July 20, 2026

The Manager,
Listing Department,
BSE Limited,
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai 400 001

The Manager,
Listing Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5 Floor, Plot C/1, G Block,
Bandra - Kurla Complex,
Bandra (E), Mumbai 400 051

Subject: Security Cover Certificate as on June 30, 2026

Dear Sir/Madam,

Pursuant to the provisions of Regulation 54 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, as amended from time to time, we hereby submit the statement on security cover as on June 30, 2026.

Kindly take the above information on your records.

Yours sincerely,

For IIFL Home Finance Limited

GEETA GIRDHER
Digitally signed by GEETA GIRDHER
Date: 2026.07.20 14:34:22 +05'30'

Geeta Girdher
Company Secretary
Membership No. A16681
Encl: a/a

To
The Board of Directors
IIFL Home Finance Limited
IIFL House, Sun Infotech Park,
MIDC Thane Industrial Area,
Wagle Estate, Thane 400604

Independent Auditor's Certificate on the Statement of maintenance of security cover and compliance with covenants in respect of Secured / Unsecured, Rated, Listed / Unlisted Non-Convertible Redeemable Debentures for the quarter ended as at June 30, 2026

1) This Certificate is issued in accordance with the terms of our engagement letter dated July 2, 2026, with IIFL Home Finance Limited ('the Company').

2) We, G D Apte & Co, Chartered Accountants are one of the Joint Statutory Auditors of the Company, have been requested by the management to certify the Book Value of Assets and liabilities of the company contained in the Statement of Security Cover for the quarter ended as at June 30, 2026 (herein referred together as "the Statement").

   The Statement is prepared by the Company from the unaudited books of account and other relevant records for the quarter ended June 30, 2026 pursuant to the requirements of Master Circular no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025 issued by the Securities and Exchange Board of India in terms of Regulation 54 read with regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations mid Disclosure Requirements) Regulations, 2015 (hereinafter referred together as "the SEBI Regulations") as amended from time to time, for the purpose of onward submission to Debenture Trustees of the Listed Non-Convertible Debentures and Stock Exchange as on and for the quarter ended as at June 30, 2026. The responsibility for compiling the information contained in the Statement is of the Management of the Company and the same is initialled by us for identification purposes only.

Management Responsibility

3) The preparation and presentation of the Statement along with Annexure is the responsibility of the Management, 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; making estimates that are reasonable in circumstances.

4) The management is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and for providing all relevant information to the Debenture Trustees and for complying with the Covenants as prescribed in the terms of the

G D APTE & CO
GDA
Chartered Accountants

Mumbai: D-509, Neelkanth Business Park, Nathani Road, Vidyavihar West, Mumbai – 400086
Phone: +91 22 3512 3184; Email: sapre.chetan@gdaca.com.
Pune: GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune – 411 038,
Phone: +91 20 6680 7200; Email: audit@gdaca.com.

issue / Offer Document / Information Memorandum / Debenture Trust Deed as at June 30, 2026.

Auditor's Responsibility

5) Pursuant to the requirements of the SEBI Regulations, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the book values of assets of the Company as considered in the Statement, for computation of security cover for the quarter ended June 30, 2026 have been accurately extracted from the unaudited books of accounts of the company during the quarter ended as at June 30, 2026 had complied in all material aspects And has complied with the covenants of the debentures.

6) Our engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in the Paragraph 5 above. The procedure performed vary in nature and timing from, and are less in extent than for, reasonable assurance engagements. Consequently, the level of assurance obtained in a limited assurance engagement is lower than the assurance that would have been obtained has a reasonable assurance engagement been performed.

Auditor's Methodology

7) We have performed the following procedures:

   a. Traced the amounts in the Statement, in relation to the computation of Security cover, to the unaudited books of accounts of the Company as at and for the quarter ended June 30, 2026.
   b. Ensured arithmetical accuracy of the computation of security cover in the Statement.
   c. Reviewed the terms of Issue / Offer Document / Information Memorandum / Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) of the assets of the Company.
   d. Checked the compliance with the financial covenants stated in the Debenture Trust Deed on a test check basis.
   e. Made necessary inquiries with the management and obtained relevant representations in respect of matters relating to the Statement.

8) We conducted our examination of the statement on a test check basis in accordance with Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India ('ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

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 issued by the ICAI.

G D APTE & CO
Chartered Accountants
GDA

Conclusion

10) Based on our examination as above in Para 7 and according to the information, explanation and representations given to us by the management, nothing has come to our attention that causes us to believe that:
    a. the book value as contained in the Statement of Security Cover have not been accurately extracted and ascertained from the unaudited books of accounts of the company for the quarter ended as at June 30, 2026, or that the computation thereof is arithmetically inaccurate.
    b. the company, during the quarter ended June 30, 2026, has not complied, in all material respects, with the financial covenants in respect of the listed Non-Convertible Debentures of the company outstanding as at June 30, 2026.

