

Sundaram Alternates

PRIVATE CREDIT

TRACK RECORD

AUGUST 2026

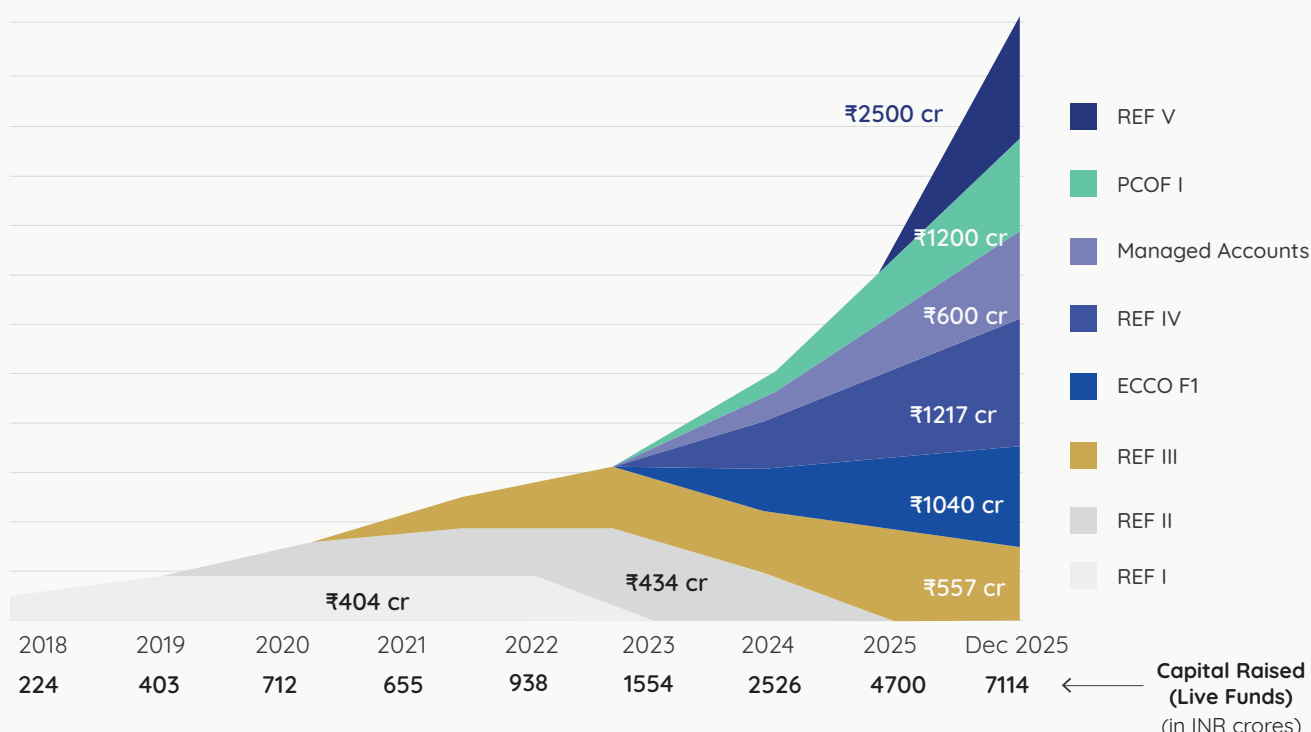


SUNDARAM ALTERNATES
— Sundaram Finance Group —

About Sundaram Alternates (SA)

SEBI	2018	Business	Investors	AUM
Registered Asset Management Company	Incorporated	Investment Manager for Funds & vehicles to manage Thematic Listed Equities, Private Credit (Real Estate, Corporate Credit) & Corporate Bonds	Raising funds from accredited investors (HNIs), Corporate investors, Family Offices and Financial Institutions	~INR 12,800 crores across funds and managed accounts

SA (Private Credit) – Snapshot



2018

Launched Real Estate Credit Fund I in August 2017; raised **~INR 404 crores**; Exited with 15% investor returns and zero capital loss

2019

Launched Real Estate Credit Fund II in April 2019; raised **~INR 434 crores**; Exited with 17% investor returns and zero capital loss

2021

- Launched Real Estate Credit Fund III in June 2021; raised **~INR 557 crores**
- Launched Managed Accounts Program (MAP) to create custom credit portfolios for **~INR 600 crores**

2022

Launched ECCO F1 (Corporate Special Situations) in May 2022; raised **~INR 1040 crores**

2024

- Launched Real Estate Fund IV in June 2023; raised **~INR 1217 crores**
- Launched PCOF I in October 2024 - Raised **~INR 1200 crores**

