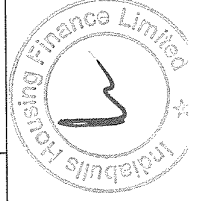


Annexure –A

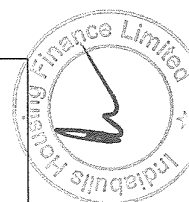
B	Debtures/ Preference Shares/Warrants	Series I Category I, II	Series I Category III, IV	Series II Category I, II	Series II Category III, IV	Series III Category I, II	Series III Category III, IV	Series IV Category I, II	Series IV Category III, IV
1.	Security Description	Secured Redeemable Non- Convertible Debtures	Secured Redeemable Non- Convertible Debtures	Secured Redeemable Non- Convertible Debtures	Secured Redeemable Non- Convertible Debtures	Secured Redeemable Non- Convertible Debtures	Secured Redeemable Non- Convertible Debtures	Secured Redeemable Non- Convertible Debtures	Secured Redeemable Non- Convertible Debtures
2.	No. of Securities	166500	324939	60050	74059	25	92760	1750	224857
3.	Issue Price (Rs.)	16,65,00,000	32,49,39,000	6,00,50,000	7,40,59,000	25,000	9,27,60,000	17,50,000	22,48,57,000
4.	Nominal Value (Rs.)	16,65,00,000	32,49,39,000	6,00,50,000	7,40,59,000	25,000	9,27,60,000	17,50,000	22,48,57,000
5.	Paid up value (Rs.)	16,65,00,000	32,49,39,000	6,00,50,000	7,40,59,000	25,000	9,27,60,000	17,50,000	22,48,57,000
6.	Distinctive Numbers	1 - 166500	1 - 324939	1 - 60050	1 - 74059	1 - 25	1 - 92760	1 - 1750	1 - 224857
7.	ISIN Code	INE148I07LG3	INE148I07LH1	INE148I07LI9	INE148I07LJ7	INE148I07LK5	INE148I07LL3	INE148I07LM1	INE148I07LN9
8.	Coupon Rate	8.35%	8.75%	N.A. (Effective Yield 8.35%)	N.A. (Effective Yield 8.75%)	8.05%	8.42%	8.50%	9.0%
9.	Date of Allotment	28.04.2022	28.04.2022	28.04.2022	28.04.2022	28.04.2022	28.04.2022	28.04.2022	28.04.2022
10.	Interest Payment Dates	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A
11.	Date(s) of Redemption	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A
12.	Coupon Frequency	Annual	Annual	Cumulative	Cumulative	Monthly	Monthly	Annual	Annual



13.	Redemption Amount	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A
14.	Rating Agency	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited
15.	Rating Date	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022
16.	Credit Rating	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable
17.	Put/Call Option	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
18.	Remarks	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

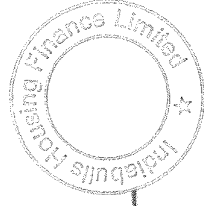


B	Debentures/ Preference Shares/Warrants	Series V Category III, IV	Series VI Category I, II	Series VI Category III, IV	Series VII Category I, II	Series VII Category III, IV	Series VIII Category I, II	Series VIII Category III, IV
1.	Security Description	Secured Redeemable Non- Convertible Debentures	Secured Redeemable Non- Convertible Debentures	Secured Redeemable Non- Convertible Debentures	Secured Redeemable Non- Convertible Debentures	Secured Redeemable Non- Convertible Debentures	Secured Redeemable Non- Convertible Debentures	Secured Redeemable Non- Convertible Debentures
2.	No. of Securities	64111	3130	103832	200	106643	2600	111954
3.	Issue Price (Rs.)	6,41,11,000	31,30,000	10,38,32,000	2,00,000	10,66,43,000	26,00,000	11,19,54,000
4.	Nominal Value (Rs.)	6,41,11,000	31,30,000	10,38,32,000	2,00,000	10,66,43,000	26,00,000	11,19,54,000
5.	Paid up value (Rs.)	6,41,11,000	31,30,000	10,38,32,000	2,00,000	10,66,43,000	26,00,000	11,19,54,000
6.	Distinctive Numbers	1 - 64111	1 - 3130	1 - 103832	1 - 200	1 - 106643	1 - 2600	1 - 111954
7.	ISIN Code	INE148I07LP4	INE148I07LQ2	INE148I07LR0	INE148I07LS8	INE148I07LT6	INE148I07LU4	INE148I07LV2
8.	Coupon Rate	N.A. (Effective Yield 9.0%)	8.20%	8.66%	8.75%	9.25%	8.43%	8.89%
9.	Date of Allotment	28.04.2022	28.04.2022	28.04.2022	28.04.2022	28.04.2022	28.04.2022	28.04.2022
10.	Interest Payment Dates	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A
11.	Date(s) of Redemption	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A
12.	Coupon Frequency	Cumulative	Monthly	Monthly	Annual	Annual	Monthly	Monthly
13.	Redemption Amount	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A	Refer Annexure A



