



## INDIA BUILDING MATERIALS

## Price slippages continued in Nov-25

27 NOVEMBER 2025

Sector Research Report

Production time: 13:01\* (London time)

Research Analysts &amp; Publishing Entities

**Nirransh Jain**

BNP Paribas Securities India Private Limited

+91 22 6196 5039

nirransh.jain@asia.bnpparibas.com

**All India average trade prices slipped further in Nov-25; price hikes unlikely in the near term**

Our channel checks suggest that average pan-India trade prices continued to slip m-m in Nov-25 by cINR3/bag, led by South and East India (INR4-5/bag m-m decline). While there is a minor cINR1/bag m-m drop in Central India, North and West India saw a sharper cINR2-3/bag m-m drop. Dealers do not foresee price hikes in the near term, given tight supervision on the GST benefit pass through and a weak demand owing to extended monsoons in certain parts, while thereafter, price action is likely to be contingent on the extent of seasonal demand recovery.

**Trade price declines continued to be led by South and East India; non-trade trend mixed**

Trade price trend across India remained depressed, with a further INR4-5/bag decline seen in South and East India, leading to a c1% q-q (till date) drop in pan-India prices vs. 2Q exit. While prices in other regions were relatively better off, dealers cited caution on near-term price recovery. Non-trade prices declined further m-m by INR5-10/bag in South India, while it recovered partly in North India.

**Slight demand pick-up in North India; prolonged weakness in South and East India**

Cement demand across India remained weak in Nov-25, with a sequential pickup witnessed in North India and certain regions of West and Central India. However, East and South India saw prolonged demand weakness owing to extended monsoons, slightly impacted by elections in select regions. In 3QFY26 so far, US petcoke prices have remained elevated at cUSD120/t, i.e., close to the Sep-25 exit level (but up c4% q-q), which we believe may add margin pressure over the next few quarters.

**Sector implications: near-term outlook appears weak; consolidation theme intact**

As highlighted [earlier](#), the near-term sector outlook appears weak amid weak demand in certain regions, softer cement pricing (more so in non-trade) and high fuel costs. While the market seeks clarity on 2HFY26 pricing outlook, the sector trades close to its past 10Y average NTM EV/EBITDA, following the recent correction. We prefer UTCM, ACEM in large caps and JKCE among mid-caps.

**Key valuation metrics**

	Stock Rating	Price* (LC)	TP / Upside		Mkt cap (INRm)	P/E (x)		EV/EBITDA (x)	
						CY25e	CY26e	CY25e	CY26e
ACC	(=)	1,884.5	2,070	10%	353,885	18.0	17.0	16.5	14.1
Ambuja Cements	(+)	550.0	710	29%	1,354,720	51.0	34.1	37.7	27.4
Dalmia Bharat	(-)	2,026.6	2,140	6%	379,948	33.1	27.3	22.1	19.4
JK Cement	(+)	5,925.0	6,650	12%	457,825	46.1	36.2	30.1	25.4
Shree Cement	(=)	26,935.0	28,900	7%	971,815	61.1	47.2	55.8	40.1
Ultratech	(+)	11,759.0	13,600	16%	3,465,142	45.0	34.0	33.5	25.5

\* Closing prices at 26 November 2025

**Figure 1: All India trade prices declined by cINR3/bag m-m in Nov-25**

Monthly trade cement prices per 50kg bag (INR)

Price	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	m-m%	y-y%
North	335	342	347	347	347	356	357	359	359	358	360	360	359	(0.4)	6.9
Central	330	334	329	334	334	334	335	336	334	332	332	333	332	(0.2)	0.6
West	322	326	328	328	328	328	331	330	326	324	324	324	321	(0.9)	(0.4)
East	281	292	285	301	323	322	325	326	323	322	322	319	315	(1.3)	11.9
South	295	297	298	296	298	334	341	342	334	331	331	328	323	(1.4)	9.5
<b>India average</b>	<b>313</b>	<b>318</b>	<b>317</b>	<b>321</b>	<b>326</b>	<b>335</b>	<b>338</b>	<b>339</b>	<b>335</b>	<b>333</b>	<b>334</b>	<b>333</b>	<b>330</b>	<b>(0.8)</b>	<b>5.5</b>

Note: Historic prices have been adjusted to reflect the recent GST reduction (28% to 18%).

