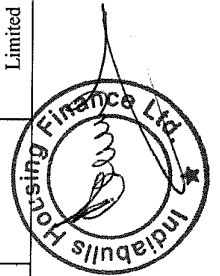


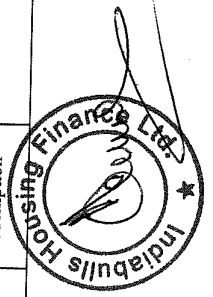
Annexure -A

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 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
2.	No. of Securities	31,200	1,28,771	500	1,27,469	66,713	3,500	1,22,616
3.	Issue Price (Rs.)	3,12,00,000	12,87,71,000	5,00,000	12,74,69,000	6,67,13,000	35,00,000	12,26,16,000
4.	Nominal Value (Rs.)	3,12,00,000	12,87,71,000	5,00,000	12,74,69,000	6,67,13,000	35,00,000	12,26,16,000
5.	Paid up value (Rs.)	3,12,00,000	12,87,71,000	5,00,000	12,74,69,000	6,67,13,000	35,00,000	12,26,16,000
6.	Distinctive Numbers	1 - 31,200	1 - 1,28,771	1 - 500	1 - 1,27,469	1 - 66,713	1 - 3,500	1 - 1,22,616
7.	ISIN Code	INE148107NE4	INE148107NC8	INE148107NR6	INE148107NQ8	INE148107NK1	INE148107N15	INE148107NH7
8.	Coupon Rate	8.90%	9.3%	8.57%	8.94%	N.A. (Effective Yield 9.30%)	9.05%	9.55%
9.	Date of Allotment	28.12.2022	28.12.2022	28.12.2022	28.12.2022	28.12.2022	28.12.2022	28.12.2022
10.	Interest Payment Dates	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
11.	Date(s) of Redemption	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
12.	Coupon Frequency	Annual	Annual	Monthly	Monthly	Cumulative	Annual	Annual
13.	Redemption Amount	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
14.	Rating Agency	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited



15.	Rating Date	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022
16.	Credit Rating	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable
17.	Put/ Call Option	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.

B	Debtures/ Preference Shares/Warrants	Series V Category I, II	Series V Category III, IV	Series VI Category III, IV	Series VII Category III, IV	Series VIII Category I, II	Series VIII Category III, IV
19.	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
20.	No. of Securities	150	76,967	86,092	1,09,791	1750	1,82,507
21.	Issue Price (Rs.)	1,50,000	7,69,67,000	8,60,92,000	10,97,91,060	17,50,000	18,25,07,000
22.	Nominal Value (Rs.)	1,50,000	7,69,67,000	8,60,92,000	10,97,91,060	17,50,000	18,25,07,000
23.	Paid up value (Rs.)	1,50,000	7,69,67,000	8,60,92,000	10,97,91,060	17,50,000	18,25,07,000
24.	Distinctive Numbers	1 - 150	1 - 76,967	1 - 86092	1 - 109791	1 - 1750	1 - 182507
25.	ISIN Code	INE148107NP0	INE148107NM7	INE148107NL9	INE148107NG9	INE148107NN5	INE148107ND6
26.	Coupon Rate	8.70%	9.16%	N.A. (Effective Yield 9.55%)	9.80%	8.94%	9.39%
27.	Date of Allotment	28.12.2022	28.12.2022	28.12.2022	28.12.2022	28.12.2022	28.12.2022
28.	Interest Payment Dates	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
29.	Date(s) of Redemption	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D



30.	Coupon Frequency	Monthly	Monthly	Cumulative	Annual	Monthly	Monthly	Monthly
31.	Redemption Amount	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
32.	Rating Agency	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited
33.	Rating Date	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022	November 07, 2022 & November 18, 2022
34.	Credit Rating	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable
35.	Put/ Call Option	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
36.	Remarks	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.



Amit Jain
Company Secretary
Indiabulls Housing Finance Limited

Date: December 28, 2022

ANNEXURE D: ILLUSTRATIVE CASH FLOW AND DAY COUNT CONVENTION

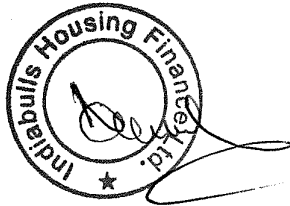
Investors should note that the below examples are solely for illustrative purposes and is not specific to the Tranche IV Issue.

