

Milestone Real Estate High Yield Debt Series - II

Secured Investments in High Quality Real Estate Projects
A Discretionary PMS



INTRODUCTION

- Milestone Real Estate High Yield Debt Series - II, a discretionary PMS offering in Indian real estate
- The offer is aimed to maximise returns from investments into high-quality projects through a prudent structured-debt model
- Investors can expect regular returns in form of quarterly coupons and redemption premium
- Managed by Milestone Capital Advisors Limited, a INR 3,700 crores (AUM) real estate fund manager, having raised, invested, managed & exited over 100% of capital raised through its 7 real estate funds

MILESTONE REAL ESTATE HIGH YIELD DEBT SERIES - II

PMS Offer size
Rs. 100 crs.

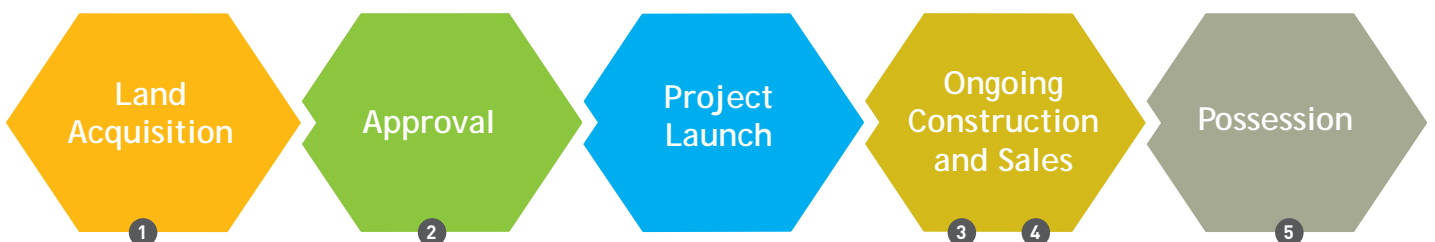
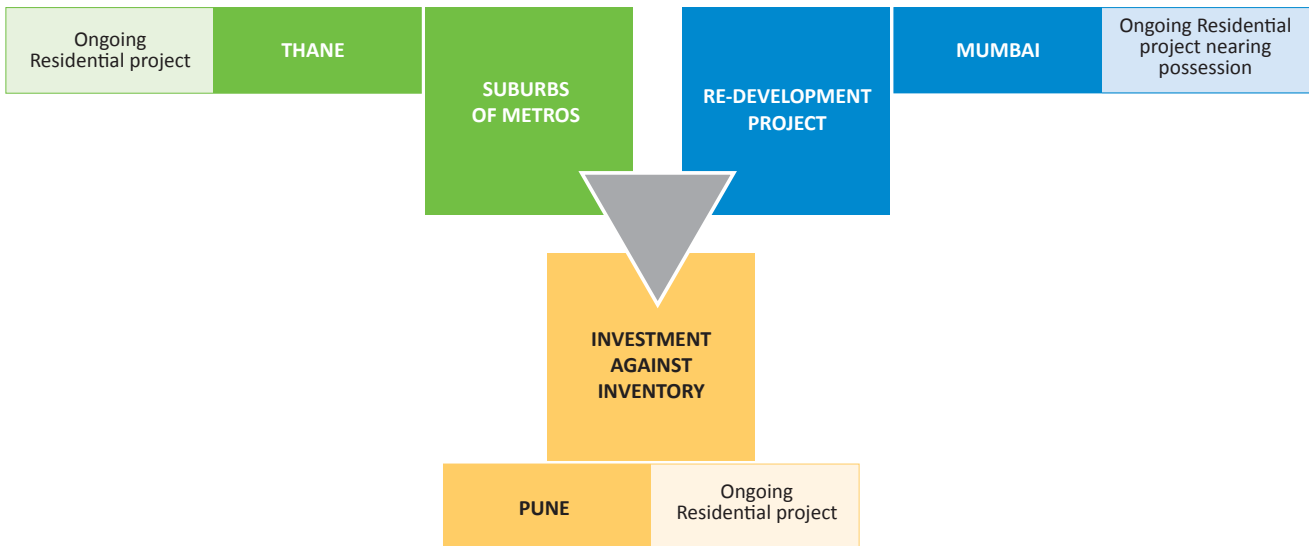
Investment Horizon
30-36 months

21-22%*
Target IRR

3 High-Quality Investments

*Pre-Tax, Pre- Expenses

DIVERSIFICATION ACROSS PRODUCT TYPES



INVESTOR EXPOSURE TO PROJECTS ACROSS VARIOUS STAGES OF THE LIFECYCLE

KEY TERMS

Issue Size	Rs. 100 Crores
Ticket Size for Investment	Minimum Rs. 25 Lakhs and in multiples of Rs. 1 Lakh thereafter
Investment Tenure	30 to 36 months
Gross IRR	21 - 22% p.a.
Coupon Rate	15 - 19% p.a. payable quarterly
Set-up Fees (one-time)	2%
Fees	<ul style="list-style-type: none"> • Management Fees: 1.5% p.a. • Operating Expenses: 0.5% p.a.
Hurdle Rate	10% p.a. (post expenses)
Performance Fees	20% post hurdle without catch-up

TRANSACTION PORTFOLIO

MID SEGMENT RESIDENTIAL

Location	Sus Baner Annex, Pune
Investment Stage	<ul style="list-style-type: none"> • Construction under way for 4 towers • Project launched and has been selling in the micro market for over past 1.5 years
Investment	Rs 40 crores
Gross IRR	20.5%
Tenure	30 months

MID SEGMENT RESIDENTIAL

Location	Chembur, Mumbai
Investment Stage	<ul style="list-style-type: none"> • All approvals received including EC, IOA, and CC • More than 50% work complete • 80% area sold showcasing healthy absorption
Investment	Rs 25 crores
Gross IRR	20.5%
Tenure	36 months

RESIDENTIAL

Location	Thane West, Mumbai
Investment Stage	<ul style="list-style-type: none"> • Key approvals received including EC, CC • Reached 8th slab out of 25 stories • Construction Finance Funding by IDFC
Investment	Rs 17.50 crores
Gross IRR	19.5%
Tenure	30 months

MILESTONE TRACK RECORD

9 FUNDS
Over Rs. **3700 Cr.**
Raised & Distributed

57 Real Estate Investments
26 mn. sqft Residential & Commercial

31 Full
12 Partial **EXITS**

Over **100%**
Capital Returned

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