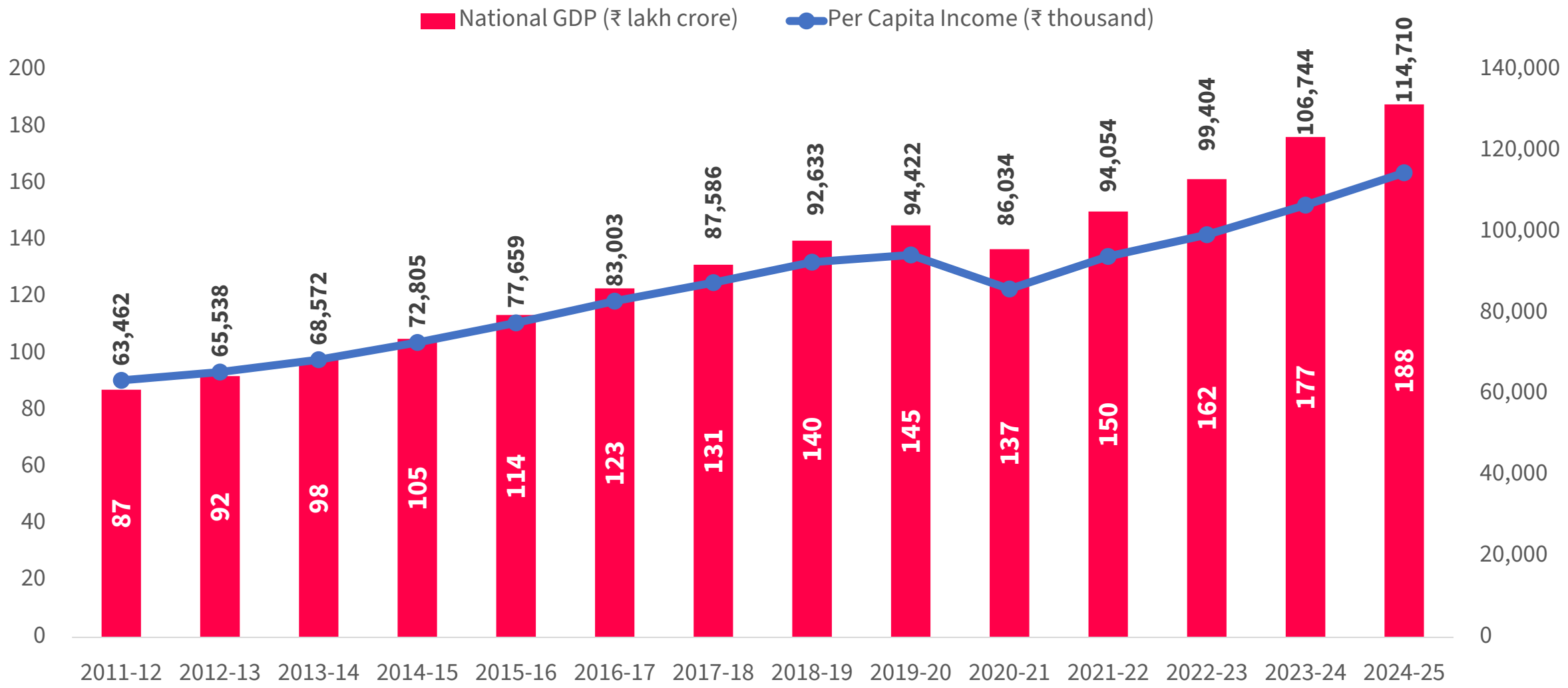

kotak
Mutual Fund
Kotak Nifty
Realty Index Fund
NFO Period: 26th Oct to 9th Nov 2026
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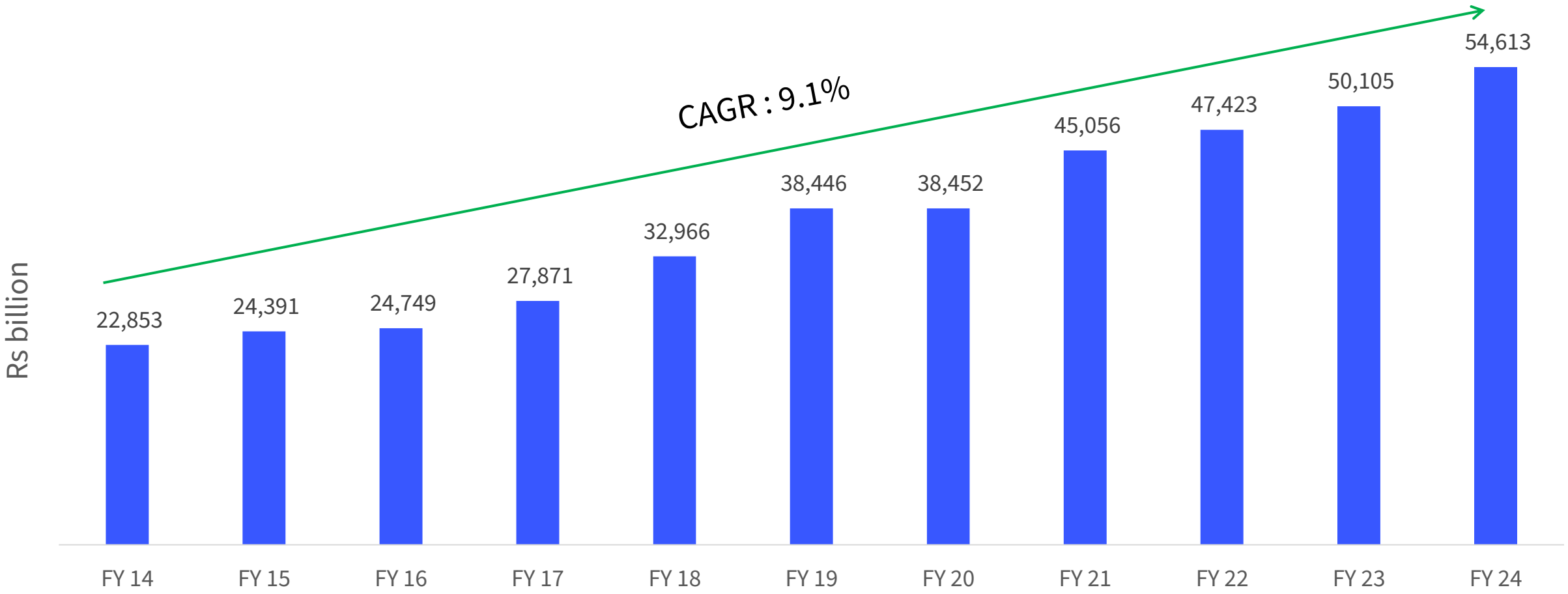
With Rising Economy, Income Rises



