TATA

NIFTY REALTY INDEX FUND

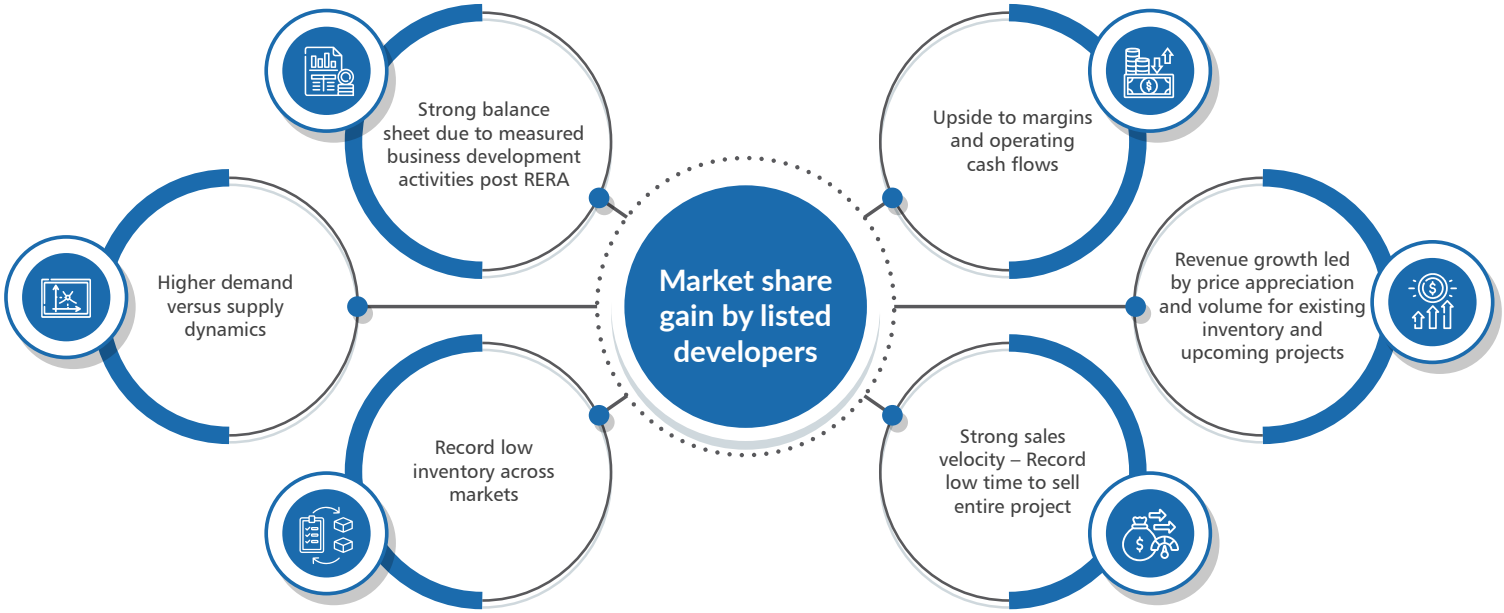
(An open-ended scheme replicating / tracking Nifty Realty Index (TRI))

TATA mutual fund

GROWING INDIA HAS A GROWING NEED FOR SPACES



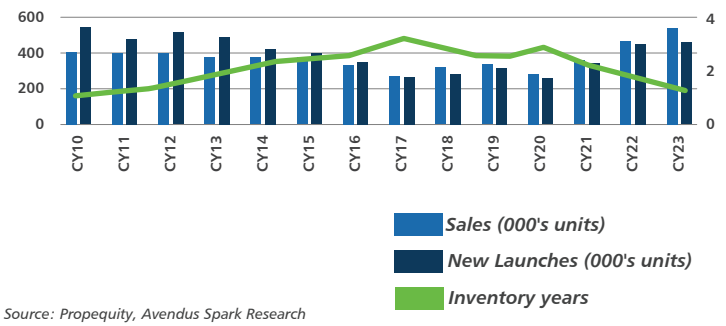
WHY INVEST IN NIFTY REALTY INDEX?



