



IIFL Finance Limited
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IIFL Home Finance announces investment of ₹2,200 Cr for a 20% stake from a wholly owned subsidiary of ADIA

Leading Non-Banking Financial Company **IIFL Finance Limited** today said that its wholly owned subsidiary **IIFL Home Finance Limited**, one of India's largest affordable housing finance companies with assets under management of ₹23,617 Cr as of March 31, 2022, has entered into definitive agreements for raising ₹2,200 Cr of primary capital for a 20% stake from a wholly owned subsidiary of the Abu Dhabi Investment Authority (ADIA). The deal completion is subject to regulatory approvals.

This would be one of the largest equity investments in the affordable housing finance segment in India by a financial investor. Backed by a technology backbone enabling 100% digital onboarding for home loans, robust credit appraisal and collection systems, IIFL Home Finance Limited proposes to use the additional capital to continue its granular expansion strategy into new markets to address the significant and growing demand for housing loans.

Speaking on the occasion, **Nirmal Jain, Founder, IIFL Group** said, "We are delighted to partner with ADIA who bring to the table long term commitment and rich experience of supporting growing businesses. The investment recognizes IIFL Home Finance's position as one of India's largest providers of affordable housing loans and how well it is placed to continue to target the large, resilient housing finance market."

Established in 2006 as a wholly owned subsidiary of IIFL Finance, IIFL Home Finance has created assets under management of ₹23,617 Cr as of March 31, 2022, with an active customer base of 168,000 across 16 states and 2 union territories with over 200 branches backed by over 3,200 employees. The company offers small-ticket housing loans, loans against property and construction finance. It also actively supports the construction of green affordable buildings in the country in collaboration with housing developers and other experts through its proprietary 'Kutumb' platform in an effort to limit the carbon footprint and provide cost-efficient structures.



“IIFL Home Finance has already established itself as one of India’s leading technology-enabled mortgage lenders. This investment aims to support the company for its next phase of growth, as it meets the significant demand in India’s large, under-served and fast-growing affordable housing finance market”, said **Hamad Shahwan Aldhaheri, Executive Director of the Private Equities Department at ADIA.**

Speaking on the occasion, **Monu Ratra, CEO, IIFL Home Finance** said, “IIFL Home Finance has built a strong foundation and is at an inflection point as it leverages new strategies such as co-lending, foraying into more granular products and expanding reach across Tier II and Tier III regions. We welcome our new partners and look forward to working with them in the next phase.”

Aventus Capital & IIFL Securities were the financial advisors to IIFL Home Finance for this transaction.

Affordable housing finance in India is a USD 150 Bn+ market currently that is projected to grow rapidly over the next decade. The sector has seen disproportionate growth owing to an increase in mortgage penetration, rebound in property sales, government & regulatory initiatives, and developer consolidation among other factors and multiple players have emerged to take advantage of the large whitespace where banks have limited presence. IIFL Home Finance aptly addresses this segment’s unique requirements with its low-cost penetration model and industry leading turnaround time stemming from efficient processes that are centered on a robust tech backbone.



About IIFL Home Finance

IIFL Home Finance is a wholly owned subsidiary of IIFL Finance engaged in the business of providing home loans, loans against property and construction finance. The company has assets under management of ₹23,617 Cr as of March 31, 2022, and is headquartered in Gurugram with presence across 16 states and 2 union territories with over 200 branches.

For more information, please visit: <https://www.iiflhomeloans.com/>

About IIFL Finance

IIFL Finance Ltd is one of the leading retail-focused diversified NBFCs in India, engaged in the business of loans and mortgages along with its subsidiaries - IIFL Home Finance Limited and IIFL Samasta Finance Limited. IIFL Finance, through its subsidiaries, offers a wide spectrum of products such as home loans, gold loans, business loans, microfinance, capital markets finance and developer & construction finance to a vast customer base of over 8 million customers. IIFL Finance has widened its pan-India reach through an extensive network of branches spread across the country and various digital channels.

For more information, please visit: <https://www.iifl.com/>

About ADIA

Established in 1976, ADIA is a globally-diversified investment institution that prudently invests funds on behalf of the Government of Abu Dhabi through a strategy focused on long-term value creation.

ADIA has invested in private equity since 1989 and has built a significant internal team of specialists with experience across asset products, geographies and sectors. Through its extensive relationships across the industry, the Private Equities Department invests in private equity and credit products globally, often alongside external partners, and through externally managed primary and secondary funds. Its philosophy is to build long-term, collaborative relationships with its partners and company management teams to maximise value and support the implementation of agreed strategies.

For more information, please visit: www.adia.ae

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