

Date: May 20, 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

Sub.: Outcome of Board Meeting held on May 20, 2026.

Dear Sirs,

Pursuant to Regulations 30 & 51 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (“**Listing Regulations**”), we wish to inform you that the Board of Directors of Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) (“**the Company**”), at its meeting held today i.e. May 20, 2026, which commenced at 2:00 P.M. and concluded at 3:35 P.M., has *inter alia*, considered and approved the following:

1. The Audited Standalone and Consolidated financial results of the Company, for the quarter and financial year ended March 31, 2026 (“**Financial Results**”), in terms of Regulations 33 & 52 of the Listing Regulations. The disclosures as required under Regulation 52(4) of the Listing Regulations forms part of the said Financial Results.

We would like to state that the Joint Statutory Auditors of the Company have issued audit reports with unmodified opinion on the financial statements.

Accordingly, please find enclosed the said statements along with the following documents:

- (a) Copy of aforesaid Financial Results along with Audit Reports issued by the Joint Statutory Auditors of the Company;
- (b) Declaration in terms of Regulations 33(3)(d) and 52(3)(a) of Listing Regulations;
- (c) Statement of deviation or variation in the utilization of proceeds from the issue of equity shares and non-convertible debentures during the quarter ended March 31, 2026, confirming that there is no deviation or variation in utilization of such issue proceeds;
- (d) Certificate of Security Cover for the quarter ended March 31, 2026, pursuant to Regulation 54 of the Listing Regulations read with relevant SEBI circular(s).

The aforesaid documents are also being uploaded on the website of the Company i.e. <https://www.sammaancapital.com/> and the said Financial Results will also be published in the newspapers, in the format prescribed under Regulation 47 of the Listing Regulations.

2. As an enabling authorization, to raise funds through issuance of debentures and/or bonds and/or debt instruments and/or External Commercial Borrowings (ECBs) and/or any other non-convertible securities, by way of public offer or private placement and/or any combination thereof, in one or more tranches, secured/un-secured, listed on recognized stock exchanges in India or abroad, aggregating up to ₹10,000 Crores or its equivalent in USD or any other currency(ies), to one or more eligible investors, in the course of domestic or international offerings, as may be considered appropriate, as may be permitted under applicable laws, in India or abroad. The existing Securities



Issuance and Investment Committee of the Board, has been authorised to examine, evaluate various options to raise funds in a manner most beneficial to the Company and to implement the aforementioned and take decisions on the type of offering including inter alia terms and conditions, nature of security, record date, issue size, issue price, timing of the issue, and all other matters related and incidental to the offering, subject to the regulatory and/or statutory approvals.

Please take the above information on record.

Thank You,
Yours truly,

For **Sammaan Capital Limited**

(Formerly known as Indiabulls Housing Finance Limited)

Amit

Kumar Jain
Amit Jain

Company Secretary

Enclosure: as above

Digitally signed by

Amit Kumar Jain

Date: 2026.05.20

17:35:21 +05'30'

CC:

India International Exchange IFSC Limited (“India INX”)

NSE IFSC Limited (“NSE IX”)

Nangia & Co LLP
Chartered Accountants
4th Floor, Iconic Tower, Urmi Estate,
Ganpatrao Kadam Marg, Lower Parel (West),
Mumbai – 400 013

M Verma & Associates
Chartered Accountants
1209, Hemkunt Chambers,
89, Nehru Place,
New Delhi – 110 019

Independent Auditor's Report on Quarterly and Year to date Audited Consolidated Financial Results of Sammaan Capital Limited (Formerly known as 'Indiabulls Housing Finance Limited') pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Sammaan Capital Limited (Formerly known as 'Indiabulls Housing Finance Limited')

Report on the Audit of the Consolidated Financial Results

Opinion

1. We have jointly audited the accompanying Statement for the quarter and year to date Consolidated Financial Results of Sammaan Capital Limited (Formerly known as 'Indiabulls Housing Finance Limited') ("the Holding Company"), its subsidiaries and trust (the holding Company, its subsidiaries and trust are together referred to as "the Group") for the quarter ended March 31, 2026 and the year to date results for the period from April 01, 2025 to March 31, 2026 ("the Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of reports of other auditors on separate audited financial information of the subsidiaries and a trust, referred to in 'Other Matters' paragraph below, the Statement:
 - i. includes the financial results of the subsidiaries and trust (refer Annexure A);
 - ii. are presented in accordance with the requirements of the Listing Regulations in this regard;
and
 - iii. gives a true and fair view in conformity with the applicable Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act 2013 ("the Act") as amended, read with relevant rules issued thereunder, the circulars, guidelines and directions issued by the Reserve Bank of India ("RBI") from time to time ("RBI Guidelines") and other accounting principles generally accepted in India, of the consolidated net loss, consolidated other comprehensive loss and other financial information of the Group for the quarter ended March 31, 2026 as well as the year to date results for the period from April 01, 2025 to March 31, 2026.



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Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing (“SAs”) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the ‘Auditor’s Responsibilities for the Audit of Consolidated Financial Results’ section of our report. We are independent of the Group, in accordance with the ‘Code of Ethics’ issued by the Institute of Chartered Accountants of India (“the ICAI”) together with the ethical requirements that are relevant to our audit of the Consolidated Financial Results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI’s Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in ‘Other Matters’ paragraph below, is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

4. We draw attention to Note 7 to the consolidated financial results regarding the change in business model for an identified pool of loan exposures and investments, wherein the management has confirmed, and the Board of Directors have approved at their meetings held on March 30, 2026 and May 15, 2026, the basis for such identification, reclassification of such exposures, sale to Assets Reconstruction Company (ARC) and resulting losses that arose during the current quarter has been presented as an ‘Exceptional Item’ of Rs 6,499.17 crores and ‘Other Comprehensive Loss’ of Rs. 652.78 crores for quarter and the year ended March 31, 2026.

Our opinion is not modified in respect of above matter.

5. We draw attention to Note 8 to the consolidated financial results regarding the Management Overlay recognised by the Group over and above the Expected Credit Loss (“ECL”) provision computed under its existing impairment models in accordance with Ind AS 109 – Financial Instruments. The overlay has been determined by the Management and approved by the Board of Directors at their meeting held on March 30, 2026 and May 15, 2026, based on its assessment of evolving macroeconomic conditions, geopolitical developments, sectoral risks, model limitations and other emerging uncertainties. The overlay has been assessed using multiple forward-looking scenarios, assumptions and management judgement, including assessment of probability-weighted outcomes.

Our opinion is not modified in respect of above matter.

Management’s and Those Charged with Governance Responsibilities for the Consolidated Financial Results

6. This Statement has been prepared on the basis of the Consolidated Annual Financial Statements as at and for the year ended March 31, 2026. The Holding Company’s Management and the Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the consolidated net loss, consolidated total comprehensive loss and other financial information of the Group in accordance with the Ind AS prescribed under Section 133 of the Act as amended, read with relevant rules issued thereunder, the circulars, guidelines and the directions issued by the RBI from time to time and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations.



7. The respective Management and the Board of Directors of the entities included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Management and the Board of Directors of the Holding Company, as aforesaid.
8. In preparing the Statement, the respective Management and the Board of Directors of the entities included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Management and the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.
9. The respective Management and Board of Directors of the entities included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of Consolidated Financial Results

10. Our objectives are to obtain reasonable assurance about whether the Statement as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.
11. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - 11.1 Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - 11.2 Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.



- 11.3 Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and the Board of Directors.
- 11.4 Conclude on the appropriateness of the Management and the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- 11.5 Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- 11.6 Perform procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.
- 11.7 Obtain sufficient appropriate audit evidence regarding the financial results/ financial information of the entities within the Group to express an opinion on the Consolidated Financial Results for the quarter and year ended March 31, 2026. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Consolidated Financial Results for the quarter and year ended March 31, 2026 of which we are the independent auditors. For the other entities included in the Consolidated Financial Results for quarter and year ended March 31, 2026, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
12. We communicate with those charged with governance of the Holding Company and such other entities includes in the statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
13. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



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Other Matters

14. The accompanying Statement includes the audited financial results and other financial information, in respect of:

- Nine subsidiaries and a trust whose financial results includes total assets of Rs. 6,677.06 crores as at March 31, 2026, total revenue of Rs. 182.70 crores and Rs. 839.70 crores, total net loss after tax of Rs. 466.77 crores and Rs. 362.98 crores and total comprehensive loss of Rs. 716.21 crores and Rs. 748.95 crores for the quarter and year ended March 31, 2026 respectively and net cash outflow of Rs. 384.37 crores, for the year ended March 31, 2026, as considered in the Statement which have been audited by their respective independent auditors.

The independent auditor's report on the financial results and other financial information of these entities have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such auditors and the procedures performed by us are as stated in paragraph above.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

- The Statements include results for the quarter ended March 31, 2026, being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year to date figures up to the third quarter ended December 31, 2025, which were subjected to limited review by us, as required under the Listing Regulations. Our opinion is not modified in respect of these matters.

For **Nangia & Co LLP**
Chartered Accountants
FRN: - 002391C/N500069



Jaspreet Singh Bedi
Partner
Membership No.: 601788
UDIN: 26601788OGHUZQ2822

Place: New Delhi
Date: May 20, 2026

For **M Verma & Associates**
Chartered Accountants
FRN: - 501433C



Mohender Gandhi
Partner
Membership No.: 088396
UDIN: 26088396KWAFNU6783

Place: New Delhi
Date: May 20, 2026



Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Consolidated Financial Results
for the quarter and year ended March 31, 2026

S. No.	Particulars	Quarter ended			Year ended	
		31 March 2026	31 December 2025	31 March 2025	31 March 2026	31 March 2025
		(Reviewed) (Refer Note 18)	(Reviewed)	(Reviewed) (Refer Note 18)	(Audited)	(Audited)
1	Revenue from operations (i) Interest income (Refer Note 10) (ii) Fees and commission income (iii) Net gain on fair value changes (iv) Net gain on derecognition of financial instruments under amortised cost category (Refer Note 11)	1,104.87 30.47 116.94 105.38	1,469.36 59.41 518.70 110.07	1,494.62 38.89 382.00 191.92	5,586.91 193.26 969.33 1,416.66	7,179.68 126.27 535.60 781.78
2	Total revenue from operations	1,357.66	2,157.54	2,107.43	8,166.16	8,623.33
3	Other income	3.66	0.33	25.02	24.07	59.92
3	Total income (1+2)	1,361.32	2,157.87	2,132.45	8,190.23	8,683.25
4	Expenses					
	Finance costs	1,678.56	1,457.67	1,050.20	5,618.36	4,791.36
	Impairment on financial instruments (net of recoveries / written back) (Refer Note 8 and 9)	2,958.08	(25.15)	288.86	3,627.94	5,068.50
	Employee benefits expenses	183.78	103.48	201.33	673.05	738.45
	Depreciation and amortization	25.04	21.12	24.70	88.43	83.02
	Other expenses	113.31	181.68	112.37	467.70	377.49
	Total expenses	4,958.77	1,738.80	1,677.46	10,475.48	11,058.82
5	(Loss) / Profit before Exceptional Items and tax (3-4)	(3,597.45)	419.07	454.99	(2,285.25)	(2,375.57)
6	Exceptional Items (Refer Note 7)	(6,499.17)	-	-	(6,499.17)	-
7	(Loss) / Profit before tax (5+6)	(10,096.62)	419.07	454.99	(8,784.42)	(2,375.57)
8	Tax expense					
	Current tax	(3.57)	(2.24)	(0.66)	5.36	(9.00)
	Deferred tax	(1,991.64)	107.23	131.61	(1,645.22)	(559.11)
	Total tax expense	(1,995.21)	104.99	130.95	(1,639.86)	(568.11)
9	(Loss) / Profit for the period / year attributable to the shareholders of the Company (7-8)	(8,101.41)	314.08	324.04	(7,144.56)	(1,807.46)





