GR Infraprojects | BUY

Weak quarter; growth hinges on timely order accretion

G R Infraprojects' (GRIL) 3QFY24 adjusted PAT at INR 1.49bn missed JMFe of INR 1.63bn (consensus: INR 1.69bn) due to lower revenue/margins. Reported PAT at INR 1.55bn includes gain of INR 66mn (post tax) on sale of 21% stake in Nagaur HAM project. Order inflows have been muted at INR 22bn in YTD moderating the backlog to INR 193bn (2.6x TTM revenue). Executability remains low at only 52%. Given the weaker inflows and delay in ADs for HAM projects, GRIL has cut inflow guidance from INR 100bn to INR 70bn and revenue guidance from 0-5% growth to 0-5% decline in FY24. Given the lower execution, it expects margins to remain in 13-14% range before improving in FY26. For FY25, it expects inflows to improve to INR 150bn but execution would remain weak and expects 0-5% revenue decline. So, we have cut FY24/25 EPS by 9%/16%. GRIL targets to launch InVIT in Mar-24. While near term growth remains constrained, GRIL is well capitalised to capture opportunities ahead which would drive 15%/22% YoY revenue/EPS growth in FY26E. The coverage stands transferred to Vaibhav Shah. Maintain BUY with revised price target of INR 1445.

- Earnings missed estimates due to lower revenue/margins: Revenue declined by 5% YoY to INR 18bn (JMFe: INR 19bn) due to lower executable backlog. EBITDA margin declined by 180bps YoY on adjusted base to 12.6% (JMFe: 13.7%). Adjusted PAT declined by 15% YoY to INR 1.49bn (JMFe: INR 1.63bn) due to lower revenue/margins. Gross debt increased marginally from INR 8.6bn in Sept-23 to INR 9bn in Dec-23.
- Order backlog moderates due to muted order wins; bid pipeline remains robust: GRIL's order inflows at INR 22bn in YTD were muted, moderating its order backlog to INR 193bn (2.6x TTM revenue). Also, 13 projects worth c.INR 92bn await ADs of which AD for 5-6 projects are expected in 4QFY24 while for remainder in FY25. GRIL has abid pipeline of INR 2tn (Highways: INR 1.8tn, Power: INR 100-150bn). It has also submitted bids for projects pf INR 55bn where results are awaited.
- Lowers guidance on all fronts: GRIL has lowered order inflow guidance from INR 100bn to INR 70bn for FY24 given the weaker YTD inflows. It has lowered revenue guidance from 0-5% growth to 0-5% decline in FY24 given the delay in receipt of ADs for 10 HAM projects. Currently, only 52% of the backlog of INR 193bn is executable. Given the lower execution, it expects EBITDA margins in range of 13-14% which can improve in FY26. For FY25, GRIL expects inflows of INR 150bn (50% BOT, 25% HAM & 25% non-Highways). Pending equity requirement for its PPP portfolio stands at INR 21bn.
- Maintain BUY with revised price target of INR 1445: We have cut our FY24/25 EPS estimate by 9%/16% due to muted YTD inflows and lower executable order backlog. While the near term growth outlook remains constrained, GRIL is well capitalised to capture opportunities ahead which would drive 15%/22% YoY revenue/EPS growth in FY26E. We like GRIL given its strong balance sheet and access to capital (equity raise to comply with public listing norms and InvIT). Valuations are reasonable at 10.6x FY26E core EPS (w/o interest income from subs) after adjusting for value of assets. We value GRIL's EPC business at 14x FY26 core EPS and its asset portfolio at INR 429/share to arrive at revised price target of INR 1,445. Maintain Buy.

Financial Summary					(INR mn)
Y/E March	FY22A	FY23A	FY24E	FY25E	FY26E
Net Sales	79,192	81,476	77,383	77,397	89,035
Sales Growth (%)	9.3	2.9	-5.0	0.0	15.0
EBITDA	12,811	13,131	10,345	10,454	12,467
EBITDA Margin (%)	16.2	16.1	13.4	13.5	14.0
Adjusted Net Profit	7,639	8,518	6,690	6,769	8,234
Diluted EPS (INR)	79.0	88.1	69.2	70.0	85.2
Diluted EPS Growth (%)	-2.1	11.5	-21.5	1.2	21.7
ROIC (%)	19.5	16.6	11.1	11.2	12.5
ROE (%)	19.2	17.8	12.0	10.9	11.8
P/E (x)	21.9	14.2	17.3	17.1	14.1
P/B (x)	3.8	2.3	2.0	1.8	1.6
EV/EBITDA (x)	13.6	9.9	11.4	11.1	9.7
Dividend Yield (%)	-	-	-	-	-

