Press Release
August 04, 2026

Edelweiss MF launches Edelweiss Nifty REITs & Realty Index Fund, India's first REIT-based Index Fund

The New Fund will be open for subscription from August 5 to 19, 2026

Key Highlights:

- *India's first REIT-based Index Fund, offering investors diversified exposure to listed REITs and listed real estate companies through a single passive investment solution.*
- *The index currently allocates ~60% to listed REITs, with the balance in real estate stocks, and is designed to increase REIT exposure upto 100% as the listed REIT universe expands.*
- *Provides a simple, diversified and tax-efficient way to participate in REITs and Real Estate companies.*

Mumbai, August 04, 2026: Edelweiss Asset Management Company Ltd (Edelweiss MF/ EMF/ EAMC) today announced the launch of Edelweiss Nifty REITs & Realty Index Fund, India's first REIT-based Index Fund. The New Fund Offer (NFO) will be open for subscription from August 5, to 19, 2026.

The open-ended index scheme seeks to replicate the Nifty REITs & Realty Total Return Index (TRI), subject to tracking error. The fund provides investors with exposure to India's listed real estate ecosystem through a diversified passive investment strategy by investing in listed Real Estate Investment Trusts (REITs) and listed real estate stocks. The underlying index currently maintains a minimum 60% allocation to listed REITs, with the remaining allocation comprising listed real estate companies. The index methodology is constructed in such a way that the allocation to REITs can increase upto 100% as the eligible listed REIT universe expands.

The launch comes at a time when India's real estate sector is being supported by long-term structural trends, including urbanisation, infrastructure development, demand for Grade A commercial assets from Global Capability Centres, and the expansion of manufacturing and logistics. India's listed REIT market has also evolved with regulatory developments, growing investor participation and the inclusion of REITs in broader market indices.

The Nifty REITs & Realty Total Return Index combines income-generating listed REITs with listed real estate companies, enabling investors to access the income-generating potential of commercial real estate assets as well as the growth potential of listed real estate businesses through a single passive investment solution. The index follows a transparent, rules-based methodology with Quarterly Reviews to maintain diversified exposure across the listed real estate universe.

Speaking on the launch of the fund, Radhika Gupta, MD & CEO, Edelweiss Asset Management Company Ltd, *said, "Real estate has long been an important asset class for Indian investors, but access has often been limited by high capital requirements and operational complexities. REITs have helped democratize access to quality, income-generating real estate assets through a regulated and transparent structure. With India's first REIT-based index fund, we are making it even simpler for investors to gain diversified exposure to this asset class through a low-cost and accessible investment solution. We believe this fund expands investment opportunities and helps investors build more diversified portfolios."*

REITs have emerged as an increasingly accessible way to participate in commercial real estate by providing exposure to professionally managed, income-generating assets through an exchange-traded structure. Compared with direct real estate ownership, they offer greater liquidity, lower entry barriers, professional management and diversification across assets, tenants and geographies. The fund combines these characteristics with the convenience of a mutual fund structure.

The scheme will be managed by Mr. Bharat Lahoti and Ms. Manasi Jalgaonkar.

The scheme is suitable for investors seeking long-term capital appreciation by investing in securities covered by the Nifty REITs & Realty Total Return Index (TRI), subject to tracking error. Investors should consult their financial advisors to determine whether the scheme is suitable for their investment objectives and risk profile.

About [Edelweiss Asset Management]
Edelweiss is one of the fastest growing AMCs with investment solutions ranging across equities, hybrid, fixed income, and Specialized Investment Funds (SIFs) in India. It offers a robust platform to a diversified client base across domestic and global geographies. The fund suite is designed to offer investment solutions to investors with different needs. Edelweiss AMC has world-class knowledge platforms to provide its partners and investors access to information and insights. For more information please visit: www.edelweissmf.com
Edelweiss MF Social media handles: @EdelweissMF | Linkedin.com/company/edelweiss-amc | @Edelweissmutualfund

MUTUAL FUND INVESTMENTS ARE SUBJECT TO MARKET RISKS, READ ALL SCHEME RELATED DOCUMENTS CAREFULLY.

Risk-o-meter & Disclaimer

This product is suitable for investors who are seeking*:	Edelweiss Nifty REITs & Realty Index Fund	Benchmark Riskometer AMFI Tier I Benchmark^ – Nifty REITs & Realty Total Return Index
• Long-term capital appreciation • Returns that are in line with the performance of the Nifty REITs & Realty Total Return Index, subject to tracking errors.		
*Investors should consult their financial advisors if in doubt whether the product is suitable for them. ^Tier 1 benchmark for index / ETFs funds is not prescribed by AMFI.	The risk of the scheme is Very High	The risk of the benchmark is Very High

About Edelweiss Financial Services
Edelweiss is a diversified financial services company with seven independent and well-governed businesses. The businesses include EAAA, Mutual Fund, Asset Reconstruction, Corporate Lending, Housing Finance, General and Life Insurance. The businesses have robust operating platforms, dedicated management teams and strong boards that ensure the highest standards of governance. Edelweiss employs nearly 6,000 people, serves over 1 crore customers, and manages nearly INR 220,000 Cr worth of assets.

Edelweiss Financial Services trades under the symbols NSE: EDELWEISS, BSE: 532922, Reuters: EDEL.NS and EDEL.BO and Bloomberg: EDEL IS and EDEL IB. To learn more about Edelweiss, please visit www.edelweissfin.com.
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