Series I

2 Years - Annual Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (in ₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022
Tenor	2 years	2 years
Coupon Rate for all Categories I & II	8.90%	NA
Coupon Rate for all Categories III & IV	9.30%	9.55%
Redemption Date/Maturity Date (assumed)	Saturday, 28 December, 2024	Saturday, 28 December, 2024
Frequency of the interest payment with specified dates	First interest on December 28, 2023 and second interest on December 28, 2024	First interest on December 28, 2023 and second interest on December 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 (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Deemed date of allotment	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022		-1000	-1000	-1000
1st Coupon	Thursday, 28 December, 2023	Thursday, 28 December, 2023	365	89.00	93.00	95.50
2nd Coupon	Saturday, 28 December, 2024	Friday, 27 December, 2024	366	89.00	93.00	95.50
Principal / Maturity value	Saturday, 28 December, 2024	Friday, 27 December, 2024		1000	1000	1000

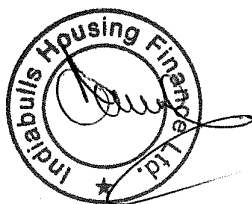


Series II

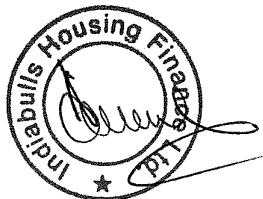
2 Years - Monthly Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in ₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022
Tenor	2 years	2 years
Coupon Rate for all Categories I & II	8.57%	NA
Coupon Rate for all Categories III & IV	8.94%	9.19%
Redemption Date/Maturity Date (assumed)	Saturday, 28 December, 2024	Saturday, 28 December, 2024
Frequency of the interest payment with specified dates	First interest on January 28, 2023 and subsequently on the 28th day of every month.	First interest on January 28, 2023 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 (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Deemed date of allotment	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022		-1000	-1000	-1000
1st Coupon	Saturday, 28 January, 2023	Monday, 30 January, 2023	31	7.28	7.59	7.81
2nd Coupon	Tuesday, 28 February, 2023	Tuesday, 28 February, 2023	31	7.28	7.59	7.81
3rd Coupon	Tuesday, 28 March, 2023	Tuesday, 28 March, 2023	28	6.57	6.86	7.05
4th Coupon	Friday, 28 April, 2023	Friday, 28 April, 2023	31	7.28	7.59	7.81
5th Coupon	Sunday, 28 May, 2023	Monday, 29 May, 2023	30	7.04	7.35	7.55
6th Coupon	Wednesday, 28 June, 2023	Wednesday, 28 June, 2023	31	7.28	7.59	7.81
7th Coupon	Friday, 28 July, 2023	Friday, 28 July, 2023	30	7.04	7.35	7.55



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
8th Coupon	Monday, 28 August, 2023	Monday, 28 August, 2023	31	7.28	7.59	7.81
9th Coupon	Thursday, 28 September, 2023	Thursday, 28 September, 2023	31	7.28	7.59	7.81
10th Coupon	Saturday, 28 October, 2023	Monday, 30 October, 2023	30	7.04	7.35	7.55
11th Coupon	Tuesday, 28 November, 2023	Tuesday, 28 November, 2023	31	7.28	7.59	7.81
12th Coupon	Thursday, 28 December, 2023	Thursday, 28 December, 2023	30	7.04	7.35	7.55
13th Coupon	Sunday, 28 January, 2024	Monday, 29 January, 2024	31	7.26	7.57	7.78
14th Coupon	Wednesday, 28 February, 2024	Wednesday, 28 February, 2024	31	7.26	7.57	7.78
15th Coupon	Thursday, 28 March, 2024	Thursday, 28 March, 2024	29	6.79	7.08	7.28
16th Coupon	Sunday, 28 April, 2024	Monday, 29 April, 2024	31	7.26	7.57	7.78
17th Coupon	Tuesday, 28 May, 2024	Tuesday, 28 May, 2024	30	7.02	7.33	7.53
18th Coupon	Friday, 28 June, 2024	Friday, 28 June, 2024	31	7.26	7.57	7.78
19th Coupon	Sunday, 28 July, 2024	Monday, 29 July, 2024	30	7.02	7.33	7.53
20th Coupon	Wednesday, 28 August, 2024	Wednesday, 28 August, 2024	31	7.26	7.57	7.78
21st Coupon	Saturday, 28 September, 2024	Monday, 30 September, 2024	31	7.26	7.57	7.78
22nd Coupon	Monday, 28 October, 2024	Monday, 28 October, 2024	30	7.02	7.33	7.53
23rd Coupon	Thursday, 28 November, 2024	Thursday, 28 November, 2024	31	7.26	7.57	7.78



