HiLITE **ETHICAL FUND**

A RESPONSIBLE APPROACH TO REAL ESTATE INVESTMENT

What's HiLITE Ethical Fund?

HiLITE Ethical Fund is a SEBI-registered Category II Alternative Investment Fund focused on real estate. It is a Shariah-certified fund, certified by TASIS (Taqwaa Advisory and Shariah Investment Solutions Pvt. Ltd.), and aims to create long-term value through carefully selected real estate opportunities.

With a fund size of ₹200 crore and a seven-year tenure, the fund offers eligible investors a structured way to participate in real estate investments.

HiLITE Investment Management serves as the investment manager.

FUND AT A GLANCE



Fund Category

Category II Alternative Investment Fund

Investment Principles

Shariah-certified and responsible investing

Fund Size

₹200 crore

Fund Tenure

7 years

Minimum Investment

₹1 crore, payable in installments over 36 months

Hurdle Rate

Annualised 12% ROI

HiLITE INVESTMENT MANAGEMENT

HiLITE Investment Management offers investment opportunities for high-net-worth individuals seeking long-term value. Its approach is guided by responsible practices and a clear understanding of market potential.

Over 30 years, HiLITE Group has played a defining role in shaping Keralam's retail and IT revolutions, introducing several firsts along the way. Its portfolio spans residential living, retail, commercial, healthcare, education, hospitality, leisure, wellness and F&B, reflecting the Group's growth across sectors.

Building on this experience, HiLITE Investment Management brings the Group's understanding of real estate and related sectors to the evaluation of investment opportunities.

Through HiLITE Ethical Fund, the company aims to offer investors a considered approach to real estate investment, guided by Shariah principles and a long-term perspective.

WHY HiLITE ETHICAL FUND?

Guided by Ethical Principles

The fund follows Shariah-certified investment approach, with a clear focus on real estate.

Backed by Real Estate Experience

The HiLITE Group brings experience across residential, commercial and retail developments, along with other related sectors.

Careful Evaluation

Every opportunity is assessed by considering its potential, location, costs and associated risks before an investment decision is made.

Clear Processes and Oversight

The fund follows its established rules and decision-making processes, with oversight and investor updates in accordance with the fund documents.

Three Decades of Shaping Keralam

Over 30 years, HiLITE Group has played a defining role in shaping Keralam through real estate, retail, residential, commercial, IT, education, healthcare, hospitality, entertainment and F&B developments.

Makers of Keralam's Retail and IT Revolution

From introducing the state's first mall to developing major residential, retail and IT destinations, HiLITE Group's journey is marked by pioneering projects across sectors.

A Legacy of Firsts and Milestone Developments

Retail and Consumer Destinations

Focus Mall, Calicut, Keralam's first mall.
HiLITE Mall, one of the largest malls in the state.
HiLITE Boulevard, Kochi, India's prestigious waterfront retail destination.
Palaxi Cinemas, Keralam's first EPIQ screen multiplex.

HiLITE Group's mall portfolio comprises ten malls, with five operational and five under development. Palaxi Cinemas has a presence across multiple locations in Keralam and is expanding with Mission 250, its vision to reach 250 screens by 2030.

Residential and Mixed-Use Developments

HiLITE City, Kozhikode
South India's largest mixed-use development, comprising a mall, business park, hypermarket, multiplex theatre, coworking space, club, rejuvenation centre and residential developments.

HiLITE Olympus, India's iconic twin-tower residential development, featuring over 100 amenities and India's largest recreation terrace.

HiLITE Atlantis, the world's first residential project with driveway access to every apartment.

Beyond these milestone projects, HiLITE Group has completed many other residential projects, with more in the pipeline.

IT and Commercial Infrastructure

World Trade Center Kozhikode, one of the world's largest World Trade Center developments and India's largest World Trade Center.

YOO Hub, Trivandrum, India's first branded IT park.

HiLITE Business Park, the most sought-after business address, with 200+ office spaces and amenities offered unlike any.

Several IT parks, including HiLITE Cyber Hub and HiLITE Cyber Tower, are also under development.

Education

The White School International, Keralam's first IB Continuum School.

HiLITE Group began its journey in education by establishing The White School, Kadalundinagaram, which is now a leading CBSE school.

Wellness

Mandara Women's Wellness, India's first AI-integrated holistic wellness retreat for women.

Healthcare

Elanine Women's Hospital, introduced by HiLITE Group to provide comprehensive healthcare services, from prenatal care and

reproductive health to geriatric care, supported by state-of-the-art technology and cutting-edge medical equipment.

