



# SCORPION CAPITAL

INVESTMENT BANKING | STRUCTURED FINANCE | PRIVATE CAPITAL

## STRATEGIC REAL ESTATE FINANCING OPPORTUNITIES ACROSS INDIA

Scorpion Capital is actively exploring and structuring high quality real estate opportunities with strong fundamentals, robust cash flows and institutional grade security.



INVESTMENT APPETITE  
**USD 100 MN – 200 MN**

STRUCTURED THROUGH SINGAPORE & GIFT CITY

FUND BASED OUT OF  
SINGAPORE & GIFT CITY



SINGAPORE



GIFT CITY



TARGET INDIAN IRR  
**18% – 19%**



SECURITY COVERAGE  
**UP TO 3x LTV**  
Robust collateral backed structure



TENURE  
**24 – 60 MONTHS**  
Flexible structures aligned with project needs

### FOCUS SECTORS



RESIDENTIAL DEVELOPMENTS



COMMERCIAL ASSETS



HOSPITALITY



WAREHOUSING & LOGISTICS



MIXED-USE DEVELOPMENTS



LAND WITH CLEAR TITLE

#### WHY INVEST IN INDIAN REAL ESTATE?

- ✓ One of the world's fastest growing major economies
- ✓ Rapid urbanization and rising income levels
- ✓ Large housing deficit and strong demand fundamentals
- ✓ Infrastructure expansion and government reforms
- ✓ Increasing institutional participation and transparency
- ✓ Favorable demographic dividend

#### WE PARTNER WITH

- Real Estate Developers
- Institutional Investors
- Sovereign / Family Offices



We welcome credible opportunities and partnerships aligned with scalable, secure and institutionally structured transactions.

#### ABOUT SCORPION CAPITAL

Scorpion Capital is an investment banking and advisory firm specializing in structured finance, private credit and capital solutions. With a global perspective and deep understanding of local markets, we bridge capital with opportunity through innovation, integrity and insight.

**DR. ADITYA  
VIJAY KASHYAP**  
FOUNDER  
SCORPION CAPITAL

*Aditya Vijay Kashyap*



LET'S BUILD  
TOMORROW, TOGETHER.



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