Source: Company data, JM Financial. Note: Valuations as of 14/Feb/2024



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Recommendation and Price Target	
Current Reco.	BUY
Previous Reco.	BUY
Current Price Target (12M)	1,445
Upside/(Downside)	20.7%
Previous Price Target	1,365
Change	5.9%

Current Market Price INR1,197 Market cap (bn) INR115.7/US\$1.4 Free Float 20% Shares in issue (mn) 96.7 Diluted share (mn) 96.7 3-mon avg daily val (mn) INR131.7/US\$1.6 52-week range 1,382/930 Sensex/Nifty 71,823/21,840 INR/US\$ 83.0	Key Data – GRINFRA IN	
Free Float 20% Shares in issue (mn) 96.7 Diluted share (mn) 96.7 3-mon avg daily val (mn) INR131.7/US\$1.6 52-week range 1,382/930 Sensex/Nifty 71,823/21,840	Current Market Price	INR1,197
Shares in issue (mn) 96.7 Diluted share (mn) 96.7 3-mon avg daily val (mn) INR131.7/US\$1.6 52-week range 1,382/930 Sensex/Nifty 71,823/21,840	Market cap (bn)	INR115.7/US\$1.4
Diluted share (mn) 96.7 3-mon avg daily val (mn) INR131.7/US\$1.6 52-week range 1,382/930 Sensex/Nifty 71,823/21,840	Free Float	20%
3-mon avg daily val (mn) INR131.7/US\$1.6 52-week range 1,382/930 Sensex/Nifty 71,823/21,840	Shares in issue (mn)	96.7
52-week range 1,382/930 Sensex/Nifty 71,823/21,840	Diluted share (mn)	96.7
Sensex/Nifty 71,823/21,840	3-mon avg daily val (mn)	INR131.7/US\$1.6
, , ,	52-week range	1,382/930
INR/US\$ 83.0	Sensex/Nifty	71,823/21,840
	INR/US\$	83.0

Price Performance %	1M	6M	12M
Absolute	6.0	-5.5	-1.4
Relative*	7.1	-13.9	-16.2

* To the BSE Sensex

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 report for Important Disclosures and Disclaimers and Research Analyst Certification. **GR** Infraprojects

Exhibit 1. Standalone	quarterly resul	ts									
INR mn	3QFY23	4QFY23	FY23	1QFY24	2QFY24	3QFY24	3QFY24E	Variance	FY24E	FY25E	FY26E
Net Sales	18,988	19,949	81,476	21,524	15,738	18,064	19,000	(4.9)	77,383	77,397	89,035
EBIDTA	2,768	2,898	13,131	3,147	1,936	2,280	2,612	(12.7)	10,345	10,454	12,467
EBIDTA margin (%)	14.6	14.5	16.1	14.6	12.3	12.6	13.7		13.4	13.5	14.0
Other income	421	549	1,809	511	614	578	500	15.6	2,120	2,182	2,546
Depreciation	612	590	2,457	602	617	610	630	(3.1)	2,452	2,625	2,871
Interest	248	269	1,022	266	277	245	310	(21.1)	1,024	965	1,138
РВТ	2,329	2,589	11,461	2,790	1,656	2,003	2,172	(7.8)	8,988	9,046	11,004
Tax	588	667	2,943	710	423	516	547	(5.7)	2,298	2,277	2,770
Effective tax rate (%)	25.2	25.7	25.7	25.4	25.6	25.7	25.2		25.6	25.2	25.2
PAT	1,741	1,922	8,518	2,080	1,232	1,487	1,625	(8.5)	6,690	6,769	8,234
Extra-ordinary items	-	-	-	-	-	66	-		66	-	-
Reported PAT	1,741	1,922	8,518	2,080	1,232	1,554	1,625	(4.4)	6,756	6,769	8,234
Adjusted EPS	18.0	19.9	88.1	21.5	12.7	15.4	16.8	(8.5)	69.2	70.0	85.2
YoY growth (%)						-					
Net sales	4.4	(12.0)	2.9	(13.1)	(11.4)	(4.9)			(5.0)	0.0	15.0
EBITDA	8.6	(28.1)	2.5	(35.3)	(25.5)	(17.6)			(21.2)	1.1	19.3
Interest	(16.6)	(14)	(19.4)	(1 2)	17.8	(1 4)			0.2	(5.7)	17 9

