Balrampur Chini | BUY

Sugar profitability and PLA business to act as positive catalysts

Balrampur Chini's (BRCM) 4QFY25 reported EBITDA was 6% above our estimates on account of improved sugar realisations and jump in distillery volumes. Sugar prices are likely to remain firm, going ahead, on account of lower closing inventory in SS25. Further, we expect sugar and ethanol volumes to pick up pace from here on. Moreover, PLA business will start contributing handsomely from FY27 as it remains on track to be commissioned by 3OFY27. For the PLA business, we see strong off-take visibility owing to support from the UP government for bio-plastics and possible replacement of straws and other disposable tableware in the Indian market as we have highlighted in our deep dive report (click here). Hence, we remain constructive on the name on account of i) firm sugar prices, ii) uptick in sugar and ethanol volumes, going ahead, and iii) company's transition towards high-value bio-plastics business. Further, we expect bio-plastics EBITDA contribution to increase to ~26% by FY30E from ~13% in FY27E. Factoring in 4QFY25 results and management commentary, we have raised our FY26/27 EBITDA estimates by ~6%/7% and EPS estimates by ~2%/6%. We maintain BUY with a revised SoTP based Mar'26 TP of INR 635 (from INR 575 earlier).

- 4QFY25 EBITDA above our expectation: Balrampur Chini's 4QFY25 gross profit came in 1% above JMFe at ~INR 6.4bn (up 3%/85% YoY/QoQ) as revenue came in 2% above JMFe at ~INR 15bn (up 5%/26% YoY/QoQ) while gross margin came in slightly lower at 42.2% (vs. JMFe of 42.5% and 43.1% in 4QFY24). Other expenses were lower at ~INR 1.6bn (vs. JMFe of ~INR 1.7bn and ~INR 1.7bn in 4QFY24). As a result, EBITDA came in 6% above JMFe while 2% below consensus and stood at ~INR 3.7bn (up 6%/195% YoY/QoQ). EBITDA margin came in higher at 24.3% (vs. JMFe of 23.5% and 24% in 4QFY24). Further, PAT stood of INR 2.2bn (up 12%/251% YoY/QoQ) which was 7%/5% above JMFe/consensus.
- Sugar sales 10% above our estimates: Sugar sales of ~INR 14.5bn (up 10%/14% YoY/ QoQ) was 10% above JMFe as sugar volume came in at 199.5KT (vs. JMFe of ~232.8KT, down 11% YoY) while sugar realisation stood at INR 40.5kg (vs. JMFe of INR 40/kg and INR 38.2/kg in 4QFY24). Sugar EBIT margin came in slightly higher at 18.7% (vs. JMFe: 18.5% and 17.8% in 4QFY24). As a result, sugar EBIT stood at INR 2.7bn in 4QFY25 (vs. INR 2.3bn in 4QFY24). Sugar prices saw improvement on account of the tight inventory situation and government allowing 1MMT of exports in SS25. Sugar volumes saw a decline due to lower sugar recovery as recovery was impacted by unfavourable weather conditions and red rot infestation in key regions.
- Distillery sales 15% above our estimates: Distillery sales came in 15% above JMFe and stood at ~INR 5.3bn (up 28%/151% YoY/QoQ) as distillery volume jumped 28% YoY to 85.2KL while realisation improved by 4% YoY to INR 60.2/litre (vs. JMFe of INR 57.7/litre and INR 57.7 in 4QFY24). Distillery EBIT margin came in at 16.4% (vs. JMFe of 15% and 23.5% in 4QFY24). Despite the government's permission for the use of juice and BH molasses for ethanol, the lack of price increase in ethanol vis-à-vis increase in FRP for

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Recommendation and Price Target	
Current Reco.	BUY
Previous Reco.	BUY
Current Price Target (12M)	635
Upside/(Downside)	13.8%
Previous Price Target	575
Change	10.4%

Key Data – BRCM IN	
Current Market Price	INR558
Market cap (bn)	INR112.8/US\$1.3
Free Float	57%
Shares in issue (mn)	201.7
Diluted share (mn)	201.7
3-mon avg daily val (mn)	INR317.5/US\$3.7
52-week range	693/352
Sensex/Nifty	82,331/25,020
INR/US\$	85.5