Source: BNP Paribas estimates

**Figure 2: All India trade prices down cINR3/bag (c1% q-q) till date in 3QFY26, up c5% y-y**

Quarterly price trend (INR/50 kg bag)

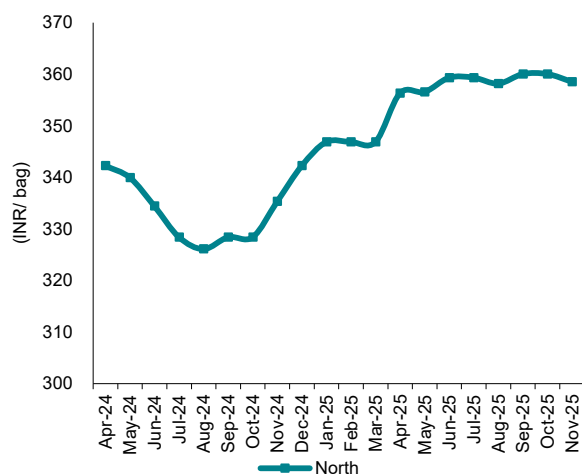
Price	3QFY25	4QFY25	1QFY26	2QFY26	3QFY26E	Change (q-q, %)	Change (y-y, %)
North	335	347	357	359	359	0.0	7.1
Central	330	332	335	333	332	(0.1)	0.5
West	324	328	330	324	322	(0.6)	(0.6)
East	292	303	324	323	317	(1.9)	8.6
South	295	298	339	332	325	(2.1)	10.3
<b>India average</b>	<b>315</b>	<b>322</b>	<b>337</b>	<b>334</b>	<b>331</b>	<b>(0.9)</b>	<b>5.0</b>

Note: Historic prices have been adjusted to reflect the recent GST reduction (28% to 18%).

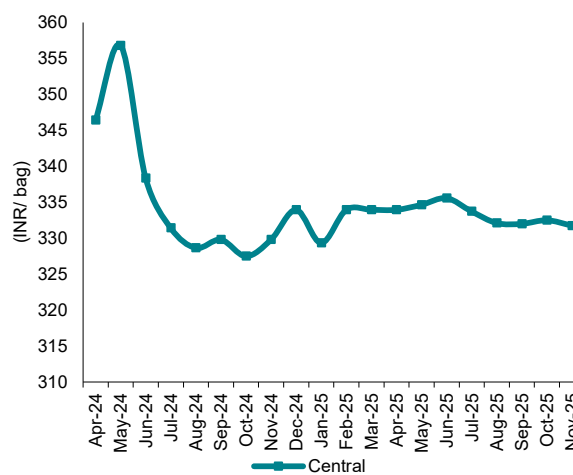
Source: BNP Paribas estimates

**Figure 3: Cement prices in North India were down by cINR2/bag m-m, while Central India saw a marginal drop of cINR1/bag m-m**

North India prices (INR/ 50kg bag)



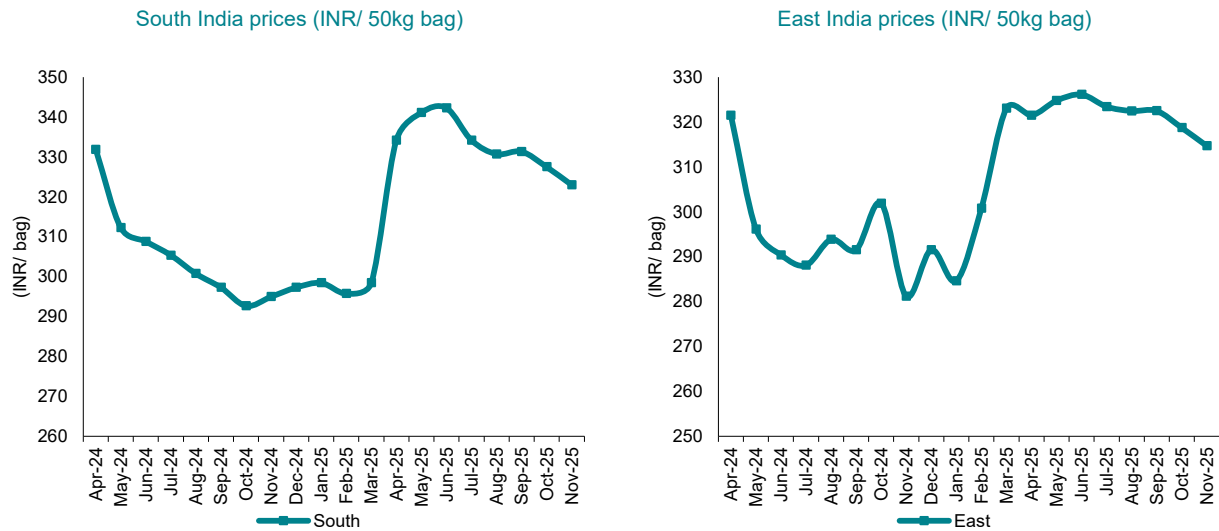
Central India prices (INR/ 50kg bag)



Note: Historical prices have been adjusted to reflect the recent GST reduction (28% to 18%).