Restriction on use

11) This certificate is issued for the purpose of onward submission by the Company to the NSE Limited, BSE Limited and its Debenture Trustees pursuant to the SEBI Regulations and should not be used, referred to or distributed for any other purpose or by any person other than the addressees of this report. 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 certificate is shown or into whose hands it may come without our prior consent in writing.

For G D Apte & Co
Chartered Accountants
Firm Registration No: 100515W

G D APTE & CO ★ Chartered Accountants ★

Chetan R. Sapre
Partner
Membership No: 116952
UDIN: 26116952IYZCCO3377
Place: Mumbai
Date: July 20, 2026

Statement on Security cover as on June 30, 2026

IIFL HOME LOAN

₹ in crores except otherwise stated

Column A		Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
			Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
Particulars	Value (in Rs.)	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge***	Other assets on which there is pari- Passu charge (excludin g items covered in coloumn F		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)*	Total Value(=K+L+M+ N)
			Book Value	Book Value	Yes/ No	Book Value	Book Value								
			This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued	this column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.	This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.	This column shall include a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). other debt sharing pari- passu charge along with debt for which certificate is issued.	This column shall include book value of all other assets having pari passu charge and outstanding book value of corresponding debt.	This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for	In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap				Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value / Carrying Value.		
ASSETS															
Property, Plant and Equipment	6,51,65,676.26	Hypothecated Property			Yes	8,57,413		6,43,08,263		6,51,65,676				8,57,413	8,57,413
Capital Work-in- Progress	(0)							(0)		(0)				-	-
Right of Use Assets	74,84,61,474							74,84,61,474		74,84,61,474				-	-
Goodwill	-									-				-	-
Intangible Assets	32,69,897							32,69,897		32,69,897				-	-
Intangible Assets under Development										-				-	-
Investments	13,80,17,30,447	Investment In Gsec, Bonds and AIFs (Refer Note 1)		-	Yes	13,35,12,30,447		45,05,00,000		13,80,17,30,447				-	-
Loans	2,76,94,16,20,202	Loans to customers (Refer Note 1 and 2)		67,41,65,02,902	Yes	2,05,56,86,94,371		3,95,64,22,929		2,76,94,16,20,202				33,84,39,31,378	33,84,39,31,378
Inventories	-									-				-	-
Trade Receivables	31,08,12,892	Trade Receivables			Yes	31,08,12,892		-		31,08,12,892				-	-
Cash and Cash Equivalents	1,57,38,57,167	Cash and Cash Equivalents (Refer Note 4)		30,00,00,000	Yes	-		1,27,38,57,167		1,57,38,57,167				-	-
Bank Balances other than Cash and Cash Equivalents	18,13,45,56,988	Balances with bank Lien marked and Fixed deposits		17,79,40,21,754	Yes	-		34,05,35,234		18,13,45,56,988				-	-
Others	11,60,98,18,095	Other receivables			Yes	23,89,91,400		11,37,08,26,695		11,60,98,18,095				-	-
Total	**3,23,18,92,92,837**		-	**85,51,05,24,656**		**2,19,47,05,86,523**	-	**18,20,81,81,658**	-	**3,23,18,92,92,837**		-	-	**33,84,47,88,791**	**33,84,47,88,791**
LIABILITIES															
Debt securities to which this certificate pertains		Secured NCDs (Refer note 3)			Yes	30,99,94,89,612				30,99,94,89,612					
Other debt sharing pari-passu charge with above debt					No	1,25,13,01,01,542				1,25,13,01,01,542					
Other Debt										-					
Subordinated debt	8,56,38,22,856							8,56,38,22,856		8,56,38,22,856					
										-					
Borrowings	1,85,60,57,96,206			51,91,18,71,808						51,91,18,71,808					
Bank										-					
Debt Securities	36,42,20,31,529							5,42,25,41,917		5,42,25,41,917					
Others										-					
Trade payables	77,86,31,845							77,86,31,845		77,86,31,845					
Lease Liabilities	81,75,32,874							81,75,32,874		81,75,32,874					
Provisions	5,75,87,63,525							5,75,87,63,525		5,75,87,63,525					
Others	2,29,32,42,450			-				2,29,32,42,450		2,29,32,42,450					
Total	**2,40,23,98,21,285**		-	**51,91,18,71,808**	-	**1,56,12,95,91,154**	-	**23,63,45,35,467**	-	**2,31,67,59,98,429**	-	-	-	-	-
Cover on Book Value**															
Cover on Market Value															
			Pari-Passu Security Cover Ratio			1.41									
			Exclusive Security Cover Ratio			NA									

*The Company has considered the carrying value (before netting off impairment loss allowance) for this certificate

**Asset cover ratio is calculated only for debt for which this certificate is issued

***The total assets considered for pari passu charge is calculated based on asset cover requirement as per respective borrowing documents

G D APTE & CO Chartered Accountants

IIFL HOME FINANCE LIMITED

For IIFL Home Finance Limited

Tushar Kotecha
Chief Financial Officer