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
		November, 2024				
24th Coupon	Saturday, 28 December, 2024	Friday, 27 December, 2024	30	7.02	7.33	7.53
Principal / Maturity value	Saturday, 28 December, 2024	Friday, 27 December, 2024		1000	1000	1000

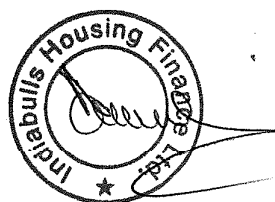


Series III

2 Years - Cumulative Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in ₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022
Tenor	2 years	2 years
Coupon Rate for all Categories I & II	NA	NA
Coupon Rate for all Categories III & IV	NA	NA
Redemption Date/Maturity Date (assumed)	Saturday, 28 December, 2024	Saturday, 28 December, 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 (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Deemed date of allotment	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022		-1000.00	-1000.00	-1000.00
Coupon/Interest Payment	Saturday, 28 December, 2024	Friday, 27 December, 2024	731	186.20	194.95	200.45
Principal / Maturity value	Saturday, 28 December, 2024	Friday, 27 December, 2024		1000.00	1000.00	1000.00

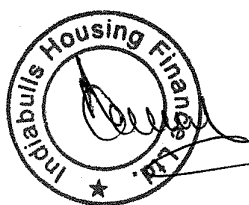


Series IV

3 Years - Annual Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (in ₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022
Tenor	3 years	3 years
Coupon Rate for all Categories I & II	9.05%	NA
Coupon Rate for all Categories III & IV	9.55%	9.80%
Redemption Date/Maturity Date (assumed)	Sunday, 28 December, 2025	Sunday, 28 December, 2025
Frequency of the interest payment with specified dates	First interest on December 28, 2023, subsequently on the 28th day of December every year	First interest on December 28, 2023, subsequently on the 28th day of December 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 (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Deemed date of allotment	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022		-1000	-1000	-1000
1st Coupon	Thursday, 28 December, 2023	Thursday, 28 December, 2023	365	90.50	95.50	98.00
Principal Payment	Thursday, 28 December, 2023	Thursday, 28 December, 2023		333.00	333.00	333.00
2nd Coupon	Saturday, 28 December, 2024	Monday, 30 December, 2024	366	60.36	63.70	65.37
Principal Payment	Saturday, 28 December, 2024	Friday, 27 December, 2024		333.00	333.00	333.00
3rd Coupon	Sunday, 28 December, 2025	Friday, 26 December, 2025	365	30.23	31.90	32.73



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Principal / Maturity value	Sunday, 28 December, 2025	Friday, 26 December, 2025		334.00	334.00	334.00

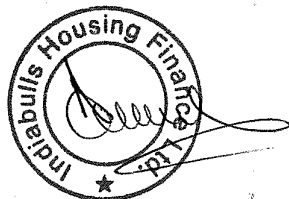


Series V

3 Years - Monthly Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in ₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022
Tenor	3 years	3 years
Coupon Rate for all Categories I & II	8.70%	NA
Coupon Rate for all Categories III & IV	9.16%	9.41%
Redemption Date/Maturity Date (assumed)	Sunday, 28 December, 2025	Sunday, 28 December, 2025
Frequency of the interest payment with specified dates	First interest on January 28, 2023 and subsequently on the 28th day of every month	First interest on January 28, 2023 and subsequently on the 28th day of every month.
Day Count Convention	Actual/Actual	Actual/Actual

