

Sobha

Stable demand; strong growth

Amidst noises of IT slowdown and redundancies, we visited Bengaluru to understand ground level impact of the same. We met property consultants, companies, and financiers to gauge demand undercurrent at current property prices. Over the FY13-21 period, property prices increased from INR 6,500/sqft to INR 7,000/sqft, largely remaining flat with 1% growth CAGR. Post-Covid, in the past five years, we have seen prices increasing from INR 7,000/sqft to INR 12,000/sqft at 14.4% CAGR. Our discussion with consultants suggests prices have now hit the roof and investors may slowly depart from real estate investing. This is also evident from the fact that there are financing schemes like pay 20% now, followed by a two-year payment holiday before EMI starts again. We have seen an unlisted NBFC giving an attractive product like fixed low EMI during period of construction and then regular EMI when OC comes. These kind of schemes have driven demand in the last 3-4yrs. Bengaluru has been largely an end-user market. The recent years' price appreciation has been mostly due to investor interest, which may start waning off as prices peak. Developers with high investor share in presales will get impacted the most. For end-user driven and premium housing developers like Sobha, the impact should be minimal. Our interactions suggest that Sobha enjoys strong brand equity owing to high quality developments, larger layouts, community living, and more end-user driven demand. Launch momentum remains strong whilst sustenance sales seem to have gathered pace with attractive payment plans (price-adjusted). Sobha seems to be on track with INR 100bn+ new launches in H2FY26, setting the stage for FY26 presales to cross INR 100bn. Valuation comfort, strong FCF generation, and likely robust growth are key near-term triggers for further rerating. Given the robust launch pipeline, strong balance sheet, and stable cash flows, we maintain BUY with a TP of INR 2,459/sh.

- **Pricing near peak, end-user market now, investor exodus:** We saw consistent views across the real estate value chain that prices are near their peak, investors have no upside on new purchases and end-users are now the key demand drivers. Premium housing demand continues to see strong absorption as high income end-users are preferring brands and gated communities as these attract strong community living. Rents are increasing for projects like Sobha Dream Acres, which hardly has 10% tenants and 90% end users. Sobha pricing is 15-20% higher than peers and this has been a factor in low investor demand and more end-user ownership. Property prices nearing peak remove the urgency to buy, resulting in elongated sales cycles. Developers have now accepted this and are trying to come up with financing holidays to attract buyers. A large part of Sobha's portfolio is premium and the least impacted.
- **Prices acceleration may pose challenges, product differentiation key:** Demand may further consolidate into handful of branded players as buyers may see better value in deep pocketed players with larger layouts, community living, better amenities and financing plans. Apartment sizes have come down by 200sqft to 1,550sqft in Bengaluru for Sobha to address higher ticket size issue. With share of investors reducing and limited financial capital with end users, there will be delay in deal closure, unorganized players may see a larger impact as their target customers are mid-premium and impacted most by property price inflation. Branded players still have an advantage as their target audience are high income, upgrade customers, or buying from wealth as they seek better living.

BUY

CMP (as on 19 Sep 2025)	INR 1,595
Target Price	INR 2,459
NIFTY	25,327

KEY CHANGES	OLD	NEW
Rating	BUY	BUY
Price Target	INR 2,459	INR 2,459
EPS Change %	FY26E	FY27E
	-	-

KEY STOCK DATA

Bloomberg code	SOBHA IN
No. of Shares (mn)	107
MCap (INR bn) / (\$ mn)	171/1,936
6m avg traded value (INR mn)	445
52 Week high / low	INR 2,070/1,075

STOCK PERFORMANCE (%)

	3M	6M	12M
Absolute (%)	4.1	28.5	(14.7)
Relative (%)	2.6	19.0	(14.1)

SHAREHOLDING PATTERN (%)

	Dec-24	Mar-25
Promoters	52.78	52.88
FIs & Local MFs	24.16	24.09
FPIs	10.03	10.93
Public & Others	13.04	14.04
Pledged Shares	-	-

Source: BSE

Pledged shares as % of total shares

Parikshit D Kandpal, CFA
 parikshitd.kandpal@hdfcsec.com
 +91-22-6171-7317

Jay Shah
 jay.Shah1@hdfcsec.com
 +91-22-6171-7353

Aditya Sahu
 aditya.sahu@hdfcsec.com
 +91-22-6171-7338

- **Well-poised for growth:** SDL is expected to clock INR 100bn+ in sales for FY26 (+70% YoY), supported by: 1) a strong launch pipeline in high-growth markets (Bengaluru, NCR, and Pune) and 2) brand-led pricing power and strong execution. While near-term P&L margins may be impacted by CCM accounting, improved execution ramp-up, self-owned land share, and pricing strength should enable embedded profitability in FY26. SDL remains a top pick in the southern premium housing space, with strong recall, expanding geographic footprint, and improving financial metrics.

