
Mehta Family Office

Portfolio Performance Review

Period: Inception to 29 January 2026

Portfolio Snapshot

As of 29 January 2026

₹125.7 CR

Total Portfolio Value

14.20%

Portfolio XIRR

₹43.9 CR

Absolute Gain

51.84%

Gain %

₹84.6 CR

Total Inflows

₹2.3 CR

Total Outflows

13.45%

Benchmark Return

+0.75%

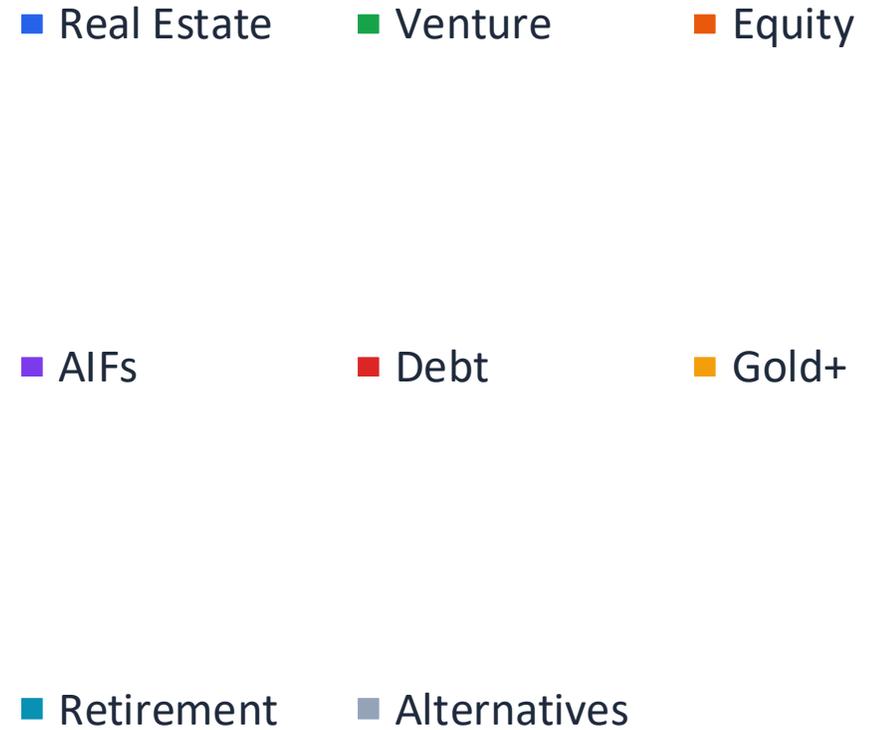
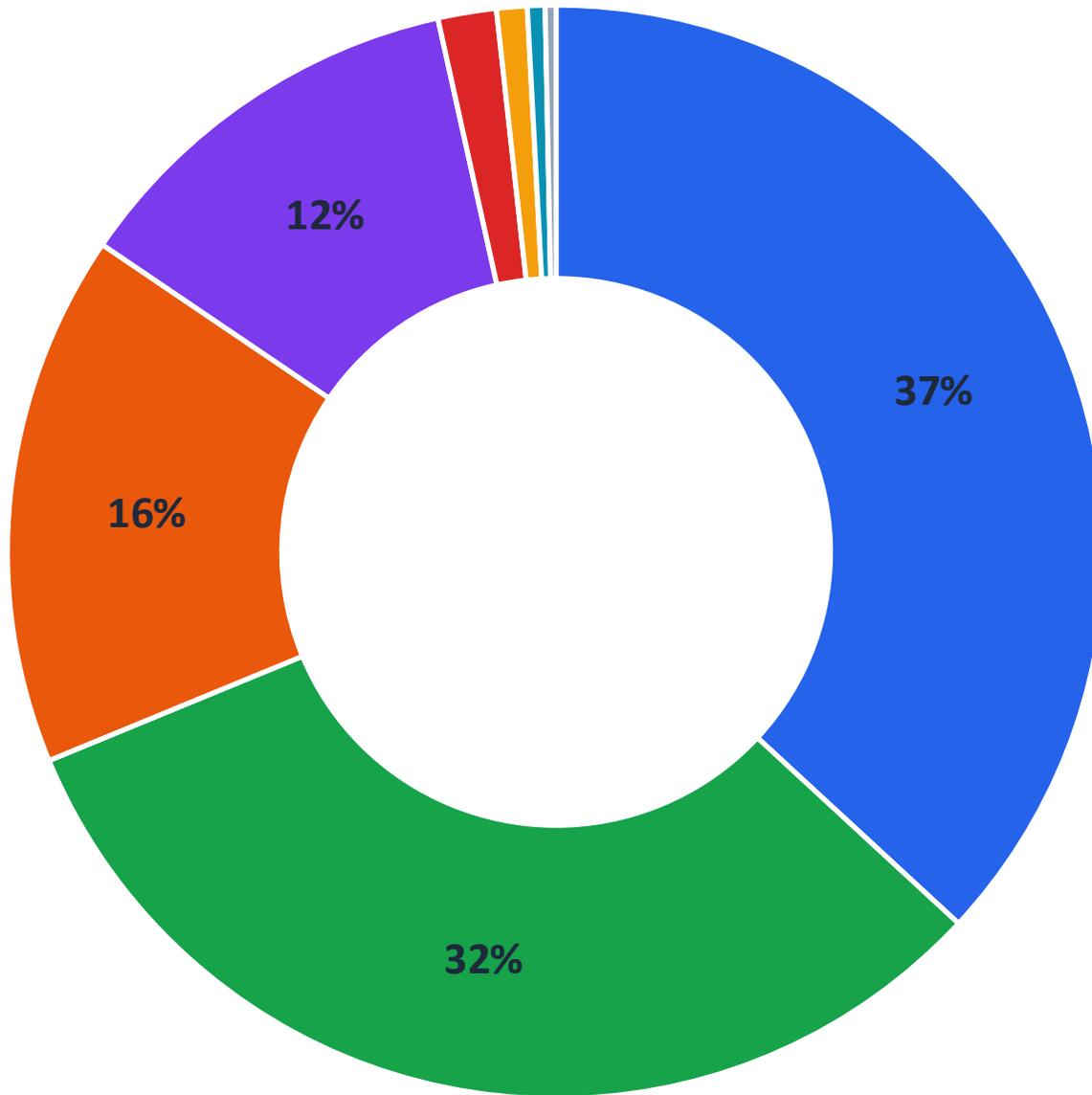
Alpha Generated

