

March 28, 2025

Nifty REITs & InvITs index aims to track the performance of REITs and InvITs that are publicly listed and traded (listed and traded or not listed but permitted to trade) at the National Stock Exchange. The weights of the securities within the index are based on their free-float market capitalization subject to a security cap of 33% each and aggregate weight of top 3 securities is capped at 72%.

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

Index Variant: Nifty REITs & InvITs Total Returns Index.

Portfolio Characteristics

Methodology	Free Float Market Capitalization
No. of Constituents	9
Launch Date	April 11, 2023
Base Date	July 01, 2019
Base Value	1000
Calculation Frequency	End of day
Index Rebalancing	Quarterly

Sector Representation

Sector	Weight(%)
Realty	72.16
Power	19.24
Services	7.05
Construction	1.55

Index Returns (%) #	QTD	YTD	1 Year	5 Years	Since Inception
Price Return	-0.86	-0.86	3.86	7.75	1.79
Total Return	0.28	0.28	8.54	15.75	10.10

Statistics ##	1 Year	5 Years	Since Inception
Std. Deviation *	8.65	10.47	12.25
Beta (NIFTY 50)	0.15	0.15	0.23
Correlation (NIFTY 50)	0.24	0.22	0.34

Fundamentals

P/E	P/B	Dividend Yield
21.55	1.84	7.71

Top constituents by weightage

Company's Name	Weight(%)
EMBASSY OFFICE PARKS REIT	32.92
Nexus Select Trust	16.86
Brookfield India Real Estate Trust	13.22
IndiGrid Infrastructure Trust	12.77
MINDSPACE BUSINESS PARKS REIT	9.17
POWERGRID Infrastructure Investment Trust	6.46
Indus Infra Trust	4.45
IRB INVIT FUND	2.60
Capital Infra Trust	1.55

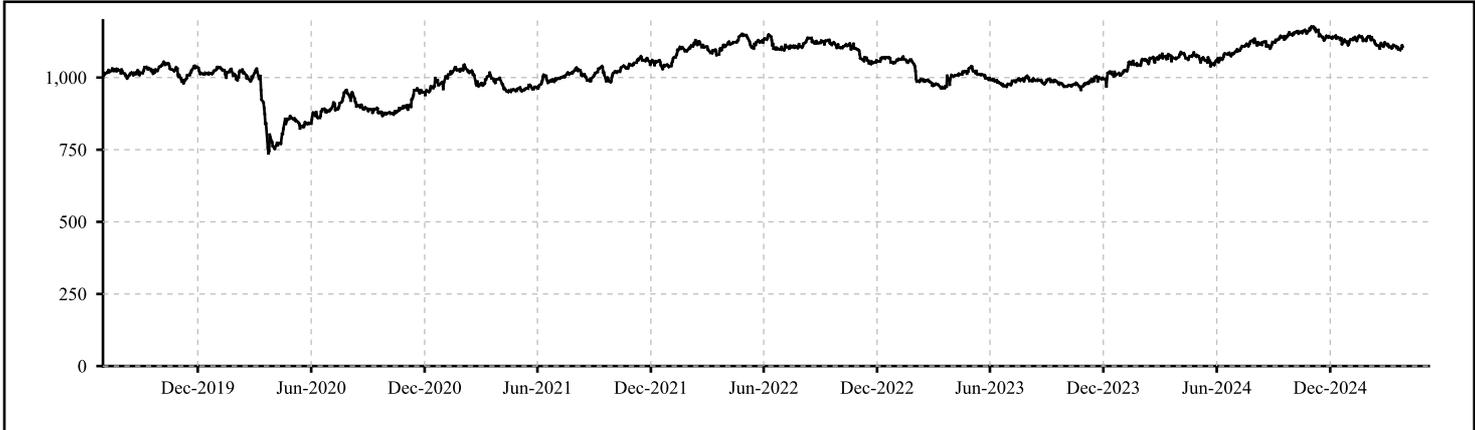
Based on Price Return Index.

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 index has a base date of July 01, 2019, with a base value of 1000
- To form part of the Nifty REITs & InvITs, stocks should qualify the following eligibility criteria:
 - 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
- The index is reconstituted and rebalanced on a quarterly basis

Index Re-Balancing: Index is re-balanced on quarterly basis in March, June, September, and December based on data for 3 months ending February, May, August and November respectively.

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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