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Consolidated Financial Results
for the quarter and year ended March 31, 2026

Statement of Consolidated Financial Results for the quarter and year ended March 31, 2026

S. No.	Particulars	Quarter ended			Year ended	
		31 March 2026 (Reviewed) (Refer Note 18)	31 December 2025 (Reviewed)	31 March 2025 (Reviewed) (Refer Note 18)	31 March 2026 (Audited)	31 March 2025 (Audited)
10	Other comprehensive income					
	A (i) Items that will not be reclassified to statement of profit or loss					
	(a) Remeasurement gain / (loss) on defined benefit plan	4.97	(2.82)	(1.68)	4.26	(1.84)
	(b) (Loss) / Gain on equity instrument designated at FVOCI (Refer Note 7)	(1,088.72)	(207.07)	(78.57)	(1,505.14)	158.18
	(ii) Income tax impact on (A) above	70.32	37.42	32.80	152.34	(21.33)
	(B) (i) Items that will be reclassified to statement of profit or loss					
	(a) Effective portion of cash flow hedges	94.60	(62.52)	(109.98)	(37.79)	16.32
	(ii) Income tax impact on (B) above	(23.81)	15.74	27.68	9.51	(4.11)
	Total other comprehensive (loss) / income (net of tax)	(942.64)	(219.25)	(129.75)	(1,376.82)	147.22
11	Total comprehensive (loss) / income (after tax) (9+10)	(9,044.05)	94.83	194.29	(8,521.38)	(1,660.24)
12	Paid-up equity share capital (Fully paid-up and Partly paid-up) (Face value of Rs. 2 each)	228.76	162.76	162.70	228.76	162.70
13	Other equity				18,762.71	21,659.75
14	Earnings per share (EPS) (not annualised)					
	-Basic (Amount in Rs.)	(99.10)	3.86	4.11	(87.72)	(26.70)
	-Diluted (Amount in Rs.)	(99.10)	3.84	4.10	(87.72)	(26.70)
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00

Notes to the Consolidated Financial Results:

- The consolidated financial results have been prepared in accordance with Ind AS, notified under Section 133 of the Companies Act, 2013 ("the Act") read with Companies (Indian Accounting Standards) Rules 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 as amended from time to time.
- The consolidated financial results of Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) ('SCL', 'the Company') and its subsidiaries and its trust (collectively referred to as 'the Group') for the quarter and year ended March 31, 2026 have been reviewed by the Audit Committee on May 20, 2026 and subsequently approved at the meeting of the Board of Directors held on May 20, 2026.
- During FY26 / Q4 FY26, Sammaan Capital formally transitioned into an IHC Group Company following completion of the strategic investment and open offer by Avenir Investment RSC Ltd, owned and controlled by International Holding Company PJSC (IHC), Abu Dhabi. The transaction marks one of the largest FDI investments in the Indian NBFC sector, with total committed investment of Rs. 8,850 crore and IHC emerging as the promoter and controlling shareholder.

IHC is one of the world's largest listed investment companies, with a market capitalisation of approximately USD 232 billion and total assets of USD 117 billion, with a presence across 100+ countries. India is one of IHC's top two global strategic markets, and Sammaan Capital is the anchor of Avalor Holdings. IHC's dedicated international financial services platform — a positioning that reflects IHC's long-term commitment to India and to Sammaan Capital as its flagship Indian financial services investment.



Sammaan Capital Limited
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Statement of Consolidated Financial Results
for the quarter and year ended March 31, 2026

- 4 In terms of Regulations 30, 51 and other applicable provisions of the Listing Regulations, the Securities Issuance and Investment Committee of the Company, at their meeting held on March 31, 2026, has pursuant to receipt of approval of the Reserve Bank of India (vide its letter dated March 24, 2026) and receipt of other applicable regulatory/statutory approvals, inter alia considered and approved the allotment of the following securities to Avenir Investment RSC Ltd, a restricted scope company incorporated under the laws of the United Arab Emirates, by way of a preferential issue on a private placement basis, in accordance with the provisions of the Companies Act, 2013, and the rules made thereunder, Chapter V of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("ICDR Regulations") and other applicable laws, and on the terms and conditions as set out in the share subscription agreement dated October 2, 2025 executed between the Company and the Investor ("SSA") ("Preferential Issue"):
- (i) 33,00,00,111 (thirty three crore one hundred and eleven) Equity Shares at a price of Rs. 139/- (Indian Rupees one hundred and thirty nine only) per fully paid-up Equity Share aggregating to Rs. 45,87,00,15,429/- (Indian Rupees four thousand five hundred and eighty seven crore fifteen thousand four hundred and twenty nine only) ("Subscription Shares");
 - (ii) 8,66,92,966 (eight crore sixty eight lakh ninety two thousand nine hundred and sixty six) warrants, each carrying a right to subscribe to 1 (one) fully paid-up Equity Share, at a price of Rs. 139/- (Indian Rupees one hundred and thirty nine only) per warrant aggregating to Rs. 12,07,81,22,274/- (Indian Rupees one thousand two hundred and seven crore eighty one lakh twenty two thousand two hundred and seventy four only), which may be exercised within 26 (twenty six) weeks of the expiry of the open offer, undertaken in compliance with the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeover) Regulations, 2011 ("Tranche I Warrants"); The Company has received Rs. 3,019,530,569/- being 25% of the total amount payable towards subscription money.
 - (iii) 21,97,97,569 (twenty one crore ninety seven lakh ninety seven thousand five hundred and sixty nine) warrants, each carrying a right to subscribe to 1 (one) fully paid-up Equity Share, at a price of Rs. 139/- (Indian Rupees one hundred and thirty nine only) per warrant aggregating to Rs. 30,55,18,62,091/- (Indian Rupees three thousand fifty five crore eighteen lakh sixty two thousand and ninety one only), which may be exercised at any time, in one or more tranches, until expiry of 18 months from the date of allotment of such warrants ("Tranche II Warrants"). The Company has received Rs. 7,637,965,523/- being 25% of the total amount payable towards subscription money.
- 5 Subsequent to the current quarter, Avenir Investment RSC Ltd has been classified as promoter of the Company. The Board, based on the recommendation of the Nomination and Remuneration Committee of the Company, pursuant to approval of the Reserve Bank of India vide its letter dated March 24, 2026, and subject to approval of the shareholders, approved the appointment of Mr. Alwyn Dinesh Craista, as an Additional Non-Executive Non-Independent Director on the Board.
- 6 During the current quarter, Moody's Upgraded Long-Term Corporate Family Rating of the Company to B1 with Positive Outlook. Subsequent to the current quarter, Credit rating agency CRISIL, a company of S&P Global, has upgraded the credit rating on the long-term debt programme of the Company to CRISIL AA+/Stable. Subsequent to the current quarter, CARE has upgraded the credit rating assigned to the long-term debt programme of the Company by two notches to 'CARE AA+; Stable'. Further, the rating assigned to the Commercial Paper and Short-Term Non-Convertible Debentures of the Company has been reaffirmed at 'CARE A1+'. Also CARE has upgraded the rating assigned to the Company's perpetual debt instruments to 'CARE AA/Stable' from 'CARE A+'. The Company believes that these upgrades reflect improving market confidence, strengthened capitalisation and the Company's continued progress towards the long-term transformational strategy.
- 7 The Board of Directors of the Company, at its meeting held on March 30, 2026, approved a change in the business model for an identified pool of non-core exposures, including loan assets and investments, aggregating to Rs.14,953 crore ("Identified Exposures"), pursuant to a comprehensive portfolio assessment and in line with the Company's strategic transformation towards increasing the proportion of retail assets in its overall loan book.
- The Identified Exposures primarily comprise certain exposures, comprising of loan assets and certain investments, with expected slower resolution timelines, long-tenured assets carrying elevated asset-liability management ("ALM") risks including inter alia security realisation due to litigation exposures, and exposures which are no longer aligned with the Company's forward business strategy. Accordingly, such exposures are no longer intended to be held solely for collection of contractual cash flows until maturity, but are proposed to be actively resolved through sale to an Asset Reconstruction Company ("ARCs"), structured settlements, negotiated exits, and other recovery mechanisms.



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Statement of Consolidated Financial Results
for the quarter and year ended March 31, 2026

Consequent to the above strategic decision and in accordance with the requirements of Ind AS 109 – Financial Instruments, the Company has changed the business model classification of the “Identified Exposures” from “Hold to Collect to “Hold to Sell”, resulting in reclassification of such exposures comprising of loan assets to Fair Value Through Profit and Loss (“FVTPL”). Pursuant to the reclassification, fair valuation exercise, Sale to an Asset reconstruction company and proposed / expected resolution transactions, the Company has recognised a net loss of Rs.7,151.95 crores, out of which Rs. 6,499.17 crores (including Rs 3941.80 crores on the sale to ARC on March 30, 2026) has been reported as an Exceptional Item in the Consolidated Statement of Profit and Loss for the quarter and year ended March 31, 2026 and Rs. 652.78 crores has been reported as net fair value loss in Other Comprehensive Income on account of the aforesaid investments classified as fair value through Other comprehensive Income on initial classification. The aforesaid valuation impact and recognition of losses were approved by the Board of Directors at its meeting held on May 15, 2026.

8 During the quarter and year ended March 31, 2026, Management performed a comprehensive assessment of the adequacy of the Management Overlay provision under the Ind AS 109 impairment framework, pursuant to the approval granted by the Board of Directors in its meeting held on March 30, 2026.

While the Company's existing ECL models incorporate historical trends and forward-looking macro-economic variables, Board noted that the current environment is characterised by elevated geopolitical, macro-economic, inflationary, liquidity, and sector-specific risks which may not be fully captured through model-driven outputs alone.

Considering the Company's concentration in mortgage-backed and real estate-linked lending exposures, the assessment carried out a probability-weighted scenario analysis incorporating multiple macro-economic stress scenarios, portfolio concentration risks, collateral valuation sensitivities, model limitations, and emerging uncertainties.

Based on the assessment carried out using an independent macro-economic assessment, the Company has recognised an additional ECL Management Overlay of Rs.1,850 crores over and above the model-driven ECL provisions as approved by the board of directors in its meeting held on May 15, 2026. The Company believes the overlay represents a prudent and appropriate application of Ind AS 109 principles in the prevailing uncertain macro-economic environment, heightened geopolitical uncertainties, Sovereign actions including consumption curbs ongoing trade disruptions, Tariff war, tightening liquidity conditions impacting credit markets and project execution cycles and the same will remain subject to periodic review based on the evolving conditions and portfolio performance trends.

9 The Company has written-off the stage III / non recoverable exposures to achieve the Zero NPA status.

10 The interest income for the year ended March 31, 2026 and year ended March 31, 2025 includes significant overdue interest recovered from customers including written off / NPA cases.

11 The tenure estimate for assignment and co-lending transactions was changed from a market/trend-based approach to an actual basis and reduction in bank rate during the year ended March 31, 2026, is duly approved and includes a gain of Rs. 1,154.93 Crore, recognised under Net Gain on Derecognition of Financial Instruments under amortised cost category.





