NOTICE CUM ADDENDUM TO THE SCHEME INFORMATION DOCUMENT (SID)/ KEY INFORMATION MEMORANDUM (KIM) OF UNIFI DYNAMIC ASSET ALLOCATION FUND AND UNIFI FLEXI CAP FUND / STATEMENT OF ADDITIONAL INFORMATION (SAI) OF UNIFI MUTUAL FUND ("THE FUND")

Reclassification of Real Estate Investment Trusts (REITs) as Equity Related Instruments pursuant to SEBI Circular dated November 28, 2025

Notice is hereby given that, Pursuant to Gazette Notification SEBI/LAD-NRO/GN/2025/272 dated October 31, 2025 and SEBI Circular No. HO/24/13/12(1)2025-IMD-POD-2/I/157/2025 dated November 28, 2025 , any investments in units of Real Estate Investment Trusts (REITs) by Mutual Funds shall be treated as equity related instruments with effect from 1 January 2026.

In accordance with the said Circular, below changes relating to the re-classification of REITs as "Equity related instruments" as made in Offer documents of the Schemes shall not be considered as a Fundamental Attribute change.

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<tr><th>Scheme Name</th><th>Section</th><th>Existing Provisions</th><th>Revised Provisions</th></tr>
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<td>Unifi Dynamic Asset Allocation Fund</td>
<td>Section I
Part II. Information about the Scheme

How will the scheme allocate its assets?</td>
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<table>
<tr><th rowspan="2">Instruments</th><th colspan="2">Indicative allocations (% of total assets)</th></tr>
<tr><th>Minimum</th><th>Maximum</th></tr>
<tr><td>Equities & Equity related instruments</td><td>0%</td><td>100%</td></tr>
<tr><td>Debt Securities and Money Market Instruments</td><td>0%</td><td>100%</td></tr>
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The scheme shall not:- Invest in Reits & InVITs
Indicative Table
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<tr><th>Sr No</th><th>Type of Instrument</th><th>Percentage of exposure</th><th>Circular reference</th></tr>
<tr><td>13</td><td>ReITS and InVITS</td><td>The scheme shall not invest in ReITS and InVITS</td><td>Para 12.21 of SEBI Master Circular dated June 27, 2024</td></tr>
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<tr><td>Equities & Equity related instruments*</td><td>0%</td><td>100%</td></tr>
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*investment made by the scheme in REITs shall be considered as investment in equity related instruments.
The scheme shall not:- Invest in InVITs
Indicative Table
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Scheme Name	Section	Existing Provisions	Revised Provisions
		No Reference to RelTS	The scheme may invest in Units of Real Estate Investment Trust ('REIT')
	Where will the scheme invest	The Mutual Fund under all its Scheme(s) shall not own more than ten per cent of any company's paid up capital carrying voting rights.	The Mutual Fund under all its Scheme(s) shall not own more than ten per cent of any company's paid up capital carrying voting rights or ten per cent of units of REITs issued by a single issuer, as the case may be.
	Section II B. What are the investment restrictions?	The scheme shall not invest more than 10% of its NAV in the equity shares or equity related instruments of any company provided the limit of 10% shall not be applicable for investments in case of index or exchange traded funds or sector or industry specific scheme.	The scheme shall not invest more than 10% of its NAV in the equity shares or equity related instruments of any **entity** provided the limit of 10% shall not be applicable for investments in case of index or exchange traded funds or sector or industry specific scheme.

Unifi Flexi Cap Fund	Section I Part II. Information about the Scheme How will the scheme allocate its assets?		

Instruments	**Indicative allocations (% of total assets)**	
	Minimum	**Maximum**
Equities & Equity related instruments	65%	100%
Debt Securities and Money Market Instruments	0%	35%
Units issued by REITs & InvIT's	0%	10%

Investment in REITs & InViTs

A mutual fund may invest in the units of REITs and InvITs subject to the following:

a. No mutual fund under all its schemes shall own more than 10% of units issued by a single issuer of REIT and InvIT; and

b. A mutual fund scheme shall not invest:

i. more than 10% of its NAV in the units of REIT and InvIT; and

ii. more than 5% of its NAV in the units of REIT and InvIT issued by a single issuer.

Indicative Table

Sr No	**Type of Instrument**	**Percentage of exposure**	**Circular reference**
13	RelTS and InVITS	The scheme shall not invest in RelTS and InVITS	Para 12.21 of SEBI Master Circular dated June 27, 2024

The Mutual Fund under all its Scheme(s) shall not own more than ten per cent of any company's paid up capital carrying voting rights.

