

TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER IN THE LAST 3 FINANCIAL YEARS

SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing Finance Limited) – TRANCHE II ISSUE OPENING DATE: DECEMBER 09, 2024

1	Type of Issue	Public Issue by Sammaan Capital Limited (formerly known As Indiabulls Housing Finance Limited) (“Company” or “Issuer”) of upto 30,00,000 Secured, Redeemable, Non-Convertible Debentures of Face Value ₹ 1,000 each (“NCDs” or “Debentures”), amounting up to ₹ 100 Crore (“Base Issue Size”) with an option to retain oversubscription of upto ₹ 200 Crore (“Green Shoe Option”) aggregating up to ₹ 300 Crore (“Tranche II Issue Size” or “Tranche II Issue”). The Tranche II Issue Size is within the Shelf Limit of ₹ 2,000 Crore and is being offered by way of the Tranche II Prospectus dated December 05, 2024 containing inter alia the terms and conditions of Tranche II Issue (“Tranche II Prospectus”), which should be read together with the Shelf Prospectus dated August 28, 2024 (“Shelf Prospectus”) filed with the ROC, Stock Exchanges and Securities and Exchange Board of India (“SEBI”) which should be read together with the Corrigendum cum Addendum to the Shelf and Tranche I Prospectus dated September 04, 2024 (“Corrigendum”) and Corrigendum cum Addendum to the Tranche II Prospectus read with the Shelf Prospectus, dated December 10, 2024 (“Second Corrigendum”). The Shelf Prospectus, the Corrigendum, the Tranche II Prospectus and the Second Corrigendum constitutes the Prospectus. The Tranche II Issue is being made pursuant to the provisions of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended (the “SEBI NCS Regulations”), the Companies Act, 2013 and rules made thereunder as amended (the “Companies Act, 2013”) to the extent notified and the SEBI Master Circular No. SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024 (the “SEBI Master Circular”), as amended from time to time.		
2	Issue Size	Tranche II Issue is for a Base Issue Size of up to ₹ 100 Crore with an option to retain oversubscription up to ₹ 200 Crore aggregating up to ₹ 300 Crores (“Tranche II Issue Limit”). The Company issued and allotted Debentures aggregating to ₹ 165.26 Crore. (Source: Minutes of the meeting dated December 26, 2024)		
3	Rating of instrument along with name of the rating agency	Particular	Rating Agency	Rating
		(i) As disclosed in the offer document#	CRISIL Ratings Limited ICRA Limited	“CRISIL AA/Stable” “[ICRA]AA (Stable)”
		(ii) At the end of 1st FY (March 31, 2025)*	-	-
		(iii) At the end of 2nd FY (March 31, 2026)*	-	-
		(iv) At the end of 3rd FY (March 31, 2027)*	-	-
		* Rating not disclosed as reporting for the relevant fiscal years has not been completed by the issuer		
4	Whether the security created is adequate to ensure 100% asset cover for the debt securities	Yes (Source: Debenture Trust Deed dated December 27, 2024)		
5	Subscription level (number of times) If the issue was undersubscribed, please clarify how the funds were arranged.	The Tranche II Issue was subscribed to the extent 1.65262 times of the Base Issue Size and 0.55087 times of the overall Tranche II Issue Size after considering not blocked and rejection cases. (Source: Minutes of the meeting dated December 26, 2024 between the Company, Lead Managers and the Registrar to the Issue)		
6	Financials of the issuer (as per the annual financial results submitted to stock exchanges under Regulation 52 (2) of SEBI (Listing Obligations and Disclosure Requirements))			
	Parameters	1st FY (March 31, 2025)*	2nd FY (March 31, 2026)*	3rd FY (March 31, 2027)*
	Income from operations (₹ in Crores)	-	-	-
	Net Profit for the period (₹ in Crores)	-	-	-
	Paid-up equity share capital (₹ in crores)	-	-	-
	Reserves excluding revaluation reserves (₹ in Crores)	-	-	-
	*Financials not disclosed as reporting for the relevant fiscal years has not been completed by the issuer			

7	Status of the debt securities (whether traded, delisted, suspended by any stock exchange, etc.)#	(i) At the end of 1st FY (March 31, 2025)*		
		(ii) At the end of 2nd FY (March 31, 2026)*	-	
		(iii) At the end of 3rd FY (March 31, 2027)*	-	
		# NCDs are listed and admitted to dealings on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) w.e.f. December 31, 2024		
8	Change, if any, in directors of issuer from the disclosures in the offer document	Particular	Name of Director	Appointment/Resignation
		(i) At the end of 1st FY (March 31, 2025)*	-	-
		(ii) At the end of 2nd FY (March 31, 2026)*	-	-
		(iii) At the end of 3rd FY (March 31, 2027)*	-	-
		* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been completed.		
9	Status of utilization of issue proceeds	(i) As disclosed in the offer document	The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing, and for repayment of interest and principal of existing borrowings of the Company- at least 75% of the Net Proceeds of the Tranche II Issue; 2. For General Corporate Purposes – Maximum of upto 25% of the Net Proceeds of the Tranche II Issue.	
		(ii) Actual utilization	NA	
		(iii) Reasons for deviation, if any	NA	
10	Delay or default in payment of interest/ principal amount (Yes/ No) (If yes, further details of the same may be given)	(i) Disclosures in the offer document on terms of Issue	The Debenture Trustee will protect the interest of the NCD Holders in the event of default by the Company in regard to timely payment of interest and repayment of principal and they will take necessary action at the Company's cost. (Source: Tranche I Prospectus dated December 05, 2024)	
		(ii) Delay in payment from the due date	NA	
		(iii) Reasons for delay/ non-payment, if any	NA	
11	Any other material information	-		
All the above information is updated as on January 31, 2025 unless indicated otherwise.				