Consolidated Financial Summary

YE March (INR mn)	FY20	FY21	FY22	FY23	FY24	FY25	FY26E	FY27E
Net Sales	25,613	33,101	30,969	41,132	46,313	40,386	47,025	53,366
EBITDA	7,593	4,102	5,328	3,695	2,770	2,942	6,318	11,988
APAT	2,815	623	1,732	1,042	491	947	3,785	7,913
Diluted EPS (INR)	26.3	5.8	16.2	9.7	4.6	8.9	35.4	74.0
P/E (x)	60.6	273.7	98.4	163.6	347.2	180.1	45.0	21.5
EV / EBITDA (x)	26.4	48.5	36.4	50.3	66.0	55.6	25.4	12.8
RoE (%)	12.1	2.6	7.4	4.2	2.0	2.7	8.0	15.0

Source: Company, HSIE Research

FY26 potential launch pipeline and estimated presales outlook

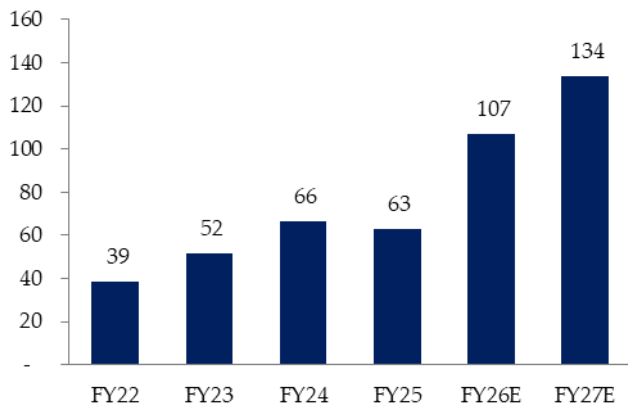
Quarter	City	Location	Area (mn sqft)	GDV (INR mn)	Comment	Launched GDV (INR mn)	Sales booked/ Estimated (INR mn)
Q1FY26*	Kochi	Marina one	0.9	12,420	Only INR 6bn launched in Q1FY26	6,210	2,100
	Noida	Sector 36	0.7	9,814	Entire project launched	9,814	8,700
		Sub total	1.6	22,234		16,024	10,800
		Sustenance Sales					9,988
		Total Overall					20,788
Q2FY26	Bengaluru	Banerghatta Road	0.65	10,400	Single phase	10,400	4,160
		Sub total	0.65	10,400		10,400	4,160
		Sustenance Sales					16,500
		Total Overall					20,660
Q3FY26	Trivandrum	Trivandrum	0.4	3,200	Single phase	3,200	1,120
	Mumbai	Mumbai	0.5	13,500	Single Phase	13,500	3,375
	NCR	Greater Noida	2.4	36,000	Total INR 15bn expected to launch in Phase 1	18,000	10,800
	NCR	Gurgaon	0.2	3,000	Single phase	3,000	1,050
	Pune	Pune	0.9	10,200	Single Phase	10,200	3,060
	Bengaluru	Royal Pavillion	0.6	7,150	Single Phase	7,150	2,860
	Bengaluru	Whitefield	0.3	4,500	Single phase	4,500	1,800
		Sub total	5.2	77,550		59,550	24,065
		Sustenance Sales					12,000
		Total Overall					36,065
4QFY26	Gurgaon	63A	1.5	34,500	Total INR 16bn expected to launch in Phase 1	17,250	6,038
	Bengaluru	Sobha Infinia Phase 2	0.2	4,000	Single phase	4,000	1,600
	Calicut	Calicut	0.8	10,400	Total INR 6bn expected to launch in Phase 1	6000	1800
	Gurgaon	ICJ Commercial	0.65	9,750	Single Phase	9,750	2,925
	Chennai	Chennai	2.0	20,000	Total INR 10bn expected to launch in Phase 1	10,000	3,000
		Sub total	5.2	78,650		47,000	4,160
		Sustenance Sales					14,000
		Total Overall					29,363
Grand Total FY26			13	1,88,834		1,32,974	1,06,876

