Disclosures for the month of Jun 2026

A. Snapshot

A1. Pool snapshot

Originator	INDIABULLS HOUSING FIN LTD	Total collected during the month	2,06,97,379.85
ISIN	INE148I08 0G0	Total collection due in the month	7,80,97,963.00
Asset class (s)	Home Loan	Total collection till date (principal)	26,80%
Legal structure (Pass through/ Pay through)	Pass through	Yearly Normal percentage	26,80%
Original Pool size	75,00,00,448.00	Change in revenue against MoM	0.00
Current Pool size	52,88,18,196.75	Number of loans serviced in MoM	1,384
Original Weighted Average Life		Amount of loans serviced in MoM	2,79,38,180.00
Current weighted average life		Original weighted average LTV	
Door-to-door maturity		Current weighted average LTV	
Total weighted average seasoning		Final number of overdue loans	0.00

A2. Tranche snapshot

	Series A(Cy)	Series A(Ii)	Series AP	AdTranche	AR Tranche
Tranche Class Name	Series A(Cy)	Series A(Ii)	Series AP		
ISIN	Not Published	Not Published	Not Published		
Stock exchange	Nse	Nse	Nse		
Expected date of listing	20-Jun-27	20-Dec-26	20-Jun-27		
Rating agency	Crisil & ICRA(P)	Crisil & ICRA	Crisil & ICRA		
Original Rating	AA+(SO)	AA+(SO)	A-(SO)		
Current Rating	AA+(SO)	AA+(SO)	A-(SO)		
Record Date	18-Jun-26	18-Dec-26	18-Jun-26		
Payment Date	20-Jun-26	20-Dec-26	20-Jun-26		
Payment rate	9.00%	9.00%	9.00%		
Principal Payment amount	0	0	0		
Interest payment/Shortfall	0	0	0		

B. Pool level details

Note - Per asset class we defined as Asset class 1 & Asset class 2 etc. for illustration purposes. The asset class 1 & Asset class/Sec wherever name, no. must be named

B1. Loan details

Particulars	Asset Class 1		Asset Class 2		Total	
	Number of loans	Value of loans	Number of loans	Value of loans	Number of loans	Value of loans
Original Number/ value of P	19598	75,00,00,448.00			19598	75,00,00,448.0
Opening Balance / Pool size	9852	52,88,18,196.75			9852	52,88,18,196.75
Loans Maturity terminated	0	0.00 (0.00%)			0	0.00 (0.00%)
Loans Prepaid					0	0.00
Loans Foreclosed	468	2,38,38,180.00			468	2,38,38,180.0
Closing Balance	9852	52,88,18,196.75			9852	52,88,18,196.75

B2. Total Authorized & LTV details

Particulars	Asset Class 1	Asset Class 2	Total
Original Weighted Average Yield on Charges			
Current Weighted Average Yield on Charges			
Original Weighted Average Maturity			
Current Weighted Average Maturity			
Original Loan to Value (LTV) Ratio			
Current Loan to Value (LTV) Ratio			
Door-to-door maturity			

B3. Credit enhancement details

Opening Normal Percentage	
Opening Normal Amount	0.00
Over collateral, if any	

Nature of credit enhancements facilities - whether available/ not available/ utilised/ not utilised/ overdraft/ others, if others, please specify

A. Liquidity facility	0.00
A. Pool level liquidity facility	1,50,18,038.00
Utilisation of liquidity facility	0.00
Utilisation Date	
A. Opening Balance / Pool size	0.00
A. Closing Balance / Pool size	0.00
Spread Loan Facility	
A. Opening Balance / Pool size	1,50,18,038.00
A. Closing Balance / Pool size	1,50,18,038.00
Spread Loan Facility - Utilised	0.00
A. Opening Balance / Pool size	0.00
A. Closing Balance / Pool size	0.00
Change in Balance Amount	0.00

