Disclosures for the month of Sep 2026

| A. Snapshot | | | |
|---|---|---|---|
| **A1. Pool snapshot** | | | |
| Originator | Indiabulls Housing Finance Limited | Total Inflow during the month | 1,03,93,409.00 |
| Month | 1 JANUARY TO 31 DEC 2023 | Total collections during the month | 1,19,97,383.00 |
| Servicer Name | Indiabulls Housing Finance Limited | Total Collections (Collection + Prepayment) | 1,19,97,383.00 |
| Pool Exclusion (Yes/ No/ Partial) | No | Excess Spread | 0.00 |
| Opening Pool size | 39,93,77,600.00 | Opening Number of Loans | 1,600 |
| Current Pool size | 7,78,58,713.00 | Number of loans excluded in Current Pool | 1,600 |
| Number of loans in Current Pool | 1,600 | Number of loans excluded in Previous Pool | 1,600 |
| Current Weighted Average LTV | 0.00 | Amount of loans excluded in Previous Pool | 39,93,77,600 |
| Current Weighted Average FOIR | 0.00 | Current Weighted Average LTV | 0.00 |
| Current Weighted Average FOIR | 0.00 | Current Weighted Average LTV | 0.00 |
| Pool Cut-off date | 31-Aug-26 | Total number of Overdue loans | 1,600 |

| A2. Tranche snapshot | | | | | |
|---|---|---|---|---|---|
| | Series A1 | A2 Tranche | A3 Tranche | A4 Tranche | A5 Tranche |
| Name of the Scheme | Indiabulls Housing Finance Limited | | | | |
| ISIN | INE148I08DH1 | | | | |
| Stock Exchange | Nse | | | | |
| Initial Maturity of the scheme | 29-Nov-28 | | | | |
| Rating agency | CRISIL & ICRA | | | | |
| Original Rating | A+ (SO) | | | | |
| Current Rating | A+ (SO) | | | | |
| Record Date | 25-Sep-26 | | | | |
| Payment date | 29-Sep-26 | | | | |
| Coupon rate | 14.80% | | | | |
| Principal Issue/Net Worth | 19 | | | | |
| Interest Service Net Debt | 19 | | | | |

| A. Pool level details | | | | | | |
|---|---|---|---|---|---|---|
| Note - The asset classes are defined as Asset class 1, Asset Class 2 etc. for illustration purposes. The asset class (i.e. Home loan/Personal loans etc.) shall be named | | | | | | |
| **B1. Loan Details** | | | | | | |
| | Asset Class 1 | | Asset Class 2 | | Total | |
| Particulars | Number of loans | Value of loans | Number of loans | Value of loans | Number of loans | Value of loans |
| Opening Number of Loans | 1600 | 39,93,77,600.00 | | | 1600 | 39,93,77,600.00 |
| Less: Opening Balance | 1600 | 3,93,77,600.00 | | | 1600 | 39,93,77,600.00 |
| Loans Partially terminated | 0 | 87,48,886.00 | | | 0 | 87,48,886.00 |
| Loans Added | 0 | - | | | 0 | - |
| Loans Foreclosed | 0 | 19,99,185.00 | | | 0 | 19,99,185.00 |
| Loans - Closing Balance | 1600 | 7,78,58,713.00 | | | 1600 | 7,78,58,713.00 |

| B2. Debt maturity & LTV trends | | | |
|---|---|---|---|
| Particulars | Asset Class A | Asset Class B | Total |
| Current Weighted Average Yield of Assets | | | |
| Current Weighted Average Tenure | | | |
| Current Weighted Average Age of Assets | | | |
| Current Weighted Average LTV Ratio | | | |
| Current ratio for Value & LTV Ratio | | | |
| Floor for door maturity | | | |