Price Performan	ce		
%	1M	6M	12M
Absolute	0.8	3.6	45.4
Relative*	-3.8	-2.4	30.7

^{*} To the BSE Sensex

Financial Summary					(INR mn)
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
Net Sales	55,937	54,154	60,582	68,050	74,830
Sales Growth (%)	19.9	-3.2	11.9	12.3	10.0
EBITDA	7,862	7,042	8,579	11,386	15,288
EBITDA Margin (%)	14.1	13.0	14.2	16.7	20.4
Adjusted Net Profit	4,332	3,439	4,771	6,968	10,088
Diluted EPS (INR)	21.5	17.0	23.6	34.5	50.0
Diluted EPS Growth (%)	57.4	-20.6	38.7	46.1	44.8
ROIC (%)	9.1	7.0	7.9	10.4	14.0
ROE (%)	14.1	10.0	12.5	15.9	19.4
P/E (x)	26.0	32.8	23.6	16.2	11.2
P/B (x)	3.4	3.1	2.8	2.4	2.0
EV/EBITDA (x)	16.9	19.8	16.6	12.3	8.5
Dividend Yield (%)	0.5	0.2	0.2	0.2	0.2

JM Financial Research is also available on: Bloomberg - JMFR <GO>, Thomson Publisher & Reuters, S&P Capital IQ, FactSet and Visible Alpha

Please see Appendix I at the end of this SeePoctapitan I QmFaot Sentan Disidibser Asphand

Please see Appendix I at the end of this report for Important Disclosures and

sugarcane continues to be a negative for distillery performance.

PLA capacity on-track to be commissioned by 3QFY27: The management highlighted that the PLA project remains on track to be commissioned by 3QFY27. The company has already spent INR 8bn of the planned capex, as of Mar'25, on the project. The company aims to generate INR 20bn in annual sales from its PLA capacity and EBITDA margin of 35% with an approximate realisation of at least USD 2.5/kg. Company intends to focus on the domestic market with 10 PLA product applications planned.

■ Expect 43%EPS CAGR over FY25-28E; maintain BUY: We build in higher contribution from PLA project from FY27E on account of higher realisations. Additionally, we expect sugar prices to remain firm. As a result, we have revised our FY26E/27E EBITDA estimates by ~6%/7% and EPS estimates by ~2%/6%. We now expect 11%/29%/43% sales/EBITDA/EPS CAGR over FY25-28E. We maintain BUY with a revised SoTP based Mar'26 TP of INR 635/share (from INR 575 earlier).

4QFY25 Result Review

Key takeaways from post-results conference call

- Balrampur's 4QFY25 sugar realization at INR 40.5/kg, likely to sustain at this level The company's sugar realization stood at INR 40.5/kg in 4QFY25. Sugar prices for the company and the industry are likely to sustain at current levels (or improve marginally in the coming months) on account of tight sugar inventory position, enabling timely payments to farmers and ensuring liquidity, with no revision in prices for juice and Bheavy ethanol. Additionally, Government's 1MMT export quota also contributed to strengthening of sugar prices.
- FY25 closing sugar inventory at 7.1LMT Management informed that the company held 7.1LMT of sugar as of Mar'25. With the addition of production volumes in Apr'25, the company has nearly 7.5LMT of sugar in its inventory. Company is confident that this entire inventory can be liquidated by Nov'25 given the company has sold around 9.4LMT of sugar per year in the last two years. This could go to 10LMT in FY26 with the right conditions.
- Company to be above industry benchmarks in terms of cane availability and recovery Balrampur's cane availability declined by 1.74% in 4QFY25 against 2.5-3% for the UP region on account of measures like varietal balance, insect and pest containment, disease treatment etc. Balrampur's sugar recovery was better than the UP region despite red rot infestation and unfavorable weather conditions. Management is hoping to see enhancement in yield in the future, assuming normal weather conditions. Going ahead, in terms of cane availability and sugar recovery, management expects the company to be ahead of the industry benchmarks. Also, management expects the quantum of cane crushing in FY26 to be at least marginally better compared to the previous year.
- Lower ethanol volumes in FY25 due to restriction Company informed that the distillery segment sales volume in FY25 was lower YoY due to restriction on ethanol production out of juice and B-heavy routes by the Government. This resulted in underutilized capacities in FY25. Company said that the government had lifted the restriction on the quantum of sugar cane juice diversion for ethanol but there was no price increase. This was a shift from Government's prior practice of aligning ethanol prices with FRP and it makes sugar diversion for ethanol unattractive for the industry players. This affected the distillery segment performance
- 80,000MT PLA capacity on-track to be commissioned by 3QFY27 Management has informed that the 80,000MT PLA plant capacity is on track to be commissioned by 3QFY27. Total capex stands at INR 28.5bn. Accounting for the government subsidy, the figure comes down to INR 17.5bn for the company. The company aims to generate INR 20bn in annual sales, EBITDA margin of 35% and approximate realisation of at least USD 2.5/kg. Company intends to focus on the domestic market with healthy demand expected