Source: World Economic Outlook, www.imf.org . As per latest data available

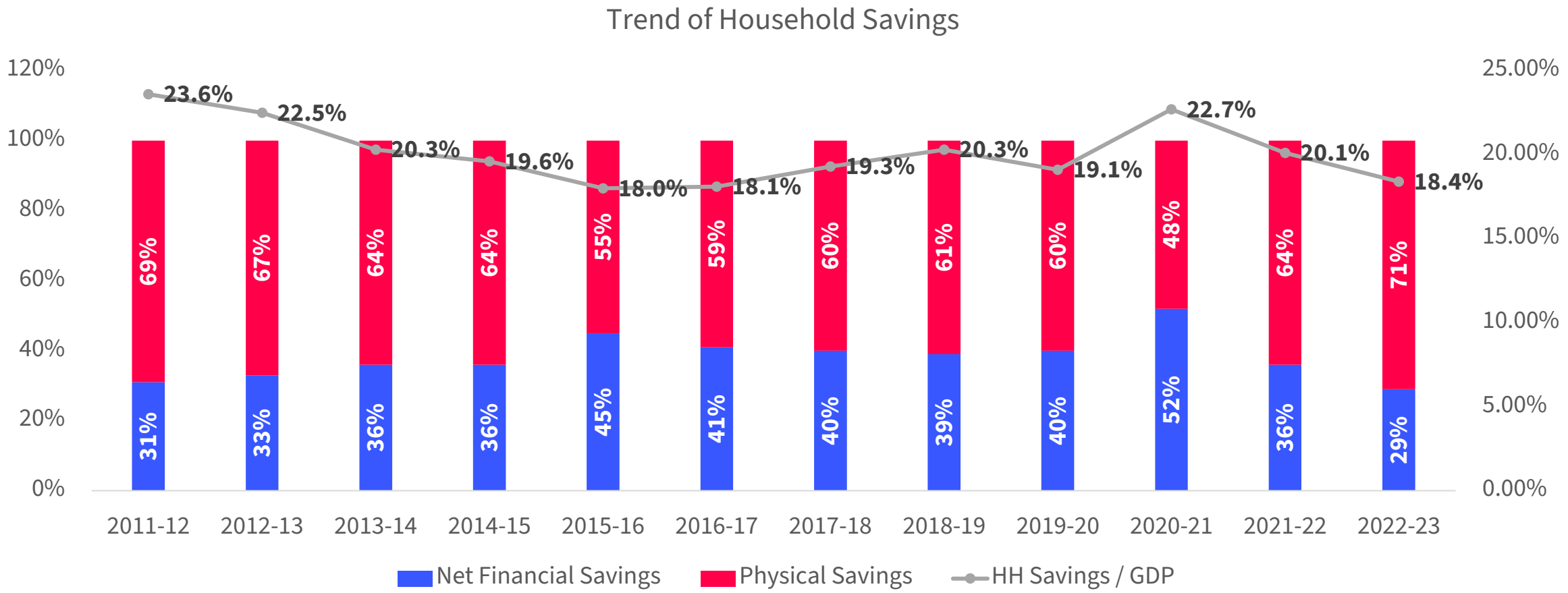
Rising Income Fuels Household Savings Growth

Household savings growth (Rs billion)



Source : Ministry of Statistics and Programme Implementation (MoSPI), As per latest data available

Household Savings Favors Physical Assets



Share of Physical Savings has risen from 60% in 2019-20 to 71% in 2022-23

Source : Ministry of Statistics and Programme Implementation (MoSPI), As per latest data available| HH savings: HouseHold Savings, GDP: Gross Domestic Products

Trend is reflecting in the Sales and Residential Inventory

Rising Home Sales Supported by Improving Inventory Dynamics- Top 7 cities

Figure 5: India: Top 7 markets: Residential sales value

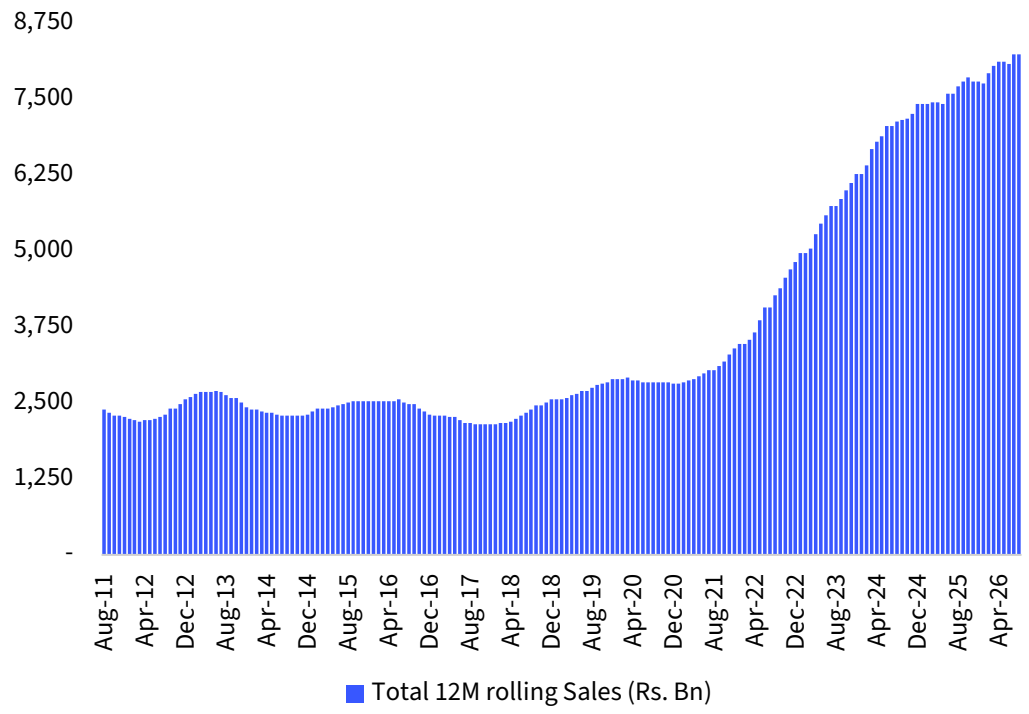
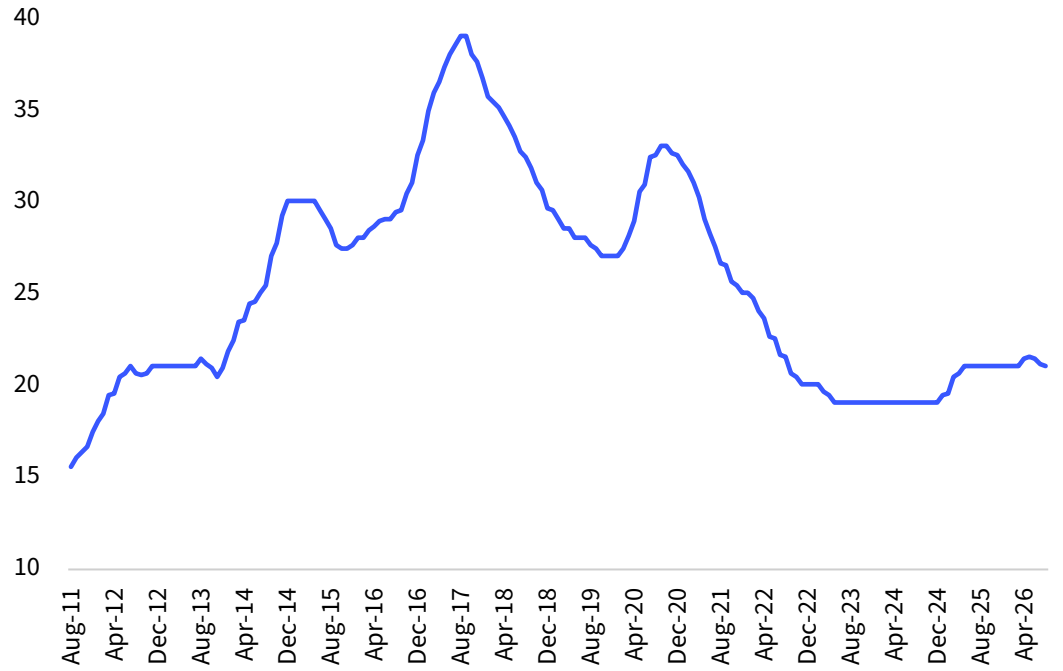