2025

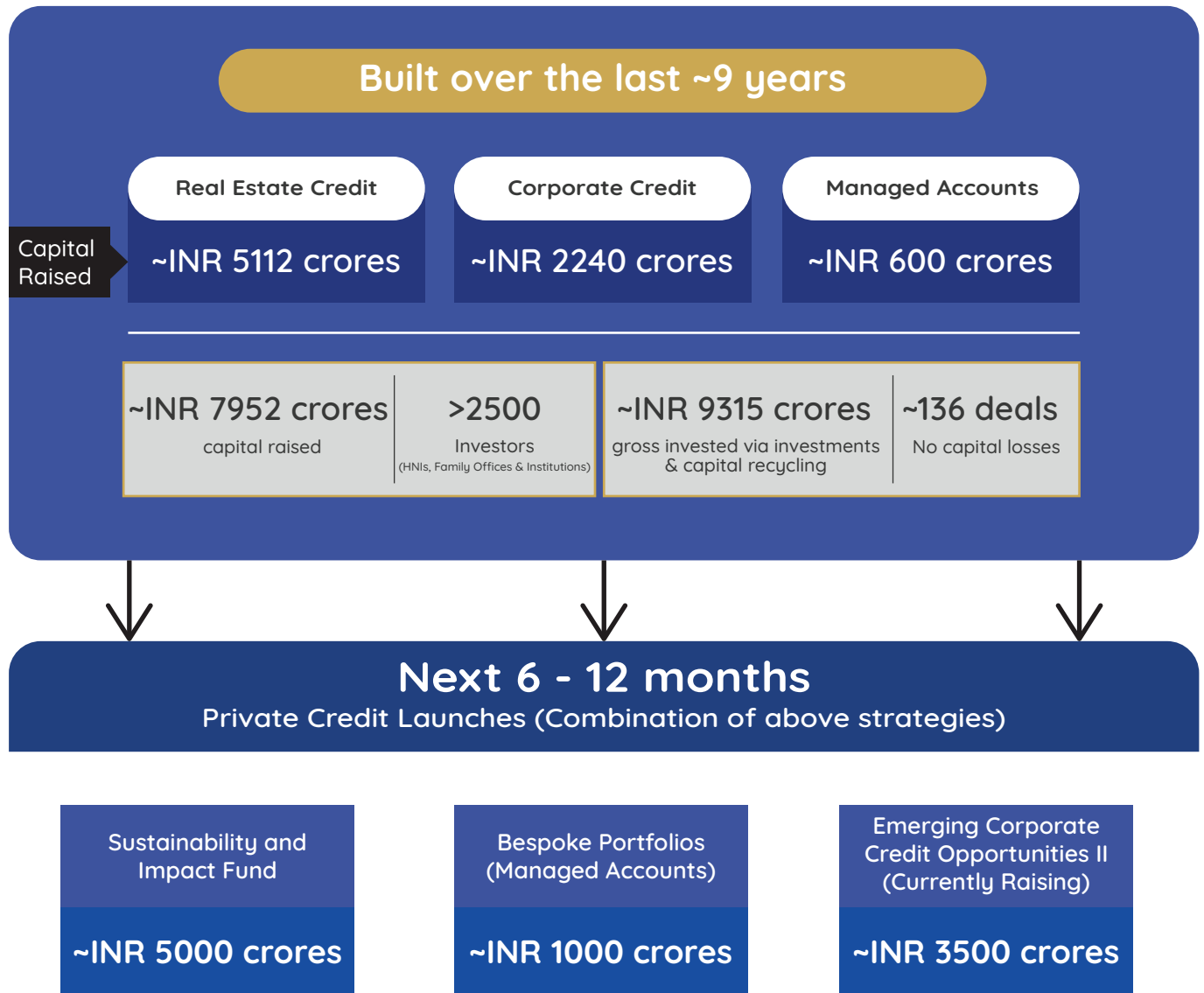
- Launched Real Estate Fund V in September 2025; raised in **~INR 2500 crores**

Note :- Data as of August 2026

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SA Private Credit Track Record | August 2026 | 01