by the company indicated by consumption of \sim 100,000MT of resins for straws alone and PLA straws have already been approved by BIS. Company is working on 10 applications for PLA including bottles, bottle caps, textiles, tableware, fibers etc.

■ 1.25LMT additional sugar diversion expected for PLA – Management has indicated that its PLA capacity would require sugar volume 1.7 times the total capacity of 80,000MT. The company expects around 1.25LMT sugar to be diverted for PLA once the capacity is in full use. This is in addition to sugar diversion for ethanol.

Exhibit 1. Balrampur Chini quarterly financial snapshot												
Standalone (INR mn)	1QFY24	2QFY24	3QFY24	4QFY24	1QFY25	2QFY25	3QFY25	4QFY25	4QFY25E	% QoQ	% YoY	% difference
Revenue	13,896	15,395	12,304	14,343	14,216	12,979	11,921	15,037	14,729	26%	5%	2%
RM Cost (Incl. Change in Stock)	10,342	11,701	8,962	8,164	10,656	10,757	8,480	8,686	8,469	2%	6%	
Gross Profit	3,554	3,694	3,342	6,178	3,560	2,222	3,442	6,351	6,260	85%	3%	1%
Gross Margin	25.6%	24.0%	27.2%	43.1%	25.0%	17.1%	28.9%	42.2%	42.5%	1337 bps	-84 bps	
Employee Costs	889	929	1,090	1,077	919	935	1,062	1,133	1,100	7%	5%	
Employee cost % of Sales	6.4%	6.0%	8.9%	7.5%	6.5%	7.2%	8.9%	7.5%	7.5%	-137 bps	2 bps	
Other Expenses	1,033	1,116	1,118	1,654	979	796	1,142	1,565	1,700	37%	-5%	
Other expenses as % of Sales	7.4%	7.2%	9.1%	11.5%	6.9%	6.1%	9.6%	10.4%	11.5%	83 bps	-112 bps	
Total Expenditure	12,264	13,746	11,170	10,895	12,555	12,489	10,684	11,384	11,269	7%	4%	
EBITDA	1,632	1,649	1,134	3,447	1,661	491	1,238	3,652	3,460	195%	6%	6%
EBITDA Margin (%)	11.7%	10.7%	9.2%	24.0%	11.7%	3.8%	10.4%	24.3%	23.5%	1391 bps	26 bps	80 bps
Depreciation	406	412	420	426	426	432	436	431	440	-1%	1%	
EBIT	1,226	1,236	714	3,021	1,235	59	802	3,221	3,020	302%	7%	7%
Other Income	122	382	193	43	77	83	68	94	70	39%	119%	
Finance Costs	335	172	79	250	360	200	69	305	100	339%	22%	
Extra-ordinary exp./-inc.	0	0	0	0	0	0	0	0	0	NA	NA	
Profit Before Tax	1,013	1,446	828	2,815	952	-58	800	3,011	2,990	276%	7%	1%
Tax Expense	319	384	225	841	305	-23	173	811	926	370%	-4%	
Tax Rate (%)	31.5%	26.5%	27.2%	29.9%	32.1%	40.1%	21.6%	26.9%	31.0%	535 bps	-297 bps	-405 bps
Reported Net Profit	693	1,062	603	1,973	646	-35	627	2,200	2,064	251%	12%	7%
PAT margin	5.0%	6.9%	4.9%	13.8%	4.5%	-0.3%	5.3%	14.6%	14.0%	937 bps	87 bps	62 bps
Reported EPS	3.4	5.3	3.0	9.8	3.2	-0.2	3.1	10.9	10.2	250%	11%	7%