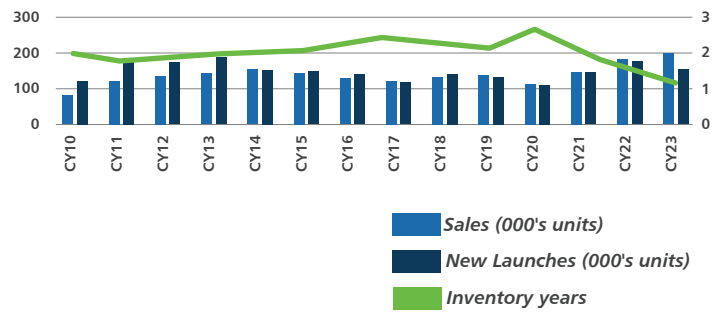
*Source - https://www.ibef.org/industry/real-estate-india

Residential demand has reached its highest ever. However, supply is yet to match the peak seen in the last decade.

Tier-1 Cities



Tier-2 Cities

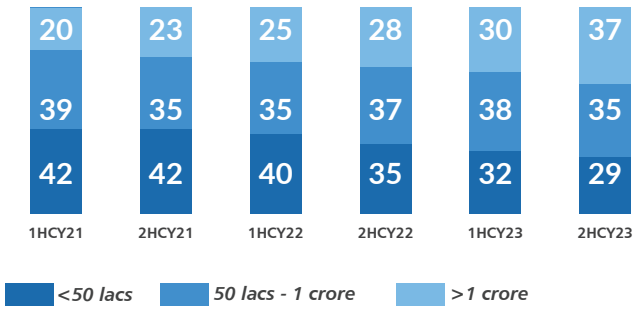


Source: Propequity, Avendus Spark Research

- The booking value in the residential real estate has seen tremendous growth. This surge is attributed to pent-up demand, a revival of the luxury and premium segments due to increased demand for bigger houses.
- Post-COVID a sharp rise in rentals across cities after the end of WFH, favoring outright purchase over renting.
- Additionally, there is increased interest from NRIs to invest in the Indian real estate market.

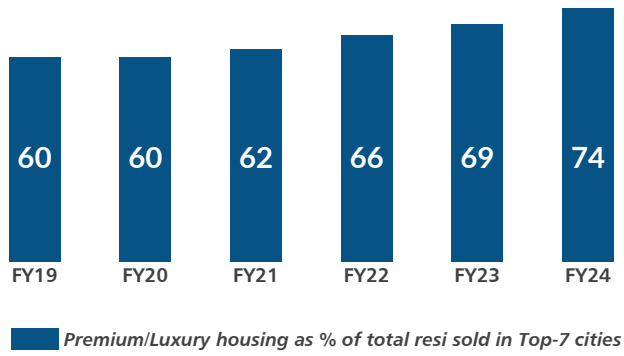
Increased demand for bigger houses

Sale by Ticket Size (%)



Source: Knight Frank, MOFSL

Premiumization to boost margins

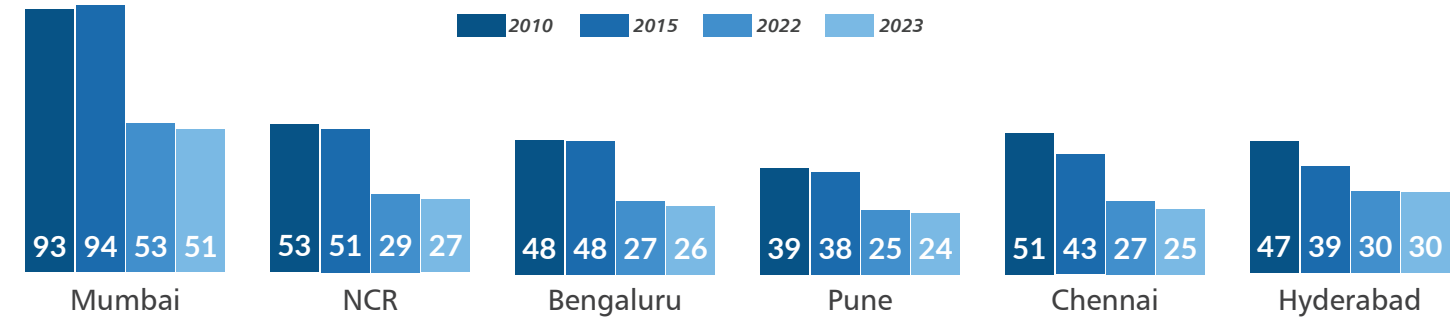


Source: Propequity, Jefferies

- High savings rates and healthy wealth creation at mid/top levels of the pyramid are driving demand for higher ticket-size homes.
- The share of the mid-income segment with a ticket size of INR 5-10 million stands steady. The premium segment with home prices of over INR 10 million has been the standout performer

