

NeoLiv is an **integrated residential platform** with a purpose to create engaging and thriving communities for our customers to Live in.

Our platform differentiates itself by means of its long-term mindset, which is reflected with focus on:

COMMUNITY: great customer experience through technology and (in-house) property management.

CULTURE: an inspiring place for top industry talent to deliver their best.

ESG: transparency, corporate governance, adhering to best-in-class environmental standards.

TECHNOLOGY: focus on building tech led capabilities to make the organization future ready.

NeoLiv's integrated residential platform includes a fund management business as well as a development arm. It has been designed to control the entire life cycle of a real estate project: from financing to handover, providing customers security of a timely delivery.

For investors the platform provides an opportunity to invest at land stage and enjoy developer level margins in residential real estate sector which is on the cusp of a major upcycle.

Both customers and investors benefit from access to the best talent in industry with unparalleled experience and the capability to execute projects at an optimal cost of conversion.

Dear Stakeholders,

After 12 years at Godrej Properties Ltd and almost 6 years as its Managing Director & CEO, I embarked on an entrepreneurial journey in January 2023 with a vision to create India's foremost residential platform - **NeoLiv**.

Since our launch on January 14th, 2023, NeoLiv has gained solid traction and is well ahead of our initially envisioned schedule.

KEY MILESTONES ACHIEVED IN FIRST 90 DAYS:

- **WORKING CAPITAL INCREASED:** NeoLiv has secured USD 10mn in additional funding from a group of respected investors (financial institutions, family offices) which will allow us to accelerate the build out of the platform. The platform continues to receive keen interest from other highly respected investors (financial institutions, family offices).
- **PARTERSHIP EXPANDED:** NeoLiv has a partnership model to drive entrepreneurial culture, an industry first. Senior leadership team members join as Partners with an ownership interest in business. In the first 90 days, 04 Partners have joined and additional Partners confirmed, ready to be on-boarded in the coming quarters.
- **CUSTOMERS PLACED FIRST:** NeoLiv's purpose is to create engaging and thriving communities for our customers to Live in. To understand our customer better, "Cross Bow Insights", a globally renowned research firm, has been appointed to connect with customers and understand their home owning journey. International brand consultants "Creative Land Asia (CLA)" has been appointed as brand development strategist.
- **SEBI APPROVAL SECURED:** NeoLiv has secured AIF Category (II) approval from SEBI (Securities and Exchange Board of India). The firm is confident it will raise INR 1000 Cr before the end of the calendar year, based on strong initial investor interest.
- **PROJECT PIPELINE IN ADVANCED STAGES:** Initially, NeoLiv will focus exclusively on residential development projects in Delhi NCR and Mumbai MMR, targeting healthy returns with measured equity risk. At present the team is in advanced stages of commercial closures for development of residential communities in partnership with reputed landowners in Delhi NCR and Mumbai MMR regions.

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As NeoLiv becomes more visible in the market, we have attracted the interest of global institutional capital eager to invest in the Indian growth story, and the attractive residential sector. Talks with potential institutional partners are intensifying, both at a project and parent entity level.

I am pleased with the progress we have been able to make to this point and look forward to sharing more positive updates about our achievements soon.

On our journey we very much value your ideas, comments, and suggestions. I look forward to continuing our dialogue.

All the very best,

Mohit Malhotra

Founder & CEO

NeoLiv

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