

# Unlock the Realty Potential



## HDFC NIFTY Realty Index Fund

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

**Start your  
SIP<sup>^</sup>  
today!**

The Realty sector has potential for long-term growth with large scale development across residential, commercial, retail, hospitality and SEZ projects. The sector is critical to the economy as it drives economic growth, employment and government revenues. The NIFTY Realty Index currently consists of 10 Real Estate companies eg. DLF, Godrej Properties etc\*.

### Why invest in the HDFC NIFTY Realty Index Fund?



#### Structural tailwinds for the Real Estate sector

Rising per capita incomes, improving affordability, increased urbanization, government initiatives and RERA could drive growth for years to come



#### Improving Company Fundamentals

Companies of the Nifty Realty Index have strengthened their balance sheets and improved their profitability metrics over the last 7-8 years. They can benefit additionally from the continued premiumization of the sector



#### Exposure to multiple stocks through a single Index Fund

The HDFC NIFTY Realty Index Fund will give the investor sector exposure to multiple Real Estate stocks through a single instrument – no need for individual stock selection



#### HDFC AMC - Trusted for over 20 years in Index Solutions

HDFC AMC has been a trusted fund manager in Index Solutions for 20+ years

<sup>^</sup> SIP - Systematic Investment Plan

\*Source: NSE Indices Ltd.

## The Indian Realty Sector has potential for long-term growth

### ✓ Large growth runway ahead for Real Estate sector

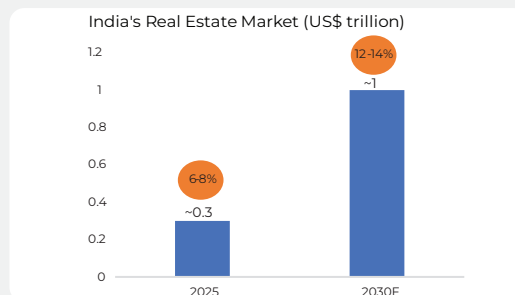
The Real Estate sector is expected to:

→ **Expand** - To ~\$1 trillion by 2030, from ~\$0.3 trillion in 2025

→ **Contribute** - 12-14% of India's GDP in 2030 from 6-8% in 2025

Source: India Real Estate: Fostering equity and fueling real estate growth, September 2025, CREDAI and Colliers.

### ✓ India's Real Estate Market (US\$ trillion)



% Share of Real Estate in India GDP

Source: CREDAI

### ✓ Current situation in India compared to China in 2005

(before the Chinese real estate upcycle)

	India		China	
	2020	2030E	2005	2015
GDP (US \$ tn)	2.6	6.6	2.3	11
Urbanization (%)	35	38	43	54
Real estate market size (US \$ bn)	180	1000	195	1500

Source: IBEF, Knight Frank, Jefferies, IMF, CII, Cushman & Wakefield

### ✓ All-time highs

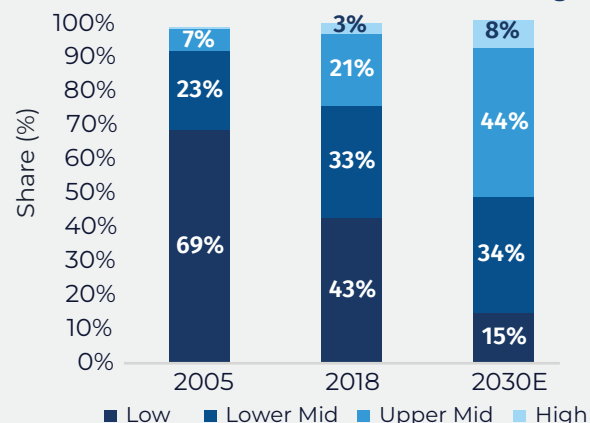
In 2024, annual residential sales volumes hit a 12-year high in the top-8 cities, with 3.5 lakh units being sold, registering 7% YoY increase



Source: Knight Frank

## Growing share of high income earners to support demand for housing

### Estimate of share of households across income groups

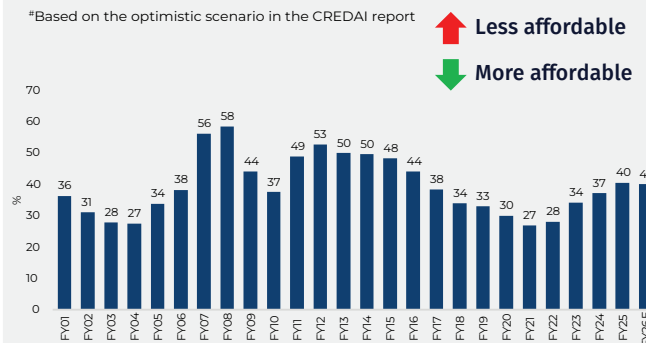


Source: World Economic Forum, Knight Frank. Low Income: <\$4,000, Lower-Mid: \$4000-8500, Upper-Mid: \$8,500-40,000, High Income:>\$40,000 basis income per household per year in real terms

