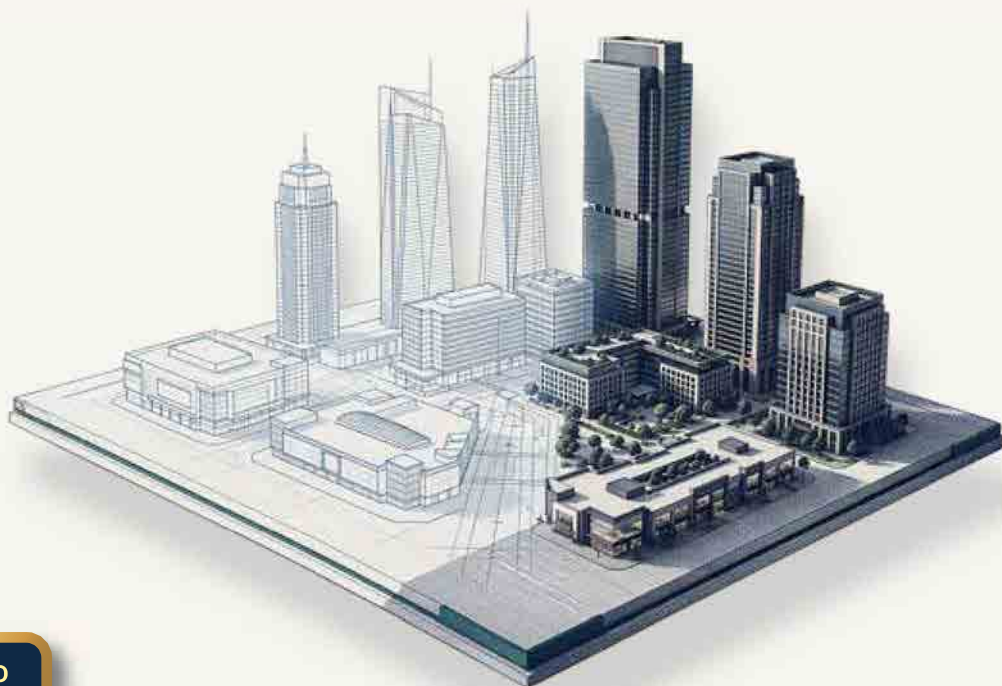




From skyline to portfolio.

THE NEW WAY TO INVEST IN INDIAN REAL ESTATE.



INDIA'S FIRST REITs BASED INDEX FUND

Edelweiss Nifty REITs & Realty Index Fund

(An open-ended scheme replicating/tracking Nifty REITs & Realty Total Return Index)

Edelweiss Nifty REITs & Realty Index Fund

CURRENT INDEX CONSTRUCT



The index's allocation to REITs will increase over time as and when more REITs are listed and become eligible for inclusion in the Nifty REITs & Realty Index, in line with the index methodology.

Real Estate – In the middle of an upcycle

REAL ESTATE ASSET UNIVERSE



WHAT'S DRIVING THE UPCYCLE

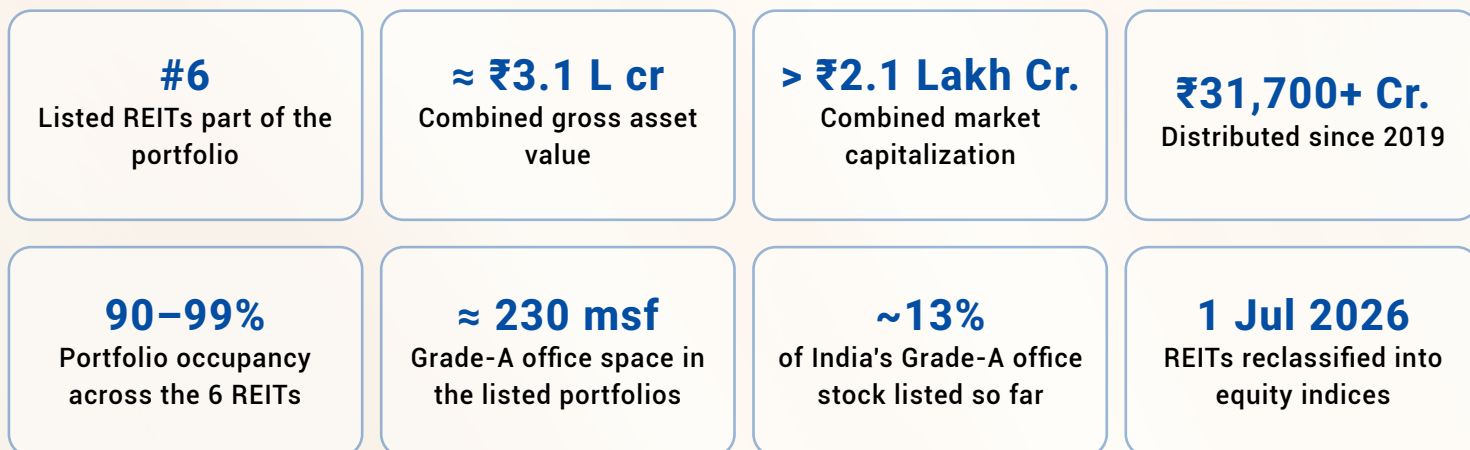


FROM PHYSICAL REAL ESTATE TO LISTED REIT OPPORTUNITIES – ACCESSIBLE, LIQUID AND DIVERSIFIED

Source: IRA

India's REIT Market

₹3.1 LAKH CRORE OF GRADE A OFFICE AND RETAIL REAL ESTATE—NOW ACCESSIBLE THROUGH LISTED, LIQUID REITS THAT PAY REGULAR DISTRIBUTIONS



WHAT IS A REIT?