Figure 6: India: Residential Inventory overhang

Number of months



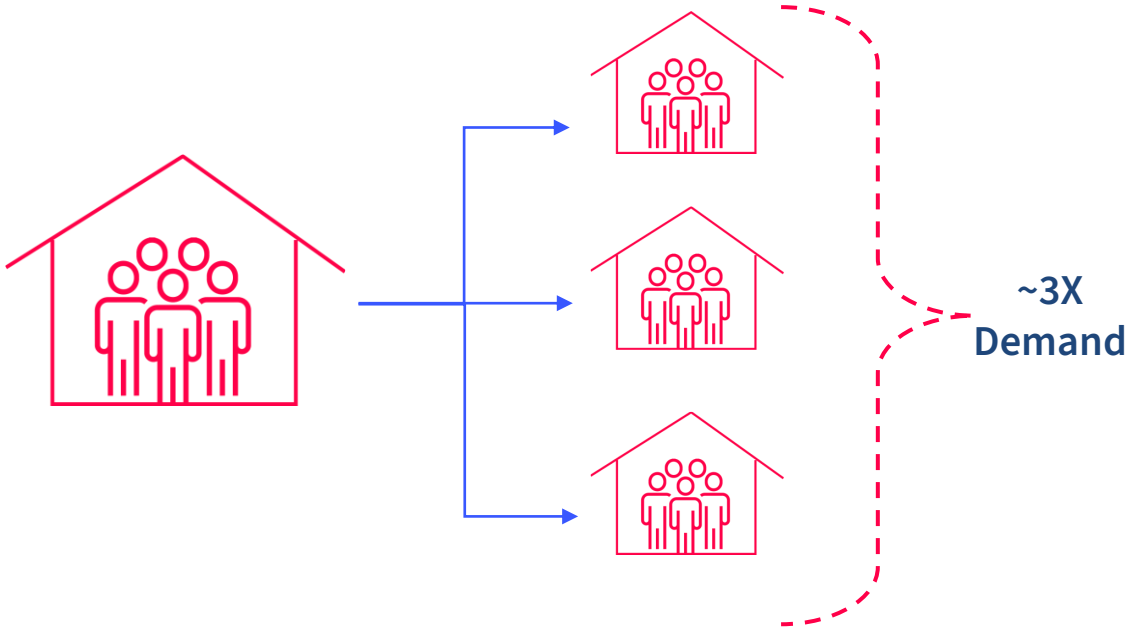
Source : JP Morgan Report, India Real Estate: Ground Reality Report dated 30th Sep 2026. As per latest available data

