

WORKING TOGETHER TO BUILD A HOME FOR HUMAN POTENTIAL THAT DOESN'T COST THE EARTH

Reall and **UN-Habitat Cities Investment facility (CIF)** are collaborating to unlock investment in green affordable housing, drawing on 30 years of experience Reall has with partners in emerging markets and a growing pipeline of project investment opportunities between each organisation.

We believe that working together gives us the opportunity to increase our impact and crowd in strategic players who can disrupt the housing market for people living on low incomes.

About Reall

Green, resilient homes are at the nexus of climate challenge, affordability and inclusion – they are a critical opportunity to deliver on mitigation and resilience, while stimulating economic growth. Reall finds sustainable housing ecosystem pioneers, and works with them to kick-start markets through innovation and investment in affordable housing and end-user finance in urban Africa and Asia, exclusively targeting people in the bottom **40%** of the income pyramid – where the need is greatest and the housing deficit is most acute.

About CIF

The Cities Investment Facility unlocks significant capital flows to inclusive sustainable urbanisation projects, which align investors' requirements around finance and impact with developments proposed by municipalities. By intervening at this upstream stage, CIF will make its greatest impact in developing bankable sustainable infrastructure projects in low- and middle-income cities.

PARTNER PROFILE:



India has an affordable housing shortage of 11 million homes – this means 50 million people are in urgent need of safe, secure and climate-resilient housing at a price accessible to the bottom 40% of India's income pyramid.

Janaadhar is a socially-minded developer with a strong track record in pioneering exactly this, and their Sanand Project will deliver over **800, energy-efficient urban houses in 2024**: safe and secure housing for around **2,800** people in Ahmedabad, the largest city in the Indian state of Gujarat.



“INNOVATION AND SUSTAINABILITY ARE ALWAYS AT THE CORE OF EVERYTHING WE DO, AND WE BELIEVE THAT BRINGING MANUFACTURING EFFICIENCIES INTO CONSTRUCTION IS THE ONLY WAY TO CREATE HIGH QUALITY, SUSTAINABLE BUILDINGS, ON COST AND AT SCALE.”

Janaadhar CEO, Sandeep Bedi

AFFORDABLE HOUSING IS BOTH SOCIAL NECESSITY AND COMMERCIAL OPPORTUNITY. JANAADHAR'S INNOVATIVE APPROACH CHANGES THOUSANDS OF LIVES FOR THE BETTER, IN AN ECONOMICALLY AND ENVIRONMENTALLY SUSTAINABLE WAY.

Excelling with conventional technology

The Sanand Project (Ahmedabad)

Janaadhar's development in Sanand, near Ahmedabad, comprises 828 one and two-bedroom apartments.

Safe spaces – Each apartment block has a safe central space for community courtyards, including children's playgrounds, helping to nurture a growing community.

Accessible design – A dozen affordable housing units will cater for people with special needs.

Green – Sanand will be the largest EDGE-certified affordable housing project of any of Reall's partners to date:

- More than **400** trees.
- Five rainwater-harvesting structures that will collect almost **2 million gallons** of water a year.
- Solar panels that will generate energy to power streetlights, water heaters, and light fixtures in the common areas.
- A sewage treatment centre that requires no power but works on gravity and bacteria.

Affordability – While the project targets people living on low incomes, affordability is even further improved by the opportunity for residents to apply for the government's **Pradhan Mantri Awas Yojana (PMAY)** scheme, which subsidises the mortgage interest. This project is already approved by the **Central Bank of India** and the **Housing Development Finance Cooperation (HDFC)**. This subsidy makes all the houses affordable to the bottom **40%** of the Ahmedabad population.

Pioneering precast concrete for sustainability and affordability

Janaadhar has also been among the first companies pioneering **precast technology** for affordable housing in India – allowing lower costs and higher quality construction with greater efficiency.

Precast concrete is an alternative construction method where walls and flooring panels are produced in a factory environment before structural components are assembled onsite – resulting in a range of benefits:

Sustainability – Precast buildings typically have 20% less embodied energy, and use 30% less water compared to traditional onsite construction, **lowering the carbon cost of construction**; this approach boosts Janaadhar's eligibility for EDGE certification.

Resilience – Use of precast concrete ensures resilience is locked in, providing **protection against future climate shocks** in vulnerable areas.

Energy usage – Janaadhar are exploring how to **reduce the embodied energy** of the precast panels further, through decarbonising individual elements of the manufacturing supply chain.

Efficient and quality construction – Better build quality, less material and resource wastage, protection against poor weather or labour shortages during construction, resulting in design efficiencies, **limiting carbon emissions** and reduced delivery time or maintenance costs for homeowners.

Janaadhar's InstaBuild Precast Factory Bengaluru has the capacity to produce enough components to build 800 affordable housing units per year.



WORKING WITH PIONEERING PARTNERS LIKE JANAADHAR, REALL'S CLIMATE-SMART, AFFORDABLE HOMES STRATEGY IS A LOW-CARBON, HIGH-RESILIENCE SOLUTION TO THE CLIMATE CRISIS, THE HOUSING GAP, AND ECONOMIC PROSPERITY.