Source: HSIE Research *Actuals

Sobha: Company Update

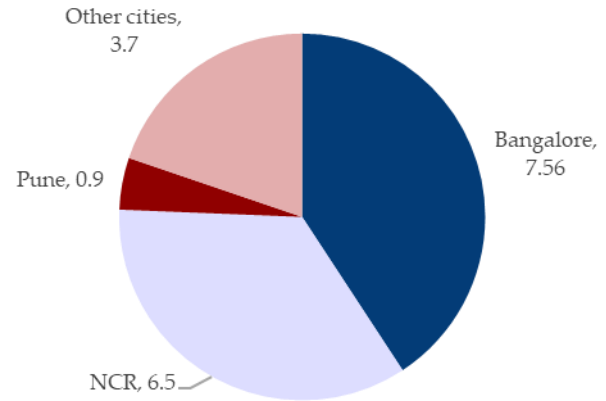
Focus Charts

5Yr Presales by value (in INR bn)



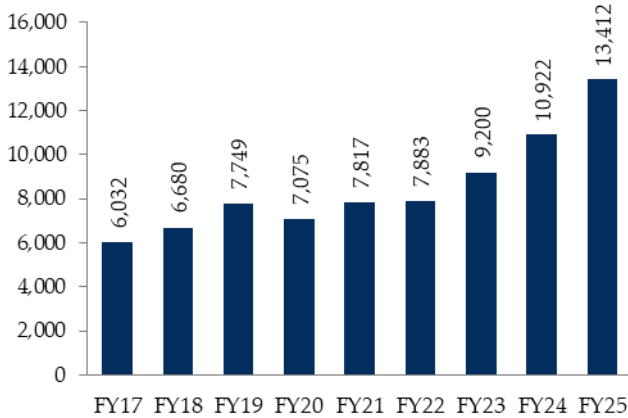
Source: Company, HSIE Research

City wise breakup of forthcoming projects (in acres)



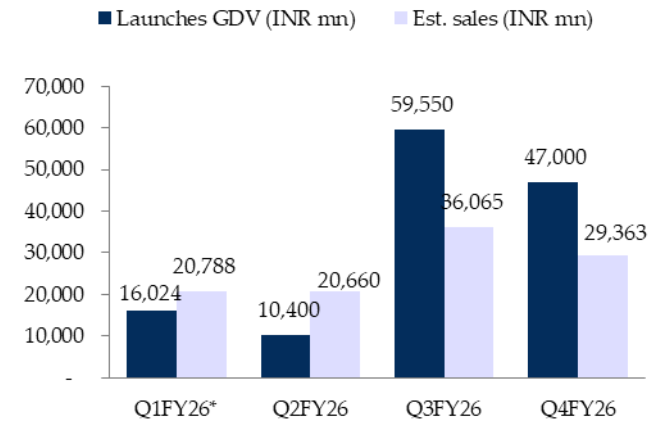
Source: Company, HSIE Research

Sobha- Average realization (INR psf)