Urban Growth & Nuclearisation Expand Housing Needs

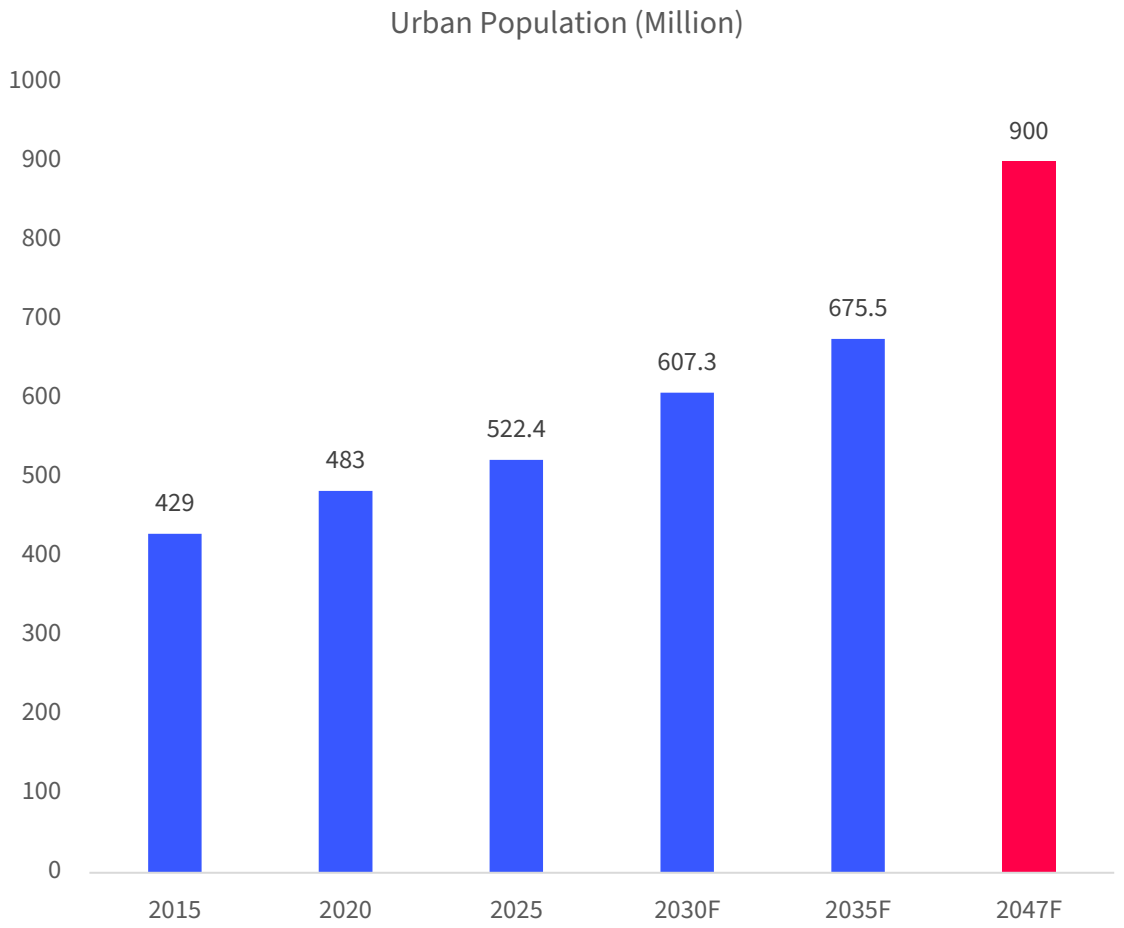
By 2027,

66%

of Indian Households will be nuclear families*

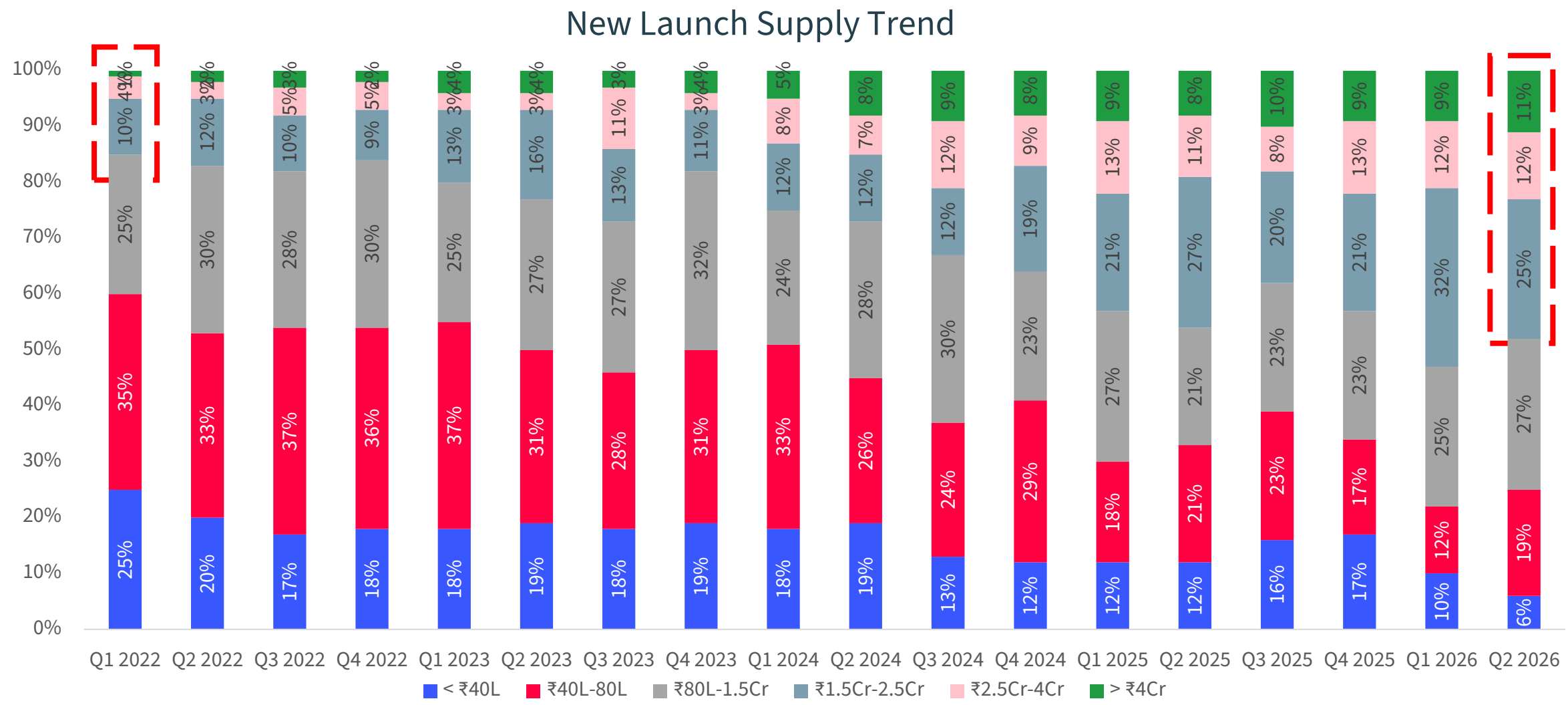


Nuclearization Will Drive More Demand For Real Estate



*Source: India Census, United Nations, Redseer Research. This is just an illustration & does not indicate any recommendation. (As per latest available data)

Lifestyle Upgradation Driving Demand for Premium Homes

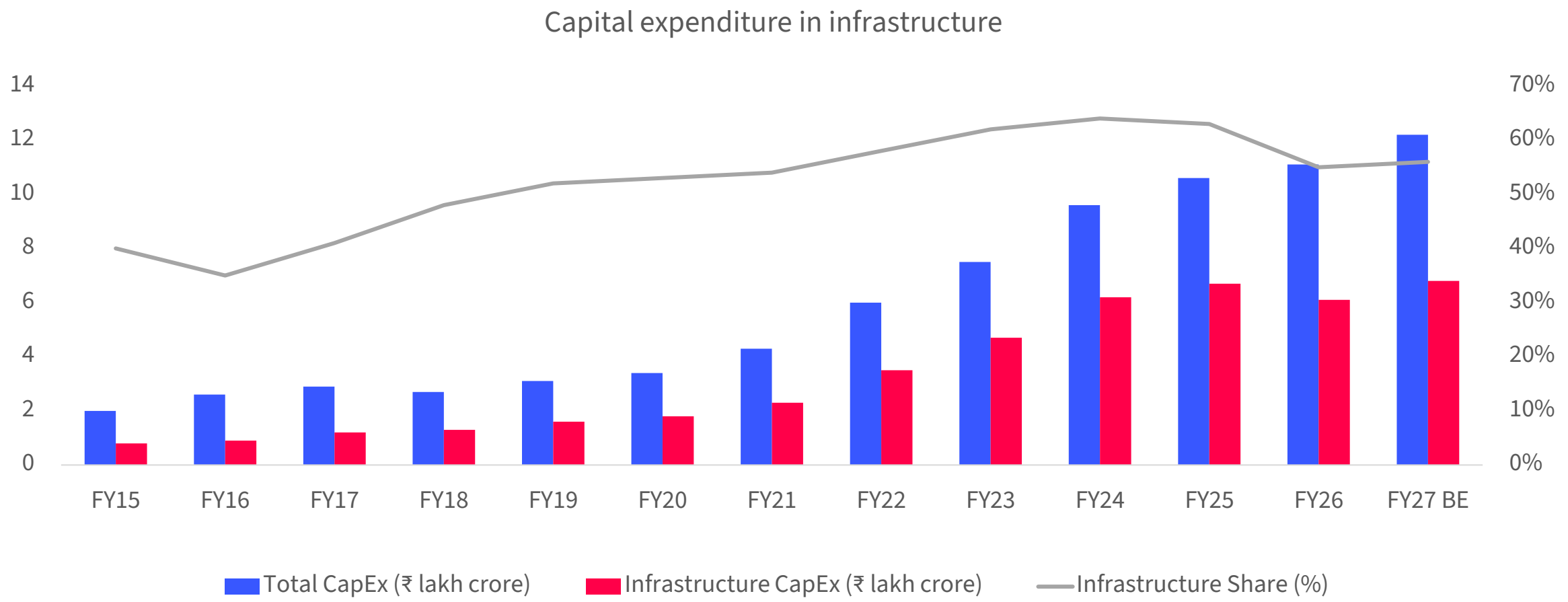


Source: Anarock Research and Advisory | Q3_2026_Pan_India_Residential_Market_Viewpoints_9cf1a7e616.pdf | As per Latest Data available

Government's Infrastructure Push Supports the Realty Ecosystem

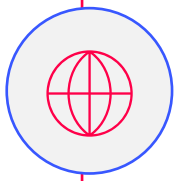
kotak Mutual Fund

Infrastructure now commands more than half of government capital expenditure



Note: BE: Budget Estimate; RE: Revised Estimate
Source: Union Budget, Government of India, Knight Frank Research