Interest	(16.6)	(1.4)	(19.4)	(1.2)	17.8	(1.4)	0.2	(5.7)	17.9
Depreciation	(25.6)	(4.5)	(12.8)	(5.0)	(0.4)	(0.4)	(0.2)	7.0	9.4
PBT	30.9	(25.4)	14.0	(34.8)	(26.8)	(14.0)	(21.6)	0.6	21.7
Adjusted PAT	31.9	(27.5)	11.5	(35.2)	(25.0)	(14.6)	(21.5)	1.2	21.7
Reported PAT	35.0	(27.5)	12.0	(35.2)	(25.0)	(10.8)	(20.7)	0.2	21.7

Source: Company, JM Financial

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INR mn	FY24E		YoY (%)	FY25E	YoY (%)	
	New	Old		New	Old	
Net Sales	77,383	81,960	(5.6)	77,397	86,231	(10.2)
EBITDA	10,345	11,350	(8.9)	10,454	12,504	(16.4)
EBITDA margin %	13.4	13.8		13.5	14.5	
Adj. PAT	6,690	7,342	(8.9)	6,769	8,063	(16.1)
Adj. EPS	69.2	75.9	(8.9)	70.0	83.4	(16.1)

Exhibit 3. Key assumptions					
INR mn	FY22	FY23	FY24E	FY25E	FY26E
Order inflows	83,603	86,680	70,000	120,000	150,000
EBITDA Margins	16.2%	16.1%	13.4%	13.5%	14.0%
NWC days*	117	128	115	110	110
Capex	4,019	1,995	1,000	1,250	2,000
Investments (including future HAMs)	616	6,467	6,704	7,510	9,830

Source: Company, JM Financial; *: ex-cash & Loans & Advances to subsidiaries

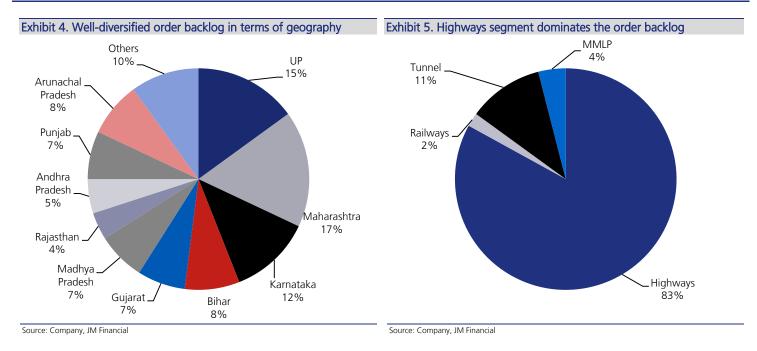


Exhibit 6. SoTP-based pr					
INR mn	Rationale	Value	Multiple (x)	Value	INR/share
EPC business	PEx FY26E core* PAT	7,016	14.0	98,222	1,016
Assets portfolio (A+B)	P/Bvx Mar-25E	33,218	1.2	41,491	429
(A) HAMs won till date		32,296	1.3	40,568	420
- 7 HAMs to be transferred to I	nVIT	10,341	1.8	18,613	
- Other HAMs		21,955	1.0	21,955	
(B) Power T&D		923	1.0	923	10
Target price				139,713	1,445

Source: Company, JM Financial; *: Core PAT = [(PBT less of other income)*(1-tax rate)]

