

AFFORDABLE HOUSING FINANCE COMPANIES (AHFCs)

Securitisation by AHFCs to remain
resilient, driven by expanding
business volumes and strong asset
performance

JANUARY 2026





Click to see full report

Share of sell-down has remained steady at ~15% of total disbursements of AHFCs over the last five years.

DAs remain the preferred route for sell-down of loans by the AHFCs.



- Assets under management (AUMs) of affordable housing finance companies (AHFCs) stood at ~Rs. 1,70,000 crore in September 2025, which forms ~15% of the total outstanding housing finance company loan book.



- Share of sell-down has remained steady at ~15% of total disbursements of AHFCs over the last five years. Direct assignment (DA) has accounted for ~85% of the overall sell-downs.



- Average collection efficiency for ICRA-rated pass-through certificate (PTC) transactions originated by the AHFCs have remained strong at greater than 97% for the past 5-year period; supporting the low delinquency levels (90+days past due (dpd) of below 1%).



- PTC pools are characterised by higher presence of self-employed borrowers and are geographically diversified. Also, timely interest and timely principal (TITP) structures are mostly preferred by the investors.



- PTC yields have largely reflected the movement in repo rates.



- Securitisation is likely to remain an important incremental funding source for AHFCs; their disbursements are projected to grow at 20% in FY2026 over FY2025, thus leading to proportionate growth in securitisation volumes as well.



- ICRA expects securitisation volumes to rise in FY2026 to somewhere between Rs 8,500 crore to Rs 9,000 crore and sell-down, as a proportion of disbursements, to remain stable.



ICRA

Analytical Contact Details

Name	Designation	Email	Contact Number
Manushree Saggar	Senior Vice-President & Group Head	manushrees@icraindia.com	0124 – 4545 316
Sachin Joglekar	Vice-President & Co-Group Head	sachin.joglekar@icraindia.com	022 - 6114 3470
Anubhav Agrawal	Assistant Vice-President & Sector Head	anubhav.agrawal@icraindia.com	022 - 6114 3439





ICRA

Business Development/Media Contact Details

Name	Designation	Email	Contact Number
L Shivakumar	Chief Business Officer	shivakumar@icraindia.com	022-61693304
Sai Krishna	Head - Research Sales and Investor Connect	sai.krishna1@icraindia.com	9840774883
Rohit Gupta	Head Business Development – Infrastructure Sector	rohitg@icraindia.com	0124-4545340
Vivek Bhalla	Head Business Development – Financial Sector	vivek.bhalla@icraindia.com	022-61693372
Vinita Baid	Head Business Development – East	vinita.baid@icraindia.com	033-65216801
Shivam Bhatia	Head Business Development – Corporate Sector – North & South	shivam.bhatia@icraindia.com	0124-4545803
Sanket Kulkarni	Head Business Development – Corporate Sector – West	sanket.kulkarni@icraindia.com	022-6169 3365
Naznin Prodhani	Head - Group Corporate Communications & Media Relations	communications@icraindia.com	0124-4545860





© Copyright, 2026 ICRA Limited. All Rights Reserved.

All information contained herein has been obtained by ICRA from sources believed by it to be accurate and reliable. Although reasonable care has been taken to ensure that the information herein is true, such information is provided 'as is' without any warranty of any kind, and ICRA in particular, makes no representation or warranty, express or implied, as to the accuracy, timeliness or completeness of any such information. Also, ICRA or any of its group companies, while publishing or otherwise disseminating other reports may have presented data, analyses and/or opinions that may be inconsistent with the data, analyses and/or opinions in this publication. All information contained herein must be construed solely as statements of opinion, and ICRA shall not be liable for any losses incurred by users from any use of this publication or its contents.

#35YearsofUnwaveringCredibility



ICRA

35
Years of
Unwavering
Credibility

Thank You!

#35YearsofUnwaveringCredibility

Sensitivity Label : Public