

Infrastructure Investment Trust Fund

Why in news?

\n\n

The initial public offering (IPO) for IRB InvIT, **India's first infrastructure investment trust fund** will open for subscription.

\n\n

What are InvITs?

\n\n

\n

- **InvITs are similar to mutual funds.**

\n

- While mutual funds provide an opportunity to invest in equity stocks, an InvIT **allows one to invest in infrastructure projects** such as road and power.

\n

\n\n

How do InvITs work?

\n\n

\n

- InvITs raise funds from a large number of investors and directly invest in infrastructure projects or through a special purpose vehicle.

\n

- **Two types of InvITs** have been allowed: One, which invests in completed and revenue generation infrastructure projects; the other, which has the flexibility to invest in completed or under-construction projects.

\n

- InvITs which invest in completed projects take the **route of public offer of its units**, while those investing in under construction projects take the **route of private placement of units**.

\n

- Both forms are required to be listed on stock exchanges.

\n

\n\n

How do InvITs help the developer?

\n\n

- InvITs allow developers of infrastructure assets to monetise their assets by pooling multiple projects under a single entity (trust structure).
- For instance, IRB InvIT constitutes six special purpose vehicles consisting of toll-road assets aggregating to 3,645 lane kilometres of highways located across the states of Maharashtra, Gujarat, Rajasthan, Karnataka and Tamil Nadu.

\n\n

What is the structure of InvITs?

\n\n

- InvITs are **registered as trusts with SEBI** and there are four parties — trustee, sponsors, investment manager and project manager.
- Sponsors are the firms which set up the InvITs.
- Investment managers manage assets and investments of InvITs and undertake activities of the InvIT.
- The project manager is responsible for executing the projects.
- The trustee oversees the role of InvIT, investment managers and project manager and ensures that all rules are complied with.

\n\n

For which class of investors are InvITs suitable?

\n\n

- The minimum application size for InvIT units is **Rs. 10 lakh**.
- The main investors could be foreign institutional investors, insurance and pension funds and domestic institutional investors (like mutual funds, banks) and also super-rich individuals.

\n

\n\n

What do InvITs mean to investors?

\n\n

\n

- According to SEBI rules, at least 90% of funds collected, after paying for expenses, taxes and repayment of external debt, should be **passed on to investors every six months.**

\n

- Dividend income received by unit holders is tax exempt.

\n

- Short-term capital gain on sale of units is taxed at 15%, while long-term capital gains are tax exempt.

\n

- Interest distributed to unit holders is taxed.

\n

\n\n

What are the potential investment risks?

\n\n

\n

- InvITs are listed on and are subjected to the **vagaries of the stock exchanges**, resulting in negative or lower returns than expected.

\n

- An economic downturn or project delays may hit infrastructure projects and result in lower returns.

\n

- As in mutual funds, investors in InvITs have no control over investments and exits being made by the trust.

\n

\n\n

\n\n

Source: The Hindu

\n



SHANKAR
IAS PARLIAMENT
Information is Empowering