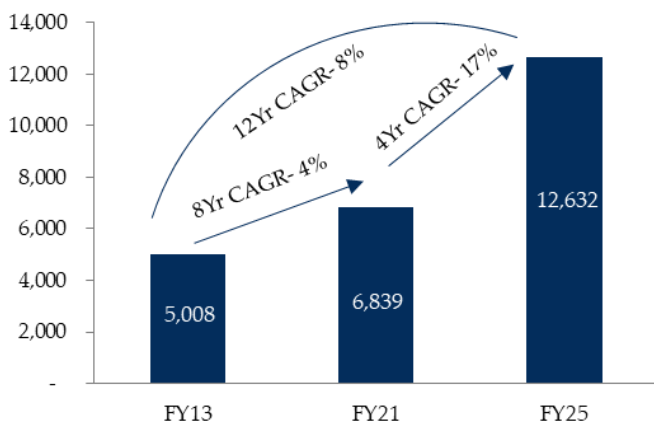
Source: Company, HSIE Research

FY26 Launches with quarterly sales projections



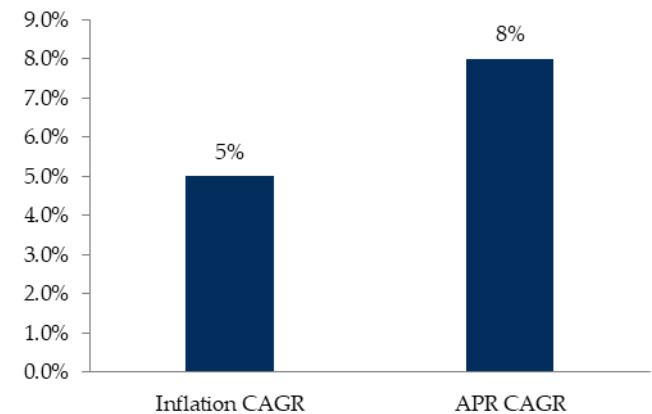
Source: Company, HSIE Research *Actuals

Bengaluru developer's APR over years have grown 8% beating annual inflation rate



Source: Company, HSIE Research, Note: Developers incl Sobha, Brigade and Prestige Estates

Property APR beating inflation 12Yrs CAGR by 300bps



Source: HSIE Research

Sobha SOTP valuation – NAV-based TP to INR 2,459/sh

SDL has laid out plans to expand in the MMR market from FY26, ramp up its presence in Pune and NCR, and consolidate in Bengaluru. Valuation comfort, robust FCF generation, and likely deleveraging are key near-term triggers for further rerating. Given the robust launch pipeline, strong balance sheet, and stable cash flows, we maintain BUY on SDL with a TP of INR 2,459/sh

Details	Amount (Rs mn)	Rs/share
Devco:		
Total Ongoing	13,500	126
Receivables	34,856	326
Forthcoming:		
Bengaluru	38,018	356
NCR	30,436	285
GIFT City	3,014	28
Kerala	4,490	42
Tamil Nadu	3,044	28
Total Devco	1,27,359	1,191
Land Bank	78,375	733
Contractual/Manufacturing	7,957	74
Refundable JDA deposits	4,182	39
Total GAV	2,17,873	2,038
Less:		
Net Debt	-6,500	-61
Unpaid land cost	1,613	15
Equity value	2,19,145	2,050
NAV Premium	20%	409
Target price		2,459

Source: HSIE Research

Sobha trading at discount vs peers

Companies	Rating	TP	Core EV/presales (x)					Core EV/Embedded EBITDA (x)				
			FY23	FY24	FY25	FY26E	FY27E	FY23	FY24	FY25	FY26E	FY27E
DLF	BUY	989	9.0	9.2	6.4	6.1	5.5	23.8	24.2	16.9	16.0	14.6
Godrej Properties	ADD	2,672	6.9	3.8	2.9	2.5	2.2	27.7	15.0	11.5	10.0	8.7
Oberoi Realty	BUY	2,302	8.0	10.2	7.8	5.8	4.8	20.1	25.6	20.6	12.8	10.7
Mahindra Lifespaces	BUY	700	5.0	3.2	3.2	2.2	1.7	19.8	12.3	11.8	7.9	6.1
Kolte Patil	BUY	480	2.3	1.8	1.8	1.5	1.3	10.9	8.6	8.7	7.2	6.0
Sobha	BUY	2,459	4.1	3.2	3.4	2.0	1.6	16.3	12.7	13.5	7.9	6.3
Brigade Enterprises	BUY	1,400	3.9	2.6	2.1	1.8	1.6	15.5	10.5	8.2	7.2	6.2
Prestige Estates	BUY	1,914	4.8	2.9	3.9	2.3	1.9	20.8	12.8	16.8	9.9	8.2
Lodha	ADD	1,311	11.5	9.6	7.9	6.8	5.7	34.9	29.0	23.9	20.8	17.3

Source: HSIE Research

Sobha: Company Update

Financial Statement:

INCOME STATEMENT (INR mn)