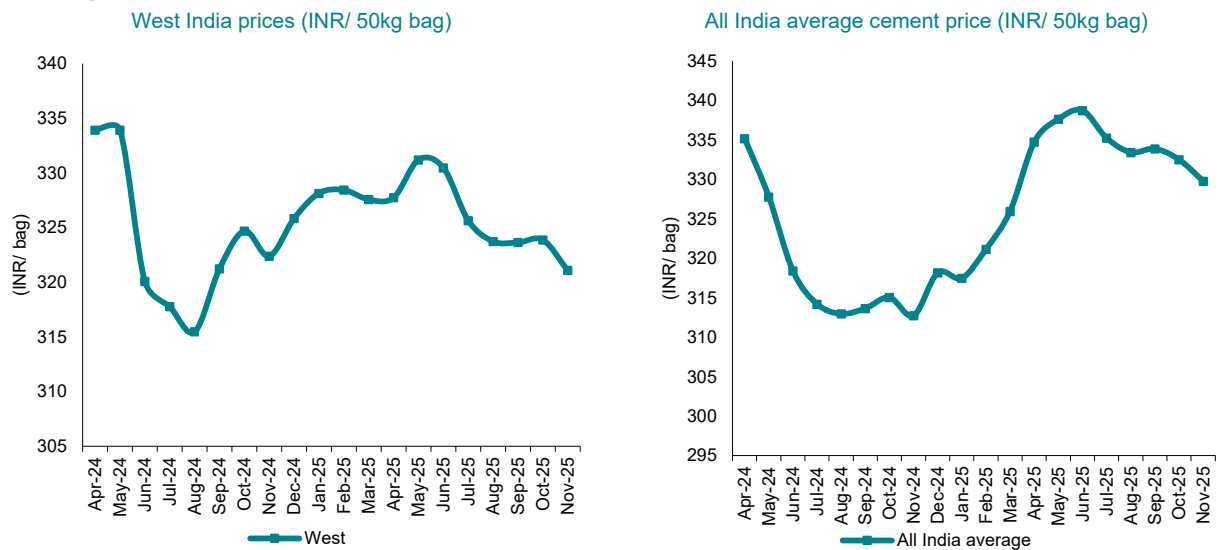
Source: BNP Paribas

**Figure 4: Cement prices in South and East India continued their downtrend, declining INR4-5/bag m-m**



Note: Historical prices have been adjusted to reflect the recent GST reduction (28% to 18%).  
Source: BNP Paribas

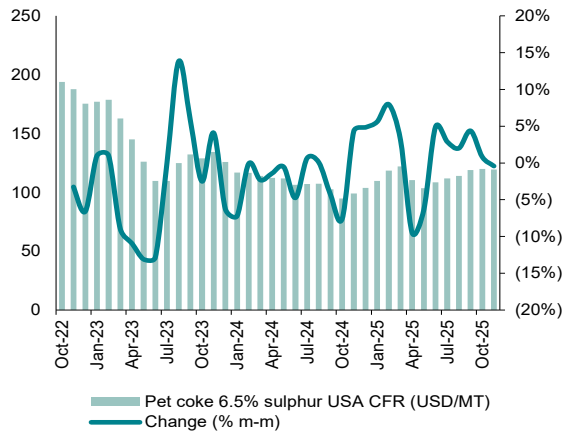
**Figure 5: Cement prices in West India were down cINR3/bag m-m; pan-India average prices slipped cINR3/bag m-m**