B4. Waterfall mechanism

Receipts	
Collections pertaining to Cy	1,76,65,756.00
Collections pertaining to Ii	1,76,73,723.00
Interest income of collections	2,48,72,734.00
Collection of prepayments	0.00
Other collections net of fees	0.00
Liquidity Facility - Utilisation	0.00
First Loss Facility - Utilisation	0.00
Spread Loan Facility - Utilisation	0.00
Total Receipts	**7,02,02,963.00**
Payments	
Distribution/ reconciliation shortfall	0.14,974.00
Costs/ charges incurred(Ex	0.00
Credit Enhancement Maintenance Amount Back	
Liquidity Facility Amount Back	0.00
Liquidity Facility Maintenance	0.00
Miscellaneous	
Payment to Senior Noteholders	
Series A(Cy)	7,00,00,000.00
Series A(Ii)	10,13,688.87
Series AP	3,10,512.92
Payment of excess to Residual	0.00
Payments to Servicer(s)	0.00
Payments to Originator(s)	0.00
Payments to First Loss Facility	0.00
Total Disbursals	7,02,02,963.00

B5. Future cash flows schedule till maturity

	Asset Class 1		Total	
MM (Starting from next mo	Principal	Interest	Principal	Interest
Jul-26	2,70,17,009.00	1,50,26,511.00	2,70,17,009.00	1,50,26,511.00
Aug-26	2,80,47,885.00	1,40,20,411.00	5,50,64,894.00	2,90,46,922.00
Sep-26	2,95,22,707.00	1,30,12,111.00	8,45,87,601.00	4,20,59,033.00
Oct-26	2,85,75,009.00	1,20,09,507.00	11,31,62,610.00	5,40,68,540.00
Nov-26	2,91,79,854.00	1,10,29,749.00	14,23,42,464.00	6,51,98,289.00
Dec-26	2,75,54,852.00	1,00,79,145.00	16,98,97,316.00	7,52,77,434.00
Jan-27	2,72,82,500.00	1,91,54,472.00	19,71,79,816.00	9,44,31,906.00
Feb-27	2,58,60,559.00	1,77,54,011.00	22,30,39,375.00	11,21,85,917.00
Mar-27	2,67,36,838.00	46,74,111.00	24,97,76,213.00	11,68,560.00
Apr-27	2,60,14,705.00	1,64,36,905.00	27,57,90,918.00	13,32,897.00
May-27	2,48,74,999.00	38,60,666.00	30,06,65,917.00	13,71,557.00
Jun-27	2,48,29,505.00	38,60,666.00	32,54,95,422.00	14,10,223.00
Jul-27	2,38,38,380.00	36,78,711.00	34,93,333.00	14,46,901.00
Aug-27	2,30,25,667.00	36,60,510.00	37,23,587.00	14,83,461.00
Sep-27	2,28,72,333.00	36,74,711.00	39,52,259.00	15,20,172.00
Oct-27	2,24,37,080.00	35,80,875.00	41,76,339.00	15,56,053.00
Nov-27	2,19,79,000.00	35,42,000.00	43,96,339.00	15,91,053.00
Dec-27	2,08,48,373.00	34,70,165.00	46,04,713.00	16,25,223.00
Jan-28	27,62,067.00	3,62,582.00	27,62,067.00	3,62,582.00
Feb-28	26,96,904.00	2,94,064.00	26,96,904.00	2,94,064.00
Mar-28	26,42,242.00	2,27,822.00	26,42,242.00	2,27,822.00
Apr-28	26,24,844.00	1,58,114.00	26,24,844.00	1,58,114.00
May-28	25,28,660.00	1,26,985.00	25,28,660.00	1,26,985.00
Jun-28	25,26,833.00	1,00,000.00	25,26,833.00	1,00,000.00
Jul-28	25,26,833.00	67,000.00	25,26,833.00	67,000.00
Aug-28	25,26,833.00	34,000.00	25,26,833.00	34,000.00
Sep-28	25,26,833.00	0.00	25,26,833.00	0.00
Oct-28	12,648.00	0.00	25,188.00	0.00