Year ending March	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26E	FY27E
Net Sales	34,421	37,539	21,098	25,613	33,101	30,969	40,386	47,025	53,366
Growth (%)	23.5	9.1	(43.8)	21.4	29.2	(6.4)	30.4	16.4	13.5
Material Expenses	20,561	19,910	9,282	14,129	21,021	19,048	26,656	28,685	27,857
Employee Expenses	2,359	2,464	1,771	2,512	2,945	3,526	4,052	4,756	5,276
Other Operating Expenses	4,768	7,572	5,943	3,644	5,440	5,625	6,736	7,265	8,245
EBIDTA	6,733	7,593	4,102	5,328	3,695	2,770	2,942	6,318	11,988
EBIDTA (%)	19.6	20.2	19.4	20.8	11.2	8.9	7.3	13.4	22.5
EBIDTA Growth (%)	29.6	12.8	(46.0)	29.9	(30.6)	(25.0)	6.2	114.7	89.7
Other Income	735	718	806	840	923	1,209	1,241	1,265	1,392
Depreciation	623	723	794	718	678	782	898	888	906
EBIT	6,845	7,588	4,114	5,450	3,940	3,197	3,285	6,696	12,474
Interest	2,362	3,258	3,362	3,083	2,490	2,455	1,956	1,511	1,634
Exceptional items	-	-	-	-	-	-	-	-	-
PBT	4,482	4,330	752	2,366	1,450	742	1,329	5,185	10,840
Tax	1,512	1,515	129	634	408	251	382	1,400	2,927
PAT	2,970	2,815	623	1,732	1,042	491	947	3,785	7,913
EO items (net of tax)	-	-	-	-	-	-	-	-	-
APAT	2,970	2,815	623	1,732	1,042	491	947	3,785	7,913
APAT Growth (%)	27.9	(5.2)	(77.9)	178.0	(39.8)	(52.9)	92.8	299.7	109.1
EPS	27.8	26.3	5.8	16.2	9.7	4.6	8.9	35.4	74.0
EPS Growth (%)	27.9	(5.2)	(77.9)	178.0	(39.8)	(52.9)	92.8	299.7	109.1

Source: Company, HSIE Research

BALANCE SHEET (INR mn)

As at March	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26E	FY27E
SOURCES OF FUNDS									
Share Capital	948	948	948	948	948	948	1,070	1,070	1,070
Reserves	21,343	23,364	21,890	23,281	23,998	24,192	44,536	48,150	55,379
Total Shareholders' Funds	22,291	24,312	22,838	24,229	24,947	25,141	45,605	49,219	56,449
Minority Interest	-	-	-	-	-	-	-	-	-
Long Term Debt	26,039	31,137	26,816	21,389	13,901	11,972	3,648	2,148	648
Short Term Debt	-	-	3,504	3,648	6,135	7,163	7,661	7,161	6,661
Total Debt	26,039	31,137	30,321	25,037	20,035	19,135	11,309	9,309	7,309
Deferred Taxes	-	311	126	117	126	149	164	197	237
Long Term Provisions & Others	121	206	370	377	434	459	1,688	1,857	2,043
TOTAL SOURCES OF FUNDS	48,451	55,966	53,655	49,761	45,542	44,884	58,766	60,582	66,037
APPLICATION OF FUNDS									
Net Block	2,848	4,991	4,728	4,314	4,233	4,788	5,291	4,581	3,893
CWIP	1,900	2,323	701	65	68	68	238	238	238
Goodwill	-	-	180	176	192	228	215	215	215
Investments	1,128	1,143	1,142	1,149	1,149	1,149	1,146.2	1,146.2	1,146.2
Investment Property	2,029	1,881	3,956	3,962	4,519	4,433	4,307	4,867	5,500
Other Non-Current Assets	6,395	5,618	6,707	6,134	10,916	13,871	14,355	14,685	15,023
Inventories	65,173	67,045	74,984	76,516	87,610	93,764	1,12,522	1,33,603	1,29,744
Debtors	3,272	3,603	1,935	3,503	1,578	1,643	1,864	2,577	2,924
Cash & Equivalents	1,772	884	2,041	1,783	4,514	6,733	18,089	19,090	24,619
ST Loans & Advances, Others	22,881	22,634	18,772	17,816	11,103	10,286	14,184	15,134	16,084
Total Current Assets	93,098	94,166	97,733	99,618	104,805	1,12,426	1,46,659	1,70,404	1,73,371
Creditors	11,328	9,567	4,987	4,470	5,987	6,165	5,648	10,307	11,697
Other Current Liabilities & Provns	47,621	44,590	56,508	61,189	74,354	85,915	1,07,796	1,25,247	1,21,652
Total Current Liabilities	58,948	54,157	61,495	65,659	80,341	92,081	1,13,444	1,35,554	1,33,349
Net Current Assets	34,150	40,009	36,238	33,959	24,464	20,346	33,215	34,850	40,022
Misc Expenses & Others	-	-	-	-	-	-	-	-	-
TOTAL APPLICATION OF FUNDS	48,451	55,966	53,655	49,761	45,542	44,884	58,766	60,582	66,037

