

DEBT & EQUITY AIFs- Unlisted

Funds Category	Debt AIF*			Unlisted Equity AIF	
Scheme Name	Mosaic Multiyield Fund Series 1	Vivriti Diversified Bond Fund II (Cat II AIF)	Neo Special Credit Opp. Fund II (CAT-II)	Transition VC	InCred Growth Partners Fund II
Target Corpus(In Crs)	1000 Cr (500 + 500 Greenshoe)	INR 1500 cr+ INR 500 cr (Green-shoe)	4900 Cr.	300 Cr + Green Shoe Option 300 Cr	INR 750 Cr + INR 750 Cr (Greenshoe)
Inception Date	First Close - May 2025	First Close- Feb 2024	Dec-24	Mar-23	Oct-25
Drawdown Tenure	Initial Drawdown- 50%, and remaining 50% in Sept- Oct.	Initial Drawdown- 10%, and remaining within 4-5 Months.	15% upfront, 15-20% every quarter, final close by Mar 2027.	50%, Balanced 50% to be called in 2 equal tranches within 1-2 years (by March 2026)	10% upfront, another 15% by Mar 2026
Minimum Investment	1Cr	1Cr	2Cr	1Cr	1 Cr.
Fund Tenure	4.9 Years	5 years from Initial close	6.5 years	8 years (extendable 1+1) from first close (Mar 23)	6 years from the initial close (Nov/Dec 2025)
Shortlisting Parameters	<p>1) The fund invests exclusively in "performing credit"—loans to established, profitable companies with no history of defaults or financial stress. There is no exposure to stressed assets, startups, or unsecured lending.</p> <p>2) The fund aims for a gross IRR of 16%+ and a net IRR (after all expenses) of 13-14%. Investors receive quarterly coupon payouts of 9-10% annually, with the remainder paid as a redemption premium at maturity.</p> <p>3) The portfolio is constructed across 25-30 companies, with exposure to any single company capped at 2-4%. Sectors include mid-sized NBFCs, real estate (mid-income housing), rural finance, MSME lending, and vehicle finance. This approach reduces concentration risk and aims for uncorrelated returns.</p>	<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) 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>	<p>1) The fund targets 30-35% CAGR over six years by investing in sectors aligned with India's growth trajectory, including consumer, financial services, AI, and sustainable energy.</p> <p>2) It offers investors a carefully curated portfolio of 7-8 best-in-class businesses with strong profitability and defensible competitive advantages. Additionally, its clear IPO exit pathways provide liquidity and potential valuation upside.</p> <p>3) IGPF-I closed in March 2025 with ₹575+ crore in commitments, investing 70% of capital across seven sizeable companies, with tracking a robust IRR of ~30%, with five of the seven investments at or nearing liquidity.</p> <p>4) The fund is led by Vivek Singla (CIO at InCred), who brings over 20 years of private equity experience. The strategy is backed by a highly experienced team of 11-12 professionals with diverse private equity expertise.</p>
Target Return	14-16%	15-16%	22-24%	25-30%	30-35%
Top Holdings	-	-	-	Emo Energy Matel Motions Protonas Fitsol Green Dynolt	
Top Sectors			Focused Sector : Manufacturing Hospitality Asset Heavy Industries	Focused Sector : CleanTech and Decarbonization: Investments aimed at reducing carbon emissions and promoting sustainable technologies. Emerging Technologies: Focus on sectors such as energy, mobility, net zero, energy storage, decarbonization, and green hydrogen.	Focused Sector : Manufacturing Financial Services Sustainable Energy Consumer Data & AI Healthcare
Fee Structure Fixed: Variable:	Fixed Fee: • B1 - INR 1 Cr to INR 10 Cr: 1.50% p.a. • B2 - INR 10 Cr to INR 25 Cr: 1.25% p.a. • B3 - INR 25 Cr and above: 1.00% p.a. Operating Expenses - At Actuals (estimated to be ~ 0.10% p.a.), Capped at 0.25% p.a. Performance Fee: • Carried Interest - 15% over a hurdle of 10% without Catchup	Class A1 Units >= 5 crores- 1.50% Hurdle- 11.50% Catchup- Nil Class A2 Units < 5 crores- 1.75% Hurdle- 11.25% Catchup- Nil	For Corpus 1-2Cr Fixed - 2% Performance-17.5% above hurdle of 12% Catchup- Yes For Corpus 2-10Cr Fixed - 1.75% Performance-15% above hurdle of 12% Catchup- Yes	Fixed - 1.50% performance-20% above hurdle of 12% Catchup- Yes	For Corpus: 1-2 Cr. Fixed Fee: 2% Performance Fee: 20% above hurdle of 12% Catch-up - Full For Corpus: 2-5 Cr. Fixed Fee: 2% Performance Fee: 20% above hurdle of 12% Catch-up - Half
Exit Load	Close Ended	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.