



Tamil Nadu Shelter Fund

Managed by: Tamil Nadu Infrastructure
Fund Management Corporation Limited

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Increasing Supply of Affordable Housing

Tamil Nadu Shelter Fund (TNSF) is a SEBI registered AIF (Social Impact Fund) specializing in financing Affordable Housing projects. Guided by the World Bank and ADB policies, the fund invests in Private and Public-Private Partnership (PPP) projects that would catalyse the supply of affordable housing within Tamil Nadu.

Investment Focus



TNSF invests in affordable housing projects, encompassing ownership and rental models, with the goal of benefiting economically weaker sections, lower income groups and vulnerable segments of the population through:



- » Affordable ownership housing
- » Rental housing for industrial workers
- » Senior living and inclusive living
- » Working women's hostels
- » Co-living spaces and Student hostels
- » Focus on tier ii / iii cities

Key Differentiators



Smart Investment

TNSF invests strategically in projects by sharing risks with developers through equity, Debt or Hybrid instruments.



Transparency assured

Clear and transparent investment process to foster trust.



Green and Social Focus

TNSF's expertise ensures projects are environmentally and socially responsible.



Positive social impact

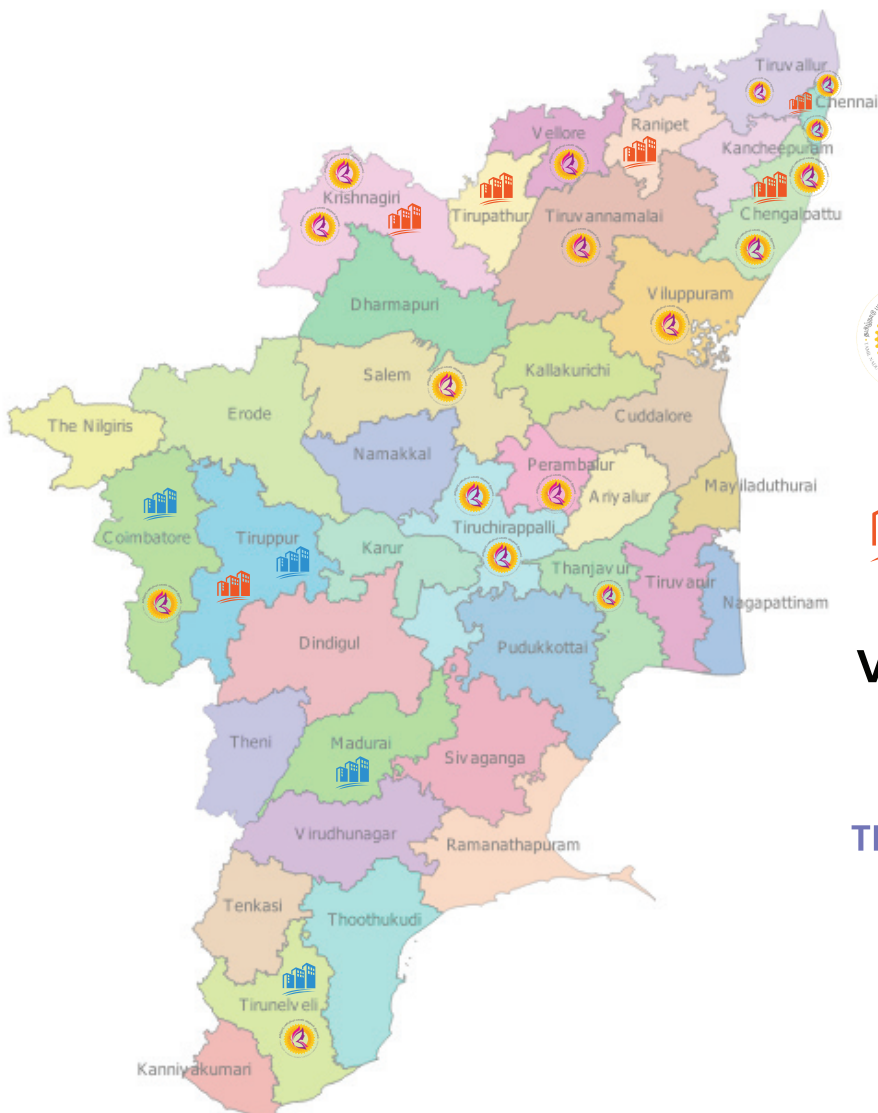
Demonstrate impact to tier ii / iii populace especially women with projects impacting around 15,000 women.

Evaluation Criteria

TNSF evaluates projects based on the following factors:

- » Promoters' track record and reputation.
- » Create a positive impact on society using sustainable designs.
- » Proximity to social and commercial infrastructure, such as schools, hospitals, and public transport.
- » Focus on UN SDG goals to create positive impact.

Our Portfolio



Established by TN Govt. to provide accommodation for working women- 1,600 beds across 14 hostels are being funded.



Private affordable housing project with 2,700 units near Chennai. (exited)

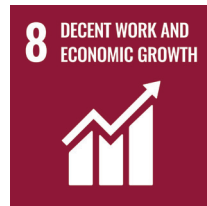
VRPL

Industrial housing for 14,000 women industrial workers near Hosur.

TNIHPL

SPV with SIPCOT for industrial housing. First project with 800 beds in Siruseri.

Portfolio Impact



~16,000

Affordable rental beds

~6,000 units

Affordable Housing units under development

~4.95 million sq.ft

Buildings under Green Certification

~20,000

Women positively impacted through our investments

~ 40,000

Jobs supported through our investments

100 %

Buildings with STP, Rainwater Harvesting and Eco-friendly designs



TNIFMC is an investment manager set up by the Government of Tamil Nadu along with leading financial institutions, to manage focussed Alternative Investments Funds as a part of the Government's policy initiatives for various segments of the economy such as Affordable Housing, MSME, Climate Change, etc.

The overarching goal is to accelerate private sector participation and contribution to achieving US\$ 1 trillion GDP for the State by 2030. The Government of Tamil Nadu is an anchor investor in all the Funds and has empowered TNIFMC with a professional fund management team and an independent Investment Committee with a focus on commercial returns. These AIF's will provide risk capital to enterprises in the respective focus areas and will catalyse private sector investments in those segments.

Tamil Nadu Infrastructure Fund Management Corporation Limited

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