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Consolidated Financial Results
for the quarter and year ended March 31, 2026

- 12 The Company (SCL) and its six wholly owned Subsidiary companies, namely Sammaan Collection Agency Limited (formerly known as Indiabulls Collection Agency Limited), Sammaan Sales Limited (formerly known as llbuls Sales Limited), Sammaan Insurance Advisors Limited (formerly known as Indiabulls Insurance Advisors Limited), Sammaan Investmart Services Limited (formerly known as Nilgiri Investmart Services Limited), Indiabulls Capital Services Limited and Sammaan Advisory Services Limited (formerly known as Indiabulls Advisory Services Limited) (collectively, the "Transferor Companies") have filed a first motion application dated September 16, 2024 (the "Application") with National Companies Law Tribunal, New Delhi (the "NCLT, Delhi"), for merger of the Transferor Companies with the Company. The NCLT, Delhi has passed an order allowing the Application. The NCLT, Delhi vide its order dated January 27, 2025, has dispensed with the requirements of convening Equity Shareholders, Secured and Unsecured Creditors meetings of Subsidiaries (Transferor Companies). However, it has directed SCL to convene the meetings of its Equity Shareholders, Secured and Unsecured Creditors, through Video Conference, under the chairmanship of NCLT appointed Chairman / Alternate Chairman. Accordingly, the Company has convened these meetings on June 10, 2025 and Equity Shareholders, Secured and Unsecured Creditors of the Company had approved the Scheme with requisite majority. The Company has on June 21, 2025 had filed second motion application with Hon'ble NCLT. Pursuant to the order dated July 9, 2025, our Company has carried out a publication of the notice of the second motion to the specified authorities, by all prescribed modes, and also in two widely circulated newspapers, in compliance with Rule 7 of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016. The Reserve Bank of India (RBI) vide their letter CO.DOR.HGG.No.S6853/16-80-00/1/2025-2026 dated December 4, 2025 has granted No objection for the proposed scheme of amalgamation. The matter is currently pending before the NCLT, Delhi.
- 13 In compliance with Regulations 30 and 51 read with Schedule III of the SEBI LODR Regulations, the Board of Directors of the Company (SCL) upon consideration of the recommendations and reports of the Audit Committee and the Independent Directors Committee at their respective meetings held on December 31, 2025 and Pursuant to Regulation 51 of the SEBI LODR Regulations, the Board of Directors of Sammaan Finsense Limited (SFL) (wholly owned subsidiary of SCL), upon consideration of the recommendations and the report of the Audit Committee at its meeting held on December 31, 2025 has, inter alia, considered and approved the Scheme of Arrangement (the demerger of the Demerged Undertaking (as defined in the Scheme) (in relation to the NBFC business of SFL into SCL on a going-concern basis; and various other matters consequential or otherwise integrally connected therewith) between the Demerged Undertaking, i.e. SFL and the Resulting Company, i.e. SCL and their respective shareholders and creditors under Sections 230 to 232 read with Section 52, Section 66 and other applicable provisions of the Companies Act, 2013. SCL and SFL has received the observation letter with 'no adverse observations' from BSE Limited on April 21, 2026, and observation letter with 'no objection' from the National Stock Exchange of India Limited on April 22, 2026. SCL and SFL has also received a letter dated May 7, 2026 from RBI whereby RBI has accorded its 'no objection' for the Scheme, subject to certain conditions as specified therein. As of the date of these results, the Company is yet to submit the First Motion Application with the NCLT. The Scheme will become effective upon fulfilment of all the conditions set out in the Scheme including receipt of applicable regulatory approvals.
The financial impact of the Scheme on the consolidated financial statements, upon effectiveness, is expected to be largely reclassificatory in nature, as both entities are part of the same consolidated group.
- 14 The Government of India has notified New Labour Codes effective from November 21, 2025. Based on the broad assessment carried out by the Group on certain estimates and assumptions, the impact of the same on employee benefits is not material. Currently, the finalisation of Central and State Rules on the New Labour Codes is awaited based on which the above estimates and assumptions will be re-assessed. Accordingly, the Group has estimated the incremental impact on Provision for Compensated absences to be Rs. 1.28 Crore on the basis of a valuation report of an independent actuary.
- 15 The Group is mainly engaged in the finance and mortgage-backed lending business, and all other activities revolve around this main business of the Group. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 - "Operating Segments" specified under Section 133 of the Act.
- 16 Pursuant to the RBI's observation, the Company has approved a change in business model whereby certain exposures in AIF which were earlier treated as loan assets are now treated as investments as at March 31, 2026. The above has no resultant impact on the carrying value of the total equity and assets of the Company as at March 31, 2026.





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Consolidated Financial Results
for the quarter and year ended March 31, 2026

17 Managerial remuneration paid to the Directors for the year ended March 31, 2026 in excess of the limits specified under Section 197 of the Companies Act, read with Schedule V of the Act is subject to the approval of the shareholders of the Company.

18 The figures for the last quarter of the current financial year are the balancing figures between audited figures in respect of the full financial year and the published year to date figures up to the end of third quarter ended December 31, 2025. The figures for the last quarter of the previous financial year are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the end of third quarter ended December 31, 2024.

19 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary and / or in accordance with the amendment in Schedule III of the Act.

20 Consolidated Statement of Assets and Liabilities:

Particulars	(Rupees in Crores)	
	As at 31 March 2026 (Audited)	As at 31 March 2025 (Audited)
ASSETS		
(1) Financial assets		
(a) Cash and cash equivalents	9,027.43	3,349.63
(b) Bank balance other than (a) above	1,932.99	1,383.90
(c) Derivative financial instruments	771.05	63.28
(d) Receivables		
(i) Trade receivables	18.58	13.86
(e) Loans	36,026.26	44,914.85
(f) Investments	17,518.17	14,218.99
(g) Other financial assets	3,349.48	2,798.55
	68,643.96	66,743.06
(2) Non-financial assets		
(a) Current tax assets (net)	891.96	659.30
(b) Deferred tax assets (net)	2,569.17	762.10
(c) Property, plant and equipment	100.22	91.42
(d) Right-of-use assets	217.47	265.44
(e) Other intangible assets	22.86	33.90
(f) Other non-financial assets	1,330.86	588.34
(g) Assets held for sale	466.92	1,037.49
	5,999.46	3,437.99
Sub-total - Non-financial Assets	5,999.46	3,437.99
Total Assets	74,243.42	70,181.05





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Consolidated Financial Results
for the quarter and year ended March 31, 2026

Particulars	(Rupees in Crores)	
	As at 31 March 2026 (Audited)	As at 31 March 2025 (Audited)
Consolidated Statement of Assets and Liabilities (Continued):		
LIABILITIES AND EQUITY LIABILITIES		
(1) Financial liabilities		
(a) Derivative financial instruments	-	57.61
(b) Payables		
(i) Trade payables	-	-
(ii) total outstanding dues of micro enterprises and small enterprises	0.55	1.91
(c) Debt securities	24,661.23	16,585.16
(d) Borrowings (other than debt securities)	23,000.06	21,761.17
(e) Subordinated liabilities	3,942.53	4,083.43
(f) Lease Liability	249.25	295.88
(g) Other financial liabilities	2,944.64	5,099.70
Sub-total - Financial Liabilities	54,798.26	47,884.86
(2) Non-financial liabilities		
(a) Current tax liabilities (net)	1.19	2.17
(b) Provisions	142.54	98.17
(c) Other non-financial liabilities	309.96	373.40
Sub-total - Non-financial Liabilities	453.69	473.74
(3) EQUITY		
(a) Equity share capital	228.76	162.70
(b) Other equity	18,762.71	21,659.75
Sub-total - Equity	18,991.47	21,822.45
Total Liabilities and Equity	74,243.42	70,181.05





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Consolidated Financial Results
for the quarter and year ended March 31, 2026

	(Rupees in Crores)	
	Year ended March 31, 2026 (Audited)	Year ended March 31, 2025 (Audited)
Consolidated Cash Flow Statement		
Cash flows from operating activities :		
Loss before tax	(8,784.42)	(2,375.57)
Adjustments to reconcile (loss) / profit before tax to net cash flows:		
Employee stock compensation adjustment	63.66	140.20
Provision for Gratuity, Compensated Absences and Superannuation Expense	5.18	4.90
Impairment on financial instruments	4,621.19	6,524.24
Lease Interest	(0.37)	(1.22)
Interest Income	(5,586.91)	(7,179.68)
Profit on Lease termination	(6.96)	(2.68)
Interest Expense	5,423.83	4,618.49
Depreciation and amortisation of PPE and ROU assets	88.43	83.03
Net loss / (gain) on Security Receipts	29.87	(35.55)
(Profit) / Loss on sale of Property, plant and equipment	(3.80)	5.21
Unrealised profit on Investments	(678.03)	(172.93)
Operating (Loss) / Profit before working capital changes	(4,828.33)	1,608.44
Working Capital Changes		
Trade Receivables, other financial and non-financial Assets	(3,106.67)	2,755.75
Loans	1,870.43	599.89
Trade Payables, other financial and non-financial Liabilities	(2,389.97)	765.17
Net Cash (used in) / generated from operations	(8,454.54)	5,729.25
Interest received on loans	5,386.84	7,713.72
Interest paid on borrowings	(4,159.18)	(5,011.85)
Income taxes (paid) / refund received (net)	(239.00)	340.51
Net cash (used in) / generated from operating activities (A)	(7,465.88)	8,771.63

21





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Consolidated Financial Results
for the quarter and year ended March 31, 2026

	(Rupees in Crores)	
	Year ended March 31, 2026 (Audited)	Year ended March 31, 2025 (Audited)
Consolidated Cash Flow Statement (Continued):		
Cash flows from investing activities :		
Purchase of property, plant and equipment and other intangible assets	(52.83)	(49.41)
Sale of property, plant and equipment	13.35	4.48
Increase in Capital Advances	(6.53)	(5.80)
(Investments in) / Proceeds from deposit accounts	(549.09)	511.43
Purchase of Investments (net)	(1,214.23)	(6,249.80)
Interest received on Investments	269.20	211.35
Net cash used in investing activities (B)	(1,540.13)	(5,577.75)
Cash flows from financing activities :		
Proceeds from issue of equity shares (including securities premium)	4,560.96	3,777.24
Application Money received against Share warrants	1,065.75	-
Distribution of equity dividends	(0.31)	(145.49)
Proceeds from / (Repayment of) loans (net)	1,054.51	(6,405.52)
Proceeds from Commercial Papers (net)	58.54	50.00
Proceeds from Secured Redeemable Non-Convertible Debentures (net)	7,928.88	1,963.33
Repayment of Subordinated Debt (net)	(153.15)	(115.00)
Payment of Lease liabilities	(60.05)	(50.56)
Proceeds from / (Repayment of) Working capital loans (net)	228.68	(1,447.07)
Net cash from / (used in) financing activities (C)	14,683.81	(2,373.07)
(D) Net Increase in cash and cash equivalents (A+B+C)	5,677.80	820.81
(E) Cash and cash equivalents at the beginning of the year	3,349.63	2,528.82
Cash and cash equivalents at the end of the year (D + E)	9,027.43	3,349.63



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1209, Hemkunt Chambers,
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New Delhi – 110 019

Independent Auditor's Report on the Quarterly and Year to Date Audited Standalone Financial Results of Sammaan Capital Limited (Formerly known as 'Indiabulls Housing Finance Limited') pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Sammaan Capital Limited (Formerly known as 'Indiabulls Housing Finance Limited')

Report on the Audit of the Standalone Financial Results

Opinion

1. We have jointly audited the accompanying statement for the quarterly and year to date Standalone Financial Results of Sammaan Capital Limited (Formerly known as 'Indiabulls Housing Finance Limited') ("the Company") for the quarter ended March 31, 2026 and the year to date results for the period from April 01, 2025 to March 31, 2026 ("the Statement"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
 - i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
 - ii. give a true and fair view in conformity with the applicable Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with relevant rules issued thereunder, the circulars, guidelines and directions issued by the Reserve Bank of India ("RBI") from time to time ("RBI Guidelines") and other accounting principles generally accepted in India, of the net loss, other comprehensive loss and other financial information of the Company for the quarter ended March 31, 2026 as well as the year to date results for the period from April 01, 2025 to March 31, 2026.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Standalone Financial Results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.



