



Date: March 5, 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 February 27, 2026, Sammaan Capital Limited (*formerly known as Indiabulls Housing Finance Limited*) (the “**Company**”) has today i.e. on March 5, 2026, allotted (i) 12,500 secured, rated, listed, redeemable, non-convertible debenture (hereinafter “**Series I NCDs**” or “**Series I Debentures**”) of the face value of INR 1,00,000 each aggregating to INR 125,00,00,000 (Indian Rupees One Hundred Twenty Five Crore only) (hereinafter referred to as “**Series I Issue**”); and (ii) 15,500 secured, rated, listed, redeemable, non-convertible debenture (hereinafter “**Series II NCDs**” or “**Series II Debentures**”, along with the Series I NCDs or Series I Debentures, respectively, hereinafter referred to as “**NCDs**” or “**Debentures**”) of the face value of INR 1,00,000 each aggregating to INR 155,00,00,000 (Indian Rupees One Hundred Fifty Five Crore only) (hereinafter referred to as “**Series II Issue**”, along with the Series I Issue, hereinafter referred to as “**Issue**”), on a private placement basis, as per below mentioned details:

Sl. No	Particulars	Re-Issuance	Fresh Issue
		Series – I ISIN - INE148I07YH4 (Permanent) ISIN - IN8148I0791 (Temporary)	Series - II ISIN – INE148I07YK8
1	Issue size	INR 125 Crore	INR 155 Crore
2	Security Name	8.8570% Sammaan Capital Ltd December 2030 Series I	9.20% Sammaan Capital Ltd March 2036 Series II
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 (NSE) and BSE Limited (BSE)	
6	Date of Allotment	March 5, 2026	
7	Tenor	Original - 5 Years Re-Issuance - 4.77 Years	10 Years
8	Date of Maturity	December 09, 2030	March 05, 2036
9	Coupon Rate	8.8570% P.A. Fixed Rate payable quarterly	9.20% 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	Refer to the Cash Flows table below

Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)

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 Reg. Off. A-34, 2nd & 3rd Floor, Lajpat Nagar-II, New Delhi – 110 024, India. T. +91 1148147506 F. +91 1148147501
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		Series – I ISIN - INE148I07YH4 (Permanent) ISIN - IN8148I0791 (Temporary)	Series - II ISIN – INE148I07YK8
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 <i>pari-passu</i> basis with all other secured lenders to the Issuer holding <i>pari-passu</i> 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>The NCDs will have a minimum asset/ security cover of one point one (1.1) 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 <i>pari passu</i> or exclusive basis thereon for its present and future financial requirements, provided that a minimum-security cover of one point one (1.1) 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 Laws, 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 <i>pari passu</i> charge in favour of the Debenture Trustee in relation to the NCDs.</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	
15	Details of redemption of preference shares indicating the manner of redemption (whether out	N.A.	



Sl. No	Particulars	Re-Issuance	Fresh Issue
		Series – I ISIN - INE148I07YH4 (Permanent) ISIN - IN8148I0791 (Temporary)	Series - II ISIN – INE148I07YK8
	of profits or out of fresh issue) and debentures		
16	Interest Payment Frequency	Quarterly from Deemed Date of Allotment and at maturity	Annually from Deemed Date of Allotment and at maturity
	Coupon payment dates	09 June 2026 09 September 2026 09 December 2026 09 March 2027 09 June 2027 09 September 2027 09 December 2027 09 March 2028 09 June 2028 11 September 2028 11 December 2028 09 March 2029 11 June 2029 10 September 2029 10 December 2029 11 March 2030 10 June 2030 09 September 2030 09 December 2030	05 March 2027 06 March 2028 05 March 2029 05 March 2030 05 March 2031 05 March 2032 07 March 2033 06 March 2034 05 March 2035 05 March 2036
17	Details of redemption of debentures	Redemption Date: December 09, 2030	Redemption Date: March 5, 2036

Cash flows

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

Series I NCDs (Re-Issuance) ISIN - INE148I07YH4 (Permanent) ISIN - IN8148I0791 (Temporary)				
Cash flow	Due Date	Payment date	No of Days	Amount per NCD
Principal+ Accrued interest	05 March 2026	05 March 2026		-99902.9000
1st Coupon	09 June 2026	09 June 2026	92	2232.4000
2nd Coupon	09 September 2026	09 September 2026	92	2232.4000
3rd Coupon	09 December 2026	09 December 2026	91	2208.2000
4th Coupon	09 March 2027	09 March 2027	90	2183.9000
5th Coupon	09 June 2027	09 June 2027	92	2232.4000
6th Coupon	09 September 2027	09 September 2027	92	2226.3000
7th Coupon	09 December 2027	09 December 2027	91	2202.2000
8th Coupon	09 March 2028	09 March 2028	91	2202.2000
9th Coupon	09 June 2028	09 June 2028	92	2226.3000
10th Coupon	09 September 2028	11 September 2028	92	2232.4000
11th Coupon	09 December 2028	11 December 2028	91	2208.2000
12th Coupon	09 March 2029	09 March 2029	90	2183.9000

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13th Coupon	09 June 2029	11 June 2029	92	2232.4000
14th Coupon	09 September 2029	10 September 2029	92	2232.4000
15th Coupon	09 December 2029	10 December 2029	91	2208.2000
16th Coupon	09 March 2030	11 March 2030	90	2183.9000
17th Coupon	09 June 2030	10 June 2030	92	2232.4000
18th Coupon	09 September 2030	09 September 2030	92	2232.4000
19th Coupon + Maturity	09 December 2030	09 December 2030	91	102208.2000

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

Series II NCDs (Fresh Issuance) ISIN – INE148I07YK8				
Cash flow	Due Date	Payment date	No of Days	Amount per NCD
Principal	05 March 2026	05 March 2026		-100000.00
1st Coupon	05 March 2027	05 March 2027	365	9200.0000
2nd Coupon	05 March 2028	06 March 2028	366	9200.0000
3rd Coupon	05 March 2029	05 March 2029	365	9200.0000
4th Coupon	05 March 2030	05 March 2030	365	9200.0000
5th Coupon	05 March 2031	05 March 2031	365	9200.0000
6th Coupon	05 March 2032	05 March 2032	366	9200.0000
7th Coupon	05 March 2033	07 March 2033	365	9200.0000
8th Coupon	05 March 2034	06 March 2034	365	9200.0000
9th Coupon	05 March 2035	05 March 2035	365	9200.0000
10th Coupon + Maturity	05 March 2036	05 March 2036	366	109200.0000

The same is for your information and record.

Yours truly,

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

Amit Kumar Jain
Digitally signed by
Amit Kumar Jain
Date: 2026.03.05
13:28:52 +05'30'
Amit Jain
Company Secretary

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