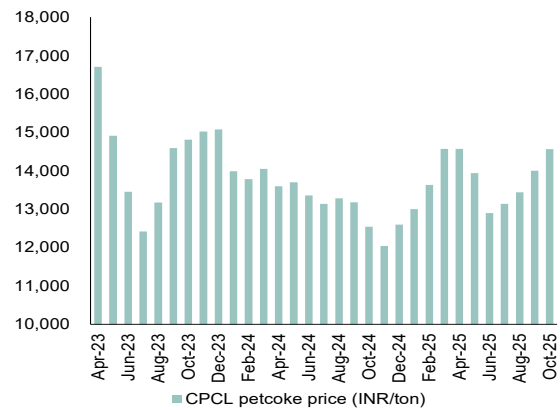
Note: Historical prices have been adjusted to reflect the recent GST reduction (28% to 18%).  
Source: BNP Paribas

**Figure 6: Imported petcoke prices remained stable at the exit Sep-25 level, but up c4% q-q**

Imported petcoke prices (USD/MT) vs change % m-m



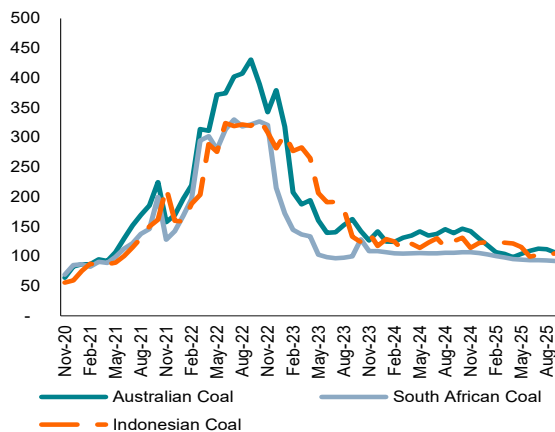
Domestic petcoke (INR/ton)



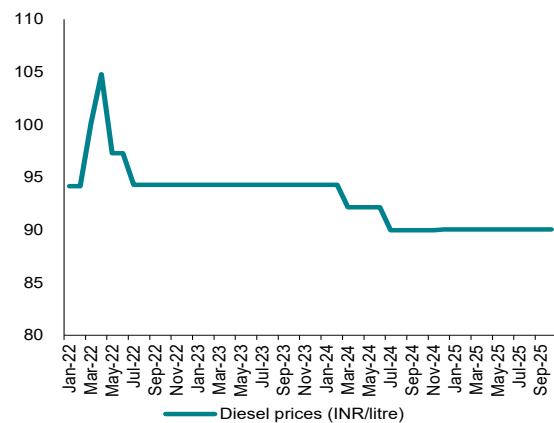
Source: Bloomberg, CMIE, BigMint, BNP Paribas

**Figure 7: Coal prices remain on a downward trend; diesel prices were flat m-m in Oct-25**

Coal import prices (USD/MT)



Diesel prices (Mumbai, INR/ltr)



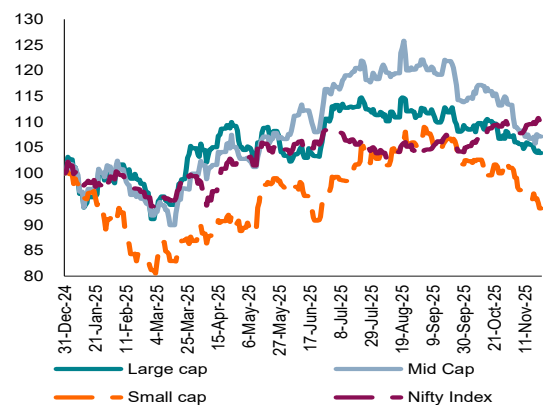
Source: Bloomberg, CMIE, BNP Paribas

**Figure 8: Sector trades close to its past 10Y average NTM EV/EBITDA; has underperformed Nifty YTD**

NTM EV/EBITDA (x)



Sector performance YTD vs. Nifty Index (indexed to 100)



Note: Large-cap stocks include UTCME, ACEM and SRCM; mid-cap stocks include DALBHARA, ACC, RAMCO and JKCEM; small-cap stocks include NUVOCO, BCORP, JKLC, SGC, STRCEM, HEIM, ORCMNT and ICEM; priced as of market close on 21 November 2025

Source: Bloomberg, BNP Paribas estimates

# Investment case, valuation and risks

## Ambuja Cements (Outperform, Target Price INR710)

### *Investment case*

Ambuja Cement (ACEM), together with its 50.1%-owned subsidiary, ACC, is the second-largest cement producer in India, with a capacity share of c15% in FY25. Historically, ACEM (standalone) lagged peers in capacity additions (c3% CAGR over FY10-23), though post the takeover by the Adani group in CY22, ACEM has been on an expansion spree, taking its consolidated capacity to c100MTPA currently from 67.5MTPA at the time of acquisition, mostly via various strategic acquisitions at reasonable costs (cUSD103/ton). ACEM is now the world's ninth-largest cement company by capacity, with an ambitious target to touch c140MTPA capacity by FY28.

Despite the accelerated capex/acquisitions, ACEM maintains a healthy BS, aided by strong OCF generation and cINR200b equity infusion by promoters. A slower-than-expected ramp-up of acquired entities, pressure on realisations amid sluggish industry demand, and an adverse regional mix had led to a valuation de-rating over FY25. However, we expect ACEM to deliver industry-leading capacity/volume growth (c16%/13% CAGR over FY25-28) as demand improves, and the accrual of structural cost efficiencies, leading to a c35% EBITDA CAGR over FY25-28, the highest in our coverage.

### *Valuation methodology*

Our TP is based on 17x Dec-27E EV/EBITDA multiple, i.e. close to 1SD above its past 10-year average NTM EV/EBITDA multiple of c12x.

### *Risks*

#### *To the upside:*

Key upsides to our view include: 1) faster ramp-up of acquisitions (improved utilisation rates for SIL, PCIL); 2) better realisations on account of improved pricing environment and easing competitive intensity; and 3) consistently delivering on its aggressive cost-reduction targets.

#### *To the downside:*

Key downsides to our view include: 1) further delays in the ramp-up of acquired capacities; 2) negative news flow on the Adani group; and 3) ACEM missing its aggressive cost-reduction targets.

## JK Cement (Outperform, Target Price INR6,650)

### *Investment case*

JKCE is one of the fastest-growing mid-sized cement players, in terms of cement production capacity. It has delivered industry-leading volume growth over the past six years (c14% volume CAGR in grey cement over FY19-25 vs the industry's c6%) on the back of consistent capacity expansion over the past decade (c11% CAGR over FY14-25), along with an increase in production contribution from more efficient plants and a swift ramp up of newly commissioned facilities. The company targets to double its current grey-cement production capacity to reach c50MTPA by FY30 and has guided for cINR150-200/ton cost savings over the next 1-2 years, of which it has already achieved cINR40/ton in FY25.

JKCE has rerated over the past five years owing to: 1) better grey-cement segment profitability; consistent capacity expansion offering volume-growth visibility; and 2) earnings stability offered by the white-cement business and focus on Value Added Products (VAPs, including paints).

We expect JKCE to continue to deliver higher volume growth than the industry's, backed by consistent capacity additions and structural cost efficiencies, resulting in improved profitability (FY25-28E EBITDA CAGR of c21%), and return ratios.

#### **Valuation methodology**

Our TP is based on 17x Dec-27E EBITDA. Our target multiple is 1SD above its past 10-year average NTM EV/EBITDA of c13x.

#### **Risks**

*To the upside:*

**Key upsides to our view include:** 1) earlier-than-expected realisation of the cINR150-200/ton cost reduction target; 2) scaling up of value-added products and paints businesses to achieve EBITDA breakeven; and 3) faster-than-expected ramp-up of the Toshali facility with improved profitability vs losses in FY25.

*To the downside:*

**Key downsides to our view include:** 1) weak realisations in central India with the incremental supply coming online in FY26-27; 2) higher-than-expected debt-funded capex or a large-scale acquisition; and 3) weak operating performance of the UAE entity amid increasing competition.

### **UltraTech Cement (Outperform, Target Price INR13,600)**

#### **Investment case**

UCEM is India's largest cement player that has outpaced the industry over the past decade on volume (11% CAGR) and capacity (12% CAGR). It has maintained a balanced mix of organic and inorganic capacity expansions. It holds market leadership (capacity-wise) across regions in India and maintains near best-in-class EBITDA/ton.

UTCCEM's valuations have re-rated over the past 4-5 years on the back of improved utilisation rates over FY21-24, aggressive capacity expansions and acquisitions, cementing its pan-India leadership, in our view.

We believe UTCCEM's premium valuation is a function of its sector-leading scale and market leadership in India, superior execution capabilities with a track record of quick turnaround of acquired assets and organic capacity expansion capability via internal accruals, all of which we expect to sustain. We expect UTCCEM to report c24% EBITDA CAGR over FY25-28 - the second highest in our coverage.

