



AIF Navigator

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What We Offer – Ongoing Alternate Investment Fund (AIF)

Category 3 AIF

- Motilal Oswal Growth Anchors Plus Fund
- Motilal Oswal Growth Anchors Fund – Series II
- Motilal Oswal Hedged Equity Multifactor
- Motilal Oswal Hedged Equity Multifactor Series I
- Motilal Oswal Growth Anchors Fund – Series IV
- Motilal Oswal GIFT Fund
- Motilal Oswal Value Fund
- Motilal Oswal Next Trillion Dollar Opportunity
- Alchemy India Long Term Fund (Gift City)
- 360 One Equity Opportunity Fund
- Ikigai Emerging Fund

Category 2 AIF

- MO Alts IREF VI
- First Bridge India Growth Fund
- Neo Infra Income Opportunities Fund
- Baring Private Equity India Fund
- Sundaram High Yield Secured Real Estate Fund IV

Our bouquet of AIF (CAT 3) offerings

Multi Scheme	Fund Manager	Launch Date	AUM (Rs Cr.)	Open/Close Ended	Performance					Factsheet	PPT
					3months	6months	1 Year	3 Years	Since Inception		
Motilal Oswal Growth Anchors Plus Fund	Abhishek Anand	23-July-24	228	Close Ended	--	--	--	--	12.2	Link	Link
Motilal Oswal Growth Anchors Fund – Series II	Vaibhav Agrawal	09-Aug-23	1,001	Close Ended	13.0	29.2	63.8	--	60.2	Link	Link
Motilal Oswal Hedged Equity Multifactor	Bijon Pani	14-Feb-22	386	Open Ended	5.6	16.6	50.9	--	26.2	Link	Link
Motilal Oswal Hedged Equity Multifactor Series I	Bijon Pani	30-Sept-24	NA	Close Ended	--	--	--	--	--	NP	Link
Motilal Oswal Growth Anchors Series IV	Abhishek Anand	09-Aug-24	45	Close Ended	--	--	--	--	9.2	NP	Link
Motilal Oswal Next Trillion Dollar Opportunity	Vaibhav Agrawal	11-Feb-22	212	Open Ended	11.4	23.9	46.1	--	20.6	Link	Link
Motilal Oswal Value Migration Fund	Abhishek Anand	07-Sep-20	99	Open Ended	12.8	35.5	71.3	28.7	29.2	Link	Link
Ikigai Emerging Equity Fund	Pankaj Tibrewal	19-Jun-24	2,623	Open Ended	New Offering					Link	Link
MOAMC Gift City Fund	Vaibhav Agrawal	13-Jun-24	55	Open Ended	--	--	--	--	15.7	NP	Link
Alchemy India Long Term Fund (Gift City)	Ruchika Bhatia	11-Jun-08	393 [^]	Open Ended	6.5	22.5	45.8	12.9	12.4	Link	Link
360 One Equity Opportunity Fund*	Mehul Jani	12-Dec-22	632	Close Ended	6.5	19.1	35.9	--	34.1	Link	NP

MOAMC Growth Anchors Fund Plus (AIF CAT 3)

- The fund strives to take advantage of possibilities given by strong market dynamics and favourable economic currents, with a primary focus on choosing excellent firms led by skilled leadership. This ensures a compelling potential for success in the medium term.

Fund Manager	AUM (Rs. Crs)
Abhishek Anand	228

Launch Date	23-07-2024
Fund Type	Close Ended

CAGR %	Portfolio	BSE 500
SI	12.2	5.5

Months	Until 12 months
Exit Load %	1

# of Holdings	Listed %	Unlisted %
23	100	-

Top 5 Holdings Weight = 29.3%	
Script	Weight %
Zomato Ltd.	6.9
Kalyan Jewellers India Ltd.	6.6
Suzlon Energy Ltd	6.3
Inox Wind Ltd.	4.8
Trent Ltd.	4.7

