Early Warning System

IFC-51201

Aadhar CY25

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Quick Facts

Countries	India
Specific Location	Uttar Pradesh
Financial Institutions	International Finance Corporation (IFC)
Status	Approved
Bank Risk Rating	C
Voting Date	2025-09-26
Borrower	AADHAR HOUSING FINANCE LIMITED
Sectors	Construction, Finance
Investment Type(s)	Loan
Investment Amount (USD)	$ 100.00 million
Loan Amount (USD)	$ 100.00 million

Project Description

According to bank's website, the approved investment comprises of an investment of US$ denominated, senior secured loan of up to US$50 million in Aadhar Housing Finance Limited (Aadhar or the Company), one of the largest low income finance companies in India (the Project). IFC's debt proceeds will be utilized by the Company to extend financing for purchase, construction, and extension of affordable homes to economically weaker sections (EWS), lower income groups (LIG) and middle-income groups (MIG) segments, including women borrowers. A portion of IFC's investment proceeds will also be utilized by the Company for financing the targeted borrower groups in the state of Uttar Pradesh in India.

Early Warning System Project Analysis

Environmental Category: FI-3 - No Impact

Investment Description

- International Finance Corporation (IFC)

The proposed investment comprises of a US$ denominated, senior secured loan of up to US$50 million to Aadhar from IFC’s own account, with a tenor of up to 7 years and an average tenor of 5 years.

IFC's Investment as Approved by the Board: US$ 100 million (loan)

Private Actors Description

Incorporated in 2010, Aadhar is a pioneer in India’s affordable housing finance sector. The Company has built a strong foundation in servicing the home financing needs of underserved segments, particularly customers from economically weaker sections and low-income groups with annual income of less than US$ 7,000. The Company manages a total loan portfolio of US$3.2 billion, as of December 2025, and has a robust pan-India presence, while maintaining a granular retail portfolio across 324,000 customers. Aadhar is publicly listed on the Bombay Stock Exchange and the National Stock Exchange of India, since May 2024, with market capitalization of US$2.3 billion as of April 30, 2026. Blackstone group directly/ indirectly owns 64.9% stake in Aadhar and the remaining 35.1% is held by public shareholders; of which 6.1% is held by institutional investors and the rest is held by non-institutional investors as of March 31, 2026.

Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
Blackstone Group Inc	Investor	Finance	invests in	AADHAR HOUSING FINANCE LIMITED	Client	Finance

Contact Information

Aadhar Housing Finance Limited

Project Team Leader: Mr. Anmol Gupta

Title: Chief Treasury Officer

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ACCESS TO INFORMATION

You can submit a request for information disclosure at: https://disclosures.ifc.org/#/inquiries

If you believe that your request for information from IFC has been unreasonably denied, or that this Policy has been interpreted incorrectly, you can submit a complaint at the link above to IFC's Access to Information Policy Advisor, who reports directly to IFC's Executive Vice President.

ACCOUNTABILITY MECHANISM OF IFC/MIGA

The Compliance Advisor Ombudsman (CAO) is the independent complaint mechanism and fact-finding body for people who believe they are likely to be, or have been, adversely affected by an IFC or MIGA- financed project. If you submit a complaint to the CAO, they may assist you in resolving a dispute with the company and/or investigate to assess whether the IFC is following its own policies and procedures for preventing harm to people or the environment. If you want to submit a complaint electronically, you can email the CAO at CAO@worldbankgroup.org You can learn more about the CAO and how to file a complaint at http://www.cao-ombudsman.org