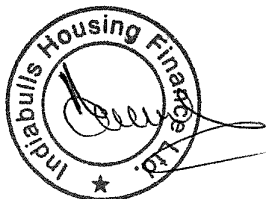
Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Deemed date of allotment	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022		-1000	-1000	-1000
1st Coupon	Saturday, 28 January, 2023	Monday, 30 January, 2023	31	7.39	7.78	7.99
2nd Coupon	Tuesday, 28 February, 2023	Tuesday, 28 February, 2023	31	7.39	7.78	7.99
3rd Coupon	Tuesday, 28 March, 2023	Tuesday, 28 March, 2023	28	6.67	7.03	7.22
4th Coupon	Friday, 28 April, 2023	Friday, 28 April, 2023	31	7.39	7.78	7.99
5th Coupon	Sunday, 28 May, 2023	Monday, 29 May, 2023	30	7.15	7.53	7.73
6th Coupon	Wednesday, 28 June, 2023	Wednesday, 28 June, 2023	31	7.39	7.78	7.99
7th Coupon	Friday, 28 July, 2023	Friday, 28 July, 2023	30	7.15	7.53	7.73



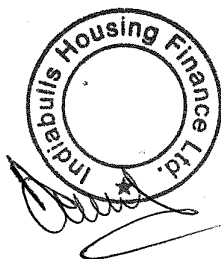
Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
8th Coupon	Monday, 28 August, 2023	Monday, 28 August, 2023	31	7.39	7.78	7.99
9th Coupon	Thursday, 28 September, 2023	Thursday, 28 September, 2023	31	7.39	7.78	7.99
10th Coupon	Saturday, 28 October, 2023	Monday, 30 October, 2023	30	7.15	7.53	7.73
11th Coupon	Tuesday, 28 November, 2023	Tuesday, 28 November, 2023	31	7.39	7.78	7.99
12th Coupon	Thursday, 28 December, 2023	Thursday, 28 December, 2023	30	7.15	7.53	7.73
Principal Payment	Thursday, 28 December, 2023	Thursday, 28 December, 2023		333.00	333.00	333.00
13th Coupon	Sunday, 28 January, 2024	Monday, 29 January, 2024	31	4.92	5.17	5.32
14th Coupon	Wednesday, 28 February, 2024	Wednesday, 28 February, 2024	31	4.92	5.17	5.32
15th Coupon	Thursday, 28 March, 2024	Thursday, 28 March, 2024	29	4.60	4.84	4.97
16th Coupon	Sunday, 28 April, 2024	Monday, 29 April, 2024	31	4.92	5.17	5.32
17th Coupon	Tuesday, 28 May, 2024	Tuesday, 28 May, 2024	30	4.76	5.01	5.14
18th Coupon	Friday, 28 June, 2024	Friday, 28 June, 2024	31	4.92	5.17	5.32
19th Coupon	Sunday, 28 July, 2024	Monday, 29 July, 2024	30	4.76	5.01	5.14
20th Coupon	Wednesday, 28 August, 2024	Wednesday, 28 August, 2024	31	4.92	5.17	5.32
21st Coupon	Saturday, 28 September, 2024	Monday, 30 September, 2024	31	4.92	5.17	5.32



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
22nd Coupon	Monday, 28 October, 2024	Monday, 28 October, 2024	30	4.76	5.01	5.14
23rd Coupon	Thursday, 28 November, 2024	Thursday, 28 November, 2024	31	4.92	5.17	5.32
24th Coupon	Saturday, 28 December, 2024	Monday, 30 December, 2024	30	4.76	5.01	5.14
Principal Payment	Saturday, 28 December, 2024	Friday, 27 December, 2024		333.00	333.00	333.00
25th Coupon	Tuesday, 28 January, 2025	Tuesday, 28 January, 2025	31	2.47	2.60	2.67
26th Coupon	Friday, 28 February, 2025	Friday, 28 February, 2025	31	2.47	2.60	2.67
27th Coupon	Friday, 28 March, 2025	Friday, 28 March, 2025	28	2.23	2.35	2.41
28th Coupon	Monday, 28 April, 2025	Monday, 28 April, 2025	31	2.47	2.60	2.67
29th Coupon	Wednesday, 28 May, 2025	Wednesday, 28 May, 2025	30	2.39	2.51	2.58
30th Coupon	Saturday, 28 June, 2025	Monday, 30 June, 2025	31	2.47	2.60	2.67
31st Coupon	Monday, 28 July, 2025	Monday, 28 July, 2025	30	2.39	2.51	2.58
32nd Coupon	Thursday, 28 August, 2025	Thursday, 28 August, 2025	31	2.47	2.60	2.67
33rd Coupon	Sunday, 28 September, 2025	Monday, 29 September, 2025	31	2.47	2.60	2.67
34th Coupon	Tuesday, 28 October, 2025	Tuesday, 28 October, 2025	30	2.39	2.51	2.58
35th Coupon	Friday, 28 November, 2025	Friday, 28 November, 2025	31	2.47	2.60	2.67
36th Coupon	Sunday, 28 December, 2025	Friday, 26 December, 2025	30	2.39	2.51	2.58