## Home affordability is at healthy levels thanks to lower home loan rates

### Affordability ratio (Home loan payment / Income ratio)

\*Based on the optimistic scenario in the CREDAI report

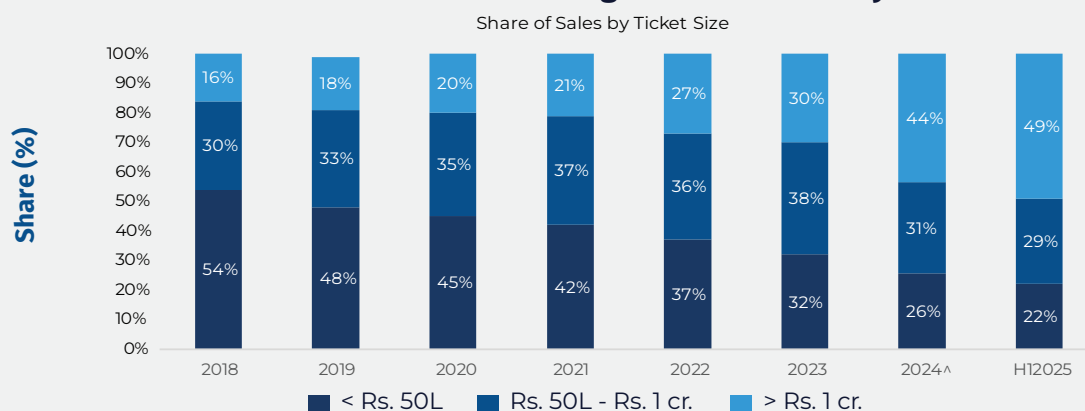


Source: Jefferies

## Improving Fundamentals of Realty Companies

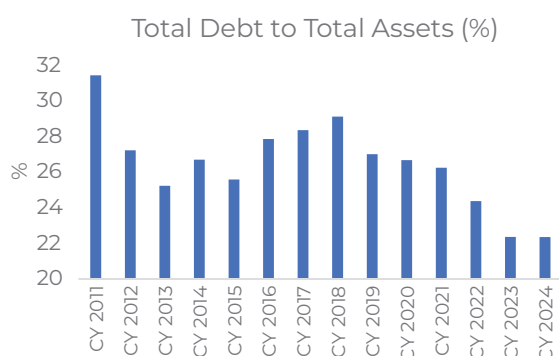
Beneficiaries of ongoing premiumization & formalization of the sector

### Premiumization - Increasing demand for luxury homes



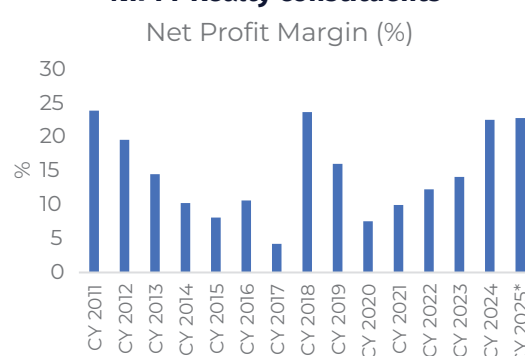
Source: Knight Frank. ^% values for 2024 are an average of H1 2024 and H2 2024 data

### Leverage reducing for NIFTY Realty constituents



Source: Bloomberg

### Net Profit Margin trending higher for NIFTY Realty constituents



Source: Bloomberg. \*CY2025 data as of Dec 9, 2025

### NIFTY Realty TRI, NIFTY 500 TRI and NIFTY 50 TRI – Performance since inception

Return Periods	CAGR* as on Nov 28, 2025			Standard Deviation as on Nov 28, 2025		
	NIFTY Realty TRI	NIFTY 500 TRI	NIFTY 50 TRI	NIFTY Realty TRI	NIFTY 500 TRI	NIFTY 50 TRI
1 year	-11.2%	6.6%	9.9%	27.5%	13.4%	12.0%
3 year	26.6%	15.6%	13.1%	25.5%	13.0%	12.0%
5 year	28.5%	18.6%	16.5%	28.1%	14.4%	14.0%
7 year	21.9%	16.0%	14.7%	29.4%	17.3%	17.6%
10 year	18.5%	14.9%	14.1%	29.1%	16.1%	16.2%
15 year	6.4%	12.6%	11.8%	31.7%	16.2%	16.4%
Since inception^	0.01%	12.31%	11.82%	39.0%	20.1%	20.7%