14.	Rating Agency	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited	CRISIL Ratings Limited & Brickwork Ratings India Private Limited
15.	Rating Date	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022	November 08, 2021 and March 08, 2022 & November 18, 2021 and March 11, 2022
16.	Credit Rating	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable	CRISIL AA/Stable, BWR AA+/Stable
17.	Put/Call Option	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
18.	Remarks	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Date: April 28, 2022



Amit Jain

Amit Jain
Company Secretary
Indiabulls Housing Finance Limited

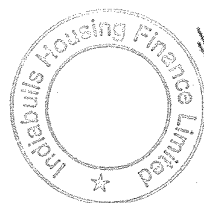
ILLUSTRATIVE CASH FLOW AND DAY COUNT CONVENTION

Series I

24 Months - Annual Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 28 April, 2022	Thursday, 28 April, 2022
Tenor	24 months	24 months
Coupon Rate for all Categories I & II	8.3500%	NA
Coupon Rate for all Categories III & IV	8.7500%	9.0000%
Redemption Date/Maturity Date (assumed)	Sunday, 28 April, 2024	Sunday, 28 April, 2024
Frequency of the interest payment with specified dates	First interest on April 28, 2023 and second interest on April 28, 2024	First interest on April 28, 2023 and second interest on April 28, 2024
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (₹) (Post-Incentive)
Deemed date of allotment	Thursday, 28 April, 2022	Thursday, 28 April, 2022		-1000	-1000	-1000
1st Coupon	Friday, 28 April, 2023	Friday, 28 April, 2023	365	83.50	87.50	90.00
2nd Coupon	Sunday, 28 April, 2024	Friday, 26 April, 2024	366	83.50	87.50	90.00
Principal / Maturity value	Sunday, 28 April, 2024	Friday, 26 April, 2024		1000	1000	1000



Amit Jain

Series II

24 Months - Cumulative Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 28 April, 2022	Thursday, 28 April, 2022
Tenor	24 months	24 months
Coupon Rate for all Categories I & II	NA	NA
Coupon Rate for all Categories III & IV	NA	NA
Redemption Date/Maturity Date (assumed)	Sunday, 28 April, 2024	Sunday, 28 April, 2024
Frequency of the interest payment with specified dates	NA	NA
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (₹) (Post-Incentive)
Deemed date of allotment	Thursday, 28 April, 2022	Thursday, 28 April, 2022		-1000.00	-1000.00	-1000.00
Coupon/Interest Payment	Sunday, 28 April, 2024	Friday, 26 April, 2024	731	174.25	182.95	188.40
Principal / Maturity value	Sunday, 28 April, 2024	Friday, 26 April, 2024		1000.00	1000.00	1000.00