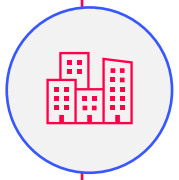
Factors reshaping India's Commercial Realty Landscape



Global Capability Centres
India continues to attract GCCs setting up large delivery hubs



BFSI Demand
BFSI remains one of the largest occupiers of premium commercial space



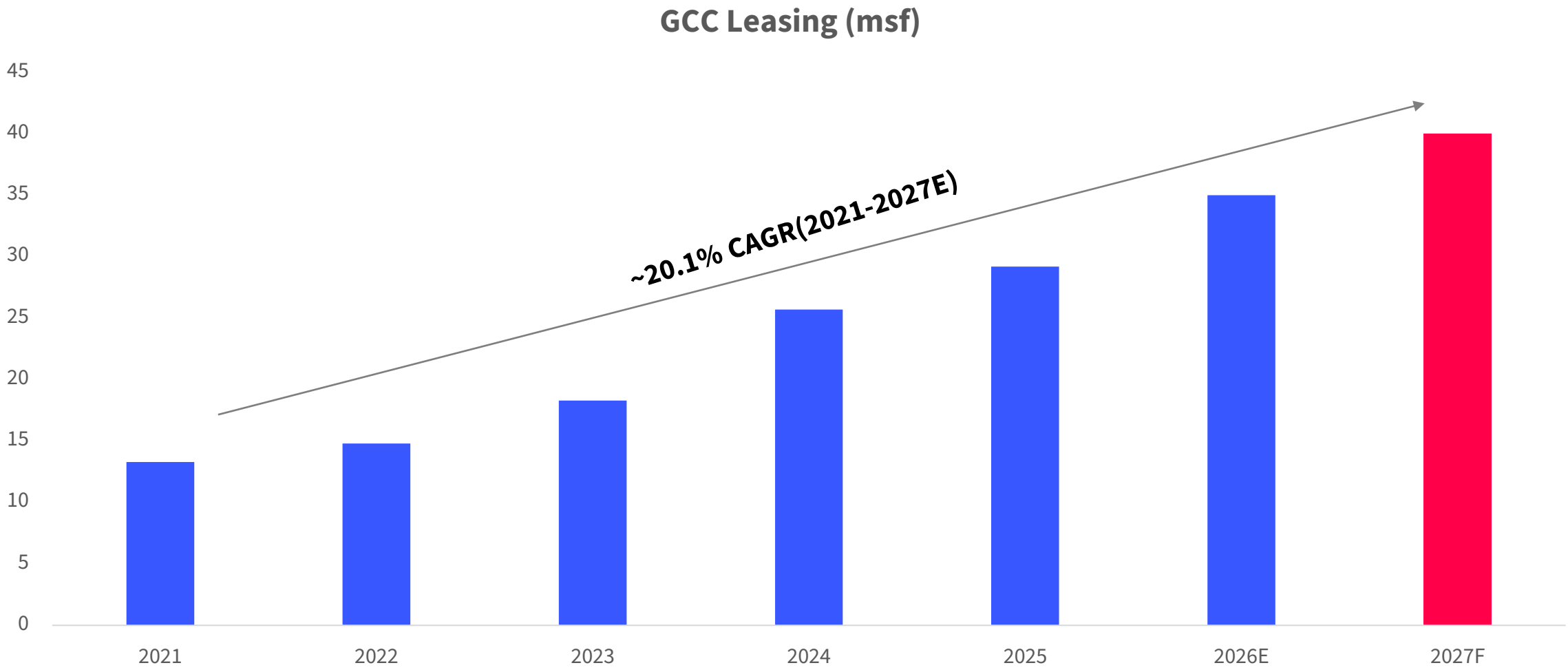
Premiumisation of Stock
Demand shifting towards Grade A campuses and business parks



Tech & Professional Services
Office requirements from technology, Consulting and professional services firms

Source : The Times of India (Aug 12, 2026), Anarock Research, Awfis Space Solutions & Zinnav (2026).

Factors reshaping India's Commercial Realty Landscape



Source : The Times of India (Aug 12, 2026), Anarock Research, Awfis Space Solutions & Zinnav (2026). msf : million square feet

Other Sectors Benefiting From Real Estate

RETAIL SPACE

3.1 mn sq. ft.

Five-year high in retail leasing

- Retail leasing reached a five-year high in the first half of 2024.
- Nearly 41 mn sq. ft. of new retail development is expected by 2028, supported by consumer spending, organised retail and premium destinations.

HOSPITALITY

64,118 keys

586 branded hotel signings

- Hotel occupancies are expected to grow at a 3.5–4% CAGR, alongside 15,000–16,000 premium branded rooms.
- Tier II and III cities gained prominence in 2024, while around 25 deals focused largely on operational assets across business and leisure destinations.

