

# TATA

## HOUSING OPPORTUNITIES FUND

(An open-ended equity scheme following housing theme)

### WHERE DREAMS COME HOME

**NFO opens: 16th August, 2022 | NFO closes: 29th August, 2022**

**This product is suitable for investors who are seeking\*:**

- Long Term Capital Appreciation.
- An Open-ended equity scheme following housing theme

**\* Investors should consult their financial advisors if in doubt about whether the product is suitable for them.**

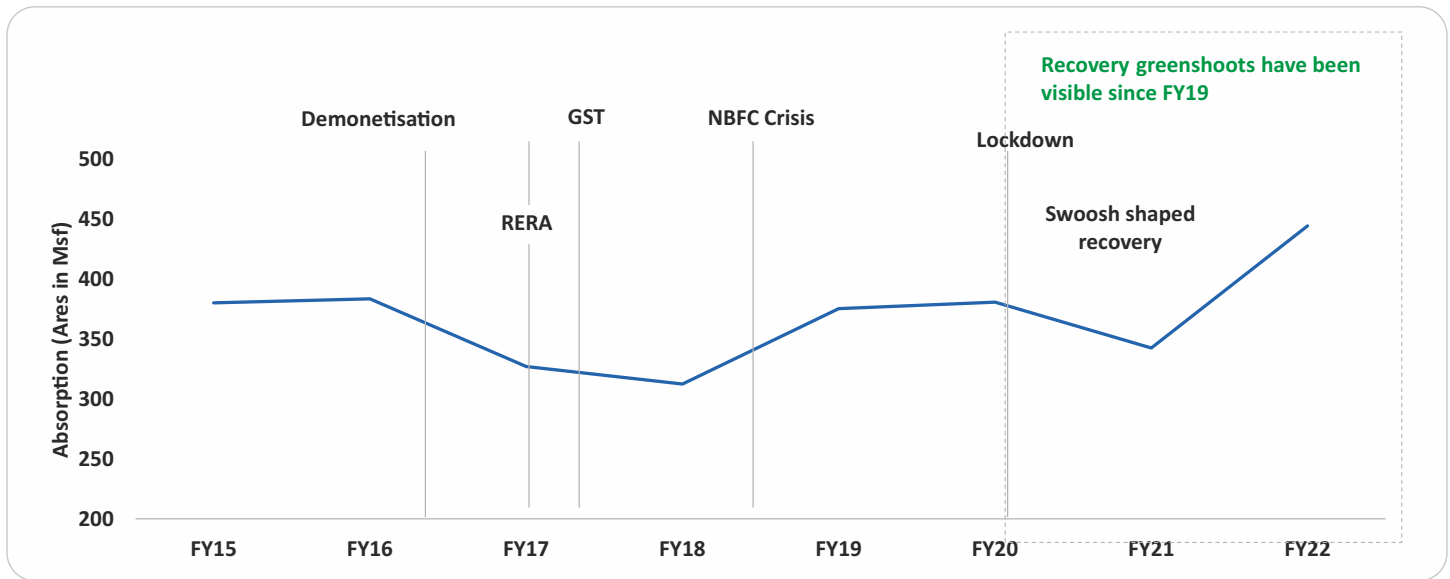


Investors understand that their principal will be at Very High Risk

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

A house and everything that goes into making one, is one of the most cherished investments we make in our lifetimes. This is an opportunity to create wealth from it, by investing in companies that supply materials, products and services that go into building a house.

In the past the housing sector was impacted by Excess Inventory, Regulatory changes, NBFC Crisis & Demonetisation. **Its now at the cusp of a turnaround!**



Source: PropEquity

## REVIVAL OF HOUSING DEMAND

Housing Demand is driven by improved affordability, increasing urbanisation, supplier consolidation among other factors.



### MACRO

#### Policy support to the sector

- Higher affordability due to muted price appreciation, lower interest rates, rising income levels

#### Policy support to the sector

- Urban population's share in India increased
- Urban housing shortage increased

Source: PropEquity, Crisil, Company Data



### MICRO

#### Higher Pricing Power with Builders

- Demand higher than supply for 5 years now
- Inventory steadily declining since CY16

#### Consolidation, Big getting bigger

- Smaller developers finding it difficult to survive
- More room for larger players to grow

Source: HSIE, Ambit



### EXTERNAL

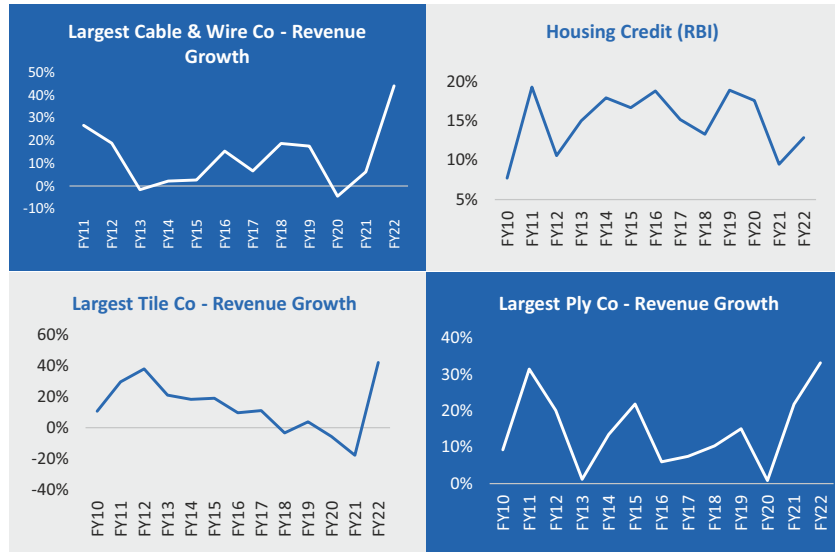
#### Policy support to the sector

- Increase in supply through Urban Housing Scheme, Liquidity facilities for NBFCs combined with other demand focused initiatives

Source: Ambit

## Growth of Allied Industries

As the demand for housing increases, so does the **demand for products that go into building** a house. These products have their own cycles. In Housing sector upcycles they draw from the tailwinds In Housing sector downcycles, they do not necessarily mimic the sector



Source: CompanyData, Bloomberg

Investing in Housing Sector Allied Products also provides an opportunity to tap into Better Quality Businesses and Reduce dependence on Micro Markets.