Key conference call takeaways

- FY24 Guidance: Revenue: 0-5% decline (earlier: 0-5% growth); Order inflows: INR 70bn (earlier: INR 100bn) vs. INR 116bn in FY23; EBITDA margins: 13-14% (will improve in FY26 with improvement in execution).
- FY25 guidance: Expects improved awarding of INR 150bn (50% BOT Highways, 25% HAM Highways and remainder from non-Highways). Revenue to remain weak and expects 0-5% decline due to delay in AD for HAM projects and muted inflows in YTD.
- Bid pipeline: Highways INR 1.8tn (EPC & HAM: INR 1.45tn; BOT: INR 350bn), Power: INR 100-150bn. GR has also submitted bids for 8 projects worth INR 55bn where results are awaited.
- InVIT launch timelines: GR expects to launch the InVIT by Mar-24.
- Equity investments: Pending equity requirement for its PPP portfolio at INR 21bn to be invested over FY24-27E.
- Capex: INR 1bn for FY24 & INR 1-1.2bn in FY25. Of this, INR 500mn would be spend on construction of GRIL office building.
- Appointed dates (AD) for key projects: AD is pending for 13 projects (including 10 HAMs) worth c.INR 92bn. GRIL expects to receive AD for 5-6 HAMs of c.INR 40bn in 4QFY24 and for remainder projects in FY25.

Exhibit 7. Asset portfolio of GR Infra – 31 Highway HAI	Ms, 1 MMLP	and 1 Ropeway in B	OT mode and 2 T&I	D assets		
Project	Status*	Authority	Segment	Location	Length (Km)	BPC (INR mn)
Phagwara Rupnagar	Operational	NHAI	Highways - HAM	Punjab	81	13,670
Nagaur Mukundgarh	Operational	PWD, Rajasthan	Highways - HAM	Rajasthan	394	9,143
Varanasi Sangam	Operational	NHAI	Highways - HAM	Uttar Pradesh	72	24,470
Porbandar Dwarka	Operational	NHAI	Highways - HAM	Gujarat	118	16,000
Akkalkot Solapur	Operational	NHAI	Highways - HAM	Maharashtra	46	8,070
Gundugolanu	Operational	NHAI	Highways - HAM	AP	70	18,270
Sangli Solapur	Operational	NHAI	Highways - HAM	Maharashtra	46	9,570
Dwarka Devariya	Operational	NHAI	Highways - HAM	Gujarat	72	11,350
Aligarh Kanpur	Operational	NHAI	Highways - HAM	UP	71	22,000
Ena Kim e-way	AD received	NHAI	Highways - HAM	Gujarat	37	21,870
Shirsad Masvan e-way	AD received	NHAI	Highways - HAM	Maharashtra	27	27,470
Bilaspur Urga (Raipur Dhanbad corridor)	AD received	NHAI	Highways - HAM	Chhattisgarh	70	16,967
Galgalia Bahadurganj	AD received	NHAI	Highways - HAM	Bihar	49	11,678
Bahadurganj Araria	AD received	NHAI	Highways - HAM	Bihar	45	12,022
Tiba Moga (Amritsar Bhatinda corridor)	AD received	NHAI	Highways - HAM	Punjab	39	9,270
Ludhiana Rupnagar	AD received	NHAI	Highways - HAM	Punjab	38	9,510
Ujjain Badnawar	AD received	NHAI	Highways - HAM	MP	69	9,070
Madanapalle Pileru	AD received	NHAI	Highways - HAM	AP	56	15,770
Bhimasar to Anjar/Bhuj	AD received	NHAI	Highways - HAM	Gujarat	65	10,850
Bandikui to Jaipur	AD received	NHAI	Highways - HAM	Rajasthan	67	13,680
Govindpur to Rajura	AD received	NHAI	Highways - HAM	Maharashtra	56	9,070
Bamni to MH/TG border	AD awaited	NHAI	Highways - HAM	Maharashtra	33	8,370
Transmission system in Rajgarh I	AD received	REC Power	Power T&D – BOT	Madhya Pradesh	NA	4,260
Development, Operation and Maintenance of MMLP Indore near Pithampur in MP on DBFOT basis.	AD awaited	NHLM (National Highways Logistics Mgr	Multimodal Logis nt) Park (MMLP) - BOT	itics Indore	NA	7,581
Anarbansalea to Sagrampur	AD awaited	NHAI	Highways - HAM	Bihar	34	12,484
Surat Nashik exp-way package-16	AD awaited	NHAI	Highways - HAM	Maharashtra	36	8,722
Devinagar to kasganj	AD awaited	NHAI	Highways - HAM	UP	24	12,269
4/6 lane bypass in Belgavi, Karnataka Pkg-1	AD awaited	NHAI	Highways - HAM	Karnataka	35	8,974
4 laning in Belgaum-Hungund-Raichur section (Pkg-5) in Karnataka	AD awaited	NHAI	Highways - HAM	Karnataka	46	7,165
4 laning in Belgaum-Hungund-Raichur section (Pkg-6) in Karnataka	AD awaited	NHAI	Highways - HAM	Karnataka	45	7,408
6 laning of Warangal to Thallasenkesa (39.4km)	AD awaited	NHAI	Highways - HAM	Telangana	39	8,479
Yamuna bridge (Kausumbhi)	AD awaited	NHAI	Highways - HAM	UP	38	7,372
Kasganj bypass to Chandan nagar	AD awaited	NHAI	Highways - HAM	UP	54	10,855
Transmission system in Rajgarh II	AD awaited	REC Power	Power T&D – BOT	Madhya Pradesh	NA	4,500
Tarakote Sanjhichhat Ropeway project	AD awaited	RITES	Ropeway - BOT	J&K	NA	2,000
Total					1,971	446,336