Source: Company, HSIE Research

Sobha: Company Update

CASH FLOW STATEMENT (INR mn)

Year ending March	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26E	FY27E
PBT before minority and Share of profits	4,482	4,330	752	1,582	1,450	743	1,329	5,185	10,840
Non-operating & EO items	(369)	(186)	(420)	(576)	(293)	(687)	(936)	(1,265)	(1,392)
Taxes	(882)	(1,063)	(266)	(515)	(679)	(772)	(1,577)	(1,400)	(2,927)
Interest expenses	2,147	6,595	6,012	7,497	2,490	2,455	1,956	1,511	1,634
Depreciation	623	723	794	721	678	782	898	888	906
Working Capital Change	(3,942)	(7,783)	(788)	(411)	7,575	3,980	(418)	(762)	244
OPERATING CASH FLOW (a)	2,061	2,616	6,084	8,298	11,221	6,501	1,251	4,156	9,305
Capex	(1,150)	(3,011)	(395)	462	(1,166)	(1,237)	(1,302)	(200)	(200)
Free cash flow (FCF)	910	(395)	5,689	8,760	10,055	5,264	(51)	3,956	9,105
Investments	152	(161)	(50)	(109)	(1,327)	(3,875)	(11,224)	(560)	(633)
Others	388	430	112	30	124	363	727	1,265	1,392
INVESTING CASH FLOW (b)	(610)	(2,742)	(333)	383	(2,369)	(4,749)	(11,800)	506	559
Share capital Issuance	-	-	-	-	-	-	19,842	-	-
Debt Issuance	2,706	3,254	(757)	(5,565)	(5,198)	(974)	(7,909)	(2,000)	(2,000)
Interest expenses	(2,768)	(3,299)	(3,414)	(2,945)	(2,247)	(2,123)	(1,702)	(1,511)	(1,634)
Dividend	(800)	(800)	(664)	(332)	(286)	(285)	(303)	(171)	(683)
FINANCING CASH FLOW (c)	(862)	(845)	(4,835)	(8,841)	(7,731)	(3,381)	9,928	(3,682)	(4,318)
NET CASH FLOW (a+b+c)	589	(971)	916	(160)	1,122	(1,630)	(620)	980	5,546

Source: Company, HSIE Research

KEY RATIOS

	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26E	FY27E
PROFITABILITY (%)									
GPM	40.3	47.0	56.0	44.8	36.5	38.5	34.0	39.0	47.8
EBITDA Margin	19.6	20.2	19.4	20.8	11.2	8.9	7.3	13.4	22.5
APAT Margin	8.6	7.5	3.0	6.8	3.1	1.6	2.3	8.0	14.8
RoE	11.9	12.1	2.6	7.4	4.2	2.0	2.7	8.0	15.0
Core RoCE	13.7	14.9	7.7	10.8	8.5	7.3	6.5	11.4	20.1
RoCE	9.1	9.5	6.3	7.8	6.0	4.7	4.6	8.5	14.9
EFFICIENCY									
Tax Rate (%)	33.7	35.0	17.2	26.8	28.1	33.8	28.8	27.0	27.0
Asset Turnover (x)	0.7	0.7	0.4	0.5	0.7	0.7	0.7	0.8	0.8
Inventory (days)	602	643	1,229	1,079	905	1,069	932	955	901
Debtors (days)	35	33	48	39	28	19	16	17	19
Payables (days)	98	102	126	67	58	72	53	62	75
Cash Conversion Cycle (days)	538	575	1,151	1,051	875	1,016	895	911	844
Debt/EBITDA (x)	3.9	4.1	7.4	4.7	5.4	6.9	3.8	1.5	0.6
Net D/E	1.1	1.2	1.2	1.0	0.6	0.5	(0.1)	(0.2)	(0.3)
Interest Coverage	2.9	2.3	1.2	1.8	1.6	1.3	1.7	4.4	7.6
PER SHARE DATA									
EPS (Rs/sh)	27.8	26.3	5.8	16.2	9.7	4.6	8.9	35.4	74.0
CEPS (Rs/sh)	33.6	33.1	13.3	22.9	16.1	11.9	17.3	43.7	82.5
DPS (Rs/sh)	6.2	6.2	6.2	3.1	2.7	2.7	2.8	1.3	5.3
BV (Rs/sh)	208.5	227.4	213.6	226.7	233.4	235.2	426.6	460.4	528.1
VALUATION									
P/E	57.4	60.6	273.7	98.4	163.6	347.2	180.1	45.0	21.5
P/BV	7.6	7.0	7.5	7.0	6.8	6.8	3.7	3.5	3.0
EV/EBITDA	28.9	26.4	48.5	36.4	50.3	66.0	55.6	25.4	12.8
OCF/EV (%)	1.1	1.3	3.1	4.3	6.0	3.6	0.8	2.6	6.1
FCF/EV (%)	0.5	(0.2)	2.9	4.5	5.4	2.9	(0.0)	2.5	5.9
FCFE/Market Cap	2.1	1.7	2.9	1.9	2.8	2.5	(4.7)	1.1	4.2
Dividend Yield (%)	0.4	0.4	0.4	0.2	0.2	0.2	0.2	0.1	0.3

