



Date: May 20, 2026

Scrip Code – 535789, 890192
BSE Limited
1st Floor,
P.J. Towers, Dalal Street,
Mumbai – 400 001

SAMMAANCAP/EQ, SCLPP
National Stock Exchange of India Limited
Exchange Plaza, Plot no. C/1, G Block, Bandra - Kurla
Complex, Bandra (E),
Mumbai - 400 051

Dear Sir/Madam,

Sub: ICRA, an Affiliate of Moody's, upgrades Sammaan Capital Limited to AA+. All three domestic rating agencies complete upgrade cycle within 50 days of IHC's investment

Credit rating agency ICRA, an Affiliate of Moody's, has upgraded the credit rating on the long-term debt programme of Sammaan Capital Limited (the Company) to 'ICRA AA+/Stable'. The rating has been removed from 'Rating Watch with Developing Implications'.

ICRA, in upgrading the ratings of the Company, has, inter alia, taken note of the following factors:

- Strategic importance of SCL to IHC, and the expectation of strong managerial, operational and financial support from IHC, both on an ongoing basis and in the event of distress
- Significant strengthening of the Company's capital position following the equity infusion from IHC
- Comfortable asset quality and presence in the retail mortgage finance market

With CRISIL having upgraded the Company's ratings to 'CRISIL AA+/Stable' on April 9, 2026, CARE Ratings having upgraded the Company's ratings to 'CARE AA+; Stable' on May 12, 2026, and ICRA having now completed its upgrade to '[ICRA]AA+/Stable' on May 20, 2026, all three domestic credit rating agencies that rate the Company have upgraded the Company's long-term credit rating within 50 days of IHC's investment in the Company on March 31, 2026.

This is consistent with the Company's expectations and prior communications. The Company expects this upward rating trajectory to also result in positive movement on its international ratings, as well as domestic ratings in the coming quarters.

The sequential rating upgrades have already translated into a meaningful improvement in the Company's cost of funds. Finer cost of funds will enable the Company to address a wider and more competitively priced market, strengthening its ability to accelerate disbursements in line with its planned growth trajectory.

This disclosure is being made pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. You are requested to take the same on your record.

You are requested to take the same on your record.

Thanking you,

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

Amit Jain
Company Secretary

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