

Annex B – Public Information Summary

Host Country(ies)	India
Name(s) of Borrower(s)/Guaranteed Party(ies)	IIFL Home Finance Ltd.
Project Description	This Loan will finance IIFL Home Finance's portfolio of mortgage and home equity loans. 100% of proceeds from the Project will target low-income borrowers or micro, small and medium-sized enterprises ("MSMEs"). 50% of the Project's proceeds will be allocated to women borrowers and 10% of the proceeds will finance green-certified mortgages.
Proposed DFC Loan/Guaranty	Direct loan of up to \$50,000,000
All-Source Funding Total	\$50,000,000
Policy Review	
Developmental Objectives	The Project is expected to have a highly developmental impact on India's economy by expanding access to housing and MSME finance. The housing gap remains a significant challenge in India as an estimated 26 to 37 million families in India's urban areas live in informal housing, and the Ministry of Housing and Urban Affairs projected a housing shortage of 30 million units by the end of 2022. The lack of access to finance has been cited as a major bottleneck in the growth of India's MSMEs, and the Reserve Bank of India estimates that the total addressable MSME credit demand is \$490 billion. Experts have warned that the dramatic increase in India's unemployment and poverty caused by the COVID-19 pandemic disproportionately affected women, and a human development survey estimated that only 15% of married women and 41% of widowed women were legally registered homeowners. The DFC-supported Project is expected to provide 1,523 housing loans and 656 MSME loans over the next five years with a focus on benefitting women and low-income borrowers.
Environment and Social Assessment	<p>The Project has been reviewed against the DFC's 2020 Environmental and Social Policies and Procedures manual ("ESPP") and has been determined to be categorically eligible. Direct investments to financial institutions to expand their mortgage lending portfolio are screened as Category C projects for the purpose of environmental and social assessment in accordance with DFC's ESPP. These downstream investments are expected to result in minimal adverse environmental and social impacts. Therefore, all of those downstream investments have been pre-screened as Category C and further review and consent is not required for these investments.</p> <p>To ensure that the Borrower's investments are consistent with the DFC's statutory and policy requirements, the DFC loan will be subject to conditions regarding the use of proceeds. The primary environmental and social issues</p>

	<p>identified in this transaction relate to the need for an Environmental and Social Policy (“ESP”) that meets the 2012 IFC Performance Standards.</p> <p>Under the DFC’s ESPP, the Borrower is required to comply with applicable local and national laws and regulations related to environmental and social performance and applicable provisions of the 2012 International Finance Corporation’s Performance Standard (“PS”) 1 and 2. A desk-review based due diligence assessment indicates that because the Project will use DFC support to expand its mortgage lending portfolio in India, significant adverse impacts concerning community health and safety, biodiversity, land acquisition and resettlement, indigenous people, and cultural heritage are not anticipated; therefore, PS 3, 4, 5, 6, 7, and 8 are not triggered at this time.</p> <p>The Borrower has an Environmental and Social Risk Management System, grievance mechanisms, and human resources policies commensurate with its investment strategy and the DFC’s 2020 Environmental Policy and Procedures.</p>
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