Top Category: Venture (44.4% XIRR) • Largest Holding: Real Estate (36.9%) • 7 Asset Categories

Portfolio has outperformed benchmark by 75bps with strong venture capital returns driving alpha

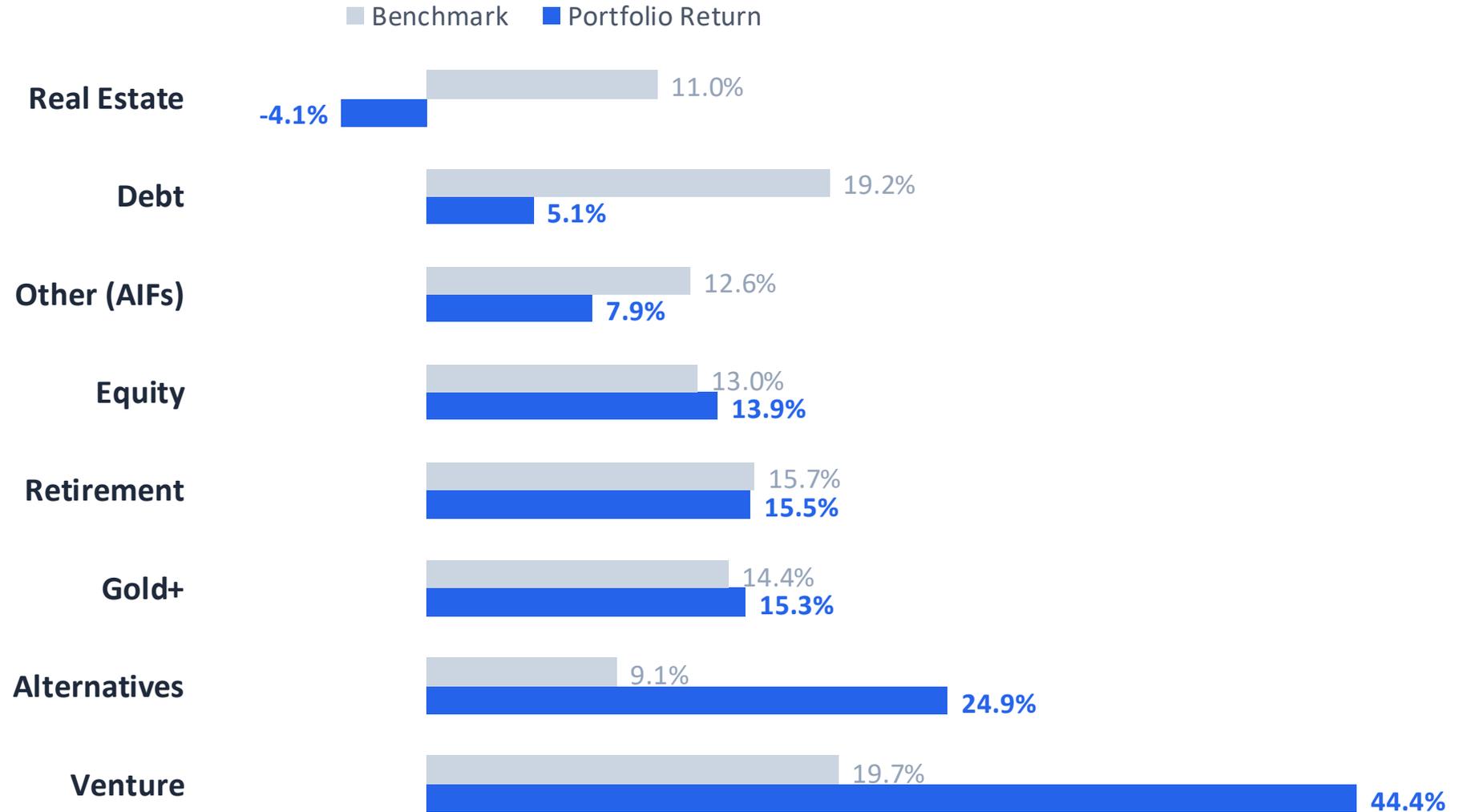
Asset Allocation

Total Portfolio: ₹125.7 CR



Category Performance vs Benchmark

XIRR returns by asset category (Inception to Jan 2026)



Top Performers & Key Concerns

▲ TOP PERFORMERS

Captain Fresh

XIRR: 76.5% | Val: ₹12.5 CR

+2,400%

Zetwerk

XIRR: 55.1% | Val: ₹6.0 CR

+1,100%

Gabriel India

XIRR: 99.2% | Val: ₹28.7 L

+473%

CDSL

XIRR: 78.3% | Val: ₹92.6 L

+347%

Swiggy (PE)

XIRR: 44.9% | Val: ₹5.6 CR

+324%

▼ KEY CONCERNS

Prime Business Park

XIRR: -10.2% | Val: ₹15.0 CR

-32.7%

HDFC Bank

XIRR: -18.0% | Val: ₹1.8 CR

-40.1%

Reliance Industries

XIRR: -10.4% | Val: ₹1.2 CR

-35.1%

Real Estate Overall

XIRR: -4.1% | Val: ₹46.4 CR

vs BM 11%

Debt Allocation

XIRR: 5.1% | Val: ₹2.2 CR

Low yield

Venture Portfolio Deep-Dive

₹40.1 CR | 31.9% of portfolio | 44.4% XIRR | ₹35.1 CR absolute gain

SERIES A (₹28.0 CR | 53.2% XIRR)

Captain Fresh

₹12.5 CR | XIRR: 76.5%

+2,400%

Zetwerk

₹6.0 CR | XIRR: 55.1%

+1,100%

Jar

₹4.0 CR | XIRR: 44.3%

+700%

Park Plus

₹3.0 CR | XIRR: 37.2%

+500%

Teachmint

₹2.5 CR | XIRR: 32.9%

+400%

GROWTH (₹12.1 CR | 32.1% XIRR)

Razorpay

₹3.8 CR | XIRR: 43.0%

+659%

Zepto

₹3.0 CR | XIRR: 37.2%

+500%

Ather Energy

₹2.7 CR | XIRR: 34.7%

+442%

Postman

₹1.4 CR | XIRR: 19.9%

+180%

Unacademy

₹1.2 CR | XIRR: 16.2%

+134%