| B3. Credit enhancement details | |
|---|---|
| Excess Spread Opening | - |
| Excess Spread Amount | 9,99,177.00 |
| Over collateral share | - |
| Nature of credit enhancement facility - whether pass-through/ Liquidity/ others. If others, please specify | |
| a. Liquidity Facility | 0.00 |
| b. Principal Facility | 39,99,812.00 |
| c. Receivable Facility | 0.00 |
| Liquidity Facility | - |
| a. Opening Balance / Guarantee cover | 0.00 |
| b. Closing Balance / Guarantee cover | 0.00 |
| Utilization Details | - |
| a. Opening Balance / Guarantee cover | 39,99,812.00 |
| b. Closing Balance / Guarantee cover | 39,99,812.00 |
| Second Loss facility | - |
| a. Financial Balance / Guarantee cover | 0.00 |
| b. Closing Balance / Guarantee cover | 0.00 |
| Change in respective account balance | 0.00 |

| B4. Waterfall mechanism | |
|---|---|
| **Receipts** | - |
| Collections pertaining to current bills | 96,09,080.00 |
| Collections pertaining to previous bill | 71,760.00 |
| Prepayment collections | 19,99,185.00 |
| Collection/ prepayment of defaulters | 0.00 |
| Liquidity facility - Utilization for curing | 0.00 |
| Liquidity facility - Utilization for others | 0.00 |
| Amount to be drawn from Principal facility | 0.00 |
| **Total Receipts** | 1,19,97,383.00 |
| **Payments** | - |
| Payment of remuneration fees | 97,880.00 |
| Payment to Servicer (Key Trustee) | 0.00 |
| Cost/ Income incurred in Outstanding Bank | - |
| Liquidity Facility Fees/ Interest | 0.00 |
| Collection and Processing Agent | 0.00 |
| Miscellaneous | - |
| Payment to Swap Counterparty | - |
| Payment to Investors | 1,11,99,820.00 |
| Payment of previous Shortfall (if any) | 1,99,684.00 |
| Payment to Liquidity Facility | 0.00 |
| Payment to Second Loss Facility | 0.00 |
| Payment to Principal Facility | 0.00 |
| Total Payments | 1,19,97,383.00 |

| B5. Future cash flows schedule till maturity | | | | |
|---|---|---|---|---|
| | Asset Class 1 | | Total | |
| Month (Starting from next month) | Principle | Interest | Principle | Interest |
| Sep-26 | 71,19,100.41 | 23,39,582.59 | 71,19,100.41 | 23,39,582.59 |
| Oct-26 | 71,19,100.41 | 21,31,748.76 | 71,19,100.41 | 21,31,748.76 |
| Nov-26 | 71,19,100.41 | 21,31,748.76 | 71,19,100.41 | 21,31,748.76 |
| Dec-26 | 71,19,100.41 | 19,23,915.12 | 71,19,100.41 | 19,23,915.12 |
| Jan-27 | 71,19,100.41 | 17,16,081.47 | 71,19,100.41 | 17,16,081.47 |
| Aug-27 | 72,85,581.29 | 11,99,095.29 | 72,85,581.29 | 11,99,095.29 |
| Sep-27 | 69,19,714.88 | 10,39,165.76 | 69,19,714.88 | 10,39,165.76 |
| Oct-27 | 69,19,714.88 | 8,79,236.24 | 69,19,714.88 | 8,79,236.24 |
| Nov-27 | 69,19,714.88 | 7,19,306.71 | 69,19,714.88 | 7,19,306.71 |
| Jul-27 | 64,17,631.06 | 7,91,982.53 | 64,17,631.06 | 7,91,982.53 |
| Aug-27 | 64,17,631.06 | 6,59,168.82 | 64,17,631.06 | 6,59,168.82 |
| Sep-27 | 64,17,631.06 | 5,26,355.10 | 64,17,631.06 | 5,26,355.10 |
| Oct-27 | 61,81,811.95 | 3,93,541.39 | 61,81,811.95 | 3,93,541.39 |
| Nov-27 | 58,98,118.81 | 2,79,782.78 | 58,98,118.81 | 2,79,782.78 |
| Dec-27 | 54,93,917.75 | 1,76,709.78 | 54,93,917.75 | 1,76,709.78 |
| Jan-28 | 51,78,953.71 | 93,870.79 | 51,78,953.71 | 93,870.79 |
| Aug-28 | 47,99,037.71 | 36,564.81 | 47,99,037.71 | 36,564.81 |

| B6. Collection efficiency report | | | |
|---|---|---|---|
| | Asset Class 1 | Asset Class 2 | Total |
| Cumulative Inflow | 19,43,09,709.00 | | 19,43,09,709.00 |
| Cumulative collections | 19,86,93,381.00 | | 19,86,93,381.00 |
| Arrears Inflow | 1,03,93,409.00 | | 1,03,93,409.00 |
| Arrears collections (i.e. 90 DPD + cases) | 1,19,97,383.00 | | 1,19,97,383.00 |
| Other collections in respective months | - | | - |
| Other collections (i.e. 90 DPD) | 96,74,606.00 | | 96,74,606.00 |
| Current collections (including prepayments and other collections) | - | | - |
| Current collections | 96,09,080.00 | | 96,09,080.00 |
| Collections pertaining to previous bills (Arrears) | - | | - |
| Collections pertaining to <= 90 DPD | 96,09,080.00 | | 96,09,080.00 |
| Prepayment collection | 19,99,185.00 | | - |
| Collection of prepayment amounts | 19,99,185.00 | | - |
| Other collections/ pre-pay of defaulters | - | | - |
| Change per cent | - | | - |
| Collections pertaining to unexpected months | - | | - |
| Total collections in the month | 19,43,67,592.00 | | 19,43,67,592.00 |
| Credit / Loss on Prepayment Collections | 289.00 | | 289.00 |
| Cumulative collection efficiency ratio | 102.28% | | 102.28% |

| B7. Details of overdue loans | | | | |
|---|---|---|---|---|
| Asset Class A | | | | |
| Particulars | Total | Overdue up to 90 days | Overdue 91 to 180 days | Overdue 180 days |
| Number of loans | 1600 | 1600 | 1600 | 1600 |
| Principal overdue | 39,93,812.41 | 7,99,568.41 | 39,99,066.71 | 23,99,268.00 |
| Interest overdue | 3,93,168.41 | 99,168.41 | 1,99,832.71 | 1,87,171.00 |
| Future principal due of overdue loans | 35,93,812.41 | 7,99,568.41 | 39,99,066.71 | 23,99,268.00 |
| Future interest due of overdue loans | 3,93,168.41 | 99,168.41 | 1,99,832.71 | 1,87,171.00 |
| Asset Class B | | | | |
| Particulars | Total | Overdue up to 90 days | Overdue 91 to 180 days | Overdue 180 days |
| Number of loans | | | | |
| Principal overdue | | | | |
| Interest overdue | | | | |
| Future principal due of overdue loans | | | | |
| Future interest due of overdue loans | | | | |
| Total | | | | |
| Particulars | Total | Overdue up to 90 days | Overdue 91 to 180 days | Overdue 180 days |
| Number of loans | 1600 | 1600 | 1600 | 1600 |
| Principal overdue | 39,93,812.41 | 7,99,568.41 | 39,99,066.71 | 23,99,268.00 |
| Interest overdue | 3,93,168.41 | 99,168.41 | 1,99,832.71 | 1,87,171.00 |
| Future principal due of overdue loans | 35,93,812.41 | 7,99,568.41 | 39,99,066.71 | 23,99,268.00 |
| Future interest due of overdue loans | 3,93,168.41 | 99,168.41 | 1,99,832.71 | 1,87,171.00 |