Top 5 Sectors Weight = 81.5%	
Sector	Weight %
Capital Goods	38.5
Consumer Durables	15.0
Consumer Services	11.8
Realty	8.5
Chemicals	7.7

Large	Mid	Small	Cash
16.0	41.2	42.7	-

*Ratio	Portfolio	S&P BSE 500
P/E	-	27.5
P/B	-	4.3

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

MOAMC Growth Anchors Fund – Series II (AIF CAT 3)

- The investment objective of the fund is to focus on quality businesses, run by great management, bought at reasonable price & applying an appropriate risk management framework & to participate in sectors and themes favoured by strong economic tailwinds & a high probability of success in the medium term.

Fund Manager	AUM (Rs. Crs)
Vaibhav Agrawal	1,002

Launch Date	01-08-2023
Fund Type	Close Ended

CAGR %	Portfolio	BSE 500
1 Yr	63.8	39.5
SI	39.5	34.3

Months	36 – 48 Months	48 – 60 Months	Thereafter
Exit Load %	3	2	Nil

# of Holdings	Listed %	Unlisted %
27	60 – 70	30 – 40

Top 5 Holdings Weight = 24.7%	
Script	Weight %
Kalyan Jewellers India Ltd.	5.8
Zomato Ltd.	5.5
Swiggy Ltd. 0.01% Series I Pref	4.6
Suzlon Energy Ltd	4.5
Inox Wind Ltd.	4.3

Top 5 Sectors Weight = 78.0%	
Sector	Weight %
Capital Goods	37.0
Consumer Services	14.1
Consumer Durables	13.0
Realty	7.2
Chemicals	6.7

Large	Mid	Small	Cash
14.1	42.4	43.4	-

*Ratio	Portfolio	S&P BSE 500
P/E	-	27.5
P/B	-	4.3

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

MOAMC Hedged Equity Multifactor (AIF CAT 3)

- The investment objective of the Motilal Oswal Hedged Equity Multifactor Strategy is to invest in a basket of companies based on growth & Momentum using Factor-based investing with Hedge against Tail Risk events.

Large	Mid	Small	Cash
33.0	43.9	23.1	-

*Ratio	Portfolio	Nifty 500 TRI
P/E	-	27.1
P/B	-	4.5

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

Fund Manager	AUM (Rs. Crs)
Bijon Pani	386

Launch Date	14-02-2022
Fund Type	Open Ended

CAGR %	Portfolio	Nifty 500 TRI
1 Yr	50.9	41.5
2 Yr	36.8	29.0
SI	26.2	21.7

Months	Upto 1 Yr	After 1 Yr
Exit Load %	2	Nil

# of Holdings	Listed %	Unlisted %
42	100	-

Top 5 Holdings Weight = 22.4%	
Script	Weight %
Indus Towers Ltd	4.9
Bharat Petroleum Corporation Ltd	4.9
Alkem Laboratories Ltd.	4.4
Petronet Lng Ltd.	4.1
Muthoot Finance Ltd.	4.1

Top 5 Sectors Weight = 77.3%	
Sector	Weight %
Healthcare	32.1
Oil, Gas & Consumable Fuels	18.0
Automobile and Auto Components	12.4
Finance	7.7
Consumer Durables	7.1

MOAMC Hedged Equity Multifactor (AIF CAT 3)

- The investment objective of the Motilal Oswal Hedged Equity Multifactor Strategy is to invest in a basket of companies based on growth & Momentum using Factor-based investing with Hedge against Tail Risk events.