Note: Theoretically, allied sectors are expected to perform well when Housing Sector grows, actual performance may be impacted by other external factors and may not align with the above representation

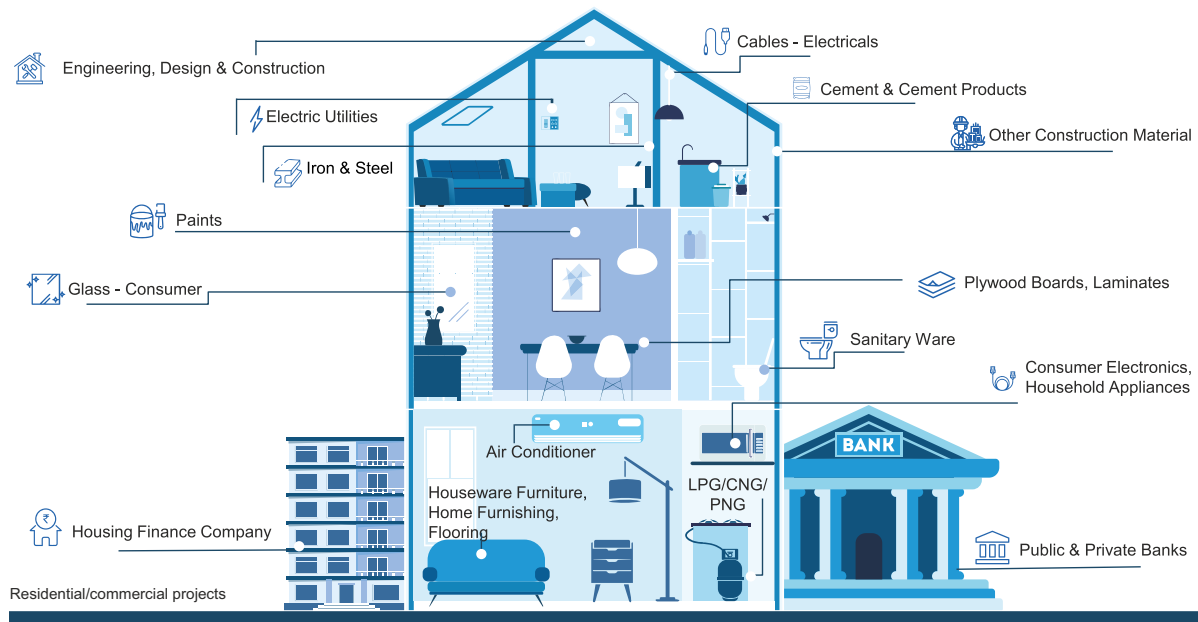
## Tata Housing Opportunities Fund

Tata Housing Opportunities Fund aims to offer a **portfolio of businesses that benefits from the real estate cycle:**

- The fund focuses on businesses that are better quality compared to pure-play real estate companies
- These businesses tend to exhibit significantly lower cyclicality compared to pure-play real estate companies

The current market correction offers a good entry point for most of these businesses.

Lower exposure to defensive sectors offers a better way to play economic recovery



The list of industries are indicative and not exhaustive. Fund Manager will follow AMFI /NSE classification from time to time.

## Fund Details

<b>Scheme Name</b>	<b>TATA HOUSING OPPORTUNITIES FUND</b>
<b>NFO Date</b>	NFO Opens: 16th August 2022 NFO Closes: 29th August 2022
<b>Investment Objective</b>	To generate long-term capital appreciation by investing predominantly in equity and equity related instruments of entities engaged in and/or expected to benefit from the growth in housing theme. However, there is no assurance or guarantee that the investment objective of the Scheme will be achieved. The scheme does not assure or guarantee any returns.
<b>Type Of Scheme</b>	An open-ended equity scheme following housing theme.
<b>Fund Manager</b>	Tejas Gutka, Venkat Samala and Murthy Nagarajan
<b>Benchmark</b>	NIFTY Housing Index (TRI)
<b>Min. Investment Amount</b>	Rs. 5,000/- and in multiple of Re.1/- thereafter
<b>Load Structure</b>	Entry Load: N.A. Exit Load: Redemption/Switch-out/SWP/STP on or before expiry of 365 days from the date of allotment: If the withdrawal amount or switched out amount is not more than 12% of the original cost of investment- NIL Redemption/Switch-out/SWP/STP on or before expiry of 365 days from the date of allotment: If the withdrawal amount or switched out amount is more than 12% of the original cost of investment-1% Redemption/Switch-out/SWP/STP after expiry of 365 days from the date of allotment-NIL

Call: **022 - 6282 7777** (Monday to Saturday 9:00 am to 5:30 pm)  
**[www.tatamutualfund.com](http://www.tatamutualfund.com)**

Distributed by: