

 Early Warning System

ADB-59037-001

IIFL Home Finance Sustainability Loan to Enable Access to Affordable Housing for Women and Green Certified Affordable Housing Project



## Quick Facts

<b>Countries</b>	India
<b>Financial Institutions</b>	Asian Development Bank (ADB)
<b>Status</b>	Approved
<b>Bank Risk Rating</b>	B
<b>Voting Date</b>	2025-09-25
<b>Borrower</b>	IIFL Home Finance Limited
<b>Sectors</b>	Construction, Finance
<b>Investment Type(s)</b>	Loan
<b>Investment Amount (USD)</b>	\$ 150.00 million
<b>Project Cost (USD)</b>	\$ 150.00 million



## Project Description

According to the Bank's website, the project will increase access to housing finance for low-income customer segments in lagging states, provide green affordable housing, and support women's access to finance. ADB will also provide technical assistance (TA) to further support activities that contribute to an increase in the supply of green-certified affordable housing, which is still nascent in India.

The Asian Development Bank (ADB) will support IIFL HFL with a sustainability loan of up to \$150 million or its equivalent in Indian rupees for a tenor of up to 8 years. ADB will also act as the mandated lead arranger and mobilize up to \$150 million in additional parallel loans from development finance institutions and commercial banks. The ADB loan will be the first financing aligned with IIFL HFL's Sustainability Finance Framework (SFF). The use of proceeds for the ADB loan includes (i) up to \$110 million for mortgage loans to women homeowners in two categories—economically weaker section (EWS) and low-income group (LIG)—of which half (\$55 million) is allocated to women homeowners in lagging states; and (ii) up to \$40 million for new green-certified affordable housing construction or for green-certified affordable housing loans. The project also includes technical assistance (TA) of up to \$300,000 to enhance IIFL HFL's capacity for scaling green-certified affordable housing.



## Early Warning System Project Analysis

Environment: FI

Involuntary Resettlement: FI-C

Indigenous Peoples: FI-C

- IIFL/HFL's existing and proposed lending portfolios have minimal site-specific environmental impacts.
- IIFL HFL's current lending operations are unlikely to entail impacts on involuntary resettlement.
- IIFL HFL's current lending operations are unlikely to entail impacts on Indigenous peoples.

IIFL/HFL will exclude lending to projects classified as category A for environmental impacts, A or B for involuntary resettlement and A or B for Indigenous Peoples.



## Investment Description

- Asian Development Bank (ADB)

The financing amount is \$150,000,000 (or equivalent in local currency), which will be financed on a loan basis by ADB's ordinary capital resources.

## 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.

- [IIFL Home Finance Limited](#) (Financial Intermediary)



## Private Actors Description

*IIFL HFL* is a housing finance company (HFC) licensed by the Reserve Bank of India (RBI). The company was incorporated in 2006 and operates in 20 states through 387 branches.



## 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

- [IIFL Home Finance Sustainability Loan to Enable Access to Affordable Housing for Women and Green Cer](#)