

 Early Warning System

ADB-56133-001

AHFL Access to Affordable Housing for Underserved Segments



Quick Facts

Countries	India
Specific Location	Bihar, Chhattisgarh, Jharkhand, Madhya Pradesh, Odisha, Rajasthan, Uttar Pradesh, and West Bengal
Financial Institutions	Asian Development Bank (ADB)
Status	Approved
Bank Risk Rating	C
Voting Date	2023-12-01
Borrower	Aadhar Housing Finance Limited
Sectors	Finance
Investment Type(s)	Loan
Investment Amount (USD)	\$ 60.00 million
Project Cost (USD)	\$ 60.00 million



Project Description

According to the news release in the Bank's website, the ADB has signed a \$60 million (in Indian rupee equivalent) nonconvertible debentures financing agreement to help Aadhar Housing Finance Limited (AHFL) provide housing loans to women and address the shortage of financing in the low-income and affordable housing segment in India.

The financing will be used by AHFL to exclusively lend to women borrowers or coborrowers. At least half will be deployed in the states of Bihar, Chhattisgarh, Jharkhand, Madhya Pradesh, Odisha, Rajasthan, Uttar Pradesh, and West Bengal.



Early Warning System Project Analysis

ADB has categorized the investment in compliance with ADB's Safeguard Policy Statement (2009) as follows: environment (category FI treated as C), involuntary resettlement (category FI treated as C), and indigenous peoples (category FI treated as C).

The proposed use of ADB proceeds has minimal or no adverse environmental impacts and is unlikely to entail impacts on involuntary resettlement and indigenous peoples. AHFL will (i) apply ADB's prohibited investment activities list; (ii) exclude activities with category A and B environmental and social (E&S) safeguard impacts; (iii) ensure that activities financed using ADB funds comply with ADB's Safeguard Policy Statement and abide by applicable national laws and regulations, including labor laws, pursuant to ADB's Social Protection Strategy; and (iv) take measures to comply with internationally recognized core labor standards.



Investment Description

- Asian Development Bank (ADB)

The ADB assistance consists of a senior secured debt facility of up to \$60 million in Indian rupee equivalent with a tenor of up to 8 years. The ADB financing will be in the form of secured nonconvertible debentures (NCDs).

Financial Intermediary

Financial Intermediary: A commercial bank or financial institution that receives funds from a development bank. A financial intermediary then lends these funds to their clients (private actors) in the form of loans, bonds, guarantees and equity shares. Financial intermediaries include insurance, pension and equity funds. The direct financial relationship is between the development bank and the financial intermediary.

- [AADHAR HOUSING FINANCE LIMITED](#) (Financial Intermediary)



Private Actors Description

AHFL is a housing finance company in India focused on the low-income housing segment, with ticket size less than 1.5 million Indian rupees (around \$17,976). The company targets lower-income borrowers. AHFL offers loan with average ticket size of 900,000 Indian rupees (around \$10,875) through its network of 471 branches across 20 states and union territories in India as of September 2023.



Contact Information

No contacts available at the time of disclosure.

ACCESS TO INFORMATION

You can submit an information request for project information at: <https://www.adb.org/forms/request-information-form>

ADB has a two-stage appeals process for requesters who believe that ADB has denied their request for information in violation of its Access to Information Policy. You can learn more about filing an appeal at: <https://www.adb.org/site/disclosure/appeals>

ACCOUNTABILITY MECHANISM OF ADB

The Accountability Mechanism is an independent complaint mechanism and fact-finding body for people who believe they are likely to be, or have been, adversely affected by an Asian Development Bank-financed project. If you submit a complaint to the Accountability Mechanism, they may investigate to assess whether the Asian Development Bank is following its own policies and procedures for preventing harm to people or the environment. You can learn more about the Accountability Mechanism and how to file a complaint at: <http://www.adb.org/site/accountability-mechanism/main>.



Bank Documents

- [AHFL Access to Affordable Housing for Underserved Segments: Gender Action Plan](#)
- [AHFL Access to Affordable Housing for Underserved Segments: Preliminary Poverty and Social Analysis](#)
- [AHFL Access to Affordable Housing for Underserved Segments: Report and Recommendation of the Preside](#)

Media

- [ADB, AHFL Sign \\$60 Million Deal to Expand Women's Access to Housing Loans in India](#)