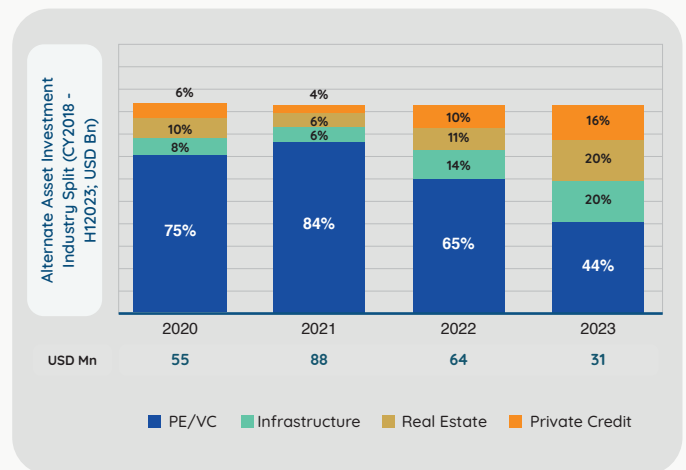
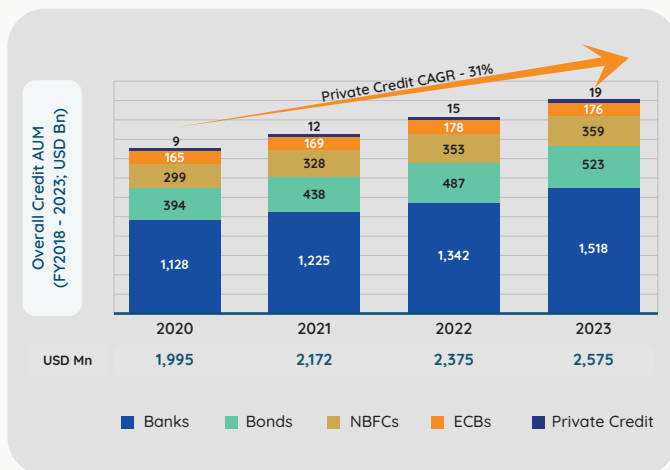
SA Private Credit - Evolution from 2017 to date



SA's private credit track record saw challenges from rupee demonetization, regulatory changes (RERA, GST), the collapse of the NBFC market in 2018-2019 and two COVID waves (2020-2021); while maintaining a resilient portfolio performance across cycles.

India Private Credit Market

SA Private Credit Built for Sustainability, Scaled for Growth



Information based on Praxis Report: December 2023

Growth Drivers:

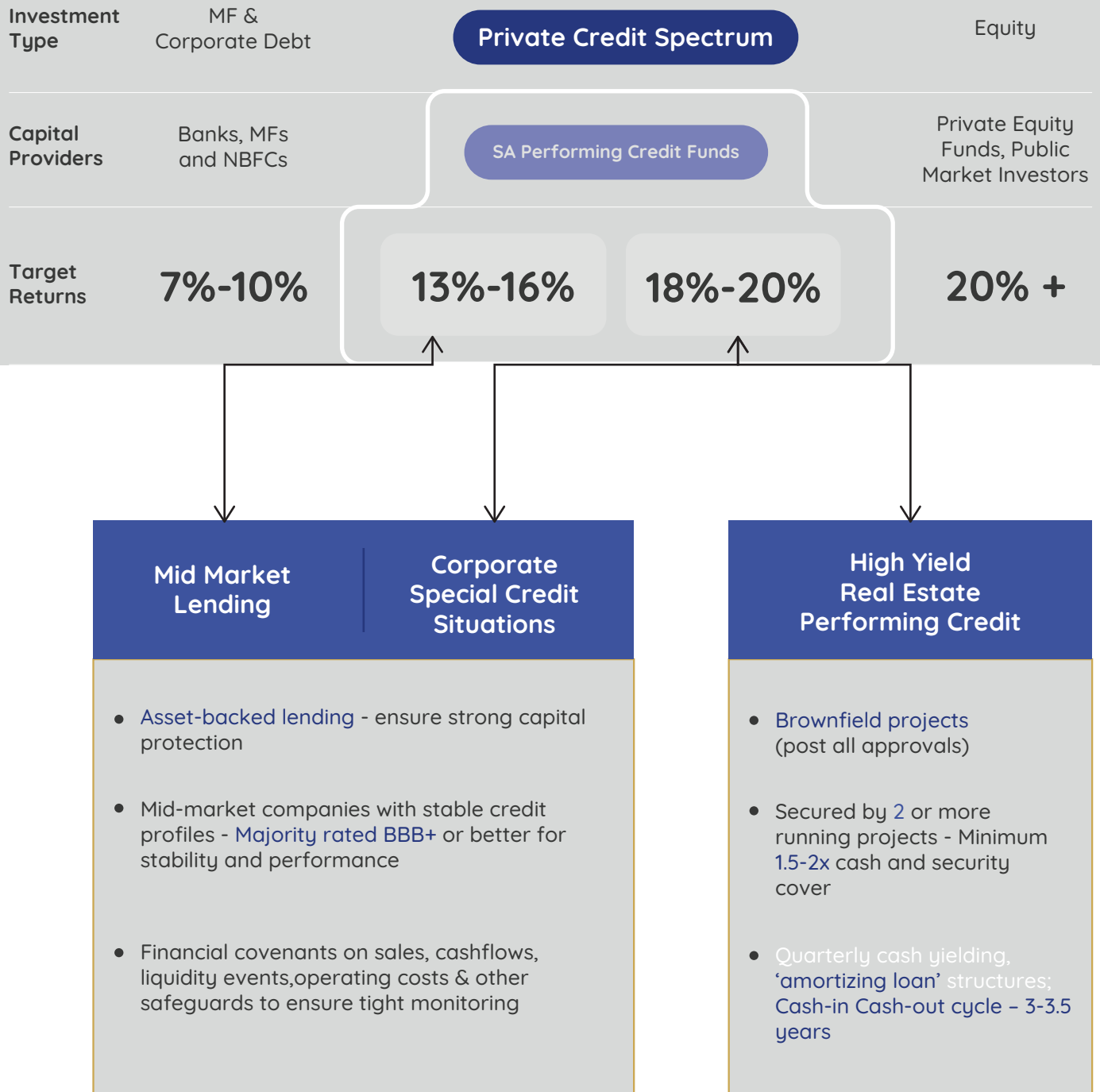
Large number of mid market companies not getting access to the bond market or required structural flexibility