Series III

24 Months - Monthly Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 28 April, 2022	Thursday, 28 April, 2022
Tenor	24 months	24 months
Coupon Rate for all Categories I & II	8.0500%	NA
Coupon Rate for all Categories III & IV	8.4200%	8.6700%
Redemption Date/Maturity Date (assumed)	Sunday, 28 April, 2024	Sunday, 28 April, 2024
Frequency of the interest payment with specified dates	First interest on May 28, 2022 and subsequently on the 28th day of every month.	First interest on May 28, 2022 and subsequently on the 28th day of every month.
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (₹) (Post-Incentive)
Deemed date of allotment	Thursday, 28 April, 2022	Thursday, 28 April, 2022		-1000	-1000	-1000
1st Coupon	Saturday, 28 May, 2022	Monday, 30 May, 2022	30	6.62	6.92	7.13
2nd Coupon	Tuesday, 28 June, 2022	Tuesday, 28 June, 2022	31	6.84	7.15	7.36
3rd Coupon	Thursday, 28 July, 2022	Thursday, 28 July, 2022	30	6.62	6.92	7.13
4th Coupon	Sunday, 28 August, 2022	Monday, 29 August, 2022	31	6.84	7.15	7.36
5th Coupon	Wednesday, 28 September, 2022	Wednesday, 28 September, 2022	31	6.84	7.15	7.36
6th Coupon	Friday, 28 October, 2022	Friday, 28 October, 2022	30	6.62	6.92	7.13
7th Coupon	Monday, 28 November, 2022	Monday, 28 November, 2022	31	6.84	7.15	7.36
8th Coupon	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022	30	6.62	6.92	7.13
9th Coupon	Saturday, 28 January, 2023	Monday, 30 January, 2023	31	6.84	7.15	7.36
10th Coupon	Tuesday, 28 February, 2023	Tuesday, 28 February, 2023	31	6.84	7.15	7.36
11th Coupon	Tuesday, 28 March, 2023	Tuesday, 28 March, 2023	28	6.18	6.46	6.65



12th Coupon	Friday, 28 April, 2023	Friday, 28 April, 2023	31	6.84	7.15	7.36
13th Coupon	Sunday, 28 May, 2023	Monday, 29 May, 2023	30	6.62	6.92	7.13
14th Coupon	Wednesday, 28 June, 2023	Wednesday, 28 June, 2023	31	6.84	7.15	7.36
15th Coupon	Friday, 28 July, 2023	Friday, 28 July, 2023	30	6.62	6.92	7.13
16th Coupon	Monday, 28 August, 2023	Monday, 28 August, 2023	31	6.84	7.15	7.36
17th Coupon	Thursday, 28 September, 2023	Thursday, 28 September, 2023	31	6.84	7.15	7.36
18th Coupon	Saturday, 28 October, 2023	Monday, 30 October, 2023	30	6.62	6.92	7.13
19th Coupon	Tuesday, 28 November, 2023	Tuesday, 28 November, 2023	31	6.84	7.15	7.36
20th Coupon	Thursday, 28 December, 2023	Thursday, 28 December, 2023	30	6.62	6.92	7.13
21st Coupon	Sunday, 28 January, 2024	Monday, 29 January, 2024	31	6.84	7.15	7.36
22nd Coupon	Wednesday, 28 February, 2024	Wednesday, 28 February, 2024	31	6.84	7.15	7.36
23rd Coupon	Thursday, 28 March, 2024	Thursday, 28 March, 2024	29	6.38	6.67	6.87
24th Coupon	Sunday, 28 April, 2024	Friday, 26 April, 2024	31	6.82	7.13	7.34
Principal / Maturity value	Sunday, 28 April, 2024	Friday, 26 April, 2024		1000	1000	1000



Series IV

36 Months - Annual Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 28 April, 2022	Thursday, 28 April, 2022
Tenor	36 months	36 months
Coupon Rate for all Categories I & II	8.5000%	NA
Coupon Rate for all Categories III & IV	9.0000%	9.2500%
Redemption Date/Maturity Date (assumed)	Monday, 28 April, 2025	Monday, 28 April, 2025
Frequency of the interest payment with specified dates	First interest on April 28, 2023, subsequently on the 28th day of April every year	First interest on April 28, 2023, subsequently on the 28th day of April every year
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (₹) (Post-Incentive)
Deemed date of allotment	Thursday, 28 April, 2022	Thursday, 28 April, 2022		-1000	-1000	-1000
1st Coupon	Friday, 28 April, 2023	Friday, 28 April, 2023	365	85.00	90.00	92.50
2nd Coupon	Sunday, 28 April, 2024	Monday, 29 April, 2024	366	85.00	90.00	92.50
3rd Coupon	Monday, 28 April, 2025	Monday, 28 April, 2025	365	85.00	90.00	92.50
Principal / Maturity value	Monday, 28 April, 2025	Monday, 28 April, 2025		1000	1000	1000

