

Public Information Summary

Host Country	India
Name of Borrower	Ummeed Housing Finance Private Limited, India (“Ummeed” or the “Borrower”).
Project Description	<p>Ummeed is a non-bank financial institution focused on providing affordable housing loans ranging from \$3,000 - \$40,000 to low- and middle-income families in the formal and informal sectors, looking to purchase, improve, or construct their homes, or leverage their home equity for business purposes.</p> <p>The DFC Loan would enable Ummeed to fund approximately 1,917 new low-ticket mortgages, averaging \$11,600 in size, with tenors of up to 15 years.</p>
Proposed DFC Loan	\$20,000,000
All-Source Funding Total	\$22,222,000 ¹
Policy Review	
Developmental Objectives	<p>The Project is expected to have a positive development impact in India by improving access to affordable housing for low-income Indians through the provision of housing loans. More specifically, the Project will seek to improve women’s access to housing finance by allocating 100% of proceeds to housing loans for women borrowers or co-borrowers and 95% of proceeds to housing loans for low-income borrowers. The Project will improve access to housing finance by using innovative business practices to provide loans to clients that lack a credit history or are self-employed and face challenges securing traditional bank finance.</p>
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. DFC direct loans to financial institutions for mortgage lending are screened as a Category C for environmental and social assessment. These investments are expected to result in minimal adverse environmental and social impacts. Therefore, all those investments have been pre-screened as Category C and further review and consent is not required for these loans.</p> <p>To ensure that the Borrower’s lending is 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</p>

¹ Sponsor contribution of \$2.222 million. Does not include the downstream borrowers’ contribution.

	<p>social issues identified in this transaction relate to the need for an Environmental and Social Policy (“ESP”) that meets the 2012 IFC Performance Standards and an accessible anonymous grievance mechanism.</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 desktop based due diligence assessment indicates that because the Project will use DFC support for mortgage lending in India, significant adverse impacts concerning community health and safety, biodiversity, land acquisition and resettlement, indigenous peoples, 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 policy, grievance mechanisms, and human resources policies generally commensurate with its investment strategy. However, the Borrower will be required to provide an updated ESG Policy in conformance with IFC PS1 including the formal adoption and commitment by Borrower to abide by the policy, approval by senior management, and update its employee grievance mechanism to include an anonymous channel as required by PS2.</p>
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