Large	Mid	Small	Cash
PF under construction			

*Ratio	Portfolio	Nifty 500 TRI
P/E	-	27.1
P/B	-	4.5

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

Fund Manager	AUM (Rs. Crs)
Bijon Pani	NA

Launch Date	30-09-2024
Fund Type	Close Ended

CAGR %	Portfolio	Nifty 500 TRI
SI	--	--

Months	Upto 1 Yr	After 1 Yr
Exit Load %	1	Nil

# of Holdings	Listed %	Unlisted %
NA	100	-

Top 5 Holdings Weight	
Script	Weight %
PF Under Construction	

Top 5 Sectors Weight	
Sector	Weight %
PF Under Construction	

MOAMC Growth Anchors Fund – Series IV (AIF CAT 3)

- The fund's primary focus is on choosing excellent firms led by skilled leadership. This ensures a compelling potential for success in the medium term.
- It aims to participate in sectors and themes favoured by strong economic tailwinds & a high probability of success in the medium term.

Large	Mid	Small	Cash
16.9	41.7	41.5	-

*Ratio	Portfolio	S&P BSE 500
P/E	-	27.5
P/B	-	4.3

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

Fund Manager	AUM (Rs. Crs)
Abhishek Anand	45

1 st Close Date	09-08-2024
Fund Type	Close Ended

CAGR %	Portfolio	BSE 500
SI	9.2	6.6

Months	Until 12 months
Exit Load %	1

# of Holdings	Listed %	Unlisted %
23	100	-

Top 5 Holdings Weight = 29.3%	
Script	Weight %
Zomato Ltd.	6.9
Kalyan Jewellers India Ltd.	6.6
Suzlon Energy Ltd	6.3
Inox Wind Ltd.	4.8
Trent Ltd.	4.7

Top 5 Sectors Weight = 81.0%	
Sector	Weight %
Capital Goods	38.3
Consumer Durables	14.9
Consumer Services	11.8
Realty	8.4
Chemicals	7.6

MOAMC Next Trillion Dollar Opportunity Portfolio (AIF CAT 3)

- The strategy aims to deliver superior returns by investing in stocks from sectors that can benefit from the Next Trillion Dollar GDP growth.
- A multi-cap strategy focused on identifying businesses benefitting from India's growing GDP.

Large	Mid	Small	Cash
30.6	38.9	30.4	-

*Ratio	Portfolio	S&P BSE 500
P/E	-	27.5
P/B	-	4.3

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

Fund Manager	AUM (Rs. Crs)
Vaibhav Agrawal	212

Launch Date	11-02-2022
Fund Type	Open Ended

CAGR %	Portfolio	S&P BSE 500
1 Yr	46.1	39.5
2 Yr	29.9	27.2
SI	20.6	19.3

Months	Upto 1 Yr	After 1 Yr
Exit Load %	2	Nil

# of Holdings	Listed %	Unlisted %
32	100	-

Top 5 Holdings Weight = 23.1%	
Script	Weight %
Piramal Enterprises Ltd.	5.4
Bse Ltd.	4.9
Kalyan Jewellers India Ltd.	4.3
Inox Wind Ltd.	4.3
Zomato Ltd.	4.2

Top 5 Sectors Weight = 71.3%	
Sector	Weight %
Capital Goods	30.0
Capital Markets	11.5
Finance	11.3
Consumer Durables	11.2
Consumer Services	7.3

MOAMC Value Migration Fund (AIF CAT 3)

- The strategy aims to benefit from the long term compounding effect on investments done in good businesses, run by great business managers for superior wealth creation.
- Each of the portfolio companies are market leaders in their respective segments.

Fund Manager	AUM (Rs. Crs)
Abhishek Anand	99

Launch Date	07-09-2020
Fund Type	Open Ended

CAGR %	Portfolio	S&P BSE 500
1 Yr	71.3	39.5
2 Yr	42.1	27.2
3 Yr	28.7	16.9
SI	20.6	19.3

Months	Upto 1 Yr	After 1 Yr
Exit Load %	2	Nil

# of Holdings	Listed %	Unlisted %
24	100	-

Top 5 Holdings Weight = 30.4%	
Script	Weight %
Zomato Ltd.	7.0
Kalyan Jewellers India Ltd.	6.8
Suzlon Energy Ltd	6.7
Prestige Estates Projects Ltd.	5.0
Inox Wind Ltd.	4.9