Strong focus on risk management through tight structure, adequate security and continuous monitoring keeping losses at a lower level

Superior risk return profile attracting large number of domestic HNI investors providing impetus to supply of capital

Rapidly growing market attracting large number of investors and consumers for its superior offering

Private Credit Offerings



Backed by Sundaram's legacy,
disciplined underwriting and proactive portfolio monitoring

Based on prevailing market conditions. Actual returns may differ substantially in future. AIF schemes are not guaranteed and assured income schemes. Investments in AIF are subject to various risks viz. market risk, credit risk, investment risk, etc. and subject to various forces and factors for which the AMC has no control.



Strategy and Fund wise Track Record

Overview of SA Real Estate Performing Credits Funds

Particulars	Real Estate Credit Fund I	Real Estate Credit Fund II	Real Estate Credit Fund III	Real Estate Credit Fund IV	Real Estate Credit Fund V
Capital commitments	~INR 404 crores	~INR 434 crores	~INR 557 crores	~INR 1217 crores	~INR 2500 crores
Vintage	2018	2020	2022	2024	2025
Maturity	2022	2026	2027	2028	2030
Average fund duration	4.5 years	4.0 years	3.7 years	2.1 years	-
Gross Fund IRR (in INR)	~15.2%	~17.1%	~17.6%	~18.3%	~17.8%
Net Fund IRR (in INR)	12.5 -13.5%	13.5 -15.5%	14.0 -16.0%	14.5-16.5%	15.5 - 16.5%
Distribution to Paid in (DPI)	1.36x	1.56x	0.63x	0.25x	0.06x
Capital Recycling	1.4x	2.3x	2.6x	1.5x	-
Cash Yield (Annualized Yield)	~12%	~14%	~15%	~15.5%	~16%

Raised ~INR 5112 crores across 5 RE funds

Deployed ~INR 6832 crores across 102 deals with an average contracted IRR of 19.0%

Exited 48 deals of ~INR 2509 crores with zero capital losses and an average exit IRR of 20.1%

100% Recovery Rate

Even during tough market cycles (2017-2023), including Covid

100% Senior Secured Lending

No equity risk; every deal is backed by multiple projects, escrowed cashflows, and strong collateral structures

70%+ Repeat Business

Strong developer relationships drive repeat deals, reinforcing SA's credibility and market leadership

Note :- Data as of August 2026

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SA Private Credit Track Record | August 2026 | 06

Overview of SA Corporate Funds & Managed Accounts

Particulars	Corporate Special Situations Fund	Managed Accounts	Mid-Market Lending Fund	Emerging Corporate Credit Opportunities Fund II
Capital Commitments	~INR 1040 crores	~INR 600 crores	~INR 1200 crores	~INR 3500 crores (Target Raise)
Vintage	2023	2023	2025	2026
Maturity	2029	Open Ended	2030	2032
Portfolio IRRs (in INR)	19.5%	15.0%	15.0%	19-21%*
Gross Fund IRR (in INR)	17.2%	15.0%	13.4%	18-20%*
Net Fund IRR (in INR)	14.7%	13.0%	12.0%	16-18%*
Distribution to Paid in (DPI)	0.30x	NA	0.05x	NA

Note :- Data as of August 2026

*IRRs are target figures, and do not represent actuals.