B6. Collection efficiency report

	Asset Class 1	Asset Class 2	Total
Cumulative billing	15,80,91,134.00		
Cumulative collections	7,80,97,963.00		
Prepayment	2,48,72,734.00		
Billing pertaining to c-90+dpd	0.00		
Billing pertaining to disbursed contracts			
Billing pertaining to c-90+dpd	0.00,00,000.00		
Pooled collections towards prepayments and other collections			
Collections pertaining to c-90+dpd	0.00		
Collections pertaining to disbursed contracts			
Collections pertaining to c-90+dpd	2,76,65,756.00		
Prepayment collection	2,76,73,723.00		
Collection of prepayments	0.00		
Other collections net of deductions			
Closing overdues	70,30,28,762.00		
Closing overdues for disbursed contracts			
Overdues excluding c-90+dpd	0.00		
Profit / Loss on Repossession/Write-offs			
Cumulative collection	15,.00%		

B7. Details of overdue loans

	Asset Class 1			
Particulars	Total	Overdue up to 90 days	Overdue 91 to 180 d	Overdue> 180 days
Number of loans	9,852.00	9,852.00	0.00	0.00
Principal overdue	2,80,20,143.00	2,80,20,143.00	0.00	0.00
Interest overdue	0.00	0.00	0.00	0.00
Future principal due of overd	25,27,687.00	25,27,687.00	0.00	0.00
Future interest due of overd	49,99,907.00	49,99,907.00	0.00	0.00

	Asset Class 2			
Particulars	Total	Overdue up to 90 days	Overdue 91 to 180 d	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 d	Overdue> 180 days
Number of loans	9,852.00	9,852.00	0.00	0.00
Principal overdue	2,80,20,143.00	2,80,20,143.00	0.00	0.00
Interest overdue	0.00	0.00	0.00	0.00
Future principal due of overd	25,27,687.00	25,27,687.00	0.00	0.00
Future interest due of overd	49,99,907.00	49,99,907.00	0.00	0.00

C. Tranche level details (Provide details for every tranche under the pool)

Note - The tranches are defined as A1 tranche, A2 tranche, etc. for illustration purposes. The tranches are expected to be named as in the offer documents.

C1. General details

Particulars	Series A(Cy)	Series A(Ii)	Series AP	AdTranche	AR Tranche
Number of PTCs	10,00,00,000.0	10,00,00,000.0	10,00,00,000.0		
Original Principal	1,50,00,000.00	1,50,00,000.00	1,50,00,000.00		
Current outstanding	1,50,00,000.00	1,50,00,000.00	1,50,00,000.00		

C2. Principal repayments

Particulars	Series A(Cy)	Series A(Ii)	Series AP	AdTranche	AR Tranche
Original Principal Outstand	10,50,00,000.00	10,00,00,000.00	3,00,00,000.00		
Opening Principal Outstand	10,50,00,000.00	10,00,00,000.00	3,00,00,000.00		
Principal payments made	7,00,00,000.00	0.00	0.00		
Principal prepayments made	7,00,00,000.00	0.00	0.00		
Principal expected Shortfall					
Closing outstanding Principal	10,00,00,000.00	10,00,00,000.00	3,00,00,000.00		
Cumulative Principal Shortfall					
Percentage factor terminated	91.28%	100.00%	100.00%		
Current factor terminated	52.00%	100.00%	100.00%		

C3. Interest payments

Particulars	Series A(Cy)	Series A(Ii)	Series AP	AdTranche	AR Tranche
Opening Interest Receivable	20,37,808.93	20,08,219.18	20,08,219.18		
Interest accrued during	20,37,808.93	20,08,219.18	20,08,219.18		
Interest expected due	20,37,808.93	20,08,219.18	3,96,397.26		
Interest payments received	20,37,808.93	20,08,219.18	3,96,397.26		
Interest expected Shortfall	20,08,219.18	20,08,219.18	20,08,219.18		
Percentage factor terminated	86.98%	75.00%	100.00%		
Current factor terminated	86.98%	75.00%	100.00%		
Current Coupon rate	9.00%	9.00%	9.00%		
Current interest Shortfall	20,37,808.93	20,08,219.18	3,96,397.26		
Cumulative Interest Shortfall					