Emphasis of Matter

4. We draw attention to Note 7 to the standalone financial results regarding the change in business model for an identified pool of loan exposures and investments, wherein the management has confirmed, and the Board of Directors have approved at their meetings held on March 30, 2026 and May 15, 2026, the basis for such identification, reclassification of such exposures, sale to Assets Reconstruction Company (ARC) and resulting losses that arose during the current quarter has been presented as an 'Exceptional Item' of Rs 6,499.17 crores and 'Other Comprehensive Loss' of Rs. 652.78 crores for quarter and the year ended March 31, 2026.

Our opinion is not modified in respect of above matter.

5. We draw attention to Note 8 to the standalone financial results regarding the Management Overlay recognised by the Company over and above the Expected Credit Loss ("ECL") provision computed under its existing impairment models in accordance with Ind AS 109 – Financial Instruments. The overlay has been determined by the Management and approved by the Board of Directors at their meeting held on March 30, 2026 and May 15, 2026, based on its assessment of evolving macroeconomic conditions, geopolitical developments, sectoral risks, model limitations and other emerging uncertainties. The overlay has been assessed using multiple forward-looking scenarios, assumptions and management judgement, including assessment of probability-weighted outcomes.

Our opinion is not modified in respect of above matter.

Management's and Those Charged with Governance Responsibilities for the Standalone Financial Results

6. The Statement has been prepared on the basis of the Standalone Annual Financial Statements as at and for the year ended March 31, 2026. The Company's Management and the Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net loss, total comprehensive loss and other financial information of the Company in accordance with the recognition and measurement principles laid down in the Ind AS prescribed under Section 133 of the Act as amended, read with relevant rules issued thereunder, the circulars, guidelines and directions issued by the RBI from time to time and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations.
7. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Management and the Board of Directors of the Company, as aforesaid.
8. In preparing the Statement, the Management and the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management and the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.



9. The Management and the Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of Standalone Financial Results

10. Our objectives are to obtain reasonable assurance about whether the Statement as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

11. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

11.1 Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

11.2 Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

11.3 Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and the Board of Directors.

11.4 Conclude on the appropriateness of the Management and the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

11.5 Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

12. We communicate with those charged with governance of the company regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



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M Verma & Associates
Chartered Accountants
1209, Hemkunt Chambers,
89, Nehru Place,
New Delhi – 110 019

13. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.


Other Matters

14. The Statement includes the results for the quarter ended March 31, 2026, being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year to date figures up to the third quarter ended December 31, 2025 which were subjected to limited review by us, as required under the Listing Regulations.

Our opinion is not modified in respect of above matters.

For **Nangia & Co LLP**
Chartered Accountants
FRN: - 002391C/N500069

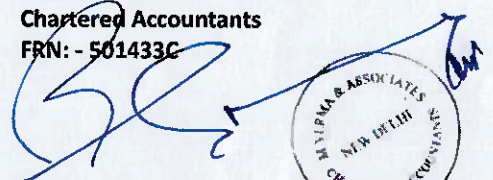



Jaspreet Singh Bedi
Partner
Membership No.: 601788
UDIN: 26601788VMSWQT4444

Place: New Delhi
Date: May 20, 2026

For **M Verma & Associates**
Chartered Accountants
FRN: - 501433C




Mohender Gandhi
Partner
Membership No.: 088396
UDIN: 26088396WBZGON8338

Place: New Delhi
Date: May 20, 2026



Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

S. No.	Particulars	(Rupees in Crores)				
		Quarter ended		Year ended		
		31 March 2026 (Reviewed) (Refer Note 26)	31 December 2025 (Reviewed)	31 March 2025 (Reviewed) (Refer Note 26)	31 March 2026 (Audited)	31 March 2025 (Audited)
1	Revenue from operations					
	(i) Interest Income (Refer Note 11)	1,039.41	1,422.21	1,441.56	5,333.79	6,566.00
	(ii) Fees and commission Income	21.35	39.60	28.23	142.76	98.74
	(iii) Net gain on fair value changes	76.81	525.97	379.62	916.04	479.05
	(iv) Net gain on derecognition of financial instruments under amortised cost category (Refer Note 12)	77.81	58.36	30.52	1,123.35	466.61
2	Total Revenue from operations	1,215.38	2,046.14	1,879.93	7,515.94	7,610.40
3	Other Income	7.89	7.34	25.21	30.12	60.74
3	Total Income (1+2)	1,223.27	2,053.48	1,905.14	7,546.06	7,671.14
4	Expenses					
	Finance costs	1,575.69	1,386.65	970.98	5,315.88	4,409.60
	Impairment on financial instruments (net of recoveries / written back) (Refer Note 8,9,10)	3,726.28	33.16	245.56	4,372.11	923.70
	Employee benefits expenses	148.31	71.69	169.72	550.24	662.06
	Depreciation and amortization	22.18	18.51	22.90	77.82	78.70
	Other expenses	98.69	170.24	91.21	419.69	323.30
	Total Expenses	5,571.15	1,680.25	1,500.37	10,735.74	6,397.36
5	(Loss) / Profit before Exceptional Items and tax (3-4)	(4,347.88)	373.23	404.77	(3,189.68)	1,273.78
6	Exceptional Items (Refer Note 7)	(6,499.17)	-	-	(6,499.17)	-
7	(Loss) / Profit before tax (5+6)	(10,847.05)	373.23	404.77	(9,688.85)	1,273.78





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN : L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

Statement of Standalone Financial Results for the quarter and year ended March 31, 2026

S. No.	Particulars	Quarter ended			Year ended	
		31 March 2026	31 December 2025	31 March 2025	31 March 2026	31 March 2025
		(Reviewed) (Refer Note 26)	(Reviewed)	(Reviewed) (Refer Note 26)	(Audited)	(Audited)
8	Tax Expense					
	Current tax	-	(4.16)	(3.99)	-	(16.36)
	Deferred tax	(2,391.94)	92.62	115.12	(2,091.38)	347.45
	Total tax expense	(2,391.94)	88.46	111.13	(2,091.38)	331.09
9	(Loss) / Profit for the period / year (7-8)	(8,455.11)	284.77	293.64	(7,597.47)	942.69
10	Other comprehensive income					
	A (i) Items that will not be reclassified to statement of profit or loss					
	(a) Remeasurement (loss) / gain on defined benefit plan	3.13	0.46	(1.32)	5.50	1.37
	(b) (Loss) / Gain on equity instrument designated at FVOCI (Refer Note 7)	(745.22)	(82.78)	(72.14)	(1,005.00)	28.61
	(ii) Income tax impact on A above	(21.90)	18.82	18.40	36.94	(5.33)
	B (i) Items that will be reclassified to statement of profit or loss					
	(a) Effective portion of cash flow hedges	94.60	(62.52)	(109.98)	(37.79)	16.32
	(ii) Income tax impact on B above	(23.81)	15.74	27.68	9.51	(4.11)
	Total Other comprehensive (loss) / income (net of tax)	(693.20)	(110.28)	(137.36)	(990.84)	36.86
11	Total comprehensive (loss) / income (after tax) (9+10)	(9,148.31)	174.49	156.28	(8,588.31)	979.55
12	Paid-up equity share capital (Fully paid-up and Partly paid-up) (Face value of Rs. 2 each)	231.94	165.94	165.88	231.94	165.88
13	Other equity				19,683.79	22,626.55
14	Earnings per Share (EPS) (not annualised)					
	-Basic (Amount in Rs.)	(101.46)	3.43	3.80	(91.50)	13.69
	-Diluted (Amount in Rs.)	(101.46)	3.42	3.80	(91.50)	13.66
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

Notes to the Standalone Financial Results:

1 The standalone financial results have been prepared in accordance with Ind AS, notified under Section 133 of the Companies Act, 2013 ("the Act") read with Companies (Indian Accounting Standards) Rules 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 as amended from time to time.

2 The standalone financial results of Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) ("SCL", the Company) for the quarter and year ended March 31, 2026 have been reviewed by the Audit Committee on May 20, 2026 and subsequently approved at the meeting of the Board of Directors held on May 20, 2026.

3 During FY26 / Q4 FY26, Sammaan Capital formally transitioned into an IHC Group Company following completion of the strategic investment and open offer by Avenir Investment RSC Ltd, owned and controlled by International Holding Company PJSC (IHC), Abu Dhabi. The transaction marks one of the largest FDI investments in the Indian NBFC sector, with total committed investment of Rs. 8,850 crore and IHC emerging as the promoter and controlling shareholder.

IHC is one of the world's largest listed investment companies, with a market capitalisation of approximately USD 232 billion and total assets of USD 117 billion, with a presence across 100+ countries. India is one of IHC's top two global strategic markets, and Sammaan Capital is the anchor of Avalora Holdings, IHC's dedicated international financial services platform — a positioning that reflects IHC's long-term commitment to India and to Sammaan Capital as its flagship Indian financial services investment.

4 In terms of Regulations 30, 51 and other applicable provisions of the Listing Regulations, the Securities Issuance and Investment Committee of the Company, at their meeting held on March 31, 2026, has pursuant to receipt of approval of the Reserve Bank of India (vide its letter dated March 24, 2026) and receipt of other applicable regulatory/statutory approvals, inter alia considered and approved the allotment of the following securities to Avenir Investment RSC Ltd, a restricted scope company incorporated under the laws of the United Arab Emirates, by way of a preferential issue on a private placement basis, in accordance with the provisions of the Companies Act, 2013, and the rules made thereunder, Chapter V of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("ICDR Regulations") and other applicable laws, and on the terms and conditions as set out in the share subscription agreement dated October 2, 2025 executed between the Company and the Investor ("SSA") ("Preferential Issue"):

(i) 33,00,00,111 (thirty three crore one hundred and eleven) Equity Shares at a price of Rs. 139/- (Indian Rupees one hundred and thirty nine only) per fully paid-up Equity Share aggregating to Rs. 45,87,00,15,429/- (Indian Rupees four thousand five hundred and eighty seven crore fifteen thousand four hundred and twenty nine only) ("Subscription Shares");





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

(ii)	<p>8,68,92,966 (eight crore sixty eight lakh ninety two thousand nine hundred and sixty six) warrants, each carrying a right to subscribe to 1 (one) fully paid-up Equity Share, at a price of Rs. 139/- (Indian Rupees one hundred and thirty nine only) per warrant aggregating to Rs. 12,07,81,22,274/- (Indian Rupees one thousand two hundred and seven crore eighty one lakh twenty two thousand two hundred and seventy four only), which may be exercised within 26 (twenty six) weeks of the expiry of the period of the open offer, undertaken in compliance with the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeover) Regulations, 2011 ("Tranche I Warrants"); The Company has received Rs. 3,019,530,569/- being 25% of the total amount payable towards subscription money.</p>
(iii)	<p>21,97,97,569 (twenty one crore ninety seven lakh ninety seven thousand five hundred and sixty nine) warrants, each carrying a right to subscribe to 1 (one) fully paid-up Equity Share, at a price of Rs. 139/- (Indian Rupees one hundred and thirty nine only) per warrant aggregating to Rs. 30,55,18,62,091/- (Indian Rupees three thousand fifty five crore eighteen lakh sixty two thousand and ninety one only), which may be exercised at any time, in one or more tranches, until expiry of 18 months from the date of allotment of such warrants ("Tranche II Warrants"). The Company has received Rs. 7,637,965,523/- being 25% of the total amount payable towards subscription money.</p>
5	<p>Subsequent to the current quarter, Avenir Investment RSC Ltd has been classified as promoter of the Company. The Board, based on the recommendation of the Nomination and Remuneration Committee of the Company, pursuant to approval of the Reserve Bank of India vide its letter dated March 24, 2026, and subject to approval of the shareholders, approved the appointment of Mr. Alwyn Dinesh Crasta, as an Additional Non-Executive Non-Independent Director on the Board.</p>
6	<p>Subsequent to the current quarter, Moody's Upgraded Long-Term Corporate Family Rating of the Company to B1 with Positive Outlook.</p> <p>Subsequent to the current quarter, Credit rating agency CRISIL, a company of S&P Global, has upgraded the credit rating on the long-term debt programme of the Company to CRISIL AA+/Stable.</p> <p>Subsequent to the current quarter, CARE has upgraded the credit rating assigned to the long-term debt programme of the Company by two notches to 'CARE AA+' Stable'. Further, the rating assigned to the Commercial Paper and Short-Term Non-Convertible Debentures of the Company has been reaffirmed at 'CARE A1+'. Also CARE has upgraded the rating assigned to the Company's perpetual debt instruments to 'CARE AA/Stable' from 'CARE A+'.</p> <p>The Company believes that these upgrades reflect improving market confidence, strengthened capitalisation and the Company's continued progress towards the long-term transformational strategy.</p>
7	<p>The Board of Directors of the Company, at its meeting held on March 30, 2026, approved a change in the business model for an identified pool of non-core exposures, including loan assets and investments, aggregating to Rs.14,953 crore ("Identified Exposures"), pursuant to a comprehensive portfolio assessment and in line with the Company's strategic transformation towards increasing the proportion of retail assets in its overall loan book.</p> <p>The Identified Exposures primarily comprise certain exposures, comprising of loan assets and certain investments, with expected slower resolution timelines, long-tenured assets carrying elevated asset-liability management ("ALM") risks including inter alia security realisation due to litigation exposures, and exposures which are no longer aligned with the Company's forward business strategy. Accordingly, such exposures are no longer intended to be held solely for collection of contractual cash flows until maturity, but are proposed to be actively resolved through sale to an Asset Reconstruction Company ("ARCs"), structured settlements, negotiated exits, and other recovery mechanisms.</p>