Top 5 Sectors Weight = 83.8%	
Sector	Weight %
Capital Goods	42.9
Consumer Services	12.2
Consumer Durables	11.0
Realty	9.5
Capital Markets	8.2

Large	Mid	Small	Cash
19.0	44.3	36.7	-

*Ratio	Portfolio	S&P BSE 500
P/E	-	27.5
P/B	-	4.3

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

IKIGAI Emerging Equity Fund (CAT 3)

- The fund looks to invest in high quality businesses which can generate high ROCE and are run by honest promoters.
- The fund follows a broad investment approach of MBV (Management, Business & Valuation) wherein they look to generate a higher risk adjusted return.

Fund Manager	AUM (Rs. Crs)
Pankaj Tibrewal	2,623

Launch Date	19-06-24
Fund Type	Open Ended

# of Holdings	Listed %	Unlisted %
30-40	100	-

Top 5 Holdings Weight = 15.1%	
Script	Weight %
Sun Pharma Ltd	3.5
IPCA Laboratories Ltd	3.2
Divi's Labs Ltd	2.5
Biocon Ltd	2.4
Titan Company Ltd	3.5

Top 5 Sectors Weight = 83.4%	
Sector	Weight %
Industrials	21.2
Materials	19.2
Consumer Discretionary	18.4
Financials	14.9
Cash and Cash Equivalents	9.7

Large	Mid	Small	Cash
-	-	-	-

*Ratio	Portfolio	Nifty Midcap 100
P/E	-	43.7
P/B	-	5.1

Months	1 Yr	1 Yr Onwards
Exit Load %	2%	Nil

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

MOAMC GIFT City Fund (AIF CAT 3)

- Objective is to invest in Indian businesses where founders or top management have a 'Skin In The Game' and responsible for growth and success of the company.
- Investment objective is two-fold of Capital Preservation & Capital Appreciation.

Fund Manager	AUM (Rs. Crs)
Vaibhav Agrawal	55

Launch Date	13-06-2024
Fund Type	Open ended

CAGR	Portfolio	MSCI India
SI	15.7	10.7

Month	6	6-12	12-24	24-36
Exit Load	4	3	2	1

Large NP	Mid NP	Small NP	Cash NP

*Ratio	Portfolio	MSCI India
P/E	-	35.8
P/B	-	NA

# of Holdings	Listed %	Unlisted %
24	100	-

Top 5 Holdings Weight = 30.9%	
Script	Weight
Zomato Ltd.	7.1
Kalyan Jewellers India Ltd.	6.8
Suzlon Energy Ltd	6.5
Inox Wind Ltd.	5.7
Prestige Estates Projects Ltd.	4.8

Top 5 Sectors Weight = 79.2%	
Sector	Weight %
Capital Goods	37.0
Consumer Durables	14.9
Consumer Services	11.8
Realty	8.5
Chemicals	7.0

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

Alchemy India Long Term Fund (AIF CAT 3)

- The Fund is the Long only Indian equity fund with an objective to generate long term absolute returns on the investors' capital by investing in Listed Indian Equities, Private Investment in Public Equity ("PIPES") on listed Indian Equities, and IPO Opportunities.
- The portfolio shall be market cap agnostic, investing across the spectrum of large cap, mid cap and small cap stocks.

Fund Manager	AUM (Rs. Crs)
Ruchika Bhatia	393 [^]

Launch Date	11-06-2008
Fund Type	Open Ended

CAGR %	Portfolio	S&P BSE 500\$
1 Yr	45.8	38.3
3 Yr	12.9	12.3
5 Yr	17.3	16.8
7 Yr	12.4	11.9
SI	12.4	7.7

Year	1 st	2 nd	3 rd	Onwards
Exit Load %	2	1	Nil	

Large	Mid	Small	Cash
45.0	13.0	38.0	4.0

*Ratio	Portfolio	S&P BSE 500
P/E	-	27.5
P/B	-	4.3

# of Holdings	Listed %	Unlisted %
NP	100	-

Top 5 Holdings Weight = 31.2%	
Script	Weight %
Trent Ltd	13.1
Dynamatic Technologies Ltd	5.3
TVS Holdings Ltd	4.4
Sobha Ltd	4.2
Aurionpro Solutions Ltd	4.2

Top 5 Sectors Weight = 84.0%	
Sector	Weight %
Consumer Discretionary	27.0
Industrials	20.0
Real Estate	11.0
Financials	11.0
Information Technology	10.0

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

[^] - Converted to Rs Cr

360 One Equity Opportunity Fund (AIF CAT 3)

- The investment objective of this AIF is to provide an opportunity to invest in good businesses going through bad times.
- The scheme will follow a Bottom up stock selection and portfolio construction approach – ability to invest across market capitalization.

Large	Mid	Small	Cash
37.8	18.6	37.1	6.5

*Ratio	Portfolio	S&P BSE 500 TRI
P/E	-	27.5
P/B	-	4.3

Source: AMC| As on 30th September, 2024|*Ratio mentioned is 1yr Trailing.

Fund Manager	AUM (Rs. Crs)
Mehul Jani	632

Launch Date	12-12-2022
Fund Type	Close ended

CAGR %	Portfolio	S&P BSE 500 TRI
1 Yr	35.9	41.1
SI	34.1	27.6

Year	1 st	2 nd	3 rd
Exit Load %	Nil exit load post lock in of 12 months		

# of Holdings	Listed %	Unlisted %
NP	100	-

Top 5 Holdings Weight = 21.8%	
Script	Weight %
Hdfc Bank Ltd	6.0
Tata Motors Ltd	4.3
P N Gadgil Jewellers Ltd	4.2
Indus Towers Ltd	3.7
Ntpc Ltd	3.6

Top 5 Sectors Weight = 64.8%	
Sector	Weight %
Financials	18.1
Consumer Discretionary	17.7
Comm Services	10.9
Materials	10.7
Industrials	7.5

Overlap of Stocks within offerings – AIF CAT 3

Stock Universe	# of Stocks
Universe of Stocks	91
Unique # of Stocks	63
# of Stocks common (Count)	108

Strategies (Total No. of stocks)	MOAMC Growth Anch 2 (28)	MOAMC Growth Anch 4 (23)	MOAMC HEMSA (42)	MOAMC NTDOP (32)	MOAMC Plus (23)	MOAMC Value (24)
MOAMC Growth Anch 2 (28)	4(11%)	23(88%)	2(8%)	12(46%)	23(88%)	17(63%)
MOAMC Growth Anch 4 (23)	23(100%)	0(0%)	2(9%)	12(55%)	23(100%)	16(72%)
MOAMC HEMSA (42)	2(2%)	2(2%)	38(93%)	2(5%)	2(2%)	1(1%)
MOAMC NTDOP (32)	12(40%)	12(40%)	2(6%)	16(49%)	12(40%)	13(41%)
MOAMC Plus (23)	23(100%)	23(100%)	2(9%)	12(55%)	0(0%)	16(72%)
MOAMC Value (24)	17(78%)	16(75%)	1(5%)	13(63%)	16(75%)	4(11%)

Source: Respective AMCs | Data as on 30th September, 2024

Our bouquet of AIF (CAT 2) offerings

Multi Scheme	Type	Fund Manager	Launch Date	1 st Close Date	Upfront Contribution	Tenure after 1 st Close	Indicative Pre-tax IRR (%)	Target Corpus (Rs cr)	Commitment Received (Rs cr)	Open/Close Ended	Factsheet
MO Alts India Realty Excellence Fund VI (IREF)	Real Estate	Saurabh Rathi	20-08-2023	14-02-2024	10%	7 yrs	20	2,000+750	1,625	Close Ended	Link
First Bridge India Growth Fund	Late Stage	Vishal Gupta	31-03-2023	10-05-2023	45%	8 yrs	25	750+250	675	Close Ended	Link
Baring Private Equity India Fund 6	Private Equity	Rahul Bhasin	Jul'24	Jul'24	5%	8 yrs	12% over BSE 500	1,000+500	1,100	Close Ended	Link
Sundaram High Yield Secured Real Estate Fund IV	Real Estate	Arjun Sankar	Jun'23	Oct'23	70%	5 yrs	18-19	750+750	600	Close Ended	Link
Neo Infra Income Opportunities Fund	Private Credit	Abishek Goel	July 2023	28-09-2023	40%	7 yrs	18-20	2,000	1,800	Close Ended	Link

*Tenure after Final Close

MO Alts IREF VI (AIF CAT 2)

- MO Alts has focussed on real estate investing since 2009, managing over Rs 7,500cr of cumulative AUM across past real estate funds, with 82 exits already done at ~20% IRR
- IREF 6th series aims to invest in 15-40 transactions (50% in high-yield debt) across top quality developers, primarily focusing on Tier 1 cities, early-stage (land-buying stage) and mainly residential projects (minimum 65% of corpus).
- Sponsors and Team of MO Alts have themselves invested Rs 210cr in the fund
- 30th September, 2024 is the expected last date to invest (or once they reach the target corpus)

Fund Manager	Commitment Received	Target Corpus
Saurabh Rathi	1,625 cr	2,000+ 750 cr

Launch Date	20-08-2023
1 st Close Date	14-02-2024
Tenure from 1 st close	7 years
Extension	+1 yr and +1 yr
Commitment Required	Rs 2 crore
Indicative Pre-tax IRR %	20%
Tax at	Client Level
Exit Load %	No exit option
Redemption	NA.
Fund Type	Close ended

Indicative	Start	Sept'24	Every Qtr
Cumulative Drawdown %	10%	8%	~15%

Opportunity in Real Estate

- With an anticipated decline in interest rates and with only 11 months of RE inventory left, now could be an opportune time to fund real estate projects for high yields, backed by strong security measures.
- Banks and HFCs are not allowed to finance land acquisition and RBI has put major lending restrictions on NBFCs, providing an opportunity for such early stage – debt/ mezzanine oriented funds, targeted towards land acquisition in residential projects.

First Bridge India Growth Fund (AIF CAT 2)

- Primarily invests in high-quality businesses led by first-generation entrepreneurs,
- Commits/invests substantial capital in companies, ensuring alignment of interests, and maintaining rigorous risk management and governance standards.
- Focuses on Consumer, Financial Services, Manufacturing, Business Services companies
- Aims to ensure that not more than 40% of fund corpus is invested in a single sector and not more than 10% in a single company.

Fund Manager	Commitment Received	Target Corpus
Vishal Gupta	675 cr	750+250 cr

Launch Date	31-03-2023
1 st Close Date	10-05-2023
Tenure from 1 st close	8 years
Extension	+1 yr and +1 yr
Commitment Required	Rs 1 crore
Indicative Pre-tax IRR %	25%
Tax at	Client Level
Exit Load %	No exit option
Redemption	NA.
Fund Type	Close ended

Company Name	Sector	Amount (in cr)
Mahaveer Finance India Ltd ("MFIL")	Financial Services	70
Bagzone Lifestyle Private Ltd (Lavie)	Consumer businesses	65
OJB Herbas Private Ltd.	Consumer businesses	50

Indicative	Start	Q2 FY25	Q4FY25/Q1FY26
Cumulative Drawdown %	45%	55%	100%

Baring Private Equity India Fund 6 (AIF CAT 2)

- Baring is one of the earliest PE funds in India, with 26 years of investment experience across sectors & economic cycles.
- The fund follows a top-down approach using macro-economic fundamentals to identify attractive sector within mid-market segment.
- The fund would primarily focus on sectors such as Technology, Manufacturing, Financial Services, Consumer Goods, Pharma & Healthcare,.