SEZs

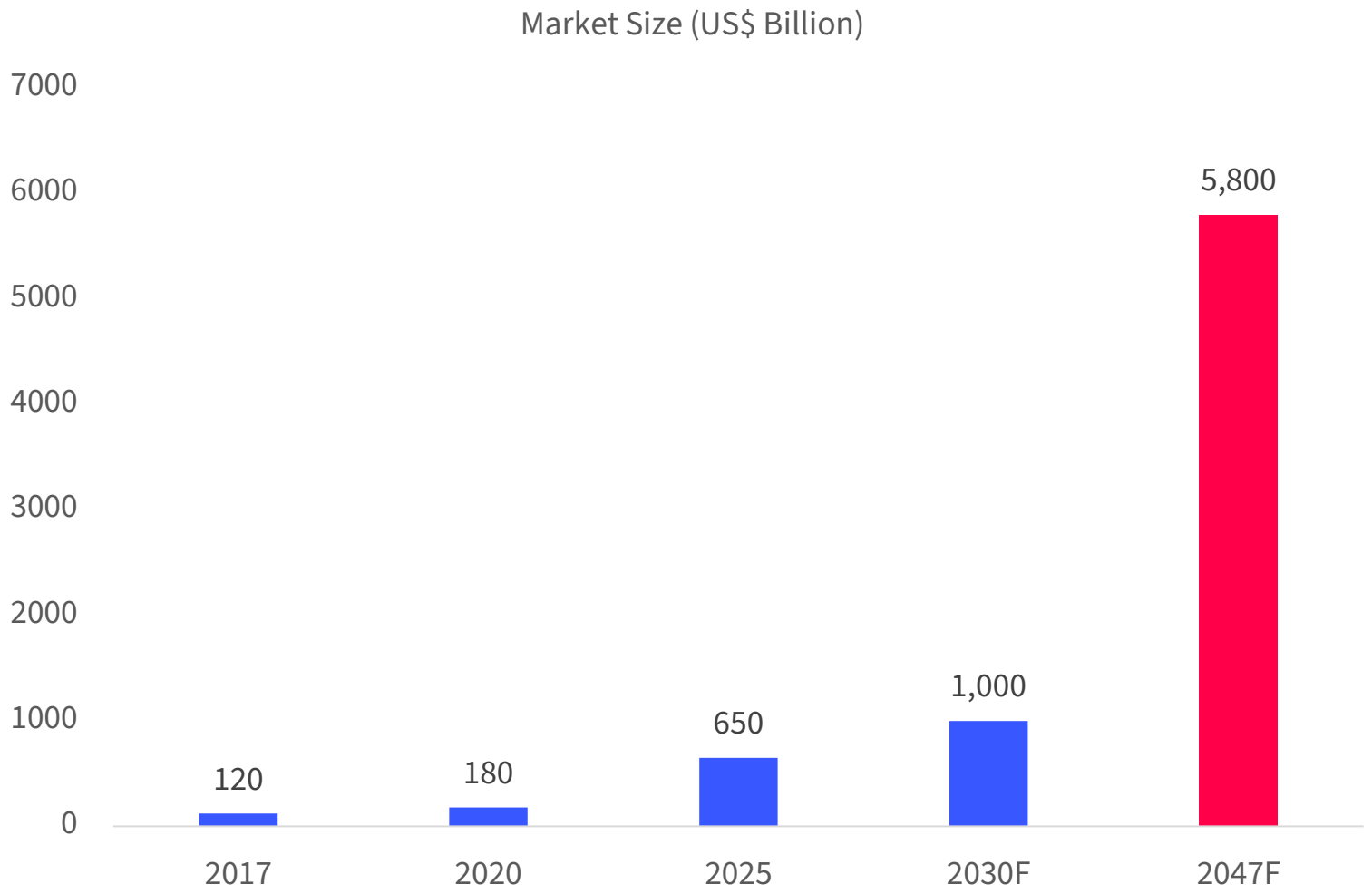
5 emerging hubs

Institutional interest expands

- Institutional funding is increasingly focused on Kochi, Vadodara, Visakhapatnam, Gandhinagar and Bhubaneswar.
- Government and PPP-led SEZ and infrastructure projects are supporting the emergence of these Tier II locations.

Source : IBER Report | As per latest available data

Expected Growth Of Real Estate In India



US$1 Trillion

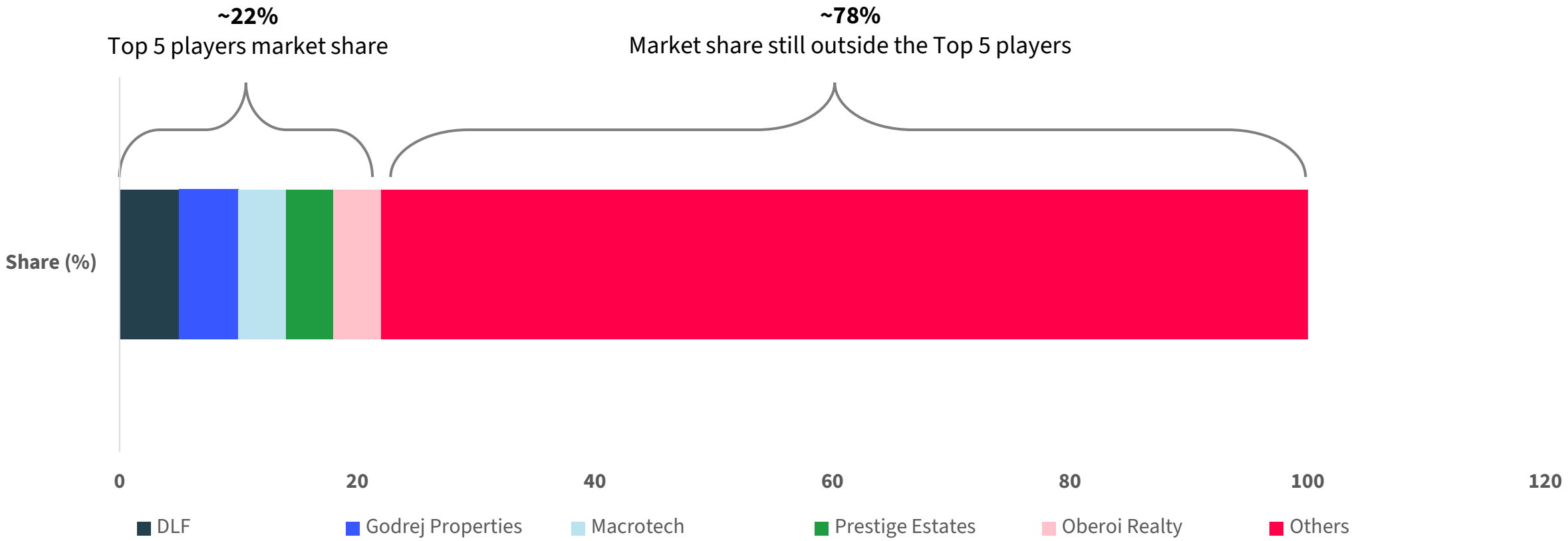
Indian real estate market size expected by 2030

India's real estate sector is on track to become a US$1 trillion market, supported by strong residential demand, commercial expansion, infrastructure spending and urbanization.

Source : Ministry of Statistics and Programme Implementation (MoSPI), As per latest data available

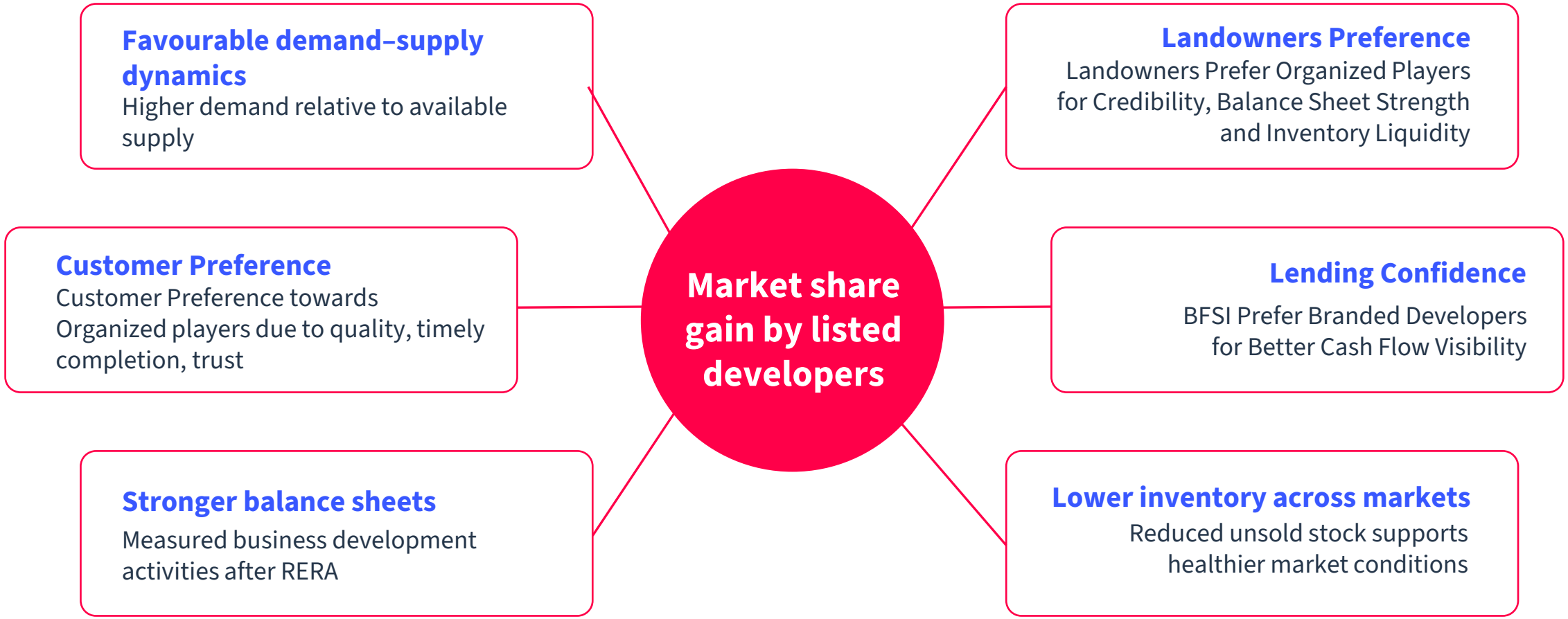
Indian Realty Market Remains Highly Fragmented

India's real estate sector remains fragmented, creating room for market share gains by large, listed developers.