Interest rates decline will provide further tailwind to demand

EMI-to-income Ratio: Affordability further improved in CY23



Source: Knight Frank, MOFSL

- Lower EMI-to-income ratio fares better. All cities have witnessed the same.
- Affordability has improved and interest rates decline will provide further tailwind to demand.
- While the mid-income/premium segments continue to witness strong demand, a revival in the affordable segment will provide incremental upside potential to volume growth.

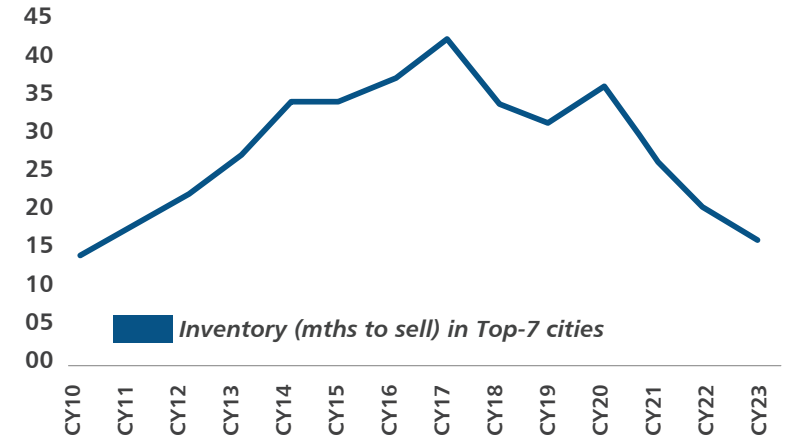
RERA (REAL ESTATE REGULATION ACT) – A CLEAN-UP OF PROPERTY / HOUSING SECTOR

BOOSTING BUYER CONFIDENCE

Government passed the Real Estate Regulatory Act (RERA) in 2016 to bring in transparency to protect the interest of home buyers -

- Compulsory disclosure of project details.
- Separate Escrow account for each project.
- Timely completion, else compensation.
- Minimum 70% of the funds received from buyers to be deposited in the Escrow account and to be used for that specific project only.

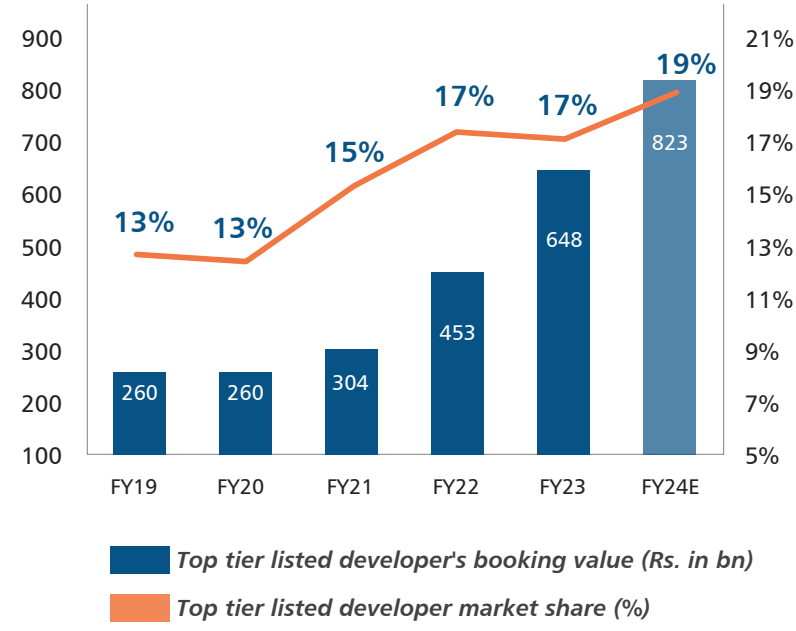
Residential inventory cycle reduced, record low time to sell projects post RERA rollout



Source: Propequity, Avendus , Jefferies

- Majority of the projects launched in the last two years are getting sold out within first year of launch.
- This is leading to strong collections and negative working capital.
- The realty sector results in a multiplies effect for the economy, triggering job creation and corporate capex.

