

MEPL CLASSES
CS PROFESSIONAL – CORPORATE FINANCE
REIT and Invlt

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(TIME ALLOTTED – 1 HOUR)

(MARKS ALLOTTED – 30 MARKS)

EACH QUESTION CARRIES 5 MARKS

Question 1.

State the major difference between REIT and Mutual Funds.

Question 2.

An investor can invest in real estate without buying any physical property by way of investment in Real Estate Investment Trusts (REITs). Explain REITs and its benefits.

Question 3.

A Real Estate Investment Trust (REIT) is having ₹ 600 crore assets in its portfolio. The asset mixes are as under :

- (a) Completed project : ₹ 300 crore
- (ii) Property on rent : ₹100 crore
- (iii) Government securities : ₹ 150 crore
- (iv) Money market instrument : ₹50 crore.

By referring the SEBI regulations, advise the company on the asset mix and suggest any changes, if required.

Question 4.

“No person shall act as a Real Estate Investment Trust (REIT), unless it is registered with SEBI under the REIT Regulations”. Structure a REIT with due consideration to Eligibility and basic conditions to be fulfilled under SEBI (REIT) Regulations, 2014.

Question 5.

What are the different rights of the units' holders in an Infrastructure Investment Trust?

Question 6.

Distinguish between Real Estate Investment Trusts (REITs) and Infrastructure Investment Trust (InvITs) with reference to brief concept, growth prospect, income stability and associated risks.

