



April 01, 2026

**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: Re-purchase of Non Convertible Debentures (NCDs) maturing up to 31<sup>st</sup> July, 2026 at par**

Sammaan Capital Limited (SCL) ("the Company") has become an IHC Group Company following a preferential allotment of equity shares and warrants to Avenir Investment RSC Ltd. ("Avenir"), an affiliate of International Holding Company PJSC ("IHC"), Abu Dhabi, resulting in IHC acquiring a 41.5% stake in the Company.

Established in 1999, IHC has become the most valuable holding company in the Middle East and one of the world's largest investment firms, with a market capitalization of AED 876 billion (USD 239 billion). IHC will be classified as the Promoter of the Company, assuming strategic control and long-term stewardship of Sammaan Capital.

As a strategic Promoter, IHC brings substantial capital, global funding networks, and institutional relationships that will meaningfully enhance the Company's financial flexibility and support its growth ambitions. As an IHC Group Company, Sammaan Capital will leverage the strong AA sovereign credit rating of the United Arab Emirates to strengthen its domestic and international credit ratings.

The equity infusion, the enhanced credit profile arising from IHC's backing, and the expected upward revisions to the Company's credit ratings will drive a meaningful decline in SCL's cost of funds and open access to significantly larger and longer-dated pools of capital.

The Company is thus putting in motion steps aimed at optimizing its debt structures. Accordingly, considering the surplus liquidity available to the Company, the Asset Liability Management Committee (ALCO) has authorised an offer to acquire the Company's outstanding Non-Convertible Debentures (NCDs). The Company hereby invites holders of the ISINs specified in the Annexure below to tender their NCDs at par through the exchange, utilising surplus liquidity to optimise its liability profile. This initiative marks the commencement of a structured and systematic liability management programme aimed at actively rebalancing obligations, improving maturity alignment, and capturing the benefits of a structurally declining cost of funds.

This programme is intended to be dynamic and scalable; based on investor response, the Company will progressively extend such re-purchase of NCDs across longer-dated maturities, with the objective of

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

Corp. Off. 1st Floor, Tower 3A, DLF Corporate Greens, Sector-74A, Gurgaon, Narsinghpur, Haryana – 122 004, India. T. +91 1246048213 F. +91 1246048214  
Reg. Off. A-34, 2nd & 3rd Floor, Lajpat Nagar-II, New Delhi – 110 024, India. T. +91 1148147506 F. +91 1148147501

Email. [homeloans@sammaancapital.com](mailto:homeloans@sammaancapital.com) Web. [www.sammaancapital.com](http://www.sammaancapital.com)



further strengthening its liability profile, elongating tenor, and embedding a structurally lower cost of borrowings. All NCDs so acquired will be held as treasury stock until maturity.

Holders of the specified NCDs who wish to participate in this offer may write to [bondpurchase@sammaancapital.com](mailto:bondpurchase@sammaancapital.com) at any time prior to April 15, 2026, to initiate the transaction process.

Annexure: ISINs offered for purchase

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

**Encl.: a/a**

**List of ISINs offered for purchase**

<b>S. No.</b>	<b>ISIN</b>
1	INE148I07EL8
2	INE148I07EM6
3	INE148I07EO2
4	INE148I07ES3
5	INE148I07EW5
6	INE148I07FG5
7	INE148I07FJ9