Source: Company, HSIE Research

Sobha: Company Update

1 Yr Price History



Rating Criteria

BUY: >+15% return potential
 ADD: +5% to +15% return potential
 REDUCE: -10% to +5% return potential
 SELL: >10% Downside return potential

Sobha: Company Update

Disclosure:

We, **Parikshit Kandpal, CFA, Jay Shah, CA & Aditya Sahu, MBA** authors and the names subscribed to this report, hereby certify that all of the views expressed in this research report accurately reflect our views about the subject issuer(s) or securities. SEBI conducted the inspection and based on their observations have issued advise/warning. The said observations have been complied with. We also certify that no part of our compensation was, is, or will be directly or indirectly related to the specific recommendation(s) or view(s) in this report.

Research Analyst or his/her relative or HDFC Securities Ltd. does not have any financial interest in the subject company. Also Research Analyst or his relative or HDFC Securities Ltd. or its Associate may have beneficial ownership of 1% or more in the subject company at the end of the month immediately preceding the date of publication of the Research Report. Further Research Analyst or his relative or HDFC Securities Ltd. or its associate does have/does not have any material conflict of interest.

Any holding in stock – NO

HDFC Securities Limited (HSL) is a SEBI Registered Research Analyst having registration no. INH000002475.

Disclaimer:

This report has been prepared by HDFC Securities Ltd and is solely for information of the recipient only. The report must not be used as a singular basis of any investment decision. The views herein are of a general nature and do not consider the risk appetite or the particular circumstances of an individual investor; readers are requested to take professional advice before investing. This report may have been refined using AI tools to enhance clarity and readability.

Nothing in this document should be construed as investment advice. Each recipient of this document should make such investigations as they deem necessary to arrive at an independent evaluation of an investment in securities of the companies referred to in this document (including merits and risks) and should consult their own advisors to determine merits and risks of such investment. The information and opinions contained herein have been compiled or arrived at, based upon information obtained in good faith from sources believed to be reliable. Such information has not been independently verified and no guaranty, representation of warranty, express or implied, is made as to its accuracy, completeness or correctness. All such information and opinions are subject to change without notice. Descriptions of any company or companies or their securities mentioned herein are not intended to be complete. HSL is not obliged to update this report for such changes. HSL has the right to make changes and modifications at any time.

This report is not directed to, or intended for display, downloading, printing, reproducing or for distribution to or use by, any person or entity who is a citizen or resident or located in any locality, state, country or other jurisdiction where such distribution, publication, reproduction, availability or use would be contrary to law or regulation or what would subject HSL or its affiliates to any registration or licensing requirement within such jurisdiction.

If this report is inadvertently sent or has reached any person in such country, especially, United States of America, the same should be ignored and brought to the attention of the sender. This document may not be reproduced, distributed or published in whole or in part, directly or indirectly, for any purposes or in any manner.

