

DEBT AIFs

Funds Category	Debt AIF*	
Strategy Name	<u>Mosaic Multiyield Fund Series II (Cat II AIF)</u>	<u>Neo Infrastructure Income Opportunities Fund II (CAT II)</u>
Target Corpus(In Crs)	1500 Cr + greenshoe	5,000 Cr.
First Close	May 2026	April-26 (Tentative)
Drawdown	25% upfront, 30% each quarter through Mar'27	30% Initial
Minimum Investment	1Cr	1 Cr.
Fund Tenure	Avg 5 years (first close - May 2026)	7 years from first close
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) A different kind of product segmentation in terms of warehousing and a unique proposition in an Asset Buyout (60-70%).</p> <p>2) The fund offers an effective means of generating stable cash flow and resilient long-term capital growth with minimal risk.</p> <p>3) Top focused sectors are InvITs and ancillary sub sectors, Roads and Solar.</p> <p>4) There are diversified 10-12 estimated numbers of Investments.</p>
Target Return	14-16%	18-20%
Top Sectors	-	<u>Focused Sector :</u> Roads Solar InvITs and ancillary sub sectors
Fee Structure	Fixed Fee: <ul style="list-style-type: none"> • B1 – INR 1 Cr to INR 10 Cr: 2.00% p.a. • B2 - INR 10 Cr to INR 25 Cr: 1.75% p.a. • B3 - INR 25 Cr and above: 1.50% p.a. Variable: <ul style="list-style-type: none"> • Operating Expenses – At Actuals (estimated to be ~ 0.10% p.a.), Capped at 0.25% p.a. Performance Fee: <ul style="list-style-type: none"> • Carried Interest – 15% over a hurdle of 10% without Catchup 	Class A1 Units 1-3 crores- 2.00% Performance -20% above Hurdle of 10% Catchup- Nil Class A2 Units 3-10 crores- 1.75% Performance -15% above Hurdle of 10% Catchup- Nil
Exit Load	Close Ended	Close Ended

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*Debt AIFs are updated on a quarterly basis.