SACHINNAGPAL.IN · CHEAT SHEET

InvIT in one page

Structure, parties, SEBI limits, distributions, tax components and key ratios. · As of 25 October 2026

What it is

A SEBI-registered trust that owns operating infrastructure (such as toll roads) through SPVs and passes most of the cash to unitholders. Rules: SEBI (InvIT) Regulations, 2014.

The four parties

PARTY	ROLE
Sponsor	Sets up the trust and transfers the first assets
Trustee	Holds assets for unitholders; oversees the manager
Investment manager	Decides, discloses, declares distributions
Project manager	Runs the assets day to day

Key SEBI numbers

- Distribute at least **90% of NDCF**
- Public InvIT: distribute at least **every six months**
- Borrowing: up to 25% freely; 25 to 49% with rating and unitholder approval; 49 to 70% with AAA, six distributions and 75% approval
- Public InvIT: at least **80%** of value in completed, revenue-generating assets

Distribution components and tax (unitholder)

COMPONENT	TAX
Interest	Taxable at slab, TDS
Dividend	Generally exempt from 1 Apr 2026
Repayment of debt	Reduces cost of units
Units sold after 12 months	12.5% above ₹1.25 lakh a year

Ratios to know

- **Distribution yield** = DPU ÷ price (not the same as return)
- **IRR**: counts price paid, every distribution and the end value
- **Net debt ÷ asset value** (the SEBI borrowing test)
- **DSCR** at SPV level, and years left on each concession

Remember

A road concession ends. Part of every distribution can be your own capital coming back.

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