Instruments	**Indicative allocations (% of total assets)**	
	Minimum	**Maximum**
Equities & Equity related instruments*	65%	100%
Debt Securities and Money Market Instruments	0%	35%
Units issued by InvIT's	0%	10%

*investment made by the scheme in REITs shall be considered as investment in equity related instruments.

Investment in InViTs

A mutual fund may invest in the units of InvITs subject to the following:

a) No mutual fund under all its schemes shall own more than 10% of units issued by a single issuer of InvIT; and

(b) A mutual fund scheme shall not invest–

i. more than 10% of its NAV in the units of InvIT; and

ii. more than 5% of its NAV in the units of InvIT issued by a single issuer.

Indicative Table

Sr No	**Type of Instrument**	**Percentage of exposure**	**Circular reference**
13	InVITS	The scheme shall not invest in InVITS	Para 12.21 of SEBI Master Circular dated June 27, 2024

Scheme Name	Section	Existing Provisions	Revised Provisions
	Section II B. What are the investment restrictions?	The scheme shall not invest more than 10% of its NAV in the equity shares or equity related instruments of any company provided the limit of 10% shall not be applicable for investments in case of index or exchange traded funds or sector or industry specific scheme.	The Mutual Fund under all its Scheme(s) shall not own more than ten per cent of any company's paid up capital carrying voting rights or ten per cent of units of REITs issued by a single issuer, as the case may be. The scheme shall not invest more than 10% of its NAV in the equity shares or equity related instruments of any **entity** provided the limit of 10% shall not be applicable for investments in case of index or exchange traded funds or sector or industry specific scheme.

The definition of Equity related instruments includes convertible debentures, convertible preference shares, warrants carrying the right to obtain equity shares, equity derivatives , units of RelTs and such other instruments as may be specified by SEBI from time to time.

Section II. B. Risk factors: I. Scheme Specific Risk Factors:

Risk Factors Associated with Investments in REITs

• **Market Risk** : REITs Investments are volatile and subject to price fluctuations on a daily basis owing to factors impacting the underlying assets. Investors may note that AMC/Fund Manager's investment decisions may not always be profitable, as actual market movements may be at variance with the anticipated trends.

• **Liquidity Risk**: As the liquidity of the investments made by the Scheme could, at times, be restricted by trading volumes, settlement periods, dissolution of the trust, potential delisting of units on the exchange etc, the time taken by the Mutual Fund for liquidating the investments in the scheme may be high in the event of immediate redemption requirement. Investment in such securities may lead to increase in the scheme portfolio risk.

• **Reinvestment Risk**: Investments in REITs may carry reinvestment risk as there could be repatriation of funds by the Trusts in form of buyback of units or dividend pay-outs, etc. Consequently, the proceeds may get invested in assets providing lower returns.

• **Price-Risk**: The valuation of the REIT units may fluctuate based on economic conditions, fluctuations in markets (eg. real estate) in which the REIT operates. As an indirect shareholder of portfolio assets, unit holders rights are subordinated to the rights of creditors, debt holders and other parties specified under Indian law in the event of insolvency or liquidation of any of the portfolio assets.

• **Risk of lower than expected distributions:** The distributions by the REIT will be based on the net cash flows available for distribution. The amount of cash available for distribution principally depends upon the amount of cash that the REIT receives as dividends or the interest and principal payments from portfolio assets. The cash flows generated by portfolio assets from operations may fluctuate based on, among other things:

-success and economic viability of tenants and off-takers
-economic cycles and risks inherent in the business which may negatively impact valuations, returns and profitability of portfolio assets -debt service requirements and other liabilities of the portfolio assets and fluctuations in the working capital needs -ability of portfolio assets to borrow funds and access capital markets -amount and timing of capital expenditures on portfolio asset

Investments in InvITs shall continue to be classified as hybrid instruments. Clause 13 of Seventh Schedule , the words 'ReITS' has been omitted and investment restriction shall only be applicable to InvITs.

The relevant section of the Application Forms, SID, KIM of Unifi Dynamic Asset Allocation Fund, Unifi Flexi Cap Fund & SAI of the Schemes of Unifi Mutual Fund shall stand modified in accordance with the above change.

This notice cum addendum forms an integral part of the SID/ KIM of the respective schemes & SAI of the Fund as amended from time to time. All other terms and conditions mentioned in SID/KIM & SAI remain unchanged.

For Unifi Asset Management Private Limited

Sd/- **Date: December 30,2025**
Authorised Signatory **Place: Chennai**

Mutual Fund investments are subject to market risks, read all scheme related documents carefully.

For more information please contact:

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