November 11, 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",
Bandra-Kurla Complex, Bandra (E).
MUMBAI – 400 051

Dear Sir/Madam,

Subject: Purchase of all Non-convertible debentures (excluding Sub-Debt bearing ISIN INE148I08215) maturing on or before June 30, 2026 ("NCDs")

Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) ("the Company") hereby extends an offer to all debenture holders, excluding holders of Subordinated Debt bearing ISIN INE148I08215, for purchase of its Non-Convertible Debentures. The Asset Liability Management Committee [ALCO] of the Company has decided to make this offer to all the NCD holders to purchase NCDs maturing till 30th June, 2026, on the exchange at par and hold them as treasury stock until maturity.

This initiative is part of the Company's ongoing efforts to maintain a disciplined approach to liquidity and liability management through proactive Asset-Liability Management (ALM) practices. The Company has consistently maintained a strong investment and liquidity buffer to cover near- to mid-term debt repayments. The Company remains committed to maintaining a prudent and proactive approach to ALM and, wherever permissible, utilizes surplus liquidity to prepay or buy back outstanding debt instruments. This offer aligns with that philosophy and reinforces our focus on financial flexibility and balance sheet strength.

Interested holders of NCDs may reach out to the Company by emailing at **bondpurchase@sammaancapital.com** any time prior to November 30, 2025, to proceed with the transaction.

Thanking you,

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

AMIT KUMAR JAIN
Digitally signed by AMIT KUMAR JAIN
Date: 2025.11.11 21:13:10 +05'30'

Amit Jain
Company Secretary

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