Relative to the NIFTY 500 TRI and NIFTY 50 TRI, the NIFTY Realty TRI has:

- Outperformed over the last 3, 5, 7 and 10 years
- Had higher standard deviation (volatility) over the last 1, 3, 5, 7, 10 and 15 years

Heatmap Key

Rank 1

Rank 2

Rank 3

Source: NSE Indices Ltd. and internal calculations. As on Nov 28, 2025. ^ Dec 29, 2006 has been chosen as the base date since all 3 indices have values from this date onwards. **Past performance may or may not be sustained in the future and is not a guarantee of any future returns. HDFC AMC/Mutual Fund is not guaranteeing or promising or forecasting any returns.** \*CAGR: Compounded Annual Growth Rate

## Key Risks and Mitigants

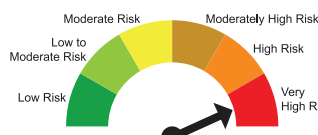
Key Risks	Mitigants
The Real Estate sector is cyclical in nature. Cyclical nature of the underlying business can cause volatility in index performance. Any slowdown in GDP growth or adverse changes in government policy can negatively impact the sector.	A longer holding period can potentially mitigate short-term fluctuations. Rising per capita incomes, improving affordability, increased urbanization, government initiatives and RERA could support growth over the long-term.
Historically, the index has exhibited higher volatility and drawdowns than broad market indices like the NIFTY 500, NIFTY 50 etc.	Investors who are new to equity markets may wish to avoid investing in sectoral / thematic offerings or use the SIP route to take exposure over a period of time.
The NIFTY Realty Index offers exposure only to Real Estate companies. It does not include companies from other sectors like building materials, housing finance etc.	One may approach sector funds as complementary over existing exposure to other equity fund categories that are diversified in nature.
The Scheme being a sector based index fund in nature carries higher risks versus diversified equity mutual funds on account of concentration and sector specific risks.	Sectoral funds carry higher risk, thus one could take controlled exposure to such funds.

The above list of risks is not exhaustive. Please read all scheme related documents carefully.

	HDFC NIFTY Realty Index Fund
<b>Scheme Type</b>	An open ended scheme replicating/tracking NIFTY Realty Index (TRI)
<b>Investment Objective</b>	To generate returns that are commensurate (before fees and expenses) with the performance of the NIFTY Realty Index (TRI), subject to tracking error. <b>There is no assurance that the investment objective of the Scheme will be achieved.</b>
<b>Fund Managers</b>	Ms. Nandita Menezes and Mr. Arun Agarwal
<b>Benchmark (Total Return Index)</b>	NIFTY Realty Index (TRI)
<b>Entry / Exit Load<sup>\$\$</sup></b>	Nil
<b>Minimum Application Amount/ Switch In/ Additional Purchase Amount</b>	Rs.100/- and any amount thereafter.

**\$\$ EXIT LOAD :** (i) No Exit Load shall be levied for switching between Plans / Options within the Scheme. However, exit load will be applicable if the units are switched-out / redeemed from the Scheme within the exit load period from the initial date of purchase. (ii) Switch of investments between Plans under a Scheme having separate portfolios, will be subject to applicable exit load. (iii) No exit load will be levied on Bonus Units and Units allotted on IDCW Re-investment. (iv) The exit load levied on redemption/switch-out will be the load prevailing 1. In case of lumpsum transactions, on the date of allotment of units 2. In case of Systematic Transactions such as SIP, STP etc., on the date of registration / enrolment

## Product Labeling and Scheme Riskometer

<p><b>This product is suitable for investors who are seeking*:</b></p> <ul style="list-style-type: none"> <li>Returns that are commensurate (before fees and expenses) with the performance of the NIFTY Realty Index (TRI) over long term, subject to tracking error.</li> <li>Investment in securities covered by the NIFTY Realty Index (TRI)</li> </ul> <p>*Investors should consult their financial advisers, if in doubt about whether the product is suitable for them. For latest riskometer, investors may refer to the Monthly Portfolios disclosed on the website of the Fund viz. <a href="http://www.hdfcfund.com">www.hdfcfund.com</a></p> <p>The Scheme being an Index Fund investing in a specific sector carries higher risks versus diversified equity mutual funds on account of concentration and sector specific risks.</p>	<p><b>Riskometer#</b></p>  <p>The risk of the scheme is very high</p>
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Scheme Riskometer as on 30th November 2025

Date of Release: 12<sup>th</sup> December 2025

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