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Principal / Maturity value	Sunday, 28 December, 2025	Friday, 26 December, 2025		334.00	334.00	334.00



Series VI

3 Years - Cumulative Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in ₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022
Tenor	3 Years	3 Years
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 December, 2025	Sunday, 28 December, 2025
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 (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Deemed date of allotment	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022		-1000.00	-1000.00	-1000.00
Coupon/Interest Payment	Sunday, 28 December, 2025	Friday, 26 December, 2025	1096	297.15	315.10	324.10
Principal / Maturity value	Sunday, 28 December, 2025	Friday, 26 December, 2025		1000.00	1000.00	1000.00

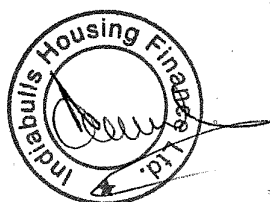


Series VII

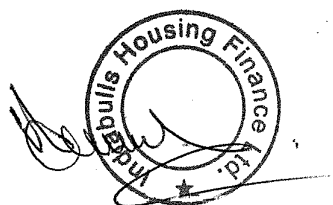
5 Years - Annual Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (in ₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022
Tenor	5 years	5 years
Coupon Rate for all Categories I & II	9.30%	NA
Coupon Rate for all Categories III & IV	9.80%	10.05%
Redemption Date/Maturity Date (assumed)	Tuesday, 28 December, 2027	Tuesday, 28 December, 2027
Frequency of the interest payment with specified dates	First interest on December 28, 2023, subsequently on the 28th day of December every year	First interest on December 28, 2023, subsequently on the 28th day of December 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 (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Deemed date of allotment	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022		-1000	-1000	-1000
1st Coupon	Thursday, 28 December, 2023	Thursday, 28 December, 2023	365	93.00	98.00	100.50
Principal Payment	Thursday, 28 December, 2023	Thursday, 28 December, 2023		200.00	200.00	200.00
2nd Coupon	Saturday, 28 December, 2024	Monday, 30 December, 2024	366	74.40	78.40	80.40
Principal Payment	Saturday, 28 December, 2024	Friday, 27 December, 2024		200.00	200.00	200.00
3rd Coupon	Sunday, 28 December, 2025	Monday, 29 December, 2025	365	55.80	58.80	60.30



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Principal Payment	Sunday, 28 December, 2025	Friday, 26 December, 2025		200.00	200.00	200.00
4th Coupon	Monday, 28 December, 2026	Monday, 28 December, 2026	365	37.20	39.20	40.20
Principal Payment	Monday, 28 December, 2026	Monday, 28 December, 2026		200.00	200.00	200.00
5th Coupon	Tuesday, 28 December, 2027	Tuesday, 28 December, 2027	365	18.60	19.60	20.10
Principal / Maturity value	Tuesday, 28 December, 2027	Tuesday, 28 December, 2027		200	200	200

