

DEBT AIFs

Funds Category	Debt AIF*		
Scheme Name	<u>Mosaic Multiyield Fund Series I (Cat II AIF)</u>	<u>Neo Special Credit Opp. Fund II /IIA (CAT-II)</u>	<u>Neo Infrastructure Income Opportunities Fund II (CAT II)</u>
Target Corpus(In Crs)	1000 Cr (500 + 500 Greenshoe)	~ 6,000 Crs	~5,000 Cr.
First Close	May 2025	Dec-24	April-26 (Tentative)
Drawdown	100%	35% upfront, 15-20% every quarter, final close by Mar 2027.	5% Initial
Minimum Investment	1Cr	1Cr	1 Cr.
Fund Tenure	4 years 11 months from first close	6.5 years from first close	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) The fund represents a compelling opportunity to participate in fully secured, high-yield, cashflow-backed investments, targeting an annual return of 21%-23%.</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) 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%	21-23%	18-20%
Top Sectors		Focused Sector : Manufacturing Hospitality Asset Heavy Industries	Focused Sector : Roads Solar InvITs and ancillary sub sectors
Fee Structure	<p>Fixed Fee:</p> <ul style="list-style-type: none"> • 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. <p>Performance Fee:</p> <ul style="list-style-type: none"> • Carried Interest – 15% over a hurdle of 10% without Catchup 	<p>For Corpus 1-2Cr Fixed - 2% Performance-17.5% above hurdle of 12% Catchup- Yes</p> <p>For Corpus 2-10Cr Fixed - 1.75% Performance-15% above hurdle of 12% Catchup- Yes</p>	<p>Class A1 Units 1-3 crores- 2.00% Performance -20% above Hurdle of 10% Catchup- Nil</p> <p>Class A2 Units 3-10 crores- 1.75% Performance -15% above Hurdle of 10% Catchup- Nil</p>
Exit Load	Close Ended	Close Ended	Close Ended

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*Debt AIFs are updated on a quarterly basis.