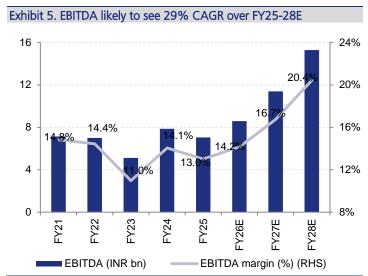
Exhibit 2. Balrampur	Chini quar	rterly opera	ational sna	pshot								
INR mn	1QFY24	2QFY24	3QFY24	4QFY24	1QFY25	2QFY25	3QFY25	4QFY25	4QFY25E	%QoQ	%YoY	% difference
Revenues												
Sugar	11,161	11,094	11,610	13,109	11,316	10,486	12,699	14,473	13,111	14%	10%	10%
Distillery	4,660	5,997	2,505	4,129	4,241	2,645	2,114	5,301	4,618	151%	28%	15%
Others	50	53	50	85	23	43	65	66	65	1%	-23%	1%
Total revenue	13,896	15,795	12,304	14,343	14,216	12,979	11,921	15,037	14,729	26%	5%	2%
% of overall revenues												
Sugar	70%	65%	82%	76%	73%	80%	85%	73%	74%	-1240 bps	-272 bps	-100 bps
Distillery	29%	35%	18%	24%	27%	20%	14%	27%	26%	1251 bps	288 bps	67 bps
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%			
Volume												
Sugar volume (tonnes)	238,000	256,100	228,200	224,900	245,500	264,000	233,300	199,500	232,772	-14%	-11%	-14%
Distillery (KL)	73,900	88,300	41,900	66,600	68,500	46,000	35,000	85,200	80,000	143%	28%	6%
Co gen (mn units)	69	69	105	206	70	28	100	182	200	82%	-12%	-9%
Realisation												
Sugar (INR / kg)	36.9	37.7	39.4	38.2	38.8	38.5	38.6	40.5	40.0	5%	6%	1%
Distillery (INR/ ltr)	58.3	57.2	56.5	57.7	57.0	54.6	58.0	60.2	57.7	4%	4%	4%
Co gen (INR/ units)	3.8	4.6	3.9	4.0	5.5	6.8	3.7	4.0	3.7	7%	-1%	7%
EBIT												
Sugar	714	391	761	2,331	747	15	1,204	2,710	2,426	125%	16%	12%
Distillery	846	1,093	351	972	811	330	-85	868	693	-1117%	-11%	25%
Total	1,591	1,520	1,136	3,342	1,568	359	1,137	3,598	3,118	216%	8%	15%
EBIT Margin												
Sugar	6.4%	3.5%	6.6%	17.8%	6.6%	0.1%	9.5%	18.7%	18.5%	924 bps	94 bps	22 bps
Distillery	18.2%	18.2%	14.0%	23.5%	19.1%	12.5%	-4.0%	16.4%	15.0%	2041 bps	-717 bps	138 bps
Total	10.0%	8.9%	8.0%	19.3%	10.1%	2.7%	7.6%	18.1%	17.6%	1049 bps	-116 bps	55 bps

Exhibit 3. Change in estimates			
	New	Old	Difference
EBITDA (INR Mn)			
FY26	8,579	8,077	6.2%
FY27	11,386	10,630	7.1%
FY28	16,815	NA	NA
PAT (INR Mn)			
FY26	4,762	4,669	2.0%
FY27	6,959	6,556	6.1%
FY28	11,269	NA	NA
EPS (INR)			
FY26	23.6	23.1	2.0%
FY27	34.5	32.5	6.1%
FY28	55.9	NA	NA

Source: JM Financial

Exhibit 4. Sales likely to see 11% CAGR over FY25-28E 80 24% 20% 18% 60 12% 40 6% 20 0% 0 -6% FY25 FY27E FY22 FY24 FY26E FY21 YoY (%) (RHS) Revenue (INR bn)

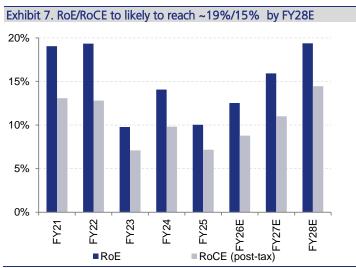
Source: Company, JM Financial



Source: Company, JM Financial



Source: Company, JM Financial



Valuations

Exhibit 8. Our SOTP-based Mar'26 TP stands at INR 635/share									
		EBITDA (INR mn)	Multiple (x)	Valuation (INR mn)	Value per share (INR)				
Segments	Valuation methodology								
Sugar and distillery business (A)	8x FY27E EBITDA	9,886	8	79,090	392				
PLA business (B)	15x FY30E EBITDA discounted to Mar'27	5,250	15	56,800	281				
Enterprise value (A) + (B)				135,890	673				
Less: Net Debt/(cash)	Mar'30E net debt discounted to Mar'26			-7,948	-39				
Equity value				127,942	635				
Mar'27E consolidated EPS		<u>-</u>	_		34				
Implied P/E multiple (x)		-	-		18				

