NSE Indexogram

Nifty REITs & Realty

August 31, 2026

Nifty REITs & Realty Index aims to track the performance of 15 securities comprising of publicly listed REITs and stocks belonging to the 'Realty' sector. The weight of each security in the index is based on free float market capitalization subject to a cap of 15%.

Nifty REITs & Realty Index can be used for a variety of purposes such as benchmarking fund portfolios, launching of index funds, ETFs and structured products.

Index Variant: Nifty REITs & Realty Total Returns Index.

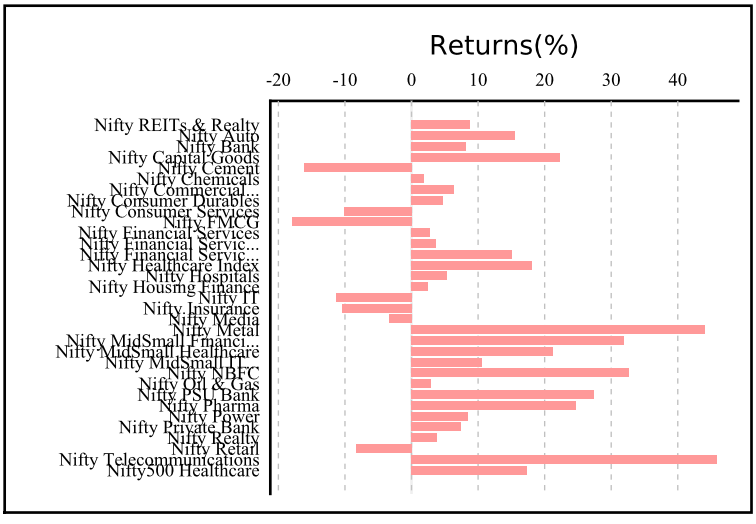
Portfolio Characteristics

Methodology	Periodic Capped Free-Float
No. of Constituents	15
Launch Date	March 02, 2026
Base Date	July 01, 2021
Base Value	1000
Calculation Frequency	Real-Time
Index Rebalancing	Quarterly

Index Returns (%) #	QTD	YTD	1 Year	5 Years	Since Inception
Price Return	2.70	3.41	8.72	12.93	13.69
Total Return	3.78	6.36	12.76	17.30	18.20

Statistics ##	1 Year	5 Years	Since Inception
Std. Deviation *	13.82	13.91	13.89
Beta (NIFTY 50)	0.76	0.65	0.64
Correlation (NIFTY 50)	0.72	0.64	0.63

1 Year Performance Comparison of Sector Indices



Fundamentals

P/E	P/B	Dividend Yield
51.96	2.61	3.51

Top constituents by weightage

Company's Name	Weight(%)
Brookfield India Real Estate Trust	15.80
EMBASSY OFFICE PARKS REIT	14.48
Nexus Select Trust	13.65
DLF Ltd.	8.20
MINDSPACE BUSINESS PARKS REIT	7.42
Knowledge Realty Trust	7.26
Phoenix Mills Ltd.	6.56
Lodha Developers Ltd.	6.15
Prestige Estates Projects Ltd.	5.09
Godrej Properties Ltd.	5.04

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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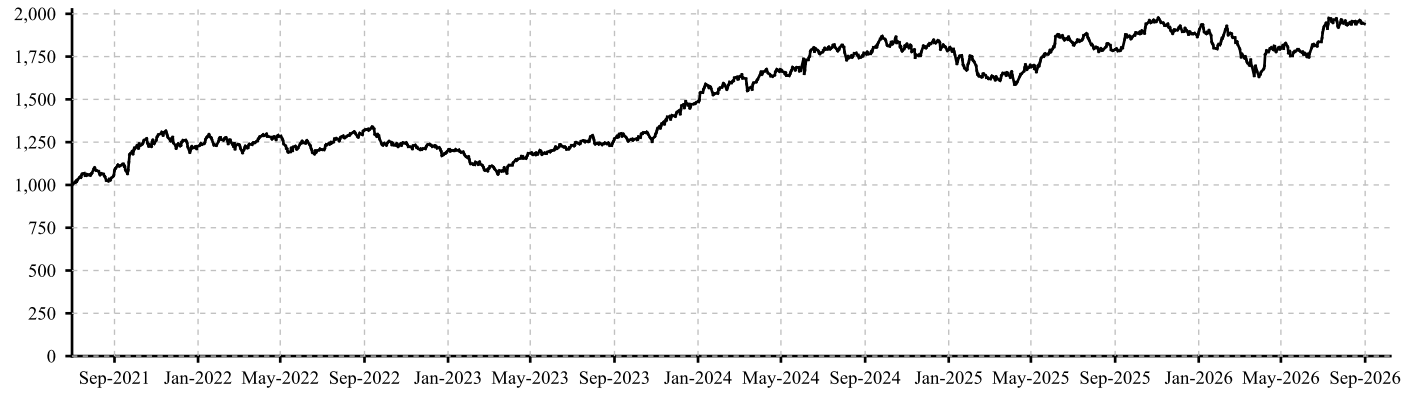

Index Methodology

The Nifty REITs & Realty Index aims to track the performance of 15 securities comprising of publicly listed REITs and stocks belonging to the 'Realty' sector.

· The index has a base date of July 01, 2021, with a base value of 1000
· All equity stocks and REITs domiciled in India and traded (listed & traded and not listed but permitted to trade) at the National Stock Exchange (NSE) are eligible for inclusion in the index
· REITs should have a minimum listing history of one month and stocks should have a minimum listing history of one year, as on the cut-off date
· REITs and stocks should have a minimum trading frequency of 90% in the previous six months as on the cut-off date
· Stocks should rank within top 1000 based on 6-month average full market capitalization and 6-month average daily turnover
· Stocks should form part of 'Realty' sector
· Top 10 percentile stocks based on annualized standard deviation within the universe arrived after the step above are ineligible for inclusion in the index
· Weight of each security in this index will be calculated based on its free-float market capitalization subject to a cap of 15%
· The minimum aggregate weight of all REITs shall be 60%

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

Contact Us:
Email: indices@nse.co.in | Tel: +91 22 26598386 | Fax: +91 22 26598120
Learn more at: www.niftyindices.com