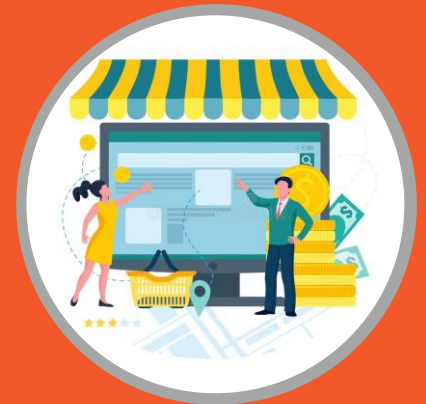




unitus[®]capital

DELIVERING CAPITAL.
CHANGING LIVES.

*A tech-focused impact-first
investment bank*



RBI bars lenders from investing in AIFs linked to debtor companies



- The notification is intended to curb window dressing of loan books and evergreening efforts by a few lenders which may impact AIF's ability to raise funds
- The RBI requires a **30-day liquidation period** for lenders invested in AIF schemes making downstream investments. For existing investments in such schemes, the 30-day period begins from the circular's issuance
- Failure to liquidate within 30 days requires a **100 percent provision**
- Additionally, investment in subordinated units of AIF schemes with a "**priority distribution model**" by REs will lead to a full deduction from RE's capital funds

Fractional ownership framework for realty assets



- Small and medium REITs can be set up , with an asset value of at least **Rs. 50 Cr Vs Rs. 500 Cr for existing REITs**
- They'd have the ability to **create separate schemes for owning realty assets** through SPVs constituted as companies
- Existing structures **could migrate** provided they meet the criteria
- **This growth-oriented initiative** is poised to facilitate fractional ownership of real estate in a more organized and structured manner

Criteria streamlined for grant of accreditation to investors



- Accreditation agencies will grant accreditation solely **based on KYC and financial information**
- If eligible or a newly incorporated entity meeting net worth criteria, the accreditation certificate is now **valid for two years, up from one**
- **Eligibility criteria*** for accreditation for individuals, HUFs, family trusts, and sole proprietorships-
 - ✓ Annual income of Rs. 2 Cr. or a net worth of Rs. 7.5 Cr., with Rs. 3.75 Cr in financial assets
 - ✓ Alternatively, annual income of Rs. 1 Cr. plus a net worth of Rs. 5 Cr., with Rs. 2.5 Cr. In financial assets

Regulatory framework for index providers; flexibility for funds raised by NPOs



- A new regulatory framework will enhance **transparency and accountability** for index providers in the securities market
- The regulator will **provide flexibility** for fundraising by NPOs through the social stock exchange-
 - ✓ Minimum issue size in case of public issuance of ZCZP for NPOs **reduced to Rs. 50 L from Rs 1 Cr.**
- Minimum application size for an investor cut to Rs. 10,000 from Rs. 2L

Deal Alert

Unitus Capital advises UC Inclusive Credit on its INR 74 Crore equity raise from Insitor Partners and existing investors

unitus[®]
capital

 **uc**
INCLUSIVE CREDIT

INSITOR PARTNERS



Unitus Capital facilitated the **first ever listing** of Zero Coupon Zero Principal instruments of **SGBS Unnati** Foundation on Social Stock Exchange

Sector	Market Capitalization #	% Change*
Finance		
• Housing	118,936	12.3%
• NBFC's	1,080,839	7.8%
• Lending^	275,936	25.8%
Agriculture	280,044	4.0%
Climate		
• Power	1,290,795	22.3%
• Oil and Gas	2,391,092	8.2%
• Plastics	180,012	3.4%

#Market capitalization based on top 5 companies listed in BSE within the sector

*% Change from 20/11/2023-18/11/2023

^Does not include private banks

Company	Funding raised/ Stage
Vegrow	\$46.0 Mn: Series C
AYEFin	\$37.2 Mn: Series F
PlasmaGen BioSciences	\$27.0 Mn: Series C
Exponent Energy	\$26.4 Mn: Series B
EMotorad	\$20.0 Mn: Series B
Kiwi	\$13.0 Mn: Series A
Ashv Finance	\$10.0 Mn: Series E
PayPhi	\$10.0 Mn: Series A
Baaz	\$8.0 Mn: Series A

Select fundraises from Mid November to Mid December 2023

Thank You