Source: JM Financial



Source: Bloomberg, JM Financial



Source: Bloomberg, JM Financial

Financial Tables (Standalone)

Income Statement				((INR mn)
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
Net Sales	55,937	54,154	60,582	68,050	74,830
Sales Growth	19.9%	-3.2%	11.9%	12.3%	10.0%
Other Operating Income	0	0	0	0	0
Total Revenue	55,937	54,154	60,582	68,050	74,830
Cost of Goods Sold/Op. Exp	39,169	38,580	42,589	45,798	47,891
Personnel Cost	3,986	4,049	4,454	4,944	5,290
Other Expenses	4,921	4,482	4,960	5,922	6,361
EBITDA	7,862	7,042	8,579	11,386	15,288
EBITDA Margin	14.1%	13.0%	14.2%	16.7%	20.4%
EBITDA Growth	53.5%	-10.4%	21.8%	32.7%	34.3%
Depn. & Amort.	1,664	1,725	1,845	2,067	2,360
EBIT	6,198	5,317	6,734	9,319	12,928
Other Income	740	322	1,026	1,128	1,218
Finance Cost	836	935	1,426	1,513	1,213
PBT before Excep. & Forex	6,102	4,704	6,334	8,934	12,933
Excep. & Forex Inc./Loss(-)	0	0	0	0	0
PBT	6,102	4,704	6,334	8,934	12,933
Taxes	1,770	1,265	1,564	1,965	2,845
Extraordinary Inc./Loss(-)	0	0	0	0	0
Assoc. Profit/Min. Int.(-)	0	0	0	0	0
Reported Net Profit	4,332	3,439	4,771	6,968	10,088
Adjusted Net Profit	4,332	3,439	4,771	6,968	10,088
Net Margin	7.7%	6.4%	7.9%	10.2%	13.5%
Diluted Share Cap. (mn)	201.7	201.7	201.7	201.7	201.7
Diluted EPS (INR)	21.5	17.0	23.6	34.5	50.0
Diluted EPS Growth	57.4%	-20.6%	38.7%	46.1%	44.8%
Total Dividend + Tax	605	202	202	202	202
Dividend Per Share (INR)	3.0	1.0	1.0	1.0	1.0

Balance Sheet					(INR mn)
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
Shareholders' Fund	32,796	35,812	40,381	47,147	57,034
Share Capital	202	202	202	202	202
Reserves & Surplus	32,594	35,610	40,179	46,946	56,832
Preference Share Capital	0	0	0	0	0
Minority Interest	0	0	0	0	0
Total Loans	20,083	26,262	30,762	29,762	18,762
Def. Tax Liab. / Assets (-)	1,899	2,396	2,566	2,566	2,566
Total - Equity & Liab.	54,777	64,469	73,708	79,475	78,361
Net Fixed Assets	26,849	27,506	33,761	35,794	33,534
Gross Fixed Assets	36,080	37,859	39,017	47,117	51,217
Intangible Assets	0	0	0	0	0
Less: Depn. & Amort.	9,686	11,411	13,256	15,323	17,683
Capital WIP	455	1,058	8,000	4,000	0
Investments	1,838	1,842	1,842	1,842	1,842
Current Assets	30,582	39,436	42,756	46,880	48,380
Inventories	28,688	31,187	33,196	35,423	37,927
Sundry Debtors	1,256	1,430	1,599	1,796	1,975
Cash & Bank Balances	3	4	1,146	2,845	1,662
Loans & Advances	635	6,815	6,815	6,815	6,815
Other Current Assets	0	0	0	0	0
Current Liab. & Prov.	4,491	4,314	4,650	5,041	5,395
Current Liabilities	2,951	2,830	3,166	3,556	3,910
Provisions & Others	1,541	1,485	1,485	1,485	1,485
Net Current Assets	26,090	35,121	38,105	41,839	42,985
Total – Assets	54,777	64,469	73,708	79,475	78,361