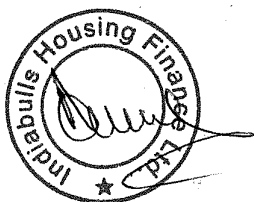


Series VIII

5 Years - Monthly Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in ₹)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022
Tenor	5 years	5 years
Coupon Rate for all Categories I & II	8.94%	NA
Coupon Rate for all Categories III & IV	9.39%	9.64%
Redemption Date/Maturity Date (assumed)	Tuesday, 28 December, 2027	Tuesday, 28 December, 2027
Frequency of the interest payment with specified dates	First interest on January 28, 2023 and subsequently on the 28th day of every month.	First interest on January 28, 2023 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 (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Deemed date of allotment	Wednesday, 28 December, 2022	Wednesday, 28 December, 2022		-1000	-1000	-1000
1st Coupon	Saturday, 28 January, 2023	Monday, 30 January, 2023	31	7.59	7.98	8.19
2nd Coupon	Tuesday, 28 February, 2023	Tuesday, 28 February, 2023	31	7.59	7.98	8.19
3rd Coupon	Tuesday, 28 March, 2023	Tuesday, 28 March, 2023	28	6.86	7.20	7.40
4th Coupon	Friday, 28 April, 2023	Friday, 28 April, 2023	31	7.59	7.98	8.19
5th Coupon	Sunday, 28 May, 2023	Monday, 29 May, 2023	30	7.35	7.72	7.92
6th Coupon	Wednesday, 28 June, 2023	Wednesday, 28 June, 2023	31	7.59	7.98	8.19
7th Coupon	Friday, 28 July, 2023	Friday, 28 July, 2023	30	7.35	7.72	7.92



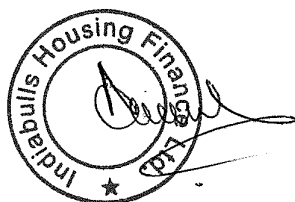
Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
8th Coupon	Monday, 28 August, 2023	Monday, 28 August, 2023	31	7.59	7.98	8.19
9th Coupon	Thursday, 28 September, 2023	Thursday, 28 September, 2023	31	7.59	7.98	8.19
10th Coupon	Saturday, 28 October, 2023	Monday, 30 October, 2023	30	7.35	7.72	7.92
11th Coupon	Tuesday, 28 November, 2023	Tuesday, 28 November, 2023	31	7.59	7.98	8.19
12th Coupon	Thursday, 28 December, 2023	Thursday, 28 December, 2023	30	7.35	7.72	7.92
Principal Payment	Thursday, 28 December, 2023	Thursday, 28 December, 2023		200.00	200.00	200.00
13th Coupon	Sunday, 28 January, 2024	Monday, 29 January, 2024	31	6.06	6.36	6.53
14th Coupon	Wednesday, 28 February, 2024	Wednesday, 28 February, 2024	31	6.06	6.36	6.53
15th Coupon	Thursday, 28 March, 2024	Thursday, 28 March, 2024	29	5.67	5.95	6.11
16th Coupon	Sunday, 28 April, 2024	Monday, 29 April, 2024	31	6.06	6.36	6.53
17th Coupon	Tuesday, 28 May, 2024	Tuesday, 28 May, 2024	30	5.86	6.16	6.32
18th Coupon	Friday, 28 June, 2024	Friday, 28 June, 2024	31	6.06	6.36	6.53
19th Coupon	Sunday, 28 July, 2024	Monday, 29 July, 2024	30	5.86	6.16	6.32
20th Coupon	Wednesday, 28 August, 2024	Wednesday, 28 August, 2024	31	6.06	6.36	6.53
21st Coupon	Saturday, 28 September, 2024	Monday, 30 September, 2024	31	6.06	6.36	6.53



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
22nd Coupon	Monday, 28 October, 2024	Monday, 28 October, 2024	30	5.86	6.16	6.32
23rd Coupon	Thursday, 28 November, 2024	Thursday, 28 November, 2024	31	6.06	6.36	6.53
24th Coupon	Saturday, 28 December, 2024	Monday, 30 December, 2024	30	5.86	6.16	6.32
Principal Payment	Saturday, 28 December, 2024	Monday, 30 December, 2024		200.00	200.00	200.00
25th Coupon	Tuesday, 28 January, 2025	Tuesday, 28 January, 2025	31	4.56	4.79	4.91
26th Coupon	Friday, 28 February, 2025	Friday, 28 February, 2025	31	4.54	4.79	4.91
27th Coupon	Friday, 28 March, 2025	Friday, 28 March, 2025	28	4.10	4.32	4.44
28th Coupon	Monday, 28 April, 2025	Monday, 28 April, 2025	31	4.54	4.79	4.91
29th Coupon	Wednesday, 28 May, 2025	Wednesday, 28 May, 2025	30	4.40	4.63	4.75
30th Coupon	Saturday, 28 June, 2025	Monday, 30 June, 2025	31	4.54	4.79	4.91
31st Coupon	Monday, 28 July, 2025	Monday, 28 July, 2025	30	4.40	4.63	4.75
32nd Coupon	Thursday, 28 August, 2025	Thursday, 28 August, 2025	31	4.54	4.79	4.91
33rd Coupon	Sunday, 28 September, 2025	Monday, 29 September, 2025	31	4.54	4.79	4.91
34th Coupon	Tuesday, 28 October, 2025	Tuesday, 28 October, 2025	30	4.40	4.63	4.75
35th Coupon	Friday, 28 November, 2025	Friday, 28 November, 2025	31	4.54	4.79	4.91
36th Coupon	Sunday, 28 December, 2025	Monday, 29 December, 2025	30	4.40	4.63	4.75