#### **Valuation methodology**

Our TP is based on 18x Dec-27E EV/EBITDA. Our target multiple is close to its past 10-year average NTM EV/EBITDA.

#### **Risks**

*To the upside:*

**Key upsides to our view include:** 1) successful integration of the newly-acquired assets with normalised costs and utilisations for India Cements and Kesoram; 2) faster-than-expected delivery on the cINR200-300/ton cost efficiency target by FY27; 3) scaling up of the RMC market and Ultratech Building Solutions, including the recent foray into the cables and wires (C&W) market; 4) strong OCF generation to moderate the net debt levels that have spiked recently.

*To the downside:*

**Key downsides to our view include:** 1) fuel cost inflation negating the gains from structural cost efficiencies; 2) competitive intensifying in east, central and south India; 3) delay in the turnaround of acquired assets, ICEM and Kesoram, which can be a drag on overall utilisations; 4) aggressive inorganic expansions impacting return ratios.

## ANALYST CERTIFICATION AND IMPORTANT DISCLOSURES

### Analyst Certification

I, **Nirransh Jain**, hereby certify that all of the views expressed in this report accurately reflect my personal view(s) about the company or companies and securities discussed in this report. No part of my compensation was, is, or will be, directly, or indirectly, related to the specific recommendations or views expressed in this research report.

### Non-US Research Analyst Disclosure

The research analysts named below were involved in preparing this research report. They are not associated persons of BNP Paribas Securities Corp. and thus they are not registered or qualified in the U.S. as research analysts with the Financial Industry Regulatory Authority (FINRA) or the New York Stock Exchange (NYSE). These non-U.S. analysts are not subject to FINRA Rule 2241 concerning communications with a subject company, public appearances and trading securities held by a research analyst account.

Nirransh Jain      BNP Paribas  
Securities India Private  
Limited

### Research Analyst Compensation

The research analyst(s) responsible for the preparation of this report receive(s) compensation based upon various factors including overall firm revenues, which include revenues from investment banking activities and/or sales and trading activities.

### Research Analyst-Specific Disclosures

The table immediately below indicates if the research analyst(s) responsible for the preparation of this report (or members of their household) has/have certain conflicts of interest relating to the subject company/ies.

Company/ies	Relevant Disclosures
NONE	

1 – The research analyst(s) responsible for the preparation of this report, a member of his/her household or an associate of the research analyst has/have a financial interest in the securities of the subject company/ies indicated in the above table.

2 – The research analyst(s) responsible for the preparation of this report, a member of his/her household or an associate of the research analyst serve(s) as an employee, officer, director, or advisory board member of the subject company/ies indicated in the above table.

3 – The research analyst(s) responsible for the preparation of this report received compensation from the subject company/ies in the past twelve months.

4 – The research analyst(s) responsible for the preparation of this report has a material conflict of interest with respect to the subject company/ies, which has not already been identified under 1, 2 or 3 above.

### BNP Paribas-Specific Disclosures

BNP Paribas SA and/or each of its relevant branches and affiliates including, without limitation, TEB Yatirim Menkul Degerler ("TEB Investment") and/or BNP Paribas Securities Corp. (collectively, and/or, individually, "BNPP" or "BNP Paribas"), has relationships with many companies. The numbered disclosures below identify relationships that BNPP has with the subject company/ies that must be disclosed under applicable rules.

Company/ies	Ticker/s	Relevant Disclosures
Shree Cement	SRCM IN	7; 10
UltraTech Cement	UTCEM IN	7; 9; 10

1 – BNPP beneficially owns 1% or more of a class of common equity securities of the subject company/ies.

2 – BNPP managed or co-managed an offering of securities for the subject company/ies in the past 12 months.

3 – BNPP received compensation for investment banking services from the subject company/ies in the past 12 months.

4 – BNPP expects to receive or intends to seek compensation for investment banking services from the subject company/ies in the next 3 months.

5 – BNPP has entered into a contract with the subject company/ies to provide liquidity in its/their securities.

6 – BNPP is a market maker in the securities of the subject company/ies.

7 – BNPP received compensation for products and services other than investment banking services from the subject company/ies in the past 12 months.

8 – BNPP has or had an investment banking client relationship with the subject company/ies in the last 12 months.

9 – BNPP has or had a non-investment banking securities services client relationship with the subject company/ies in the last 12 months.

10 – BNPP has or had a non-securities services client relationship with the subject company/ies in the last 12 months.