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN : L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

Consequent to the above strategic decision and in accordance with the requirements of Ind AS 109 – Financial Instruments, the Company has changed the business model classification of the "Identified Exposures" from "Hold to Collect to "Hold to Sell", resulting in reclassification of such exposures comprising of loan assets to Fair Value Through Profit and Loss ("FVTPL"). Pursuant to the reclassification, fair valuation exercise, Sale to an Asset reconstruction company and proposed / expected resolution transactions, the Company has recognised a net loss of Rs.7,151.95 crores, out of which Rs. 6,499.17 crores (including Rs 3941.80 crores on the sale to ARC on March 30, 2026) has been reported as an Exceptional Item in the Standalone Statement of Profit and Loss for the quarter and year ended March 31, 2026 and Rs. 652.78 crores has been reported as net fair value loss in Other Comprehensive Income on account of the aforesaid investments classified as fair value through Other comprehensive Income on initial classification. The aforesaid valuation impact and recognition of losses were approved by the Board of Directors at its meeting held on May 15, 2026.

8 During the quarter and year ended March 31, 2026, Management performed a comprehensive assessment of the adequacy of the Management Overlay provision under the Ind AS 109 impairment framework, pursuant to the approval granted by the Board of Directors in its meeting held on March 30, 2026.

While the Company's existing ECL models incorporate historical trends and forward-looking macro-economic variables, Board noted that the current environment is characterised by elevated geopolitical, macro-economic, inflationary, liquidity, and sector-specific risks which may not be fully captured through model-driven outputs alone.

Considering the Company's concentration in mortgage-backed and real estate-linked lending exposures, the assessment carried out a probability-weighted scenario analysis incorporating multiple macro-economic stress scenarios, portfolio concentration risks, collateral valuation sensitivities, model limitations, and emerging uncertainties.

Based on the assessment carried out using an independent macro-economic assessment, the Company has recognised an additional ECL Management Overlay of Rs.1,850 crores over and above the model-driven ECL provisions as approved by the board of directors in its meeting held on May 15, 2026. The Company believes the overlay represents a prudent and appropriate application of Ind AS 109 principles in the prevailing uncertain macro-economic environment, heightened geopolitical uncertainties, Sovereign actions including consumption curbs ongoing trade disruptions, Tariff war, tightening liquidity conditions impacting credit markets and project execution cycles and the same will remain subject to periodic review based on the evolving conditions and portfolio performance trends.

9 Management has, on a prudent basis, recorded a provision for impairment of Rs. 815 crores, in the value of its investment in Sammaan Finserve Limited, a wholly owned subsidiary, based on the fair value of the investment as determined by an independent valuation expert.

10 The Company has written-off the stage III / non recoverable exposures to achieve the Zero NPA status.

11 The interest income for the quarter and year ended March 31, 2026 and for the quarter and year ended March 31, 2025 includes significant overdue interest recovered from customers including written off / NPA cases.

12 The tenure estimate for assignment and co-lending transactions was changed from a market/trend-based approach to an actual basis and reduction in bank rate during the year ended March 31, 2026, is duly approved and includes a gain of Rs. 996.25 Crore, recognised under Net Gain on Derecognition of Financial Instruments under amortised cost category.

13 During the current quarter, the Securities Issuance and Investment Committee of the Board of Directors of the Company approved and allotted 121,500 Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures of face value Rs. 1 lakh each, aggregating to Rs. 1,215 Crores, on private placement basis.

14 Subsequent to the current quarter, the Securities Issuance and Investment Committee of the Company, at its meeting held on April 7, 2026, approved a tender offer for purchase of up to an aggregate principal amount of U.S.\$45,000,000 of the outstanding U.S.\$450,000,000 7.5% Senior Secured Social Bonds due 2030 issued by the Company, upon the terms and subject to the conditions set out in the Tender Offer Memorandum.

Pursuant to the tender offer, an aggregate principal amount of U.S.\$45,000,000 of the Bonds validly tendered at or prior to 5:00 p.m. (Central European Time) on April 20, 2026 (being the Early Tender Deadline) was accepted for purchase by the Company on April 21, 2026 and settled on April 24, 2026. Consequently, the aggregate outstanding principal amount of the Bonds stands reduced to U.S.\$405,000,000.



Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
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Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN : L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

- 15 The Company (SCL) and its six wholly owned Subsidiary companies, namely Sammaan Collection Agency Limited (formerly known as Indiabulls Collection Agency Limited), Sammaan Sales Limited (formerly known as Ibulis Sales Limited), Sammaan Insurance Advisors Limited (formerly known as Indiabulls Insurance Advisors Limited), Sammaan Investment Advisory Services Limited (formerly known as Nilgiri Investment Services Limited), Indiabulls Capital Services Limited and Sammaan Advisory Services Limited (formerly known as Indiabulls Advisory Services Limited) (collectively, the "Transferor Companies") have filed a first motion application dated September 16, 2024 (the "Application") with National Companies Law Tribunal, New Delhi (the "NCLT, Delhi"), for merger of the Transferor Companies with the Company. The NCLT, Delhi has passed an order allowing the Application. The NCLT, Delhi vide its order dated January 27, 2025, has dispensed with the requirements of convening Equity Shareholders, Secured and Unsecured Creditors meetings of Subsidiaries (Transferor Companies). However, it has directed SCL to convene the meetings of its Equity Shareholders, Secured and Unsecured Creditors, through Video Conference, under the chairmanship of NCLT appointed Chairman / Alternate Chairman. Accordingly, the Company has convened these meetings on June 10, 2025 and Equity Shareholders, Secured and Unsecured Creditors of the Company had approved the Scheme with requisite majority. The Company has on June 21, 2025 had filed second motion application with Hon'ble NCLT. Pursuant to the order dated July 9, 2025, our Company has carried out a publication of the notice of the second motion to the specified authorities, by all prescribed modes, and also in two widely circulated newspapers, in compliance with Rule 7 of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016. The Reserve Bank of India (RBI) vide their letter CO.DOR.HGG.No.S6853/16-80-00/1/2025-2026 dated December 4, 2025 has granted No objection for the proposed scheme of amalgamation. The matter is currently pending before the NCLT, Delhi.
- 16 In compliance with Regulations 30 and 51 read with Schedule III of the SEBI LODR Regulations, the Board of Directors of the Company (SCL) upon consideration of the recommendations and reports of the Audit Committee and the Independent Directors Committee at their respective meetings held on December 31, 2025 and Pursuant to Regulation 51 of the SEBI LODR Regulations, the Board of Directors of Sammaan Finserv Limited (SFL) (wholly owned subsidiary of SCL), upon consideration of the recommendations and the report of the Audit Committee at its meeting held on December 31, 2025 has, inter alia, considered and approved the Scheme of Arrangement (the demerger of the Demerged Undertaking (as defined in the Scheme) (in relation to the NBFC business of SFL into SCL on a going-concern basis; and various other matters consequential or otherwise integrally connected therewith) between the Demerged Undertaking, i.e. SFL and the Resulting Company, i.e. SCL and their respective shareholders and creditors under Sections 230 to 232 read with Section 52, Section 66 and other applicable provisions of the Companies Act, 2013. SCL and SFL has received the observation letter with 'no adverse observations' from BSE Limited on April 21, 2026, and observation letter with 'no objection' from the National Stock Exchange of India Limited on April 22, 2026. SCL and SFL has also received a letter dated May 7, 2026 from RBI whereby RBI has accorded its 'no objection' for the Scheme, subject to certain conditions as specified therein. As of the date of these results, the Company is yet to submit the First Motion Application with the NCLT. The Scheme will become effective upon fulfillment of all the conditions set out in the Scheme including receipt of applicable regulatory approvals.
- The financial impact of the Scheme on the consolidated financial statements, upon effectiveness, is expected to be largely reclassificatory in nature, as both entities are part of the same consolidated group.
- 17 The Government of India has notified New Labour Codes effective from November 21, 2025. Based on the broad assessment carried out by the Company on certain estimates and assumptions, the impact of the same on employee benefits is not material. Currently, the finalisation of Central and State Rules on the New Labour Codes is awaited based on which the above estimates and assumptions will be re-assessed. Accordingly, the Company has estimated the incremental impact on Provision for Compensated absences to be Rs. 1.15 Crore on the basis of a valuation report of an independent actuary.
- 18 The Company is mainly engaged in the finance and mortgage-backed lending business, and all other activities revolve around this main business of the Company. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 - "Operating Segments" specified under Section 133 of the Act.
- 19 Pursuant to the RBI's observation, the Company has approved a change in business model whereby certain exposures in AIF which were earlier treated as loan assets are now treated as investments as at March 31, 2026. The above has no resultant impact on the carrying value of the total equity and assets of the Company as at March 31, 2026.



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Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN : L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

20 In terms of Regulation 30 read with Schedule III to the SEBI Listing Regulations, the Nomination and Remuneration Committee, at its meeting held on March 30, 2026, has granted under the:

a) "Indiabulls Housing Finance Limited Employee Stock Benefit Scheme – 2013" (the "Scheme") 10,43,798 (Ten Lacs Forty Three Thousand Seven Hundred Ninety Eight) Stock Options, out of the lapsed Stock Options, granted earlier, representing an equal number of equity shares of face value of Rs. 2/- each in the Company, at an exercise price of Rs. 151/- and

b) "Sammaan Capital Limited - Employee Stock Benefit Scheme 2024", 13,06,260 (Thirteen Lacs Six Thousand Two Hundred Sixty) Stock Options, out of the lapsed Stock Options, granted earlier, representing an equal number of equity shares of face value of Rs. 2/- each in the Company, at an exercise price of Rs. 151/-

21 Subsequent to the current quarter, upon exercise of Stock options by the eligible employees, the Company had issued an aggregate of 185,310 (One Lacs Eighty Five Thousand Three Hundred Ten) Equity shares of face value Rs. 2/- each. Consequent to the said allotment, the fully paid-up Equity share capital of the Company stands increased from Rs. 2,317,341,316/- divided into 1,158,670,658 Equity shares of face value Rs. 2/- each to Rs. 2,317,711,936/- divided into 1,158,855,968 Equity shares of face value Rs. 2/- each.

