

## Annex B – Public Information Summary

<b>Host Country</b>	India
<b>Name of Borrower</b>	ManiBhavnam Home Finance India Pvt Ltd (“MBHF” or the “Borrower”)
<b>Project Description</b>	The Project will finance the expansion of MBHF’s loan portfolio of mortgage and home equity loans to low-income, primarily female borrowers in Tier II-IV cities across northern and central India.
<b>Proposed DFC Loan</b>	Up to \$5,170,000
<b>All-Source Funding Total</b>	\$5,170,000
<b>Policy Review</b>	
<b>Developmental Objectives</b>	<p>The Project is expected to have a highly developmental impact on the housing market in India. In India, an estimated 26 to 37 million families in urban areas live in informal housing, and the Ministry of Housing and Urban Affairs projected a housing shortage of 30 million units by 2022. The OECD found that the share of people living in poor quality housing in India is high compared to that of other emerging market economies, a phenomenon further impacted by the rapid increases in migration and natural population growth. Women are particularly underrepresented as homeowners in India, due in part to insufficient income and the prevalence of traditional gender norms. For example, an IFC study on India found that 52% of households had no female involvement in decision-making. Access to housing finance can help women by creating employment opportunities, increasing safety and security, and promoting an upward spiral of community development. MBHF’s strategic vision is to expand its portfolio from 981 to 18,804 borrowers over the next five years.</p>
<b>Environment and Social Assessment</b>	<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 identified in this transaction relate to the need for a revised Environmental, Social, and Governance Policy and Management System and a revised Human Resource Policies that meet 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, 5, 6, 7, and 8 are not triggered at this time. The Borrower does utilize private un-armed security and therefore, aspects of PS 4 are triggered.</p> <p>The Borrower has an Environmental, Social, and Governance Policy, risk management procedures, 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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