First closure for ECCO Fund II is scheduled in the end of Sept 2026 and is actively fund raising.



Annexures

Portfolio Summary

RE Performing Credit Fund I

Investments	City	Deal Size (INR crores)	Disbursed (INR crores)	Outstanding (INR crores)	Tenor (Years)	Security Cover	Exit IRR
Deal 1	Bengaluru	60.0	60.0	-	3.0	2x	20.8%
Deal 2	Chennai	50.0	26.0	-	3.0	1.5x	18.8%
Deal 3	Kochi	55.0	55.0	-	3.0	2x	19.6%
Deal 4	Bengaluru	35.0	34.6	-	3.0	2x	0.8%
Deal 5	Bengaluru	85.0	85.0	-	3.0	2X	18.9%
Deal 6	Chennai	60.0	60.0	-	3.0	1.5x	19.2%
Deal 7	Bengaluru	30.0	30.0	-	3.0	2x	20.0%
Deal 8	Hyderabad	40.0	36.5	-	3.0	2x	19.6%
Deal 9	Bengaluru	35.0	35.0	-	3.0	2x	19.7%
Deal 10	Hyderabad	40.0	40.0	-	3.0	2x	18.5%
Deal 11	Hyderabad & Bengaluru	35.0	35.0	-	2.5	2x	21.9%
Deal 12	Coimbatore	50.0	50.0	-	1.75	3.5x	29.8%
Total		575.0	547.1			2x	19.3%

Note :- Fund Maturity - December 2022

FUND I – Exited with a gross portfolio return of 19.3% and gross investor returns of 15.2%

Portfolio Summary

RE Performing Credit Fund II

Investments	City	Deal Size (INR crores)	Disbursed (INR crores)	Outstanding (INR crores)	Tenor (Years)	Security Cover	Contracted IRR% (incl. upfront fee)	Exit IRR
Deal 13	Chennai	66.0	62.6	-	5.0	1.5x	19.8%	19.8%
Deal 14	Bengaluru/ Hyderabad	55.0	48.5	-	4.0	2.0x	19.2%	20.3%
Deal 15	Chennai	40.0	39.0	-	4.0	2.0x	21.0%	25.4%
Deal 16	Bengaluru	60.0	58.0	-	4.0	2.0x	18.6%	23.7%
Deal 17	Hyderabad	70.0	70.0	-	4.3	2.0x	18.8%	18.9%
Deal 18	Kerala	105.0	105.0	-	4.0	2.0x	18.5%	18.6%
Deal 19	Bengaluru	50.0	50.0	-	4.0	2.0x	18.3%	18.3%
Deal 20	Bengaluru	40.0	40.0	-	4.0	2.0x	20.5%	22.5%
Deal 21	Bengaluru Tranche 1	50.0	50.0	-	3.0	2.0x	19.3%	22.3%
	Bengaluru Tranche 2	20.0	20.0	-	1.3	2.0x	18.6%	
Deal 22	Hyderabad	70.0	70.0	-	3.8	2.0x	19.5%	20.3%
Deal 23	Chennai	95.0	95.0	-	3.8	2.0x	21.0%	22.2%
Deal 24	Hyderabad	70.0	70.0	-	3.0	2.0x	18.3%	18.4%
Deal 25	Hyderabad	65.0	65.0	-	3.0	2.0x	18.5%	18.5%
Deal 26	Hyderabad	50.0	50.0	-	2.0	2.0x	18.0%	18.5%
Deal 27	Chennai	87.0	87.0	-	1.8	2.0x	20.0%	20.2%
Total		993.0	980.1	-		2.0x	19.3%	20.4%

Note :- Data as of August 2025

FUND II – Fully exited 15 deals with an IRR of 20.4%; DPI of ~156% (income + capital) to date; Gross investor returns ~17.1%