22 Disclosures pursuant to RBI Notification - RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated 6 August 2020 and RBI/2021- 22/31/DOR.STR.REC.11 /21.04.048/2021-22 dated 5 May 2021

Type of borrower	(Rupees in Crores)				
	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)@	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year#
Personal Loans	2.81	-	-	1.46	1.35
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	2.81	-	-	1.46	1.35

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

@ Includes restructuring done in respect of resolution invoked till September 30, 2025 and processed subsequently # includes accounts which were substandard in previous half but upgraded as on reporting date





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN : L65922DL2005PLC136029)

Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

23 Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC 51/21.04.048/2021-22 dated 24 September 2021
(a) Details of transfer through assignment in respect of loans not in default during the quarter and year ended March 31, 2026

Entity	Quarter ended March 31, 2026		Year ended March 31, 2026	
	Assignment	Acquisition	Assignment	Acquisition
Count of Loan accounts Assigned*	634	-	6,194	-
Amount of Loan accounts Assigned (Rs. in crore)	222.79	-	2,192.96	-
Retention of beneficial economic interest (MIRR) (Rs. in crore)	29.37	-	396.58	-
Weighted Average Maturity (Residual Maturity in months)	199	-	204	-
Weighted Average Holding Period (in months)	8	-	7	-
Coverage of tangible security coverage	1.00	-	1.00	-
Rating-wise distribution of rated loans	Unrated	-	Unrated	-

*Count of loans excludes 213 loan accounts which part of previous assignment transactions and subsequent tranche of the loans has been disbursed during the

(b) Details of stressed loans transferred during the quarter and year ended March 31, 2026

	Quarter ended	Year ended
	March 31, 2026	March 31, 2026
Number of accounts	2201	2835
Aggregate principal outstanding of loans transferred (Rs. in crore)	6,052.22	7,472.89
Weighted average residual tenor of the loans transferred (in months)	17	22
Net book value of loans transferred (at the time of transfer) (Rs. in crore)	2,384.18	3,906.33
Aggregate consideration (Rs. in crore)	2,343.89	3,549.58
Additional consideration realised in respect of accounts transferred in earlier years		
Excess provisions reversed to the Profit and Loss Account on account of sale		

*Apart from above, the Company has assigned write-off loans to eligible buyers for purchase consideration of Rs. 11.33 Crore during the Q4FY26 ₹ 1,218.46 Crore in FY 2025-26

(c) The Company has not acquired any stressed loan during the quarter and year ended March 31, 2026.





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

24 Disclosure relating to Co-Lending arrangements (CLAs) as at March 31, 2026 on an aggregate basis as per Reserve Bank of India (Non-Banking Financial Companies - Transfer and Distribution of Credit Risk) Directions 2025, is given below:

Particulars	As at March 31, 2026
Number of Co- Lending Arrangement	3
Number of aggregate Loans	263
Amount of Aggregate Loans disbursed (₹ in crore)	108.92
Weighted average rate of interest (%)	10.23%
Fees Paid during the year	-
Sector of Co- Lending Arrangement	Mortgage Backed Loans
Performance of loans under Co- Lending Arrangement	
-Standard Loans (₹ in crore)	108.92
- Non- Performing loans (₹ in crore)	-
Default loss guarantee(if any)	Not Applicable

Numbers pertain only to loans disbursed under the new co-lending arrangement effective from January 1, 2026.

25 Managerial remuneration paid to the Directors for the year ended March 31, 2026 in excess of the limits specified under Section 197 of the Companies Act, read with Schedule V of the Act is subject to the approval of the shareholders of the Company.

26 The figures for the last quarter of the current financial year are the balancing figures between audited figures in respect of the full financial year and the published year to date figures up to the end of third quarter ended December 31, 2025. The figures for the last quarter of the previous financial year are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the end of third quarter ended December 31, 2024.

27 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary and / or in accordance with the amendment in Schedule III of the Act.





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

28 Standalone Statement of Assets and Liabilities:

Particulars	As at 31 March 2026 (Audited)	As at 31 March 2025 (Audited)
ASSETS		
(1) Financial Assets		
(a) Cash and cash equivalents	8,609.30	2,527.12
(b) Bank Balances other than (a) above	1,676.97	1,166.42
(c) Derivative financial instruments	771.05	63.28
(d) Receivables		
(i) Trade Receivables	6.05	6.98
(e) Loans	33,899.42	42,932.18
(f) Investments	18,282.81	16,752.03
(g) Other Financial assets	2,943.31	2,358.84
	66,188.91	65,806.85
(2) Non-financial Assets		
(a) Current tax assets (Net)	594.72	366.34
(b) Deferred tax assets (Net)	2,552.84	415.02
(c) Property, Plant and Equipment	89.18	87.29
(d) Right-of-use assets	164.92	207.27
(e) Other Intangible assets	21.87	32.70
(f) Other non-financial assets	1,307.07	537.65
(g) Assets held for sale	204.81	611.57
	4,935.41	2,257.84
Sub-total - Financial Assets		
	71,124.32	68,064.69
Sub-total - Non-financial Assets		
	71,124.32	68,064.69
Total Assets		
	71,124.32	68,064.69





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

Particulars	(Rupees in Crores)	
	As at 31 March 2026 (Audited)	As at 31 March 2025 (Audited)
LIABILITIES AND EQUITY		
LIABILITIES		
(1) Financial Liabilities		
(a) Derivative financial instruments	-	57.61
(b) Payables	-	-
(l) Trade payables	0.53	1.45
(i) total outstanding dues of micro enterprises and small enterprises	23,860.02	15,675.58
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	20,454.12	20,720.72
(c) Debt securities	3,589.52	3,751.27
(d) Borrowings (Other than debt securities)	192.02	236.25
(e) Subordinated liabilities	2,731.38	4,543.94
(f) Lease Liability		
(g) Other financial liabilities		
Sub-total - Financial Liabilities	50,827.59	44,986.82
(2) Non-Financial Liabilities		
(a) Current tax liabilities (Net)	-	-
(b) Provisions	127.23	85.88
(c) Other non-financial liabilities	253.77	199.56
Sub-total - Non-Financial Liabilities	381.00	285.44
(3) EQUITY		
(a) Equity share capital	231.94	165.88
(b) Other equity	19,683.79	22,626.55
Sub-total - Equity	19,915.73	22,792.43
Total Liabilities and Equity	71,124.32	68,064.69





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN : L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

	(Rupees in Crores)	
	Year ended March 31, 2026 (Audited)	Year ended March 31, 2025 (Audited)
Standalone Cash Flow Statement		
Cash flows from operating activities : (Loss) / Profit before tax	(9,688.85)	1,273.78
Adjustments to reconcile (loss) / profit before tax to net cash flows:		
Employee Stock Compensation Adjustment	42.61	127.38
Provision for Gratuity, Compensated Absences and Superannuation Expense	3.39	2.87
Profit on Lease termination	(6.95)	(2.56)
Net loss / (gain) on Security Receipts	29.87	(35.55)
Impairment on financial instruments	5,319.52	2,226.11
Interest Income	(5,333.79)	(6,566.01)
Interest Expense	5,136.28	4,256.52
Depreciation and amortisation	77.82	78.70
Guarantee Income	(13.34)	(3.07)
Lease Interest	(0.10)	(1.14)
(Profit) / Loss on sale of property, plant and equipment	(3.82)	5.14
Unrealised loss / (profit) on Investments	523.42	(182.05)
Operating (Loss) / Profit before working capital changes	(3,913.94)	1,180.12
Working Capital Changes		
Trade Receivables, other financial and non-financial Assets	(3,853.78)	2,664.12
Loans	3,536.53	266.62
Trade Payables, other financial and non-financial Liabilities	(1,923.19)	(97.15)
Net Cash (used in) / generated from operations	(6,154.38)	4,013.71
Interest received on loans	5,149.84	6,886.44
Interest paid on borrowings	(3,878.43)	(4,609.73)
Income taxes (paid) / refund received (net)	(228.38)	401.90
Net cash (used in) / generated from operating activities (A)	(5,111.36)	6,692.32





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

	(Rupees in Crores)	
	Year ended March 31, 2026 (Audited)	Year ended March 31, 2025 (Audited)
Standalone Cash Flow Statement (Continued)		
Cash flows from investing activities :		
Purchase of Property, plant and equipment and other intangible assets	(43.53)	(46.46)
Sale of Property, plant and equipment	13.33	4.42
Increase in Capital Advances	(7.51)	(4.49)
(Investments in) / Proceeds from deposit accounts	(510.56)	514.11
Interest received on Investments	243.31	297.51
Investments in Subsidiaries / Other Investments	(1,785.83)	(6,085.34)
Net cash used in investing activities (B)	(2,090.79)	(5,320.25)
Cash flows from financing activities :		
Proceeds from Issue of Equity Shares (Including Securities Premium)	4,560.96	3,777.24
Application Money received against Share warrants	1,065.75	-
Distribution of Equity Dividends	(0.31)	(148.01)
(Repayment of) / Loan from Subsidiary Companies	(1,199.00)	1,075.75
Proceeds from / (Repayment of) terms loans (Net)	752.50	(6,132.29)
Proceeds from Commercial Papers (Net)	58.54	50.00
Proceeds from Secured Redeemable Non-Convertible Debentures (Net)	8,040.11	2,065.85
Repayment of Subordinated Debt	(173.15)	(115.00)
Payment of Lease liabilities	(49.76)	(46.62)
Proceeds from / (Repayment of) Working capital loans (Net)	228.68	(1,647.07)
Net cash generated from / (used in) financing activities (C)	13,284.32	(1,120.15)
(D) Net Increase in cash and cash equivalents (A+B+C)	6,082.18	251.92
(E) Cash and cash equivalents at the beginning of the year	2,527.12	2,275.20
Cash and cash equivalents at the end of the year (D + E)	8,609.30	2,527.12





Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Statement of Standalone Financial Results
for the quarter and year ended March 31, 2026

Registered Office: A - 34, 2nd & 3rd Floor, Lajpat Nagar-II, New Delhi-110024

Place : Mumbai
Date : May 20, 2026

For and on behalf of the Board of Directors
Digitally signed by
Gagan Banga
Date: 2026.05.20
17:34:06 +05'30'
Gagan Banga
Managing Director & CEO



Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)
Corp. Off. 1st Floor Tower 3A DLF Corporate Greens, Sector - 74A, Narsinghpur, Gurugram - 122004 Haryana T. +91 124 668 1212 F. +91 124 668 1111
Reg. Off. A-34, 2nd & 3rd Floor, Lajpat Nagar-II, Delhi - 110024, India. T. +91 11 4353 2950 F. +91 11 4353 2947.
Email: home@sammaan-capital.com Web: www.sammaan-capital.com



Sammaan Capital Limited (Formerly Indiabulls Housing Finance Limited) (as standalone entity)
(CIN: L65922DL2005PLC136029)

- A. Statement on deviation or variation for proceeds of Public issue, Rights issue, Preferential issue, Qualified Institutions Placement etc. – Copy attached
- B. Format for disclosing outstanding default on loans and debt securities

S. No.	Particulars	in ₹ crore
1	Loans / revolving facilities like cash credit from banks / financial institutions	
A	Total amount outstanding as on date	17,153.72
B	Of the total amount outstanding, amount of default as on date	-
2	Unlisted debt securities i.e. NCDs and NCRPS	
A	Total amount outstanding as on date	-
B	Of the total amount outstanding, amount of default as on date	-
3	Total financial indebtedness of the listed entity including short-term and long-term debt	47,903.66

C. Format for disclosure of Related Party transactions (applicable only for half-yearly filings i.e., 2nd and 4th quarter) – Copy attached