11 – BNPP beneficially owns a net long or short position of more than 0.5% of the total issued share capital of the subject company/ies.

12 – BNPP is party to an agreement with the issuer relating to the production of the recommendation.

13 – Sections of this report, with the research summary, target price and rating removed, have been presented to the subject company/ies prior to its distribution, for the sole purpose of verifying the accuracy of factual statements.

14 – Following the presentation of sections of this report to the subject company/ies, some conclusions were amended.

15 – A member of BNPP Equity Research is an officer or a member of the Board of the subject company/ies.

16 – The subject company/ies hold(s) more than 5% of the total issued share capital of BNPP.

17 – BNP Paribas Securities (China) Limited owns 1% or more of the outstanding shares issued by the subject company.



## Explanation of Research Ratings

### Rating System

Our coverage analysts use a rating system in which they rate stocks as Outperform, Neutral, or Underperform (as defined below) relative to other companies covered by the analyst or the analyst's team, over a 12-month investment horizon.

Prior to 23 September 2024, BNPP ratings were relative ratings defined against the performance of the relevant MSCI sector index, at either the country or regional level over a 12-month investment horizon.

**Outperform (O/P):** The stock is expected to outperform the average total return of all companies covered by the analyst or the analyst's team, over a 12-month investment horizon.

**Neutral:** The stock is expected to perform in line with the average total return of all companies covered by the analyst or the analyst's team, over a 12-month investment horizon.

**Underperform (U/P):** The stock is expected to underperform the average total return of all companies covered by the analyst or the analyst's team, over a 12-month investment horizon.

**Under review:** The rating of the stock has been placed under review after significant news. Any possible change will be confirmed as soon as possible in the form of a new broadly disseminated report.

**Restricted (RS):** The stock is covered by BNPP but there is no Rating and no Target Price because BNPP is involved in an equity capital market/ merger and acquisition transaction relating to the subject company.

**Not Rated (NR):** The stock is covered by BNPP but there is no Rating and no Target Price at this time.

**Not Covered (NC):** BNPP does not cover this company.

As of 23 September 2024, TEB Investment has changed the recommendation rating structure for Turkish stock coverage from Buy, Hold and Reduce to Outperform, Neutral and Underperform. Ratings and target prices for dates prior to 23 September 2024 used an absolute rating structure whereby the upside or downside to target price relative to the current share price determined the recommendation. TEB Investment now uses a relative recommendation structure whereby the applied rating is based on the stock's expected performance as compared to the average total return of all companies covered by the analyst or the analyst's team in Turkish stock coverage over a 12-month investment horizon. TEB Investment research reports with ratings and target prices for dates prior to 11 August 2025 were prepared and distributed without involvement of a FINRA member firm.

## ESG Rating Explanation and Methodology

**ESG integration methodology:** The BNP Paribas approach offers an alternative to mechanistic ESG scores and leverages the in-depth knowledge of our industry equity research teams by combining quantitative and qualitative factors. There are three steps to our framework; firstly, our teams build a materiality map to assess which ESG topics are most relevant to their respective industries. Secondly, for the chosen topics, companies are assessed relative to sector peers. The assessment can be based on metrics and qualitative judgements. Each company is given a one to five score per topic, with five being the best. Thirdly, based on the topic scores, and any other significant ESG factors, we identify companies in the sector as ESG Leaders, ESG Laggards or ESG Average. The definition of the ratings is shown below; they are not based on the average topic score as some topic scores can be more material than others.

**ESG Leader:** Relative to sector peers an ESG Leader is better positioned on the chosen ESG topics, or other relevant ESG considerations.

**ESG Average:** A company rated as ESG Average may have strong or poor performance on an individual ESG topic, but overall has an average exposure to ESG risks and opportunities.

**ESG Laggard:** Relative to sector peers an ESG Laggard is poorly positioned on the chosen ESG topics, or other relevant ESG considerations for the stock.

## Distribution of BNP Paribas' Equity Recommendations

As at 01 September 2025 BNP Paribas covered 1213 companies. The companies that, for regulatory reasons, are not accorded a rating by BNPP are excluded from these statistics. For regulatory reasons, our ratings of Outperform, Neutral and Underperform correspond respectively to Buy, Hold and Sell; the underlying signification is, however, different as our ratings are relative to the sector.

Ratings	Stocks coverage		Investment Banking Services Within the previous 12 months	
	Counts	%*	Counts	%
Outperform (Buy)	592	49	189	32
Neutral (Hold)	427	35	104	24
Underperform (Sell)	194	16	37	19

\* Please note that the percentages might not add up to 100% because of rounding.