F&B

HiLITE Group pioneered a cafe culture in Calicut with Hug a Mug, a multi-outlet cafe chain with locations across Keralam and plans for further expansion. Other brands in its portfolio include Khobcibo, Pinchang and Frostone.

Coworking

The Workbook, introduced as a premium coworking space in Kozhikode.

These developments are brought together under the various divisions of HiLITE Group, with each contributing to the Group's presence across sectors.

Shaping the Next 50 Million Sq. Ft.

HiLITE Group has announced its vision to develop 50 million square feet of developments across Keralam by 2030, building on its experience to contribute to the state's next phase of growth.

Fund Auditor

pwc

Our Partners

MITCON CREDENTIA
PARTNER WITH TRUSTED CREDENTIALS

Trustee

SBI

Banker

Opening Vistas of Islamic Finance
TASIS

Shariah Advisor

nuvama

Custodian

Ajmal & Ajmal LLP

Regulatory Advisor

Our Vision

To establish HiLITE Ethical Fund as a trusted name in professionally managed, Shariah-certified real estate investment, contributing to the growth of real estate as a potential asset class for investors, guided by responsible practices, clear principles and a long-term outlook.

FAQ

01. What is AIF?

An Alternative Investment Fund (AIF) is a privately pooled investment vehicle that raises capital from domestic and foreign investors to invest across a range of asset classes and investment strategies. In India, AIFs are regulated by the Securities and Exchange Board of India (SEBI). Unlike conventional mutual funds, AIFs are generally designed for high-net-worth individuals (HNIs), institutional investors, and other eligible sophisticated investors, with a minimum investment commitment of ₹1 crore in most cases.

02. What is HiLITE Ethical Fund?

HiLITE Ethical Fund is a Category II Alternative Investment Fund focused on real estate, with a fund size of ₹200 crore, and Shariah-certified by TASIS (Taqwaa Advisory and Shariah Investment Solutions Pvt. Ltd.).

03. What are Shariah principles?

TASIS acts as the Shariah Advisor to the Fund. All investments made by the Fund must comply with the restrictions and guidelines approved by the Shariah Advisor. The Investment Manager pre-screens each investment based on criteria agreed upon with the Shariah Advisor. The Shariah Board of the Shariah Advisor makes the final decision on Shariah approval.

04. Who are our potential investors?

Potential investors include institutional investors, high-net-worth individuals and other eligible investors who qualify to invest in the Fund and have made capital commitments by executing a Contribution Agreement.

05. What is the minimum investment?

The minimum investment is ₹1 crore.

06. What is the fund's target return objective?

HiLITE Ethical Fund 1 targets a portfolio-level annualised ROI of 18% and hurdle rate of 12%.

07. How long is the fund period?

The fund tenure is seven years.

08. Explain the Hurdle Rate of Return. Is it fixed? What is the minimum?

The Hurdle Rate of Return is the minimum return on investment (ROI) required before any carried interest is distributed to the Investment Manager. The Fund's hurdle rate is 12% of the Contributors' capital contribution. However, this is a threshold, not a fixed return. In accordance with Shariah principles, returns are not fixed or guaranteed. Profit sharing with the Fund Manager applies only after achieving 12% annual hurdle rate on a simple interest basis, subject to the Fund's terms.

09. How are returns shared with investors?

The fund follows a defined process for returning invested capital and sharing returns. The exact order and share of distributions are set out in the fund documents.

10. Does the fund manager invest alongside investors?

Yes. The Investment Manager maintains a continuing financial interest in the fund alongside other investors.

11. Is the lock-in period 7 years? Can investors exit before 7 years?

The Fund is a closed-ended fund with a tenure of 7 years. However, investors may start receiving returns from the fourth year onwards. The Fund is also transferable. It primarily invests in residential and commercial real estate projects, which typically have a development period of 2 to 4 years. Any amount realised through disinvestment must generally be returned to investors and cannot be reinvested.

12. What are the tax implications for returns generated by the Fund?

Alternative Investment Funds have a tax pass-through status. Eligible long-term capital gains are generally taxable at 12.5%, subject to relevant tax rules.

For more details

www.hilitefunds.com

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ABOUT THIS DOCUMENT

This brochure is intended solely for private circulation among eligible prospective investors for informational purposes. It does not constitute a public offer, an investment recommendation, or a substitute for the Fund's Private Placement Memorandum (PPM).

The targeted portfolio-level return of approximately 18% p.a. is indicative and not guaranteed. The 12% p.a. hurdle rate (simple, non-compounding basis) forms part of the Fund's distribution mechanism and does not represent an assured or fixed return to investors.

All investment terms, risks, distribution arrangements, and Shariah-related provisions are governed by the Fund's PPM and applicable agreements.


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