Portfolio Summary

RE Performing Credit Fund III

Investments	City	Deal Size (INR crores)	Disbursed (INR crores)	Outstanding (INR crores)	Tenor (Years)	Security Cover	Contracted IRR% (incl. upfront fee)	Exit IRR
Deal 28	Bengaluru	80.0	70.0	0.0	4.0	3x	19.5%	20.4%
Deal 29	Bengaluru	60.0	57.0	0.0	3.0	2x	18.0%	18.6%
Deal 30	Hyderabad	70.0	70.0	31.7	3.9	2x	19.5%	-
Deal 31	Bengaluru	50.0	50.0	0.0	4.0	2x	20.8%	19.0%
Deal 32	Hyderabad	60.0	60.0	0.0	3.0	2x	19.0%	20.4%
Deal 33	Hyderabad	68.0	68.0	0.0	4.0	2x	19.0%	18.9%
Deal 34	Hyderabad	40.0	40.0	0.0	3.0	2x	19.0%	21.0%
Deal 35	Bengaluru	66.0	66.0	0.0	4.0	2x	19.5%	21.4%
Deal 36	Chennai	40.0	40.0	0.0	3.0	2x	18.0%	18.1%
Deal 37	Hyderabad	50.0	41.2	6.9	4.0	2x	19.5%	-
Deal 38	Hyderabad	90.0	90.0	33.4	3.6	2x	18.0%	-
Deal 39	Bengaluru	35.0	35.0	0.0	3.2	2x	20.0%	22.0%
Deal 40	Bengaluru	30.0	30.0	0.0	3.0	2x	20.0%	22.3%

Note :- Data as of August 2026

Portfolio Summary

RE Performing Credit Fund III (Contd.)

Investments	City	Deal Size (INR crores)	Disbursed (INR crores)	Outstanding (INR crores)	Tenor (Years)	Security Cover	Contracted IRR% (incl. upfront fee)	Exit IRR
Deal 41	Hyderabad	80.0	78.9	64.8	3.8	2x	19.8%	-
Deal 42	Bengaluru	25.0	10.0	0.0	2.0	2x	18.6%	20.2%
Deal 43	Bengaluru	50.0	50.0	0.0	3.5	2x	18.0%	19.3%
Deal 44	Chennai	25.0	25.0	0.0	4.0	2x	19.0%	19.3%
Deal 45	Pune	45.0	45.0	15.6	3.4	2x	18.6%	-
Deal 46	Bengaluru	60.0	60.0	0.0	4.0	2x	18.2%	19.5%
Deal 47	Hyderabad	60.0	60.0	20.0	4.0	2x	19.0%	-
Deal 48	Mumbai	50.0	50.0	0.0	2.5	1.5x	19.0%	20.2%
Deal 49	Bengaluru	35.0	35.0	25.2	2.2	2X	18.0%	-
Deal 50	Bengaluru	40.0	40.0	26.7	2.5	2x	19.6%	-
Deal 51	Chennai	80.0	80.0	34.0	2.3	2x	19.0%	-
Deal 52	Bengaluru	30.0	30.0	0.0	2.0	2x	19.3%	21.8%
Deal 53	Chennai	15.0	15.0	0.5	2.0	2x	19.0%	-
Deal 54	Hyderabad	50.0	50.0	49.9	1.8	1.75X	20.0%	-
Deal 55	Bengaluru	30.0	30.0	0.0	1.5	2x	18.0%	20.7%
Deal 56	Mumbai	75.0	65.0	48.0	2.0	2x	18.0%	-
Total		1,489.0	1,441.0	324.9			19.0%	

FUND III -
Fully exited 17 out of 29 deals;
DPI of ~62.3%; Gross investor
returns ~17.6%

