

## DEBT & EQUITY AIFs- Unlisted

| Funds Category          | Debt AIF*   |  | Unlisted Equity AIF  |  |
|-------------------------|---|--|--|--|
| Scheme Name             | <a href="#"><u>Vivriti Diversified Bond Fund II (Cat II AIF)</u></a>  | <a href="#"><u>Neo Special Credit Opp. Fund II (CAT-II)</u></a>  | <a href="#"><u>ValueQuest S.C.A.L.E Fund II (CAT-II)</u></a>   | <a href="#"><u>Transition VC (CAT-II)</u></a>  |
| AUM(In Crs)             | Target- 1500 cr+500 cr (Green-shoe)   | Traget- ~5,000 cr  | Target - INR 3,000 Crs + 1,000 Crs (Greenshoe Option)  | Target- 300 Cr+100 Cr(Green Shoe Option)   |
| Inception Date          | First Close- Feb 2024   | Dec-24   | -  | First Close- Mar 2023  |
| Drawdown Tenure         | Initial Drawdown- 10%, and remaining within 4-5 Months.   | 15% upfront, 15-20% every quarter, final close by Mar 2027.  | Initial- 30% of the committed amount. Second- 30% within 9-10 months Final- Remaining amt, within 6-8 months after second  | 50%, Balanced to be called by March 2026   |
| Minimum Investment      | 1Cr   | 1Cr  | 1 Cr   | 1Cr  |
| Fund Tenure             | 5 years from Initial close  | 6.5 years  | 8 years (+1 year + 1 year) from First Close  | 8 years (extendable 1+1) from first close (Mar 23)   |
| Shortlisting Parameters | <p>1) Groups and team's credibility in core credit investing across cycles, with strong performance on INR 24,000 cr invested till date.</p> <p>2) Funds Steady, predictable, quarterly income of ~600 bps over debt MF.</p> <p>3) Quarterly interest payments.</p> <p>4) The Fund aims to generate stable and predictable risk-adjusted returns by investing in debt issued by mid-sized corporates.</p> <p>5) Cautious about early-stage businesses, Distressed entities and Equity market linked risk.</p> | <p>1) The fund represents a compelling opportunity to participate in fully secured, high yield, cashflow-backed investments, targeting an annual return of 22%-24%.</p> <p>2) The fund will invest in largely EBITDA-positive companies and provide flexible and patient credit capital to companies and promoters to help solve a special situation and create a win-win for them.</p> <p>3) In series I, the fund has raised approximately INR 2,272 Cr from investors, reviewed 450 deals, invested in 19 companies across 12 sectors, and achieved a gross IRR of 23% p.a., exceeding its target return.</p> | <p>1) ValueQuest takes a sector-agnostic approach but focuses on two broad categories: Classic Economy and New Economy. In the Classic Economy bucket, they target Consumer, Pharma &amp; Healthcare, Niche Industrials &amp; Manufacturing, and for Fund II, they're adding BFSI (Banking, Financial Services, and Insurance).</p> <p>2) In the New Economy space, they focus on Energy Transition/Climate-tech and Tech &amp; Digital sectors.</p> <p>3) Looking at their Fund I portfolio, 14 portfolio companies, 5 successful IPOs already, and a gross IRR of approximately 35% with a net IRR of 33%. Their overall portfolio has achieved an impressive 1.35x MOIC (Multiple on Invested Capital).</p> | <p>1) The fund's strategy focuses on investing in seed to growth-stage companies undergoing significant transformation, particularly in technology-driven sectors (Energy, Mobility, Net Zero, Energy Storage, Decarbonisation, Green Hydrogen), providing capital, strategic support, and aiming for lucrative exits like IPOs or acquisitions.</p> <p>2) The overall opportunity in these sectors is estimated to reach \$250 billion by 2030. Within this total, the subcomponents and OEM segments within the transportation sector are expected to account for the largest portion, contributing around \$100 Bn.</p> |
| Target Return           | 15-16%  | 22-24%   | 20-22%   | 25-30%   |
| Top Holdings            | -   | -  | -  | -  |
| Top Sectors             | -   | <b>Focused Sector :</b><br>Hospitality<br>Acquisition Finance<br>Electronics Components  | <b>Focused Sector :</b><br>Consumer<br>Pharma Healthcare<br>BSFI<br>Manufacturing<br>Energy Transition<br>Tech & Digital   | <b>CleanTech and Decarbonization:</b> Investments aimed at reducing carbon emissions and promoting sustainable technologies.<br><b>Emerging Technologies:</b> Focus on sectors such as energy, mobility, net zero, energy storage, decarbonization, and green hydrogen.  |
| Fee Structure           | -   | -  | -  | -  |
| Fixed:                  | Class A1 Units<br>>= 5 crores- 1.50%<br>Hurdle- 11.50%<br>Catchup- Nil  | <b>For Corpus 1-2Cr</b><br>Fixed - 2%<br>Performance-17.5% above hurdle of 12%<br>Catchup- Yes   | For Corpus: 2 - <10 Cr<br>Management fee- 2.00% ,<br>performance-20% above hurdle of 10%<br>Catchup- Full  | <b>For Corpus 1-5 Cr</b><br>Fixed -1.50%<br>performance-20% above hurdle of 12%<br>Catchup- Yes  |
| Variable:               | Class A2 Units<br>< 5 crores-1.75%<br>Hurdle-11.25%<br>Catchup- Nil   | <b>For Corpus 2-10Cr</b><br>Fixed - 1.75%<br>Performance-15% above hurdle of 12%<br>Catchup- Yes   |  |  |
| Exit Load               | Close Ended   | Close Ended  | Close Ended  | Close Ended  |

Investors are strongly advised to read all relevant offer documents, risk factors, and terms and conditions carefully before making any investment decisions. Centricity Financial Distribution Private Limited disclaims any responsibility for losses or damages arising from investments made through its Alternative Investment Fund (AIF) distribution. Investments in AIFs are subject to market risks, including liquidity, credit, and other inherent risks. Past performance is not indicative of future results, and there is no assurance or guarantee of returns. The value of investments may fluctuate, and investors should consider their risk tolerance and consult with their financial advisors prior to investing. Centricity Financial Distribution Private Limited does not provide any assurances regarding the future performance of AIF products.

\*Debt AIFs and Alternate AIFs updated on a quarterly basis.