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
Principal Payment	Sunday, 28 December, 2025	Monday, 29 December, 2025		200.00	200.00	200.00
37th Coupon	Wednesday, 28 January, 2026	Wednesday, 28 January, 2026	31	3.04	3.19	3.27
38th Coupon	Saturday, 28 February, 2026	Monday, 2 March, 2026	31	3.04	3.19	3.27
39th Coupon	Saturday, 28 March, 2026 -	Monday, 30 March, 2026	28	2.74	2.88	2.96
40th Coupon	Tuesday, 28 April, 2026	Tuesday, 28 April, 2026	31	3.04	3.19	3.27
41st Coupon	Thursday, 28 May, 2026	Thursday, 28 May, 2026	30	2.94	3.09	3.17
42nd Coupon	Sunday, 28 June, 2026	Monday, 29 June, 2026	31	3.04	3.19	3.27
43rd Coupon	Tuesday, 28 July, 2026	Tuesday, 28 July, 2026	30	2.94	3.09	3.17
44th Coupon	Friday, 28 August, 2026	Friday, 28 August, 2026	31	3.04	3.19	3.27
45th Coupon	Monday, 28 September, 2026	Monday, 28 September, 2026	31	3.04	3.19	3.27
46th Coupon	Wednesday, 28 October, 2026	Wednesday, 28 October, 2026	30	2.94	3.09	3.17
47th Coupon	Saturday, 28 November, 2026	Monday, 30 November, 2026	31	3.04	3.19	3.27
48th Coupon	Monday, 28 December, 2026	Monday, 28 December, 2026	30	2.94	3.09	3.17
Principal Payment	Monday, 28 December, 2026	Monday, 28 December, 2026		200.00	200.00	200.00
49th Coupon	Thursday, 28 January, 2027	Thursday, 28 January, 2027	31	1.52	1.60	1.64
50th Coupon	Sunday, 28 February, 2027	Monday, 1 March, 2027	31	1.52	1.60	1.64



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in ₹) (Post-Incentive)
51st Coupon	Sunday, 28 March, 2027	Monday, 29 March, 2027	28	1.37	1.44	1.48
52nd Coupon	Wednesday, 28 April, 2027	Wednesday, 28 April, 2027	31	1.52	1.60	1.64
53rd Coupon	Friday, 28 May, 2027	Friday, 28 May, 2027	30	1.47	1.54	1.58
54th Coupon	Monday, 28 June, 2027	Monday, 28 June, 2027	31	1.52	1.60	1.64
55th Coupon	Wednesday, 28 July, 2027	Wednesday, 28 July, 2027	30	1.47	1.54	1.58
56th Coupon	Saturday, 28 August, 2027	Monday, 30 August, 2027	31	1.52	1.60	1.64
57th Coupon	Tuesday, 28 September, 2027	Tuesday, 28 September, 2027	31	1.52	1.60	1.64
58th Coupon	Thursday, 28 October, 2027	Thursday, 28 October, 2027	30	1.47	1.54	1.58
59th Coupon	Sunday, 28 November, 2027	Monday, 29 November, 2027	31	1.52	1.60	1.64
60th Coupon	Tuesday, 28 December, 2027	Tuesday, 28 December, 2027	30	1.47	1.54	1.58
Principal / Maturity value	Tuesday, 28 December, 2027	Tuesday, 28 December, 2027		200	200	200