Source: Markntel advisor, https://www.markntelaadvisors.com/research-library/india-real-estate-market-report.html | As per latest data available. The stocks/sectors mentioned do not constitute any kind of recommendation and are for information purpose only. Kotak Mahindra Mutual Fund may or may not hold position in the mentioned stock(s)/sector(s). Use of the company/ brand names does not imply any affiliation with or endorsement by them or any of its holding companies, subsidiaries or affiliates and are used for illustrative purpose only.

Why Listed Developers Could Gain Market Share?



Gain exposure to India's leading listed real estate developers through the

Kotak Nifty Realty Index Fund

Source: Internal Research| RERA: Real Estate Regulatory Authority.

Introducing Kotak Nifty Realty Index Fund



About Kotak Nifty Realty Index Fund

A simple and cost-effective way to participate in India's real estate growth story through leading listed real estate companies.

Tracks Nifty Realty Index

Seeks to tracks/replicate and track the Nifty Realty Index (TRI).

Exposure to India's Realty Sector

Access to major listed real estate developers.

Passive & Rule-Based Strategy

Invests in securities of the Nifty Realty Index in the same proportion as the underlying index, subject to tracking error.

Market-Cap-Based Allocation

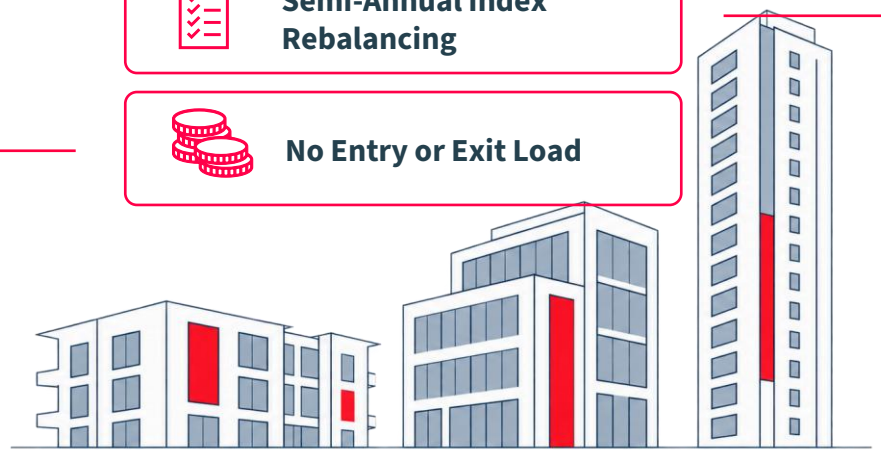
Constituents are represented in line with their index weights.

Semi-Annual Index Rebalancing

Portfolio composition is aligned with periodic changes in the underlying index, which is reviewed semi-annually.

No Entry or Exit Load

Investors can enter and exit the scheme without any entry or exit load charges.



Source: KMAMC Internal, For complete investment strategy please refer www.niftyindices.com and the Scheme Information Document (SID) at https://www.kotakmf.com/Information/forms-and-downloads

Nifty Realty Index Has Created Long-Term Value

P2P Returns (%) as on 30th September 2026							
	Absolute Return (%)				CAGR (%)		
	1 Month	3 Months	6 Months	1 year	3 Years	5 Years	10 Years
Nifty Realty Index	-6.74%	2.59%	30.71%	-1.88%	14.14%	10.91%	15.84%
Nifty 500 TRI	-6.16%	-3.73%	8.21%	-2.03%	9.50%	9.04%	12.76%
Nifty 50 TRI	-6.40%	-4.91%	2.13%	-7.09%	6.05%	6.37%	11.47%

The **Nifty Realty Index has outperformed across longer investment horizons**, generating **14.14% CAGR over 3 years**, **10.91% CAGR over 5 years**, and **15.84% CAGR over 10 years**.

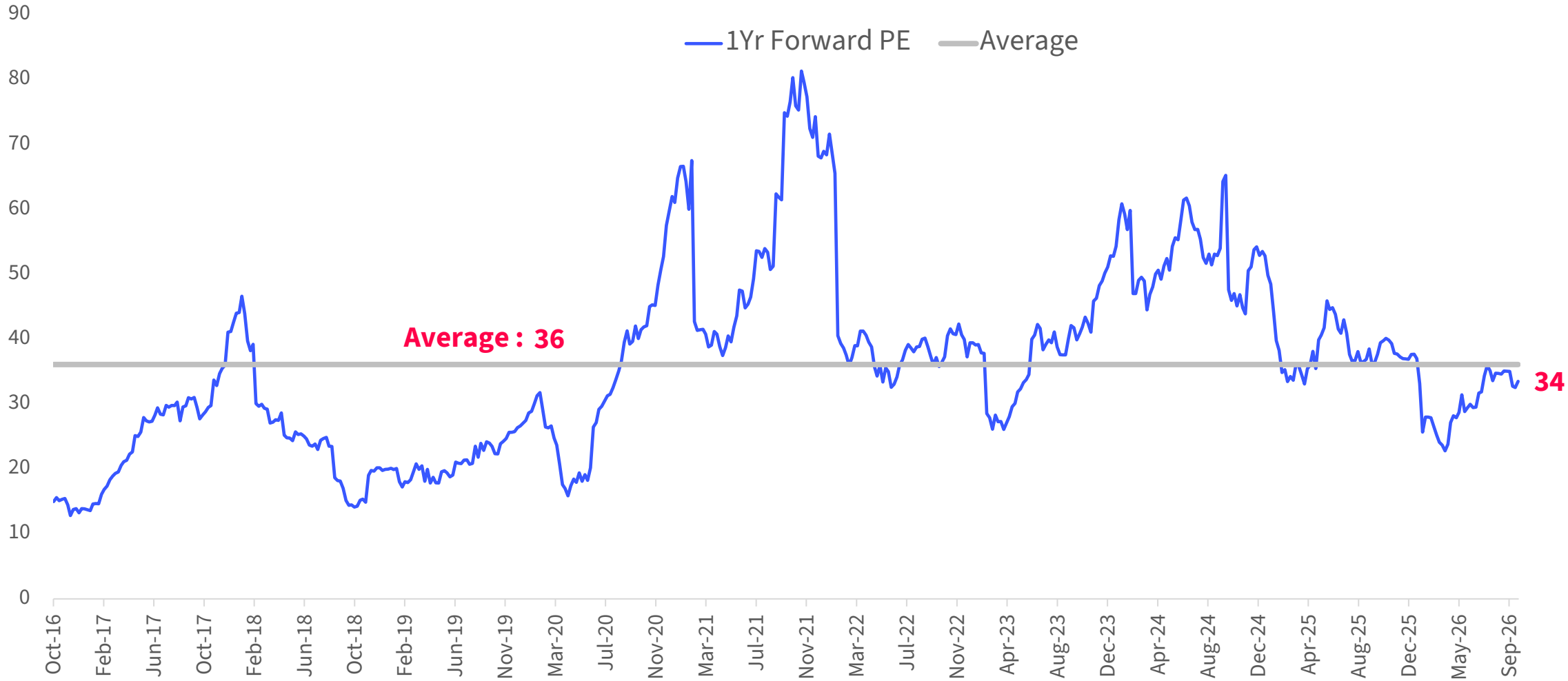
Source: MFI, Data as on 30th Sept '26. Returns | 1 Year returns are Absolute; Returns greater than 1 Year Compounded annual growth rate (CAGR) | The performance of the index shown does not in any manner indicate the performance of the Scheme. Past performance may or may not be sustained in future. Kotak Mahindra Asset Management Company Limited (KMAMC) is not guaranteeing or promising any returns/futuristic returns. Nifty 50 Index is used to represent the market..