| C. Waterfall level details (Pre-securitization, Post-securitization, Replenishment period, Revolving period, Early amortization event, Post-enforcement) | | | | | |
|---|---|---|---|---|---|
| Note - The tranches are defined as A1 Tranche, A2 tranche, etc. for illustrative purposes. The tranches are requested to be named in the other documents | | | | | |
| **C1. Series wise details** | | | | | |
| Particulars | Series A1 | A2 Tranche | A3 Tranche | A4 Tranche | A5 Tranche |
| Number of PTCs | 1600 | | | | |
| Interest collected | 99,68,612.00 | | | | |
| Principal collected | 39,93,812.00 | | | | |
| **C2. Principal payments** | | | | | |
| Particulars | Series A1 | A2 Tranche | A3 Tranche | A4 Tranche | A5 Tranche |
| Opening Principal Outstanding | 39,93,812.00 | | | | |
| Expense Principal outstanding | 3,93,77,813.00 | | | | |
| Principal collected this month | 39,93,812.00 | | | | |
| Principal recovery this month | 1,99,77,906.00 | | | | |
| Principal excess/ Shortfall | - | | | | |
| Closing outstanding Principal | 3,93,77,813.00 | | | | |
| Cumulative Principal Shortfalls | - | | | | |
| Principal Notice Generated | 25-Sep-26 | | | | |
| Payment Notice Generated | 25-Sep-26 | | | | |
| **C3. Interest payments** | | | | | |
| Particulars | Series A1 | A2 Tranche | A3 Tranche | A4 Tranche | A5 Tranche |
| Opening Interest Outstanding | 3,93,68,612.00 | | | | |
| Expense Interest outstanding | 99,68,612.00 | | | | |
| Interest accumulated this month | 5,47,219.00 | | | | |
| Interest recovery this month | 5,47,219.00 | | | | |
| Closing Interest Outstanding | 99,68,612.00 | | | | |
| Overdue Notice Generated | 5,47,219.00 | | | | |
| Payment Notice Generated | 5,47,219.00 | | | | |
| Current Coupon rate | 14.80% | | | | |
| Interest Shortfall | 5,47,219.00 | | | | |
| Current Interest Shortfall | - | | | | |
| Cumulative Interest Shortfall | - | | | | |
| **C4. Expiry series** | | | | | |
| Particulars | Series A1 | A2 Tranche | A3 Tranche | A4 Tranche | A5 Tranche |
| Expiry Series | A1 - (SO) | | | | |
| Commencement Day (Period) | - | | | | |
| End Month | - | | | | |
| End Quarter | - | | | | |
| End Period | - | | | | |
| Current Rating | A+ (SO) | | | | |

| C5. Future cash flows schedule till maturity | | | |
|---|---|---|---|
| | Series A1 | | |
| Month (Starting from next month) | Principle | Interest | |
| 29-Sep-26 | 39,93,812.41 | 1,99,691.00 | |
| 29-Nov-26 | 27,19,100.41 | 1,99,582.59 | |
| 29-Dec-26 | 71,19,100.41 | 1,99,748.76 | |
| 29-Jan-27 | 71,19,100.41 | 1,99,915.12 | |
| 28-Feb-27 | 71,19,714.88 | 1,99,081.47 | |
| 29-Mar-27 | 72,85,581.29 | 97,986.53 | |
| 29-Apr-27 | 3,93,813.06 | 2,579.29 | |
| 29-May-27 | - | - | |
| 29-Jun-27 | - | - | |
| 29-Jul-27 | - | - | |
| 29-Aug-27 | - | - | |
| 29-Sep-27 | - | - | |
| 29-Oct-27 | - | - | |
| 29-Nov-27 | - | - | |
| 29-Dec-27 | - | - | |
| 29-Jan-28 | - | - | |
| 29-Feb-28 | - | - | |
| 29-Mar-28 | - | - | |

| D. Loan Level Details | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D1. Loan level Data** | | | | | | | | | | | | | | | | | | |
| Sr. No | Asset Class | Original Principal Balance | Current Principal Balance | Interest Rate - Fixed or Floating | Current Interest Rate for A, B, C | Principal Moratorium (Please No. months) | Moratorium method for Principal (Pro-rata/ Bullet) | Moratorium start date for Principal (Pro-rata/ Bullet) | Moratorium end date for Principal (Pro-rata/ Bullet) | Principal payments due till date | Principal payments made till date | Principal arrears (Due to Non Payment) | Interest payments due till date | Interest payments made till date | Interest accumulated (due to Non Payment) | Penal Interest (Yes/ No) | Penal Interest - method of calculation | Penal Interest - interest overdue till date |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| In case interest rate if fixed but maturity changes according to interest rate - mention as "floating maturity" | | | | | | | | | | | | | | | | | | |

Notes- For every asset class, loan level details in the above format shall be furnished for top 20 loans in descending order of value of principal outstanding.

End