Top-tier listed developers have had strong booking value growth & market share gain post RERA and Covid-19



Source: Company, Avendus Spark

- Listed developers witnessed sharp growth owing to consolidation driven by RERA and limited lending in the industry.
- Not only did developers monetize the majority of the unsold inventory from existing projects but also saw the highest sales velocity for new launch pipelines in the last decade.
- Steady input prices, launch on legacy land bank and continued price hikes to resulted in upside to margins and cash flow.

METHODOLOGY

- The Nifty Realty Index is designed to reflect the behavior and performance of the companies that are engaged into construction of residential & commercial real estate properties.
- Companies should form part of Nifty 500 at the time of review. The Nifty Realty Index comprises a maximum of 10 stocks.
- The companies are sorted in the descending order of the average free-float market capitalization (FF market capitalization) and final selection of companies shall be made based on the FF market capitalization to form part of the index.
- Companies will be included if free-float market capitalisation is at least 1.5 times the free-float market capitalization of the smallest index constituent in the respective index.
- The review and reconstitution of sectoral indices is undertaken semi-annually.

Index Performance (as on 30th September 2026)

Scheme Name	1 year	3 years	5 years	10 years	15 years	20 years	Since Inception
Nifty Realty Index	3.42	NA	NA	NA	NA	NA	-3.73
Nifty Realty TRI	4.31	NA	NA	NA	NA	NA	-2.49

Constituents (as on 30th September 2026)

Company Name	Weight (%)	Company Name	Weight (%)
Dlf Ltd.	20.39	Oberoi Realty Ltd.	9.81
The Phoenix Mills Ltd.	17.06	Brigade Enterprises Ltd.	5.03
Lodha Developers Ltd.	15.91	Anant Raj Ltd.	4.31
Prestige Estates Projects Ltd.	11.79	Aditya Birla Real Estate Ltd.	2.81
Godrej Properties Ltd.	10.39	Sobha Ltd.	2.57

Highlights Of The Scheme

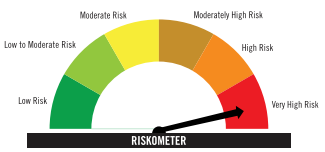
Scheme Name	Tata Nifty Realty Index Fund
Investment Objective	The investment objective of the scheme is to provide returns, before expenses, that commensurate with the performance of Nifty Realty (TRI), subject to tracking error. There is no assurance or guarantee that the investment objective of the scheme will be achieved. The scheme does not assure or guarantee any returns.
Type Of Scheme	An open-ended scheme replicating / tracking Nifty Realty Index (TRI)
Fund Manager	Nitin Bharat Sharma and Rakesh Indrajeet Prajapati
Benchmark	Nifty Realty Index
Min. Investment Amount (During NFO)	Rs.5,000/- and in multiple of Re.1/- thereafter
Load Structure	Entry Load: NIL Exit Load: 0.25% ot the applicable NAV if redeemed on or before 15 days from the date of allotment

This product is suitable for investors who are seeking*:

- Long Term Capital Appreciation
- Investment in equity and equity related instruments comprised in Nifty Realty Index

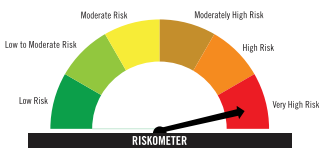
Investors should consult their financial advisors if in doubt about whether the product is suitable for them.

Scheme Risk-O-Meter



The risk of the scheme is Very High Risk

Benchmark Risk-O-Meter



The risk of the benchmark is Very High Risk

It may be noted that risk-o-meter specified above is based on internal assessment. The same shall be updated as per provision no. 17.4.1.i of SEBI Master Circular on Mutual Fund dated 27.06.2024, on Product labelling in mutual fund schemes on ongoing basis.