



AIF Navigator

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What We Offer – Ongoing Alternate Investment Fund (AIF)

Category 3 AIF

- Motilal Oswal Select Opportunities Fund Series IV
- Motilal Oswal Hedged Equity Multifactor
- Motilal Oswal Growth Anchors Fund – Series IV
- Ikigai Emerging Fund
- Motilal Oswal GIFT Fund
- Alchemy India Long Term Fund (Gift City)

Category 2 AIF

- MO Alts IREF VI
- First Bridge India Growth Fund
- Neo Infra Income Opportunities 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 Select Opportunities Series IV	Abhishek Anand	19-Apr-24	402	Close Ended	6.8	30.3	--	--	36.4	NP	Link
Motilal Oswal Growth Anchors Series IV	Abhishek Anand	09-Aug-24	123	Close Ended	2.2	--	--	--	6.9	Link	Link
Motilal Oswal Hedged Equity Multifactor*	Bijon Pani	14-Feb-22	592	Open Ended	-12.6	0.8	26.7	--	20.1	Link	Link
Ikigai Emerging Equity Fund	Pankaj Tibrewal	19-Jun-24	2,700	Open Ended	-3.3	--	--	--	1.29	Link	Link

MOAMC Select Opportunities Fund Series IV (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.
- The fund would be taking exposure in unlisted opportunities to ensure a compelling potential for success in the medium term.

Large	Mid	Small	Cash
41.0	33.6	25.4	-

*Ratio	Portfolio	S&P BSE 500
P/E	-	26.5
P/B	-	4.2

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

Fund Manager	AUM (Rs. Crs)
Abhishek Anand	402

Launch Date	19-04-2024
Fund Type	Close Ended

CAGR %	Portfolio	BSE 500
SI	36.4	11.3

Months	12 – 24	24-36
Exit Load %	2%	1%

# of Holdings	Listed %	Unlisted %
27	70	30

Top 5 Holdings Weight = 45.0%	
Script	Weight %
Swiggy Ltd.	14.9
Zepto Ltd.	11.8
Onesource Pharma	11.3
Zomato Ltd.	3.7
Ptc Industries Ltd.	3.4

Top 5 Sectors Weight = 77.2%	
Sector	Weight %
Consumer Services	17.9
Capital Goods	23.1
Consumer Durables	27.4
Realty	4.6
Chemicals	4.2

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
14.4	40.9	44.7	-

*Ratio	Portfolio	S&P BSE 500
P/E	-	26.5
P/B	-	4.2

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

Fund Manager	AUM (Rs. Crs)
Abhishek Anand	123

Launch Date	09-08-2024
Fund Type	Close Ended

CAGR %	Portfolio	BSE 500
SI	6.9	-0.4

Months	Until 12 months
Exit Load %	1

# of Holdings	Listed %	Unlisted %
24	100	-

Top 5 Holdings Weight = 27.3%	
Script	Weight %
Zomato Ltd.	6.4
Kalyan Jewellers India Ltd.	5.9
Zen Technologies Ltd.	5.3
Radico Khaitan Ltd.	4.9
Amber Enterprises India Ltd.	4.8

Top 5 Sectors Weight = 72.8%	
Sector	Weight %
Capital Goods	36.5
Consumer Durables	13.6
Consumer Services	9.5
Chemicals	6.6
Realty	6.6

MOAMC Hedged Equity Multifactor (OPEN ENDED) (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
32.4	44.3	23.4	-

*Ratio	Portfolio	Nifty 500 TRI
P/E	-	26.4
P/B	-	4.0

Source: AMC| As on 30th November, 2024|*Ratio mentioned is 1yr Trailing.
The scheme is available in Close Ended Structure as well.

Fund Manager	AUM (Rs. Crs)
Bijon Pani	592

Launch Date	14-02-2022
Fund Type	Open Ended

CAGR %	Portfolio	Nifty 500 TRI
1 Yr	-12.6	-4.3
SI	20.1	17.5

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

# of Holdings	Listed %	Unlisted %
39	100	-

Top 5 Holdings Weight = 21.9%	
Script	Weight %
Indus Towers Ltd.	4.8
Alkem Laboratories Ltd.	4.4
Petronet Lng Ltd.	4.3
Bpcl Ltd,	4.2
Ipca Laboratories Ltd.	4.2

Top 5 Sectors Weight = 76.9%	
Sector	Weight %
Healthcare	33.2
Oil, Gas & Consumable Fuels	17.0
Automobile and Auto Components	12.0
Finance	7.8
Consumer Durables	6.9

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.

Large	Mid	Small	Cash
18.0	37.0	36.9	8.1

*Ratio	Portfolio	Nifty Midcap 100
P/E	-	43.2
P/B	-	5.3

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

Fund Manager	AUM (Rs. Crs)
Pankaj Tibrewal	2,700

Launch Date	19-06-24
Fund Type	Open Ended

CAGR %	Portfolio	Nifty Midcap 100
SI	1.3	1.6

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

# 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

Overlap of Stocks within offerings – AIF CAT 3

Stock Universe	# of Stocks
Universe of Stocks	64
Unique # of Stocks	40
# of Stocks common (Count)	24

Strategies (Total No. of stocks)	MOAMC Growth Anch 4 (24)	MOAMC HEMSA (39)	MOAMC SOP 4 (27)
MOAMC Growth Anch 4 (24)	0(0%)	2(8%)	24(100%)
MOAMC HEMSA (39)	2(2%)	36(98%)	2(2%)
MOAMC SOP 4 (27)	24(62%)	2(5%)	3(38%)

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	22%	7 yrs	20	2,000+750	1,770	Close Ended	Link
First Bridge India Growth Fund	Late Stage	Vishal Gupta	31-03-2023	10-05-2023	45%	8 yrs	25	750+250	680	Close Ended	Link
Neo Infra Income Opportunities Fund	Private Credit	Abishek Goel	July 2023	28-09-2023	50%	7 yrs	18-20	2,000	1,825	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	900	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 November, 2024 is the expected last date to invest (or once they reach the target corpus)

Fund Manager	Commitment Received	Target Corpus
Saurabh Rathi	1,770 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	Every Qtr
Cumulative Drawdown %	~22%	~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	680 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	Q3 FY25	Q4FY25/Q1FY26
Cumulative Drawdown %	45%	55%	100%

Neo Infra Income Opportunities Fund (AIF CAT 2)

- 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.
- ~Rs 8 lakh crore of equity capital is anticipated to be invested in infrastructure over the next 5 years.
- Neo currently manages an AUM of ~USD 550 mn across 5 funds.

Fund Manager	Commitment Received	Target Corpus
Abhishek Goel	1,825 cr	2000 cr

Launch Date	July 2023
1st Close Date	28-09-2023
Tenure from 1st 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%
4 lane NHAI BOT (Toll) road	100	21%

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.

Indicative	Start/upfront	31-03-25	30-09-25
Cumulative Drawdown %	50% +equalization	25%	25%

Source: AMC| As on November, 2024

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	900	750+750

Launch Date	June '23
1st Close Date	Oct '23
Tenure from 1st 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

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

Indicative	Initial	Q3 FY25
Cumulative Drawdown %	70%	30%

Source: AMC| As on November, 2024

Thank You!

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

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