D. Statement on impact of audit qualifications (for Audit Report with modified opinion) submitted along-with Annual Audited financial results (Standalone and Consolidated separately) (applicable only for Annual Filing i.e., 4th Quarter) – Not applicable





Sammaan Capital Limited (Formerly Indiabulls Housing Finance Limited)	
(CIN: L65922DL2005PLC136029)	
Standalone Financial Results for the quarter and year ended March 31, 2026	
Additional Information in Compliance with the provisions of Regulation 52(4) of the SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015	
Particulars	As on March 31, 2026
1 Debt Equity Ratio ((Debt Securities + Borrowings (Other than Debt Securities) + Subordinated liabilities) / Own Funds)	2.41
2 Debt Service Coverage Ratio	Not Applicable, being an NBFC
3 Interest Service Coverage Ratio	Not Applicable, being an NBFC
4 Outstanding Redeemable Preference Shares (quantity and value)	N.A.
5 Capital Redemption Reserve (Rs. in Crores)	0.36
6 Debenture Redemption Reserve (Rs. in Crores)	146.39
7 Equity (Equity share capital + Other equity) (Rs. in Crores)	19,915.73
8 Net Loss after Tax (Rs. in Crores)	(7,597.47)
9 Earnings per Share (EPS) - Basic (Amount in Rs.) - not annualised - Diluted (Amount in Rs.) - not annualised	(91.50) (91.50)
10 Current Ratio	Not Applicable, being an NBFC
11 Long term debt to working capital	Not Applicable, being an NBFC
12 Bad debts to Account receivable ratio	Not Applicable, being an NBFC
13 Current liability ratio	Not Applicable, being an NBFC
14 Total debts to total assets (Debt Securities + Borrowings (Other than Debt Securities) + Subordinated liabilities) / Total Assets	0.67
15 Debtors turnover	Not Applicable, being an NBFC
16 Inventory turnover	Not Applicable, being an NBFC
17 Operating Margin	Not Applicable, being an NBFC
18 Net loss Margin (Profit after tax / Total Income)	-691.19%
	As on Quarter ended 31 March 2026
	As on year ended 31 March 2026
19 Other Ratios (not subjected to review)	-100.68%
(A) % of Gross Non Performing Assets (Gross NPA / Loan Book)	-
(B) % of Net Non Performing Assets (Net NPA / Loan Book)	-
(C) Liquidity Coverage Ratio (%) for Q4 FY 26	139%
(D) Capital to risk-weighted assets ratio (Calculated as per RBI guidelines)	20.25%





Date: May 20, 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,

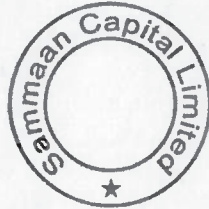
Sub.: Declaration in terms of Regulations 33(3)(d) and 52(3)(a) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”).

Pursuant to Regulations 33(3)(d) and 52(3)(a) of Listing Regulations, we declare that M/s Nangia & Co LLP and M/s M Verma & Associates, Joint Statutory Auditors of the Company have submitted the Audit Reports with unmodified opinion(s), for Audited Standalone Financial Results, for the Financial Year ended March 31, 2026.

Thank You,
Yours truly,

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


Mukesh Garg
Chief Financial Officer





Date: May 20, 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,

Sub.: Declaration in terms of Regulation 33(3)(d) and 52(3)(a) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”).

Pursuant to Regulation 33(3)(d) and 52(3)(a) of Listing Regulations, we declare that M/s Nangia & Co LLP and M/s M Verma & Associates, Joint Statutory Auditors of the Company have submitted the Audit Reports with unmodified opinion(s), for Audited Consolidated Financial Results, for the Financial Year ended March 31, 2026.

Thank You,
Yours truly,

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


Mukesh Garg
Chief Financial Officer



Statement of Deviation / Variation in utilisation of funds raised	
Name of listed entity	Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited)
Mode of Fund Raising	Public Issues / Rights Issues / Preferential Issues / QIP / Others
Date of Raising Funds	<p>I. For Right Issue dated February 15, 2024, during the quarter no additional proceeds were received by the Company. Cumulative Gross proceeds received till the quarter ended March 31, 2026, stands at Rs 36,632.47 million out of the total gross proceeds of Rs. 36,933.98 million. The remaining Rs. 301.53 million are yet to be received by the Company through subsequent calls.</p> <p>II. For QIP Issue dated January 27, 2025, during the quarter no additional proceeds were received by the Company. However, as on March 31, 2026, balance lying in monitoring account stood at Rs. 329.26 million which consists of Rs. 15.94 million pertaining to net proceeds and Rs. 313.32 million earmarked for issue expenses.</p> <p>III. For Preferential Issue dated March 31, 2026, during the quarter ended March 31, 2026, the Company had received the issue proceeds of Rs. 5,652.75 Crore in the following manner:</p> <ol style="list-style-type: none"> 1. 330,000,111 equity shares at an issue price of Rs. 139/- per share i.e., Rs. 4,587.00 crore; 2. 86,892,966 convertible warrants (Tranche I) and 219,797,569 convertible warrants (Tranche II) at an issue price of Rs. 139/- per share, of which 25% of the issue price i.e., Rs. 1,065.75 crore was received as a subscription amount and the remaining balance of Rs. 3,197.25 crore is yet to be received from the warrant subscribers. <p>As per the notice to EGM dated October 07, 2025, and Corrigendum to EGM dated October 25, 2025, the warrant holders of tranche (I) have the option to convert the warrants into equity shares within 26 (twenty six) weeks of the expiry of the period of the Open Offer and the warrant holders of tranche (II) have the option to convert the warrants into equity shares within 18 months from the date of allotment of the share warrants.</p>
Amount Raised	Nil
Report filed for Quarter ended	March 31, 2026
Monitoring Agency	applicable / not applicable
Monitoring Agency Name, if applicable	Crisil Ratings Limited
Is there a Deviation / Variation in use of funds raised	Yes / No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	Not applicable
If Yes, Date of shareholder Approval	Not applicable

Explanation for the Deviation / Variation		Not applicable				
Comments of the Audit Committee after review		No comment				
Comments of the auditors, if any		No comments from auditors				
Objects for which funds have been raised and where there has been a deviation, in the following table						
Original Object	Modified Object, if any	Original Allocation (Rs. In million)	Modified allocation, if any (Rs. In million)	Funds Utilised (Rs. In million)	Amount of Deviation/Variation for the quarter according to applicable object	Remarks if any
The Company intends to utilize the Net Proceeds from the Issue towards funding of the following objects:						
1. Augmenting the capital base of our Company; and	-	1. Rs. 27,341.10* 2. Rs. 9,593.90 [#]	1. Nil* 2. Nil [#]	1. 27,108.81* 2. 9,593.90 [#]	-- --	Refer Note 2* Refer Note 1 [#]
2. General corporate purposes.	-	1. Rs. 8,398.90* 2. Rs. 3,055.00 [#]	1. 8,793.58* 2. Nil [#]	1. 8,722.22* 2. 3,039.06 [#]	-- --	Refer Note 2* Refer Note 1 [#]
1. Onward Lending purposes; and	-	Rs. 7,080.00 ^{\$}	Nil ^{\$}	Nil ^{\$}	-	Refer Note 3 ^{\$}
2. General corporate purposes.	-	Rs. 1,770.00 ^{\$}	Nil ^{\$}	Nil ^{\$}	-	Refer Note 3 ^{\$}

*Right Issue dated February 15, 2024.

[#]Qualified Institutional Placement dated January 27, 2025.

^{\$}Preferential Issue dated March 31, 2026.

Note 1: During the quarter no additional proceeds were received by the Company. However, as on March 31, 2026, balance lying in monitoring account stood at Rs. 329.26 million which consists of Rs. 15.94 million pertaining to net proceeds and Rs. 313.32 million earmarked for issue expenses.

Note 2: During the quarter no additional proceeds were received by the Company. Cumulative Gross proceeds received till the quarter ended March 31, 2026, stands at Rs 36,632.47 million out of the total gross proceeds of Rs. 36,933.98 million. The remaining Rs. 301.53 million are yet to be received by the Company through subsequent calls.

Note 3: During the quarter ended March 31, 2026, the Company had received the issue proceeds of Rs. 5,652.75 Crore in the following manner:

- i. 330,000,111 equity shares at an issue price of Rs. 139/- per share i.e., Rs. 4,587.00 crore;
- ii. 86,892,966 convertible warrants (Tranche I) and 219,797,569 convertible warrants (Tranche II) at an issue price of Rs. 139/- per share, of which 25% of the issue price i.e., Rs. 1,065.75 crore was received as a subscription amount and the remaining balance of Rs. 3,197.25 crore is yet to be received from the warrant subscribers.

As per the notice to EGM dated October 07, 2025, and Corrigendum to EGM dated October 25, 2025, the warrant holders of tranche (I) have the option to convert the warrants into equity shares within 26 (twenty six) weeks of the expiry of the period of the Open Offer and the warrant holders of tranche (II) have the option to convert the warrants into equity shares within 18 months from the date of allotment of the share warrants.

Deviation or variation could mean:

- (a) Deviation in the objects or purposes for which the funds have been raised or-
- (b) Deviation in the amount of funds actually utilized as against what was originally disclosed or-
- (c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc.

Amit
Kumar Jain

Digitally signed by
Amit Kumar Jain
Date: 2026.05.20
17:34:57 +05'30'

Name of Signatory : Amit Jain

Designation : Company Secretary

Date: May 20, 2026

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues / Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Sammaan Capital Limited (Formerly known as Indiabulls Housing Finance Limited)	INE148107YJ0	Private placement	Secured, Redeemable, Non-Convertible Debentures	January 16, 2026	₹ 115,00,00,000/-	₹ 115,00,00,000/-	No	NA	NA
	INE148107YJ0 (Re-Issuance)	Private placement	Secured, Redeemable, Non-Convertible Debentures	February 26, 2026	₹ 70,00,00,000/-	₹ 70,00,00,000/-	No	NA	NA
	INE148107YK8	Private placement	Secured, Redeemable, Non-Convertible Debentures	March 05, 2026	₹ 155,00,00,000/-	₹ 155,00,00,000/-	No	NA	NA
	INE148107YH4 (Re-Issuance)	Private placement	Secured, Redeemable, Non-Convertible Debentures	March 05, 2026	₹ 125,00,00,000/-	₹ 125,00,00,000/-	No	NA	NA
	INE148107SY1	Private placement	Secured, Redeemable, Non-Convertible Debentures	March 30, 2026	₹ 750,00,00,000/-	₹ 750,00,00,000/-	No	NA	NA

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks
Name of listed entity	Sammaan Capital Limited (Formerly known as Indiabulls Housing Finance Limited)

Mode of fund raising		Private Placement		
Type of instrument	Secured, Redeemable, Non-convertible Debentures (NCDs)			
Date of raising funds	January 16, 2026	February 26, 2026	March 05, 2026	March 30, 2026
Amount raised	₹115,00,00,000/-	₹70,00,00,000/-	₹155,00,00,000/-	₹750,00,00,000/-
Report filed for quarter ended	March 31, 2026			
Is there a deviation/ variation in use of funds raised?	No			
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document? If yes, details of the approval so required?	Not Applicable			
Date of approval	Not Applicable			
Explanation for the deviation/ variation	Not Applicable			
Comments of the audit committee after review	Not comments			
Comments of the auditors, if any	Not Applicable			

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:

Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilized	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
(i) onward lending, financing, and for repayment of interest and principal of existing borrowings of the Company; and (ii) general corporate purposes.	--	₹ 115,00,00,000/-	--	₹ 115,00,00,000/-	--	Private Placement
	--	₹ 70,00,00,000/-	--	₹ 70,00,00,000/-	--	
	--	₹ 155,00,00,000/-	--	₹ 155,00,00,000/-	--	

	--	₹ 125,00,00,000/-	--	₹ 125,00,00,000/-	--
	--	₹ 750,00,00,000/-	--	₹ 750,00,00,000/-	--
<p>Deviation could mean:</p> <p>a. Deviation in the objects or purposes for which the funds have been raised.</p> <p>b. Deviation in the amount of funds actually utilized as against what was originally disclosed.</p>					
<p>Digitally signed by Amit Kumar Jain Date: 2026.05.20 17:34:31 +05'30'</p> <p>Amit Kumar Jain Name of signatory: Amit Jain Designation: Company Secretary Date: May 20, 2026</p>					

M VERMA & ASSOCIATES

CHARTERED ACCOUNTANTS

Independent Auditor's Report on Asset Cover as at March 31, 2026 under Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ("SEBI Regulations") for submission to the National Stock Exchange of India Limited and BSE Limited (collectively referred to as the "Stock Exchanges") and IDBI Trusteeship Services Limited (referred to as the "Debenture Trustee")

The Board of Directors

Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited)

CIN: L65922DL2005PLC136029

A-34, 2nd & 3rd Floor, Lajpat Nagar-II,
New Delhi-110024.