A SEBI-regulated structure that converts income-generating real estate into listed, tradable units offering regular distributions.



WHY IT EXISTS

Real estate is capital-intensive, illiquid and operationally complex. A REIT pools institutional-quality assets under professional management and provides investors with liquid access, mandated distributions and regulated governance and disclosures.

REITs – One asset, many investment roles

Cash / FDs

Bonds / G-secs

REITs

Hybrid / balanced

Equities

Relatively ← lower risk & return

income + growth

higher risk & return →

Objective	Traditional Solution	What does REITs offer ?
 Stable Income	Fixed Income	Regulated cash flow from rental streams in the form of dividend distribution
 Inflation Hedge	Commodities	Inflation linked revenues, rental escalations and replacement cost protection
 Growth	Equities	Potential MTM gains from appreciation in property values and strategic acquisitions
 Diversification	Alternatives/ Multi-Asset	Exposure to real estate returns that differ from traditional stocks and bonds

Note: The above is illustrative and can vary in certain market scenarios.

Performance

TRAILING PERFORMANCE

Period	Nifty REITs & Realty TRI	Nifty Realty TRI	REITs^ (Total Returns)
Since Inception (July 01, 2021)	18.4%	21.4%	14.4%
3Y	20.4%	20.0%	20.9%

STANDARD DEVIATION

Period	Nifty REITs & Realty TRI	Nifty Realty TRI	REITs^ (Total Returns)
Since Inception (July 01, 2021)	13.9%	28.0%	10.9%
3Y	13.7%	27.4%	10.2%

CY PERFORMANCE

Year	Nifty REITs & Realty TRI	Nifty Realty TRI	REITs^ (Total Returns)
2021 (Jul-Dec'21)	25.2%	41.6%	11.7%
2022	1.0%	-10.5%	5.5%
2023	28.9%	82.0%	3.7%
2024	25.5%	34.8%	18.1%
2025	9.1%	-16.3%	30.4%
2026TD	5.8%	3.0%	5.5%

Note: The return for calendar year 2021 has been calculated from July 01, 2021.

Source: NSE, Bloomberg | Data as on 31st July 2026. Past performance may or may not be sustained in the future. ^Calculated using quarterly rebalancing & equal weighting at every rebalance.

Index Portfolio

Category/Company Name	Weight	Free Float M-Cap (Cr.)
REITs		
Brookfield India Real Estate Trust	15.7%	22,883
Embassy Office Parks REIT	14.4%	38,664
Nexus Select Trust	13.5%	19,611
Knowledge Realty Trust	7.8%	11,199
Mindspace Business Parks REIT	7.3%	10,677
Total	58.8%	1,03,034

Category/Company Name	Weight	Free Float M-Cap (Cr.)
Real Estate Equity		
DLF Ltd.	7.8%	42,670
Phoenix Mills Ltd.	6.5%	35,866
Lodha Developers Ltd.	6.4%	34,345
Godrej Properties Ltd.	5.3%	28,268
Prestige Estates Projects Ltd.	5.0%	27,323
Oberoi Realty Ltd.	4.0%	21,412
Brigade Enterprises Ltd.	2.0%	10,732
Anant Raj Ltd.	1.8%	9,628
Aditya Birla Real Estate Ltd.	1.4%	7,464
Sobha Ltd.	1.1%	6,114
Total	41.2%	2,23,822

Key Fund Terms



Category of the Scheme
Index Funds



Benchmark
Nifty REITs & Realty Total Return Index



NFO Period
05th August to 19th August 2026



Expense ratio
Maximum up to 0.90%



Investment Objective

The investment objective of the scheme is to generate returns that are in line with the performance of the Nifty REITs & Realty Total Return Index, subject to tracking errors.

There is no assurance or guarantee that the investment objective of the Scheme will be achieved.

Please refer to SID for more details.



Fund Manager

Mr. Bharat Lahoti
Ms. Manasi Jalgaonkar



Exit Load
No Exit load



Minimum NFO Subscription

Minimum of Rs. 100/- and multiples of Re. 1/- thereafter.

Past performance may or may not be sustained in future and should not be used as a basis for comparison with other investments

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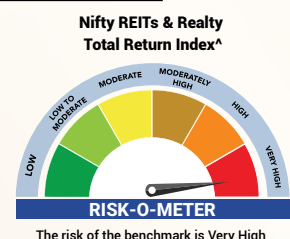
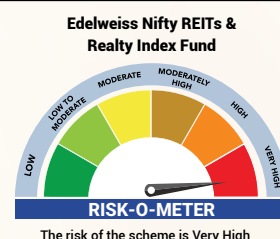
To invest, visit www.edelweissmf.com | Download 'eInvest' Mobile App

This product is suitable for investors who are seeking*:

- 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 about whether the product is suitable for them.

^Tier 1 benchmark for index / ETFs funds is not prescribed by AMFI.



Edelweiss Mutual Fund - SEBI Registration No. MF/057/08/02

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