

June 30, 2026

The Nifty REITs & InvITs 90:10 Index aims to track the performance of REITs and InvITs that are publicly traded at the National Stock Exchange. The weight of each security in the index is based on free float market capitalization subject to a cap of 33%. The aggregate weight of all REITs in the index is floored at 90% and the weight of top 3 constituents is capped at 62%.

Nifty REITs & InvITs 90:10 Index can be used for benchmarking fund portfolios.

Index Variant: Nifty REITs & InvITs 90:10 Total Returns Index

Portfolio Characteristics

Methodology	Periodic Capped Free-Float
No. of Constituents	13
Launch Date	July 24, 2026
Base Date	April 01, 2021
Base Value	1000
Calculation Frequency	End of Day
Index Rebalancing	Quarterly

Sector Representation

Sector	Weight(%)
Realty	90.09
Power	5.35
Services	3.69
Construction	0.86

Index Returns (%) #	QTD	YTD	1 Year	5 Years	Since Inception
Price Return	4.64	1.03	12.22	6.31	6.56
Total Return	6.07	3.71	18.29	12.72	13.07

Statistics ##	1 Year	5 Years	Since Inception
Std. Deviation *	9.69	10.46	10.60
Beta (NIFTY 50)	0.22	0.15	0.15
Correlation (NIFTY 50)	0.29	0.20	0.20

Fundamentals

P/E	P/B	Dividend Yield
63.30	2.19	5.11

Top constituents by weightage

Company's Name	Weight(%)
EMBASSY OFFICE PARKS REIT	29.11
Brookfield India Real Estate Trust	17.73
Nexus Select Trust	15.38
Knowledge Realty Trust	14.41
MINDSPACE BUSINESS PARKS REIT	13.46
IndiGrid Infrastructure Trust	3.73
POWERGRID Infrastructure Investment Trust	1.62
IRB INVIT FUND	1.42
Raajmarg Infra Investment Trust	1.05
Indus Infra Trust	0.71

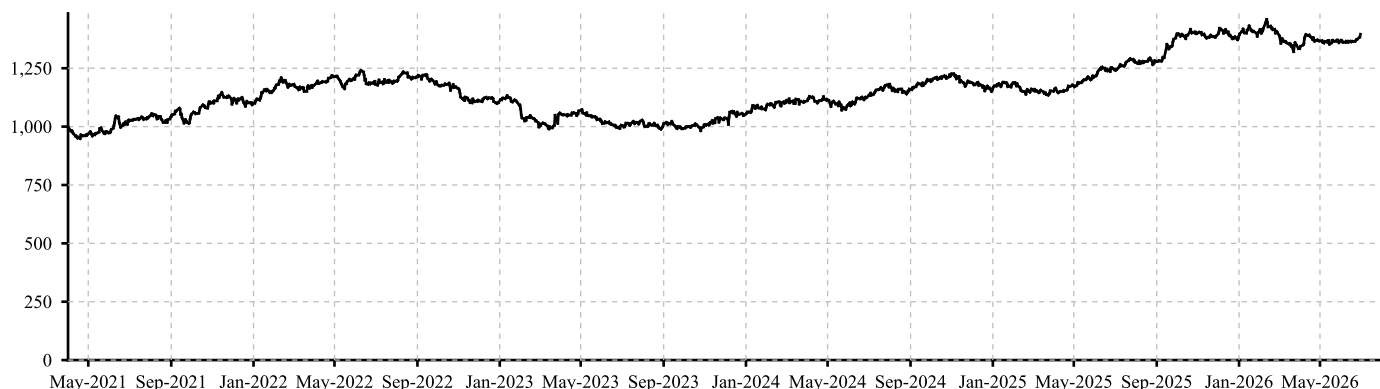
Based on Price Return Index.

QTD,YTD and 1 year returns are absolute returns.Returns for greater than one year are CAGR returns.

* Average daily standard deviation annualised.

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Index Methodology

The Nifty REITs & InvITs 90:10 Index aims to track the performance of REITs and InvITs that are publicly traded at the National Stock Exchange.

- The index has a base date of April 01, 2021, with a base value of 1000
- Real Estate Investment Trusts (REITs) or Infrastructure Investment Trusts (InvITs) must be domiciled in India and listed and traded (listed & traded and not listed but permitted to trade) at the National Stock Exchange to be eligible for inclusion in the index
- Only publicly listed securities are eligible for inclusion
- Only securities that have a market lot size of 1 unit are eligible for inclusion
- Securities should have a minimum listing history of 1 month as on the cutoff date
- Securities should have a minimum trading frequency of 60% during the previous 3 months as on the cutoff date
- The weight of each security in the index is based on its free float market capitalization subject to a cap of 33%
- The aggregate weight of all REITs in the index is floored at 90% and the weight of top 3 constituents is capped at 62%
- The index is reconstituted and rebalanced quarterly

Index Governance: A professional team manages all NSE Indices. There is a three-tier governance structure comprising the Board of Directors of NSE Indices Limited, the Index Advisory Committee (Equity) and the Index Maintenance Sub-Committee

Key Indices

Broad Market Indices	Sectoral Indices	Thematic Indices	Strategy Indices	Fixed Income
Nifty 50	Nifty Bank	Nifty CPSE	Nifty100 Equal Weight	Nifty 10 yr Benchmark G-Sec
Nifty Next 50	Nifty IT	Nifty Commodities	Nifty50 PR 1x Inverse	Nifty 8-13 yr G-Sec
Nifty 100	Nifty PSU Bank	Nifty Energy	Nifty50 PR 2x Leverage	Nifty 4-8 yr G-Sec
Nifty 200	Nifty FMCG	Nifty Shariah 25	Nifty50 Value 20	Nifty 11-15 yr G-Sec
Nifty 500	Nifty Private Bank	Nifty 100 Liquid15	Nifty100 Quality 30	Nifty 15 yr and above G-Sec
Nifty Midcap 50	Nifty Metal	Nifty Infrastructure	Nifty Low Volatility 50	Nifty Composite G-Sec
Nifty Midcap 100	Nifty Financial Services	Nifty Corporate Group	Nifty Alpha 50	Nifty 1D Rate

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