Nifty Realty Index has Outperformed 7 Out of 19 Times

Period	Nifty 50 TRI	Nifty 500 TRI	Nifty Realty TRI
CY 08	-51.2	-56.4	-82.5
CY 09	77.6	91.0	71.4
CY 10	19.2	15.3	-25.3
CY 11	-23.9	-26.5	-51.3
CY 12	29.3	33.3	53.2
CY 13	8.1	4.8	-33.6
CY 14	32.9	39.3	10.8
CY 15	-3.0	0.2	-14.3
CY 16	4.4	5.1	-3.5
CY 17	30.3	37.7	110.7
CY 18	4.6	-2.1	-32.5
CY 19	13.5	9.0	29.3
CY 20	16.1	17.8	5.6
CY 21	25.6	31.6	54.7
CY 22	5.7	4.2	-10.5
CY 23	21.3	26.9	82.0
CY 24	10.0	16.1	34.4
CY 25	11.9	7.8	-16.3
CYTD 26	-12.6	-6.8	-3.0

Source: MFI, Data as on 30th Sept '26. Returns | Returns <= 1 Year returns are Absolute. The performance of the index shown does not in any manner indicate the performance of the Scheme. Past performance may or may not be sustained in future. Kotak Mahindra Asset Management Company Limited (KMAMC) is not guaranteeing or promising any returns/futuristic returns. Nifty 500 Index is used to represent the market. Nifty 50 Index is used to represent the market..

Nifty Realty Index Valuations Below the Historical Average



Source: Bloomberg, , Data as of 30th September 2026 | For detailed index methodology, kindly visit www.niftyindices.com.

About Nifty Realty Index

Top 10 Constituents By Weightage

Stock Name	Weight (%)
DLF Ltd	20.38
Phoenix Mills Ltd	17.05
Lodha Developers Ltd	15.90
Prestige Estates Projects Ltd	11.79
Godrej Properties Ltd	10.38
Oberoi Realty Ltd	9.80
Brigade Enterprises Ltd	5.03
Anant Raj Ltd	4.31
Aditya Birla Real Estate Ltd	2.81
Sobha Ltd	2.56

Market Cap

Large Cap	Mid Cap	Small Cap
20.4	64.9	14.7

Fundamentals

P/E	P/B	Dividend Yield
35.88	3.70	0.49

Source: NSE, Data As on 30th Sept 2026. Sector Classification has been considered for Sector constituents. The portfolio and its composition is subject to change and the same position may or may not be sustained in future. The stocks/sectors mentioned do not constitute any kind of recommendation and are for information purpose only. The above Sector representation, fundamentals and constituents pertain to Nifty Realty Index. Kotak Mahindra Mutual Fund may or may not hold position in the mentioned stock(s)/sector(s). The performance of the index shown does not in any manner indicate the performance of the Scheme. Kotak Mahindra Asset Management Company Limited (KMAMC) is not guaranteeing or promising any returns/futuristic returns.. For complete investment strategy please refer www.niftyindices.com and the Scheme Information Document (SID) at https://www.kotakmf.com/Information/forms-and-downloads

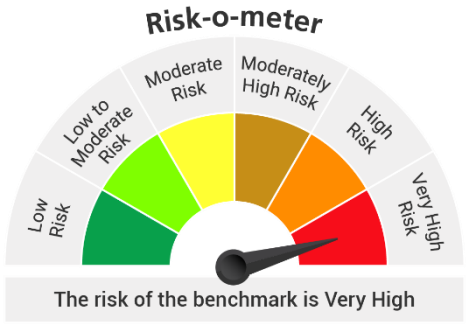
About Kotak Nifty Realty Index Fund

Name of the Scheme	Kotak Nifty Realty Index Fund
Category of Scheme	Other Schemes – Index Funds
Investment Objective	The investment objective of the scheme is to provide returns that, before expenses, corresponding to the total returns of the securities as represented by the underlying index, subject to tracking errors. However, there is no guarantee or assurance that the investment objective of the scheme will be achieved.
Benchmark	Nifty Realty Index (Total Return Index (TRI))
Minimum Amount for Application in the NFO of scheme	Rs. 1,000/- and any amount thereafter
Fund Manager(s)	Mr. Satish Dondapati, Mr. Jeetu Valechha Sonar and Mr. Abhishek Bisen

^Please refer to the Scheme Information Document (SID) of the scheme for complete details about minimum application amount for ongoing purchase.
For detailed Asset allocation, please refer to Scheme Information Document (SID)

Riskometer





Nifty Realty Index (TRI)

Benchmark (Nifty Realty Index (Total Return Index (TRI)) Risk-o-meter

KOTAK NIFTY REALTY INDEX FUND

An open-ended scheme replicating/tracking the Nifty Realty Index

This product is suitable for investors who are seeking*:

- Long-term capital growth.
- Return that corresponds to the performance of Nifty Realty Index subject to tracking error.

*Investors should consult their financial advisers if in doubt about whether the product is suitable for them.
(The product labelling assigned during the New Fund Offer is based on internal assessment of the Scheme Characteristics or model portfolio and the same may vary post NFO when actual investments are made)

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Past performance may or may not be sustained in future. For more details visit www.kotakmf.com. For detailed portfolio and related disclosures for the scheme(s) please refer our website https://www.kotakmf.com/Information/forms-and-downloads. The portfolio and its composition is subject to change and the same position may or may not be sustained in future. The fund manager may make the changes, as per different market conditions and in the best interest of the investors. To view the latest complete performance details of the Scheme(s) kindly refer to the factsheet on our website https://www.kotakmf.com/Information/forms-and-downloads.

Investors may consult their financial expert before making any investment decision.

Mutual Fund investments are subject to market risks, read all scheme related documents carefully.

Thank You

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