Indicative	Start/upfront	Over 4 years
Cumulative Drawdown %	5%	95%

Source: AMC| As on August, 2024

Fund Manager	Commitment Received	Target Corpus
Rahul Bhasin	1,100	1000+500

Launch Date	Jul'24
1 st Close Date	Jul'24
Tenure from 1 st close	8 yrs
Extension	+1 yr and +1 yr
Commitment Required	Rs 1 crore
Indicative Pre-tax IRR %	12% over BSE 500
Tax at	Client Level
Exit Load %	No exit Option
Redemption	NA
Fund Type	Close Ended

Company	Fund	Deal Size (₹ Cr)	Total Value (₹ Cr)	MOIC	Gross IRR
Lohum	4	₹ 34	₹ 429	12.8x	132%
S K Finance	4	₹ 38	₹ 353	9.2x	49%
Acko	4	₹ 34	₹ 86	2.5x	26%
PG Electroplast	4	₹ 27	₹ 279	10.2x	136%
Satsure Analytics	5	₹ 47	₹ 66	1.4x	23%
Aditya Auto	5	₹ 65	₹ 86	1.3x	15%
eMudhra	5	₹ 31	₹ 107	3.4x	79%
Intangles	5	₹ 92	₹ 94	1.0x	1%

Sundaram High Yield Secured Real Estate Fund IV (AIF CAT2)

- The investment objective of the Fund is to invest in high yielding debentures and mezzanine securities involved in real asset that may include but not limited to real estate, logistics, hotels and healthcare facilities.
- The investments will predominantly be backed by real estate. The instruments will be secured by monetizable assets, related cash flow streams and corporate guarantees, etc.
- The Fund's investments will mainly focus on de-stressing / de-bottlenecking identified assets / corporate situations via a combination of refinancing existing financiers, last mile funding, rescue financing, etc

Fund Manager	Commitment Received	Target Corpus
Arjun Sankar	600	750+750

Launch Date	June '23
1 st Close Date	Oct '23
Tenure from 1 st close	5 years
Extension	Upto 2 years
Commitment Required	Rs 1 crore
Indicative Pre-tax IRR %	18-19%
Tax at	Client Level
Exit Load %	No exit Option
Redemption	NA
Fund Type	Close Ended

Indicative	Initial	Q3 FY25
Cumulative Drawdown %	70%	30%

Source: AMC| As on August, 2024

Deal	City	Deal Size (INR Cr)	Tenure (Yrs)	Contracted IRR (%)
48	Mumbai	70	4	20
49	Hyderabad	50	2	19
50	Bangalore	60	4	18.2
51	Chennai	55	3	18
52	Chennai	60	4	21
53	Kerala	15	4	18
Total		310		19.2

Neo Infra Income Opportunities Fund (AIF CAT 2)

- ~Rs 8 lakh crore of equity capital is anticipated to be invested in infrastructure over the next 5 years.
- Aims to invests in 10 to 12 regular income-generating operating Renewable (especially solar) and Road projects in India.
- Aims to deliver superior risk adjusted returns along with periodic cash distributions to investors.
- Neo currently manages an AUM of ~USD 550 mn across 5 funds.