Source: Company, JM Financial

Source: Company, JM Financial

Cash Flow Statement				((INR mn)
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
Profit before Tax	6,102	4,704	6,334	8,934	12,933
Depn. & Amort.	1,664	1,725	1,845	2,067	2,360
Net Interest Exp. / Inc. (-)	815	933	400	385	-5
Inc (-) / Dec in WCap.	-5,831	-2,567	-1,672	-2,035	-2,329
Others	25	215	0	0	0
Taxes Paid	-995	-759	-1,564	-1,965	-2,845
Operating Cash Flow	1,778	4,252	5,343	7,386	10,114
Capex	-2,688	-8,924	-8,100	-4,100	-100
Free Cash Flow	-909	-4,673	-2,757	3,286	10,014
Inc (-) / Dec in Investments	-60	0	0	0	0
Others	500	120	1,026	1,128	1,218
Investing Cash Flow	-2,248	-8,804	-7,074	-2,972	1,118
Inc / Dec (-) in Capital	0	0	0	0	0
Dividend + Tax thereon	-605	-202	-202	-202	-202
Inc / Dec (-) in Loans	973	6,206	4,500	-1,000	-11,000
Others	102	-1,451	-1,426	-1,513	-1,213
Financing Cash Flow	470	4,553	2,873	-2,715	-12,415
Inc / Dec (-) in Cash	0	0	1,142	1,699	-1,183
Opening Cash Balance	3	3	4	1,146	2,845
Closing Cash Balance	3	4	1,146	2,845	1,662

Dupont Analysis								
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E			
Net Margin	7.7%	6.4%	7.9%	10.2%	13.5%			
Asset Turnover (x)	1.1	0.9	0.9	0.9	0.9			
Leverage Factor (x)	1.7	1.7	1.8	1.8	1.5			
RoE	14.1%	10.0%	12.5%	15.9%	19.4%			

Key Ratios					
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
BV/Share (INR)	162.6	177.5	200.2	233.7	282.7
ROIC	9.1%	7.0%	7.9%	10.4%	14.0%
ROE	14.1%	10.0%	12.5%	15.9%	19.4%
Net Debt/Equity (x)	0.6	0.7	0.7	0.6	0.3
P/E (x)	26.0	32.8	23.6	16.2	11.2
P/B (x)	3.4	3.1	2.8	2.4	2.0
EV/EBITDA (x)	16.9	19.8	16.6	12.3	8.5
EV/Sales (x)	2.4	2.6	2.4	2.1	1.7
Debtor days	8	10	10	10	10
Inventory days	187	210	200	190	185
Creditor days	22	22	22	23	24

Source: Company, JM Financial

Date	Recommendation	Target Price	% Chg.
10-Aug-21	Buy	410	
9-Nov-21	Buy	410	0.0
24-Mar-22	Buy	530	29.3
25-May-22	Buy	510	-3.8
12-Nov-22	Buy	465	-8.8
15-Dec-22	Buy	465	0.0
13-Feb-23	Buy	480	3.2
15-May-23	Buy	470	-2.1
8-Aug-23	Buy	490	4.3
8-Dec-23	Buy	500	2.0
9-Feb-24	Buy	500	0.0
22-Feb-24	Buy	500	0.0
13-Mar-24	Buy	500	0.0
23-May-24	Buy	470	-6.0
18-Jul-24	Buy	515	9.6
13-Aug-24	Buy	640	24.2
19-Aug-24	Buy	640	0.0
9-Oct-24	Buy	730	14.1
12-Nov-24	Buy	700	-4.1
10-Feb-25	Buy	575	-17.9



APPENDIX I

JM Financial Institutional Securities Limited

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Rating	Meaning			
Buy	Total expected returns of more than 10% for stocks with market capitalisation in excess of INR 200 billion and REITs* and more than 15% for all other stocks, over the next twelve months. Total expected return includes dividend yields.			
Hold	Price expected to move in the range of 10% downside to 10% upside from the current market price for stocks with market capitalisation in excess of INR 200 billion and REITs* and in the range of 10% downside to 15% upside from the current market price for all other stocks, over the next twelve months.			
Sell	Price expected to move downwards by more than 10% from the current market price over the next twelve months.			

^{*} REITs refers to Real Estate Investment Trusts.

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