Dear Sirs,

1. This auditors' report is issued in terms of our engagement letter dated October 15, 2024 executed with Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) ("the Company"), for the purpose of submission to the National Stock Exchange of India Limited and BSE Limited (collectively referred to as the "Stock Exchanges") and IDBI Trusteeship Services Limited (referred to as the "Debenture Trustee") of the Company to ensure compliance with the SEBI Regulations and SEBI Circular SEBI/HO/MIRSD/MIRSO_CRADT/CIR/P/2022/67 dated May 19, 2022 ("the Circular") in respect of its listed non-convertible debt securities as at March 31, 2026 ("Debentures"). The Company has entered into an agreement with the Debenture Trustee ("Debenture Trust Deed") in respect of such Debentures, as indicated in the Statement.
2. We, M Verma & Associates, Chartered Accountants, are the Joint Statutory Auditors of the Company and have been requested by the Company to examine the accompanying Statement showing 'Asset Cover' for the listed non-convertible debt securities as at March 31, 2026 (the "Statement") which has been prepared by the Company from the audited financial statements and other relevant records and documents maintained by the Company as at and for the year ended March 31, 2026 pursuant to the requirements of the Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (the "SEBI Regulations"), and has been initialed by us for identification purpose only.

Management's responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

Office: 1209, Hemkunt Chambers, 89, Nehru Place, New Delhi – 110019
Phone: 011 41078098 Email: info@mvermaassociates.com
NEW DELHI | GHAZIABAD



4. The Management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations, the Circular and the respective loan documents including the Debenture Trust Deed and for providing all relevant information to its lenders and for complying with all the covenants as prescribed in the respective loan documents and the Debenture Trust Deed in respect of the Debentures.
5. The Management is also responsible to ensure that Assets Cover Ratio as on March 31, 2026 is in compliance with SEBI circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022 with the minimum asset cover requirement as per the Debenture Trust Deed as given in Annexure I attached to this certificate.

Independent Auditors' responsibility

6. Pursuant to the requirements of the SEBI Regulations and the Circular the Company is required to submit the Statement with the Debenture Trustee along with our report thereon. In this regard, it is our responsibility to provide limited assurance in the form of a conclusion as to whether:
 - a) the figures as set out in the accompanying Statement are, in all material respects, in agreement with the audited standalone financial statements of the Company for the year ended March 31, 2026, and the underlying audited books of account and other relevant records maintained by the Company and whether the asset cover ratio maintained by the Company is as stated in Debenture Trust Deed.
 - b) prima facie, the Company has complied with the financial covenants mentioned in the Offer Document/Information Memorandum/ Debenture Trust Deeds in respect of Debentures outstanding as at March 31, 2026 as mentioned in the Statement.
7. We have audited, jointly with M/s Nangia & Co LLP, the standalone financial statements of the Company as at and for the year ended March 31, 2026, comprising of the Standalone Balance Sheet as at March 31, 2026, the Standalone Statement of Profit and Loss (including Other Comprehensive Income), the Standalone Statement of Changes in Equity and the Standalone Statement of Cash Flows for the year ended on that date and a summary of significant accounting policies and other explanatory information ("the Audited Standalone Financial Statements") referred to in paragraph 5 above, on which we have issued an unmodified opinion vide our joint audit report dated May 20, 2026. These Audited Standalone Financial Statements have been prepared by the management of the Company in accordance with the Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013. Our audit of these standalone financial statements was conducted jointly with M/s Nangia & Co LLP, in accordance with the Standards on Auditing, issued by the Institute of Chartered Accountants of India ("ICAI") as specified under Section 143(10) of the Companies Act, 2013 and other applicable authoritative pronouncements issued by the ICAI. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. Our opinion in paragraph 12 of this report should be read in conjunction with our auditor's report dated May 20, 2026. Such audit was not planned and performed in connection with any transactions to identify matters that maybe of potential interest to third parties.
8. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.



9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.
10. For the purposes of this report on the accompanying Statement, our scope of work did not involve us performing audit tests for the purposes of expressing an opinion on the fairness or accuracy of any of the financial information or the financial results of the Company taken as a whole. We have not performed an audit of the accompanying Statement, the objective of which would be the expression of an opinion on the financial results, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such opinion in respect of the accompanying Statement.
11. We have performed the following procedures in relation to the Statement in respect of the applicable criteria mentioned in paragraph 6 a) above:
 - a) Traced and agreed the balances as per books in respect of assets and liabilities as at March 31, 2026 as referred to in the accompanying Statement, from the Audited Standalone Financial Statements and the underlying books of account and other relevant records and documents maintained by the Company.
 - b) Obtained and read the Debenture Trust Deeds entered in between the Company and Debenture Trustees in respect of the Debentures and noted the particulars of asset cover required to be provided by the Company in respect of the outstanding balance of principal / sanctioned limits and interest accrued thereon in respect of the Debentures.
 - c) We have relied upon the management representation in respect of accuracy of amounts deducted from Gross Loans and Other Credit Facilities as on March 31, 2026 considered in the Statement, on account of cash and cash equivalents of Rs. 361 crores representing High Quality Liquid Assets (HQLAs) as at March 31, 2026, considered for calculation of Liquidity Coverage Ratio as per applicable RBI notification.
 - d) We have verified the arithmetical and clerical accuracy of the Statement including computation of the asset security cover as at March 31, 2026 as prepared by the management of the Company.
 - e) We have verified, on a sample basis, the compliance of financial covenants as per the Debenture Trust Deed / information memorandum till date of this report;
 - f) Performed necessary inquiries with the management including any instances of non-compliance of all covenants during the year ended March 31, 2026; We have relied on the same and not performed any independent procedure in this regard.
12. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 6 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.



13. Without qualifying our conclusion, we draw attention to the following matter:

The Company has, as at March 31, 2026, breached certain financial covenants under borrowing arrangements other than the above listed debt securities. Pursuant to the Ministry of Corporate Affairs circular on debt covenant compliance applicable for FY 2025-26, read with the requirements of Ind AS 1 — Presentation of Financial Statements, the Company has reclassified such borrowings aggregating ₹653 crores as current borrowings and disclosed the same in its audited standalone financial statements for the year ended March 31, 2026. Based on our examination, the aforesaid reclassification does not result in non-compliance with asset cover requirements under Regulation 54 or with the covenants applicable to the listed debt securities. Management has confirmed and represented to us that the debenture trust deeds do not contain cross-default provisions that would be triggered by the aforesaid breach and verified by us from the terms of the trust deeds (verified on a sample basis).

Our conclusion is not modified in respect of this matter.

Conclusion

14. Based on the procedures performed, as stated in paragraphs 11 and 12 above, and according to the information and explanations given to us and based on representations by the management of the Company provided to us, and read with paragraph 13 above, nothing has come to our attention that causes us to believe that:

- a) the figures as set out in the accompanying Statement are not, in all material respects, in agreement with the Company's Audited Standalone Financial Statements for the year ended March 31, 2026, the books of account and other relevant records maintained by the Company and that the asset cover ratio maintained by the Company is not as stated in Debenture Trust Deed.
- b) the Company has not, in all material respects, complied with the financial covenants as stated in Debenture Trust Deeds in respect of the Debentures outstanding as at March 31, 2026 as mentioned in the Statement.

Restriction on Use

15. This independent auditors' report is intended solely for the use of the Company for the purpose specified in paragraph 1 above and should not be used, referred to or distributed for any other purpose or to any other party without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing. This report relates only to the items specified above and does not extend to any financial statements of the Company taken as a whole. Our obligations in respect of the report are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have had as joint auditors of the Company or otherwise. Nothing in the report, nor anything said or done in the course of or in connection with the services that are the subject of the report, will extend any duty of care we may have in our capacity as joint auditors of the Company.



16. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For M Verma & Associates
Chartered Accountants
Firm Registration No.: - 501433C


Mohender Gandhi
Partner

Membership No: 088396
UDIN: 26088396TMNMDA7071
Date: May 20, 2026
Place: New Delhi





Sammaan Capital Limited (Formerly known as Indiabulls Housing Finance Limited)
Statement of Security Cover Certificate as per Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 as at March 31, 2026 **Rs. In Crore**

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column H1	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
	Description of assets for which this certificate relate	Exclusive Charges	Exclusive Charges	Part-Passu Charges	Part-Passu Charges	Part-Passu Charges	Other Assets not offered as Security	Debt not backed by any assets offered as security	Elimination (amount in negative)	(Total C to H)	Market value for Assets charges on Exclusive basis	Carrying (book value for exclusive charges assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSKA market value is not applicable)	Market Value for Part passu charges as Assets	Carrying value/book value for part passu assets where market value is not ascertainable or applicable (For Eg. Bank Balance DSKA market value is not applicable)	Relating to Column F	Total Value=(K+L+M+N)
Particulars		Debt for which this certificate being issued	Other secured Debt	Debt for which this certificate being issued	Assets shared by part passu debt holder (includes debt for which this certificate is issued & other debt with part passu charges)	Other assets on which there is part-Passu charges (excluding items covered in column F)										
ASSETS		Book Value	Book Value	Yes/No	Book Value	Book Value	89.18			89.18						
Property Plant and Equipment																



[Handwritten Signature]

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: home loans@sammaancapital.com Web: www.sammaancapital.com

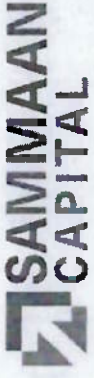


Others				7,046.65	1,494.01			8,540.65			7,046.65	7,046.65
Total		49,540.72		16,538.57	3,111.79			69,191.09			66,079.30	66,079.30
LIABILITIES												
Debt securities to which this certificate pertains												
other debt sharing partnership charges with above debt	Yes	14,318.73						14,318.73				
Other debt	No	26,716.84						26,716.84				
Subordinated debt									103.06			
Borrowings									3,589.52			
Bank Debt securities												
Others												
Trade payables												0.53



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7. Management has deducted balances in respect of overdraft facilities and temporary overdraft as per books and cash and cash equivalents of Rs. 361 crores representing High Quality Liquid Assets (HQLAs) as at March 31, 2026, considered for calculation of Liquidity Coverage Ratio as per applicable RBI notification from cash and cash equivalents as at March 31, 2026
8. The above figures have been extracted from the Audited Standalone financial statements of the Company as at and for the year ended March 31, 2026
9. Cover on Book Value represents coverage for all pari-passu debt holders (including borrowings other than debt securities)
10. Pari-Passu Security Cover Ratio Required represents coverage for debt securities for which this certificate being issued

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

Name: Sachin Chaudhary
Designation: Executive Director and Chief Operating Officer
Date: May 20, 2026



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