Source: Company, JM Financial; *: as on Dec-23

Financial Tables (Standalone)

Income Statement				(INR mn)
Y/E March	FY22A	FY23A	FY24E	FY25E	FY26E
Net Sales	79,192	81,476	77,383	77,397	89,035
Sales Growth	9.3%	2.9%	-5.0%	0.0%	15.0%
Other Operating Income	0	0	0	0	C
Total Revenue	79,192	81,476	77,383	77,397	89,035
Cost of Goods Sold/Op. Exp	59,308	60,432	58,780	57,893	66,705
Personnel Cost	5,864	6,472	6,680	7,348	8,082
Other Expenses	1,209	1,441	1,579	1,703	1,781
EBITDA	12,811	13,131	10,345	10,454	12,467
EBITDA Margin	16.2%	16.1%	13.4%	13.5%	14.0%
EBITDA Growth	-2.2%	2.5%	-21.2%	1.1%	19.3%
Depn. & Amort.	2,816	2,457	2,452	2,625	2,871
EBIT	9,994	10,674	7,892	7,829	9,596
Other Income	1,324	1,809	2,120	2,182	2,546
Finance Cost	1,269	1,022	1,024	965	1,138
PBT before Excep. & Forex	10,050	11,461	8,988	9,046	11,004
Excep. & Forex Inc./Loss(-)	-31	0	66	0	C
PBT	10,019	11,461	9,054	9,046	11,004
Taxes	2,411	2,943	2,298	2,277	2,770
Extraordinary Inc./Loss(-)	0	0	0	0	C
Assoc. Profit/Min. Int.(-)	0	0	0	0	C
Reported Net Profit	7,608	8,518	6,756	6,769	8,234
Adjusted Net Profit	7,639	8,518	6,690	6,769	8,234
Net Margin	9.6%	10.5%	8.6%	8.7%	9.2%
Diluted Share Cap. (mn)	96.7	96.7	96.7	96.7	96.7
Diluted EPS (INR)	79.0	88.1	69.2	70.0	85.2
Diluted EPS Growth	-2.1%	11.5%	-21.5%	1.2%	21.7%
Total Dividend + Tax	0	0	0	0	C
Dividend Per Share (INR)	0.0	0.0	0.0	0.0	0.0

Balance Sheet					(INR mn)
Y/E March	FY22A	FY23A	FY24E	FY25E	FY26E
Shareholders' Fund	43,636	52,152	58,908	65,677	73,911
Share Capital	483	483	483	483	483
Reserves & Surplus	43,152	51,668	58,424	65,193	73,428
Preference Share Capital	0	0	0	0	C
Minority Interest	0	0	0	0	C
Total Loans	11,020	10,954	8,000	6,000	11,500
Def. Tax Liab. / Assets (-)	438	433	433	433	433
Total - Equity & Liab.	55,094	63,539	67,341	72,110	85,844
Net Fixed Assets	15,440	15,104	13,652	12,277	12,156
Gross Fixed Assets	24,604	26,599	27,599	28,849	31,599
Intangible Assets	0	0	0	0	(
Less: Depn. & Amort.	9,758	12,214	14,667	17,292	20,163
Capital WIP	594	719	719	719	719
Investments	3,236	862	4,209	7,964	14,043
Current Assets	48,457	61,597	62,850	65,076	74,858
Inventories	10,218	8,843	10,468	10,310	11,879
Sundry Debtors	7,155	18,806	15,477	13,783	15,612
Cash & Bank Balances	4,450	2,418	5,354	5,463	6,14
Loans & Advances	9,995	9,112	12,463	16,218	19,969
Other Current Assets	16,639	22,419	19,088	19,302	21,257
Current Liab. & Prov.	12,040	14,025	13,369	13,207	15,213
Current Liabilities	7,169	8,672	7,247	7,138	8,224
Provisions & Others	4,871	5,353	6,123	6,070	6,989
Net Current Assets	36,418	47,572	49,481	51,869	59,645
Total – Assets	55,094	63,539	67,341	72,110	85,844

