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SEBI InvIT rules at a glance

Borrowing bands, sponsor holding, distributions, valuation and investment conditions. · As of 25 October 2026

Distributions

- At least **90% of NDCF** at SPV/HoldCo and InvIT level
- Standard NDCF format from **1 April 2024** (SEBI circulars of 6 Dec 2023)
- Public InvIT: at least **once every six months**; paid within **15 days** of declaration

Borrowing (net of cash, to asset value)

LEVEL	CONDITIONS
Up to 25%	Allowed
25% to 49%	Credit rating; unitholder approval
49% to 70%	AAA rating; six continuous distributions; 75% unitholder approval
Above 70%	Not allowed

Use of borrowing above 49% was widened by an amendment of **17 April 2026** and a SEBI circular of May 2026.

Sponsor holding after listing

PERIOD	MINIMUM
Years 1 to 3	15% of units
Years 4 to 5	Lower of 5% or ₹500 crore
Years 6 to 10	Lower of 3% or ₹500 crore
Years 11 to 20	Lower of 2% or ₹500 crore
After year 20	Lower of 1% or ₹500 crore

Investment conditions (public InvIT)

- At least **80%** of value in completed, revenue-generating projects
- Up to **10%** in under-construction projects

Valuation and governance

- Full valuation by a registered valuer at least yearly, half-yearly update
- Above 49% borrowing: quarterly valuation and extra ratios
- Unitholders with **10%** or more may nominate a director to the manager's board

Check the current regulations and circulars on sebi.gov.in before relying on any number.

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