Note :- Data as of August 2026

Portfolio Summary

RE Performing Credit Fund IV

Investments	City	Deal Size (INR crores)	Disbursed (INR crores)	Outstanding (INR crores)	Tenor (Years)	Security Cover	Contracted IRR% (incl. upfront fee)	Exit IRR
Deal 57	Hyderabad	50.0	50.0	0.0	2.0	2x	19.0%	19.8%
Deal 58	Mumbai	70.0	67.1	11.1	4.0	2x	20.0%	-
Deal 59	Bengaluru	60.0	60.0	0.0	4.0	2x	18.2%	19.5%
Deal 60	Chennai	55.0	40.5	0.0	3.0	2x	18.2%	24.4%
Deal 61	Kochi	50.0	50.0	18.8	4.0	2x	19.6%	-
Deal 62	Chennai	85.0	85.0	53.1	4.0	2x	21.0%	-
Deal 63	Mumbai	102.0	102.0	73.3	4.0	2x	21.0%	-
Deal 64	Mumbai	125.0	125.0	70.7	4.0	2x	19.0%	-
Deal 65	Chennai	60.0	60.0	0.0	3.5	2x	19.0%	20.7%
Deal 66	Chennai	60.0	60.0	6.6	3.5	2x	18.5%	-
Deal 67	Hyderabad	100.0	100.0	75.0	3.5	2x	18.0%	-
Deal 68	Bengaluru	100.0	95.0	23.6	3.5	2x	18.0%	-
Deal 69	Bengaluru	110.0	110.0	55.5	3.5	2x	19.0%	-
Deal 70	Bengaluru	35.0	35.0	26.3	3.0	2x	18.3%	-
Deal 71	Bengaluru	85.0	85.0	22.9	3.5	2x	19.5%	-
Deal 72	Hyderabad	100.0	100.0	82.5	3.5	2x	20.0%	-
Deal 73	Bengaluru	75.0	75.0	35.0	3.2	2x	18.3%	-
Deal 74	Bengaluru	130.0	95.0	90.0	3.5	2x	18.5%	-
Deal 75	Hyderabad	110.0	110.0	33.7	3.3	2x	19.0%	-
Deal 76	Chennai	110.0	109.9	107.6	3.3	2x	21.3%	-
Deal 77	Hyderabad	75.0	75.0	56.3	2.0	2x	18.5%	-
Deal 78	Bengaluru	42.0	42.0	36.7	2.0	2x	19.0%	-
Deal 79	Bengaluru	45.0	45.0	45.0	2.0	2x	19.0%	-
Deal 80	Chennai	32.0	29.8	27.4	2.0	1.5x	19.5%	-
Deal 81	Mumbai	60.0	20.0	20.0	1.8	2x	19.0%	-
Total		2,091.0	1826.28	970.87			19.0%	

FUND IV – fully deployed portfolio; begun active recycling.
Exited 4 deals; DPI of ~24.7%; Gross investor returns ~18.3%

Note :- Data as of August 2026

Portfolio Summary

RE Performing Credit Fund V

Sanctioned & Disbursed Portfolio

Investments	City	Deal Size (INR crores)	Disbursed (INR crores)	Outstanding (INR crores)	Tenor (Years)	Security Cover	Contracted IRR% (incl. upfront fee)
Deal 82	Hyderabad	35.0	33.2	25.8	4.0	2x	19.0%
Deal 83	Chennai	130.0	122.7	116.5	4.0	2x	18.5%
Deal 84	Bengaluru	90.0	90.0	90.0	3.0	2x	18.0%
Deal 85	Chennai	110.0	65.0	62.5	4.0	2x	18.3%
Deal 86	Hyderabad	120.0	120.0	115.7	4.0	2x	18.3%
Deal 87	Chennai	200.0	115.5	107.6	4.0	2x	18.5%
Deal 88	Hyderabad	80.0	70.0	69.7	4.0	2x	19.0%
Deal 89	Chennai	390.0	328.0	193.0	4.0	2x	19.0%
Deal 90	Kochi	60.0	45.0	45.0	4.0	2x	18.0%
Deal 91	Chennai	70.0	70.0	65.3	4.0	2x	18.0%
Deal 92	Bengaluru	75.0	32.0	32.0	4.0	2x	18.0%
Deal 93	Hyderabad	200.0	168.4	163.6	4.0	2x	18.8%
Deal 94	Pune	60.0	26.0	23.7	4.0	2x	19.8%
Deal 95	Hyderabad	150.0	96.9	93.7	4.0	2x	19.0%
Deal 96	Bengaluru	200.0	200.0	149.3	4.0	2x	18.5%
Deal 97	Chennai	60.0	60.0	59.2	4.0	1.5x	18.7%
Deal 98	Pune	115.0	88.5	88.5	4.0	2x	18.7%
Deal 99	Bengaluru	190.0	190.0	186.0	4.0	2x	20.5%
Deal 100	Hyderabad	130.0	45.9	45.9	4.0	2x	19.5%
Deal 101	Mumbai	60.0	20.0	20.0	3.8	2x	19.0%
Deal 102	Bengaluru	100.0	50.0	50.0	4.0	2x	19.5%

Sanctioned, pending disbursement by October 2026

Investments	City	Deal Size (Crores)	To be Disbursed (Crores)	Outstanding (INR crores)	Tenor (Years)	Security Cover	Contracted IRR % (incl. upfront fee)
Deal 103	Bengaluru	240.0	-	-	4.0	2x	20.0%
Deal 104	Hyderabad	475.0	-	-	4.0	2x	19.0%
Grand Total		3,340.0	2,036.9	1,803.1		2x	19.0%