Foreign currencies denominated securities, wherever mentioned, are subject to exchange rate fluctuations, which could have an adverse effect on their value or price, or the income derived from them. In addition, investors in securities such as ADRs, the values of which are influenced by foreign currencies effectively assume currency risk. It should not be considered to be taken as an offer to sell or a solicitation to buy any security.

This document is not, and should not, be construed as an offer or solicitation of an offer, to buy or sell any securities or other financial instruments. This report should not be construed as an invitation or solicitation to do business with HSL. HSL may from time to time solicit from, or perform broking, or other services for, any company mentioned in this mail and/or its attachments.

HSL and its affiliated company(ies), their directors and employees may; (a) from time to time, have a long or short position in, and buy or sell the securities of the company(ies) mentioned herein or (b) be engaged in any other transaction involving such securities and earn brokerage or other compensation or act as a market maker in the financial instruments of the company(ies) discussed herein or act as an advisor or lender/borrower to such company(ies) or may have any other potential conflict of interests with respect to any recommendation and other related information and opinions.

HSL, its directors, analysts or employees do not take any responsibility, financial or otherwise, of the losses or the damages sustained due to the investments made or any action taken on basis of this report, including but not restricted to, fluctuation in the prices of shares and bonds, changes in the currency rates, diminution in the NAVs, reduction in the dividend or income, etc.

Sobha: Company Update

HSL and other group companies, its directors, associates, employees may have various positions in any of the stocks, securities and financial instruments dealt in the report, or may make sell or purchase or other deals in these securities from time to time or may deal in other securities of the companies / organizations described in this report. As regards the associates of HSL please refer the website.

HSL or its associates might have managed or co-managed public offering of securities for the subject company or might have been mandated by the subject company for any other assignment in the past twelve months.

HSL or its associates might have received any compensation from the companies mentioned in the report during the period preceding twelve months from the date of this report for services in respect of managing or co-managing public offerings, corporate finance, investment banking or merchant banking, brokerage services or other advisory service in a merger or specific transaction in the normal course of business.

HSL or its analysts did not receive any compensation or other benefits from the companies mentioned in the report or third party in connection with preparation of the research report. Accordingly, neither HSL nor Research Analysts have any material conflict of interest at the time of publication of this report. Compensation of our Research Analysts is not based on any specific merchant banking, investment banking or brokerage service transactions. HSL may have issued other reports that are inconsistent with and reach different conclusion from the information presented in this report.

Research entity has not been engaged in market making activity for the subject company. Research analyst has not served as an officer, director or employee of the subject company. We have not received any compensation/benefits from the subject company or third party in connection with the Research Report.

Please note that HDFC Securities has a proprietary trading desk. This desk maintains an arm's length distance with the Research team and all its activities are segregated from Research activities. The proprietary desk operates independently, potentially leading to investment decisions that may deviate from research views.

HDFC securities Limited, I Think Techno Campus, Building - B, "Alpha", Office Floor 8, Near Kanjurmarg Station, Opp. Crompton Greaves, Kanjurmarg (East), Mumbai 400 042 Phone: (022) 3075 3400 Fax: (022) 2496 5066

Compliance Officer: Murli V Karkera Email: complianceofficer@hdfcsec.com Phone: (022) 3045 3600

For grievance redressal contact Customer Care Team Email: customercare@hdfcsec.com Phone: (022) 3901 9400

HDFC Securities Limited, SEBI Reg. No.: NSE, BSE, MSEI, MCX: INZ000186937; AMFI Reg. No. ARN: 13549; PFRDA Reg. No. POP: 11092018; IRDA Corporate Agent License No.: CA0062; SEBI Research Analyst Reg. No.: INH000002475; SEBI Investment Adviser Reg. No.: INA000011538; CIN - U67120MH2000PLC152193

Investment in securities market are subject to market risks. Read all the related documents carefully before investing.

Mutual Funds Investments are subject to market risk. Please read the offer and scheme related documents carefully before investing.

Registration granted by SEBI, membership of BASL (in case of IAs) and certification from NISM in no way guarantee performance of the intermediary or provide any assurance of returns to investors.

HDFC Securities

Institutional Equities

Unit No. 1602, 16th Floor, Tower A, Peninsula Business Park,

Senapati Bapat Marg, Lower Parel, Mumbai - 400 013

Board: +91-22-6171-7330 www.hdfcsec.com