Indicative	Start/upfront	31-09-24	31-03-25	30-09-25
Cumulative Drawdown %	40% +equalization	20%	20%	20%

Source: AMC| As on June, 2024

Fund Manager	Commitment Received	Target Corpus
Abhishek Goel	1,800 cr	2000 cr

Launch Date	July 2023
1 st Close Date	28-09-2023
Tenure from 1 st close	7 years
Extension	+1 yr and +1 yr
Commitment Required	Rs 1 crore
Indicative Pre-tax IRR %	18-20%
Tax at	Client Level
Exit Load %	No exit option
Redemption	NA.
Fund Type	Close ended

Holdings	Invested Amt (Rs cr)	Indicative Pre-tax IRR
NHAI InvIT	178	17-18%
SEIT InvIT	110	16%

NHAI InvIT : Private listed InvIT sponsored by NHAI – to be publicly listed by June 2025. It is a diversified portfolio of key stretches of Golden Quadrilateral / East-West corridor aggregating 1525 kms of NHAI highways collecting tolls of ~INR 3000 cr annually

SEIT InvIT : Private listed InvIT sponsored by Mahindra Group - one of the most reputed Indian It is India's only pureplay renewable energy InvIT with a portfolio of 1.5GW as operational.

Thank You!

Motilal Oswal Financial Services Limited (MOFSL)* Member of NSE, BSE, MCX, NCDEX CIN No.: L67190MH2005PLC153397

Registered Office Address: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai-400025; Tel No.: 022-71934263; Website www.motilaloswal.com. Correspondence Office Address: Palm Spring Centre, 2nd Floor, Palm Court Complex, New Link Road, Malad (West), Mumbai- 400 064. Tel No: 022 7188 1000. Registration Nos.: Motilal Oswal Financial Services (MOFSL)*: INZ000158836. (BSE/NSE/MCX/NCDEX); CDSL and NSDL: IN-DP-16-2015; Research Analyst: INH000000412. AMFI: ARN - 146822; ; Insurance Corporate Agent: CA0579. Motilal Oswal Asset Management Company (MOAMC): PMS (Registration No.: INP000000670); PMS and Mutual Funds are offered through MOAMC which is group company of MOFSL. Motilal Oswal Wealth Management (MOWML): PMS (Registration No.: INP000004409) is offered through MOWML, which is a group company of MOFSL. • Motilal Oswal Financial Services is a distributor of Mutual Funds, PMS, Fixed Deposit, Bond, NCDs, Insurance Products, Investment advisor and IPOs etc . These are not Exchange traded products and the Trading Member is just acting as distributor. All disputes with respect to the distribution activity would not have access to Exchange Investor Redressal Forum or Arbitration mechanism • Research & Advisory services is backed by proper research. Please read the Risk Disclosure Document prescribed by the Stock Exchanges carefully before investing. There is no assurance or guarantee of the returns. Details of Compliance Officer: Name: Neeraj Agarwal, Email ID: na@motilaloswal.com, Contact No.:022-40548085.The securities quoted are exemplary and are not recommendatory. Brokerage will not exceed SEBI prescribed limit. Customer having any query/feedback/ clarification may write to query@motilaloswal.com. In case of grievances for Securities Broking write to grievances@motilaloswal.com, for **DP to dpgrievances@motilaloswal.com**.

***Such representations are not indicative of future results.**

Investment in securities market are subject to market risks, read all the related documents carefully before investing.

Humbled to receive Awards and Recognition

Voted as the top firm across multiple categories in the **Asiamoney Brokers Poll 2020 & 2019**

Inducted in the **'Hall of Fame'** at the 10th CNBC TV18 Financial Advisor Awards 2019

Wins the **'Best Broking Business of the Year 2018'** at the Money Control Wealth Creator Awards.

'Best Performing Financial Advisor' (Equity Broker) at the CNBC TV18 Financial Advisor Awards (5 Times)

Best Brokerage House of the Year - (West Region) at the MCX Awards 2018 & 2019

Motilal Oswal Financial Services features in **Forbes India Super 50**

Motilal Oswal Financial Services is now a **Fortune 500 (India) Company**

Wins award for innovation in Cross-Media Marketing at the Asia Pacific **Stevie® Awards**

'Best Video Content in a traditional media' Award in Financial Services Category at the vIDEA 2020 Video Mmedia Awards

Wins **'Brand of the Year'** at the CNBC TV18 India Business Leadership Awards 2018