148I07059 (Temporary)
15	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	N.A.	
16	Interest Payment Frequency	Annually from the deemed date of allotment & at maturity	
	Coupon payment dates	03 April 2027	
17	Details of redemption of debentures	Redemption Date: 03 April 2027	

Cash flows

The illustrative cash flows per Debenture (bearing face value of INR 1,00,000) is as under:

NCDs				
Cash flow	Due Date	Payment date	No of Days	Amount per NCD
Principal + Accrued Interest	30 March 2026	30 March 2026		100615.2384
Coupon+ Principal	03 April 2027	03 April 2027	364	109723.2900

The same is for your information and record.

Yours truly,

For **Sammaan Capital Limited**
(Formerly known as *Indiabulls Housing Finance Limited*)

Amit Jain
Company Secretary

CC:
India International Exchange (IFSC) Ltd ("India INX")
NSE IFSC Limited ("NSE IX")