Portfolio Summary as on August 2026

CORPORATE SPECIAL SITUATIONS FUND

Investments	Sector	City	Deal Size (INR Crores)	Deployed (INR Crores)	Principal O/s (INR Crores)	Tenor (Years)	Security Cover	Contracted IRR % (incl. upfront fee)
Deal 1	Textiles	Coimbatore	22.0	22.0	0.0	1.5	2.65x	22.0%
Deal 2	Education	Bengaluru	30.0	30.0	0.0	5.0	1.50x	22.0%
Deal 3	Infrastructure	Bengaluru	105.0	105.0	0.0	1.5	2.70x	17.5%
Deal 4	Auto Components	Coimbatore	115.0	115.0	51.0	4.5	5.00x	21.8%
Deal 5	Healthcare	Vellore	70.0	70.0	0.0	4.3	1.50x	23.2%
Deal 6	Infrastructure	Tamil Nadu	205.0	205.0	0.0	2.0	2.30x	22.3%
Deal 7	Education	Bengaluru	60.0	60.0	42.8	4.3	1.50x	17.5%
Deal 8	Financial Services	Ahmedabad	120.0	120.0	60.0	3.0	4.70x	18.5%
Deal 9	Information Technology	Bengaluru	50.0	50.0	25.0	3.5	2.00x	18.0%
Deal 10	Consumer/ F&B	Chennai	75.0	75.0	60.0	4.0	3.60x	18.0%
Deal 11	Aviation Services	Coimbatore	52.0	52.0	48.9	3.5	1.50x	19.0%
Deal 12	Gold Processing	Hyderabad	120.0	120.0	0.0	3.0	1.50x	20.9%
Deal 13	Infrastructure	Bengaluru	100.0	100.0	95.0	3.0	2.70x	16.0%
Deal 14	Financial Services	Ahmedabad	87.0	87.0	87.0	3.0	2.50x	15.8%
Deal 15	Infrastructure	Bengaluru	55.0	55.0	55.0	3.0	2.50x	16.0%
Deal 16	Auto Components	Coimbatore	25.0	25.0	25.0	3.0	2.50x	19.0%
Deal 17	Financial Services	Ahmedabad	22.5	22.5	22.5	2.8	4.70x	18.5%
Deal 18	Diversified	Surat	100.0	100.0	100.0	2.0	1.80x	16.5%
Deal 19	Real Estate	Bengaluru	135.0	135.0	135.0	1.5	1.00x	25.0%
Deal 20	Real Estate	Bengaluru	25.0	25.0	25.0	2.0	1.00x	25.0%
Deal 21	Infrastructure	Tamil Nadu	200.0	42.0	42.0	2.0	1.8x	19.0%
Total			1,773.5	1,615.5	874.1			19.6%

* Represents fully exited investments and realized IRRs for the Fund

Portfolio Summary as on August 2026

MID MARKET LENDING FUND

Investments	Sector	City	Deal Size (INR Crores)	Deployed (INR Crores)	Principal O/s (INR Crores)	Tenor (Years)	Security Cover	Contracted IRR % (incl. upfront fee)
Deal 1	Financial Services	Ahmedabad	33.0	33.0	33.0	3.0	2.50x	15.8%
Deal 2	Information Technology	Bengaluru	30.0	30.0	30.0	4.0	3.50x	16.4%
Deal 3	Stainless Steel	Ahmedabad	70.0	70.0	70.0	4.3	1.60x	14.7%
Deal 4	Education	Bengaluru	75.0	75.0	75.0	3.0	2.70x	16.1%
Deal 5	Financial Services	Mumbai	100.0	95.7	65.1	5.0	1.10x	10.4%
Deal 6	Infrastructure	Bengaluru	70.0	70.0	70.0	3.0	2.50x	16.0%
Deal 7	Contract Manufacturing	Bengaluru	100.0	100.0	100.0	3.0	2.20x	14.5%
Deal 8	Auto Components	Coimbatore	125.0	125.0	125.0	4.0	4.10x	18.0%
Deal 9	Renewable Energy	New Delhi	125.0	125.0	125.0	2.0	1.50x	14.9%
Deal 10	Financial Services	Jaipur	25.0	23.7	0.0	2.0	1.10x	14.3%
Deal 11	Diversified	Surat	125.0	15.0	15.0	3.0	1.50x	16.2%
Deal 12	Financial Services	Ahmedabad	65.0	65.0	65.0	3.0	3.00x	18.5%
Deal 13	Infrastructure	Bengaluru	50.0	41.0	41.0	3.0	2.50x	16.0%
Total			993.0	868.4	814.1			15.0%

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