Source: Company, JM Financial

Source: Company, JM Financial

Cash Flow Statement			((INR mn)	
Y/E March	FY22A	FY23A	FY24E	FY25E	FY26E
Profit before Tax	10,019	11,461	9,054	9,046	11,004
Depn. & Amort.	2,816	2,457	2,452	2,625	2,871
Net Interest Exp. / Inc. (-)	1,269	1,022	1,024	965	1,138
Inc (-) / Dec in WCap.	-4,815	-4,522	4,379	1,475	-3,347
Others	0	0	0	0	0
Taxes Paid	-2,609	-2,908	-2,298	-2,277	-2,770
Operating Cash Flow	6,680	7,510	14,612	11,834	8,897
Capex	-4,250	-2,121	-1,000	-1,250	-2,750
Free Cash Flow	2,430	5,389	13,612	10,584	6,147
Inc (-) / Dec in Investments	-616	-6,467	-6,704	-7,510	-9,830
Others	982	134	5	0	0
Investing Cash Flow	-3,885	-8,454	-7,699	-8,760	-12,580
Inc / Dec (-) in Capital	0	0	0	0	0
Dividend + Tax thereon	0	0	0	0	0
Inc / Dec (-) in Loans	-2,491	-66	-2,954	-2,000	5,500
Others	-1,269	-1,022	-1,024	-965	-1,138
Financing Cash Flow	-3,760	-1,088	-3,978	-2,965	4,362
Inc / Dec (-) in Cash	-965	-2,032	2,936	109	678
Opening Cash Balance	5,416	4,450	2,418	5,354	5,463
Closing Cash Balance	4,450	2,418	5,354	5,463	6,141

Dupont Analysis Y/E March FY22A FY23A FY24E FY25E FY26E Net Margin 10.5% 8.6% 9.6% 8.7% 9.2% Asset Turnover (x) 1.5 1.4 1.2 1.1 1.1 Leverage Factor (x) 1.2 1.2 1.1 1.1 1.3 RoE 19.2% 17.8% 12.0% 10.9% 11.8%

Key Ratios					
Y/E March	FY22A	FY23A	FY24E	FY25E	FY26E
BV/Share (INR)	451.3	539.4	609.3	679.3	764.4
ROIC	19.5%	16.6%	11.1%	11.2%	12.5%
ROE	19.2%	17.8%	12.0%	10.9%	11.8%
Net Debt/Equity (x)	0.1	0.1	0.0	-0.1	-0.1
P/E (x)	21.9	14.2	17.4	17.2	14.1
P/B (x)	3.8	2.3	2.0	1.8	1.6
EV/EBITDA (x)	13.6	9.9	11.5	11.2	9.8
EV/Sales (x)	2.2	1.6	1.5	1.5	1.4
Debtor days	33	84	73	65	64
Inventory days	47	40	49	49	49
Creditor days	39	46	39	39	39

Source: Company, JM Financial

Source: Company, JM Financial

GR Infraprojects

Recom	mend	ation His	tory				
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1155 -			· //	5	w		3
825 -							
Jul	-21	Dec-21	May-22	Oct-22	Mar-23	Aug-23	Jan-24
				Target Price		Price	

History of Recommendation and Target Price				
Date	Recommendation	Target Price	% Chg.	
20-Jul-23	Buy	1,600		
16-Aug-23	Buy	1,530	-4.3	
17-Nov-23	Buy	1,365	-10.8	

APPENDIX I

JM Financial Institutional Securities Limited

Corporate Identity Number: U67100MH2017PLC296081

Member of BSE Ltd. and National Stock Exchange of India Ltd.

SEBI Registration Nos.: Stock Broker - INZ000163434, Research Analyst - INH000000610

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Definition of	Definition of ratings			
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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