Equity & Alternative Investments

PUBLIC EQUITY (₹19.8 CR | 13.9% XIRR)

Stocks & Equity ETFs

₹11.3 CR | XIRR: 6.4%

Underperforming BM (12.9%)

Private Equity

₹7.6 CR | XIRR: 37.1%

Swiggy driving returns

Equity Funds (MFs)

₹85.8 L | XIRR: 7.9%

Below benchmark (14.4%)

AIFs & OTHER (₹15.1 CR | 7.9% XIRR)

Chiratae Ventures Fund IV

₹5.7 CR | XIRR: 9.9%

Nippon India EO AIF

₹3.0 CR | XIRR: 11.6%

Abakkus Emerging Opp

₹2.7 CR | XIRR: 19.7%

Motilal Oswal Focused

₹2.6 CR | XIRR: 3.6%

Avendus Absolute Return

₹1.2 CR | XIRR: 2.4%

KEY INSIGHT

Stock portfolio at 6.4% XIRR significantly trails benchmark (12.9%). Consider rebalancing underperformers like HDFC Bank (-18%) and Reliance (-10.4%). AIFs are mixed — Abakkus (19.7%) leads while Motilal (3.6%) and Avendus (2.4%) lag.

Key Takeaways & Discussion Points

STRENGTHS

- 1 Venture portfolio is the star — 44.4% XIRR with ₹35 CR gain
- 2 Strong startup picks: Captain Fresh (+2,400%), Zetwerk (+1,100%)
- 3 Gold allocation providing hedge with 15.3% XIRR
- 4 Overall alpha of +75bps over benchmark

CONCERNS

- 1 Real Estate dragging returns at -4.1% XIRR (36.9% of portfolio)
- 2 Prime Business Park lost ₹7.3 CR (-32.7%)
- 3 Stock portfolio underperforming benchmark by ~650bps
- 4 Debt yielding only 5.1% — low for current rate environment

DISCUSSION POINTS

- 1 Real estate exit strategy for Prime Business Park?
- 2 Increase allocation to performing venture deals?
- 3 Rebalance stock portfolio — trim losers, add momentum?
- 4 Review debt allocation for higher yield opportunities