C4. Credit rating

Rating Date	Series A(Cy)	Series A(Ii)	Series AP	AdTranche	AR Tranche
Original Rating	AA+(SO)	AA+(SO)	A-(SO)		
Rating change (Upgraded/					
Reason for the change					
RP Status					
Watch/Issuer					
RP Expiry					
Current Rating	AA+(SO)	AA+(SO)	A-(SO)		

C5. Future cash flows schedule till maturity

	Series A(Cy)		Series A(Ii)		Series AP	
MM (Starting from next mo	Principal	Interest	Principal	Interest	Principal	Interest
20-Jun-26	0.00	20,42,616.12	0.00	20,08,219.18	0.00	3,96,397.26
20-Jul-26	0.00	20,42,616.12	0.00	20,08,219.18	0.00	3,96,397.26
20-Aug-26	0.00	20,42,616.12	0.00	20,08,219.18	0.00	3,96,397.26
20-Sep-26	0.00	20,42,616.12	0.00	20,08,219.18	0.00	3,96,397.26
20-Oct-26	0.00	20,42,616.12	0.00	20,08,219.18	0.00	3,96,397.26
20-Nov-26	0.00	20,42,616.12	0.00	20,08,219.18	0.00	3,96,397.26
20-Dec-26	0.00	20,42,616.12	0.00	20,08,219.18	0.00	3,96,397.26
20-Jan-27	0.00	20,42,616.12	0.00	20,08,219.18	0.00	3,96,397.26
20-Feb-27	0.00	20,42,616.12	0.00	20,08,219.18	0.00	3,96,397.26
20-Mar-27	0.00	20,42,616.12	2,50,00,000.00	20,08,219.18	1,19,01,369.70	3,96,397.26
20-Apr-27	0.00	0.00	0.00	0.00	2,44,01,369.70	2,49,982.91
20-May-27	0.00	0.00	0.00	0.00	0.00	0.00
20-Jun-27	0.00	0.00	0.00	0.00	0.00	0.00
20-Jul-27	0.00	0.00	0.00	0.00	0.00	0.00
20-Aug-27	0.00	0.00	0.00	0.00	0.00	0.00
20-Sep-27	0.00	0.00	0.00	0.00	0.00	0.00
20-Oct-27	0.00	0.00	0.00	0.00	0.00	0.00
20-Nov-27	0.00	0.00	0.00	0.00	0.00	0.00
20-Dec-27	0.00	0.00	0.00	0.00	0.00	0.00
20-Jan-28	0.00	0.00	0.00	0.00	0.00	0.00
20-Feb-28	0.00	0.00	0.00	0.00	0.00	0.00
20-Mar-28	0.00	0.00	0.00	0.00	0.00	0.00
20-Apr-28	0.00	0.00	0.00	0.00	0.00	0.00
20-May-28	0.00	0.00	0.00	0.00	0.00	0.00
20-Jun-28	0.00	0.00	0.00	0.00	0.00	0.00
20-Jul-28	0.00	0.00	0.00	0.00	0.00	0.00
20-Aug-28	0.00	0.00	0.00	0.00	0.00	0.00
20-Sep-28	0.00	0.00	0.00	0.00	0.00	0.00
20-Oct-28	0.00	0.00	0.00	0.00	0.00	0.00
20-Nov-28	0.00	0.00	0.00	0.00	0.00	0.00

D. Loan level Data

Sr. no.	Asset Class	Original Principal Balance	Current Principal Bal	Interest Rate - Fixed or	Current Interest R	Original Maturity of loan	Holding period by Originator prior to	Remaining maturity as on date (in m	Principal payments due till date	Principal payments made till date	Principal payments due in/for the m	Interest payments due till date	Interest payments made till date	Interest payments due in/for the mo	Overdue status - 1. Not Overdue 2.	# overdue, principal overdue till date	# overdue, interest overdue till date

*In case interest rate if floating but maturity changes according to interest rate - mention as "floating maturity"

Notes: Key assets listed there. Loan level details in the above format shall be furnished for this Wherever is determined order of value of interest outstanding

End