## BNP Paribas Financing and Investment Policies

Sustainability is core to BNP Paribas' company purpose: "we are engaged with our clients to create a better future".

In line with the United Nations Sustainable Development Goals, the BNP Paribas Group has thus pledged to act as a catalyst in the energy transition, and to contribute to a responsible and sustainable economy. As a bank, we are required to finance a number of industries, some of which can pose major environmental, social and governance (ESG) challenges. That's why, since 2010, BNP Paribas has adopted and regularly reviewed sector policies laying down strict ESG criteria meant to govern our financing and investments in these sensitive areas. They aim to support our customers in their transitions towards sustainable practices. For more details, please refer to: Financing and investment policies - BNP Paribas (<https://group.bnpparibas/en/our-commitments/transitions/financing-and-investment-policies>).

For policies for managing conflicts of interest in relation to investment research, go to [COI investement research.pdf \(cib.bnpparibas\)](#).

The company-specific disclosures, history of recommendations, valuation methodologies and investment case risks for companies covered by this report are available on <https://cube.cib.bnpparibas/slink/sk6EkesjXId4kNL3>.

For material information about the proprietary models used, please see summary of financials in company-specific research reports and the relevant company page on <http://cube.cib.bnpparibas>.

BNP Paribas does not set a predetermined frequency for publication and intends to update research reports as it deems appropriate, based on developments affecting the subject company, the sector or the market.

## Legal Entity/ies Responsible for the Production of Research

This report is produced by the publishing entity/ies identified on the cover page which is/are member company/ies of the BNPP group of companies. Please refer to the Legal Entity Disclosures and Country-/Regional-Specific Disclosures for their relevant competent authority/ies.



## Legal Entity Disclosures and Country-/Region-Specific Disclosures

**Australia:** This report is being distributed in Australia by BNP Paribas, acting through its Australia Branch, registered in Australia as ABN 23 000 000 117 at 60 Castlereagh Street Sydney NSW 2000. BNP Paribas, acting through its Australia Branch is licensed under the Banking Act 1959 and the holder of Australian Financial Services Licence no. 238043 and therefore subject to regulation by the Australian Securities & Investments Commission in relation to delivery of financial services. By accepting this document, you agree to be bound by the foregoing limitations, and acknowledge that information and opinions in this document relate to financial products or financial services which are delivered solely to wholesale clients (in terms of the Corporations Act 2001, sections 761G and 761GA; Corporations Regulations 2001, division 2, reg. 7.1.18 & 7.1.19) and/or professional investors (as defined in section 9 of the Corporations Act 2001). BNP Paribas Securities (Asia) Limited provides financial services in Australia in reliance on the relief under Australian Securities & Investment Commission Corporations (Amendment) Instrument 2022/623. BNPP Sec (Asia) Limited is exempt from the requirement to hold an Australian Financial Services Licence; and is regulated by the Securities and Futures Commission under Hong Kong laws, which differ from Australian laws.

**Bahrain:** This report is being distributed in Bahrain by BNP Paribas Conventional Wholesale Bank Bahrain, a branch of BNP Paribas S.A. whose head office is in Paris, France (Registered Office: 16 boulevard des Italiens, 75009 Paris, France). BNP Paribas Conventional Wholesale Bank Bahrain is licensed and regulated as a Registered Institution by the Central Bank of Bahrain. This report does not, nor is it intended to, constitute an offer to issue, sell or acquire, or solicit an offer to sell or acquire any securities or to enter into any transaction. The Central Bank of Bahrain assumes no responsibility for the accuracy and completeness of the statements and information contained in this report and expressly disclaims any liability whatsoever for any loss howsoever arising from reliance upon the whole or any part of the contents of this report.

**China:** BNP Paribas Securities (China) Limited is a qualified securities investment consultancy firm registered with the China Securities Regulatory Commission.

**European Economic Area (EEA):** This report is being distributed in the EEA by BNP Paribas S.A. ("BNPP SA") and/or BNP Paribas Financial Markets SNC. BNPP SA is incorporated in France with limited liability (Registered Office: 16 boulevard des Italiens, 75009 Paris, France, 662 042 449 RCS Paris, [www.bnpparibas.com](http://www.bnpparibas.com)). BNPP SA is authorised and supervised by the European Central Bank ("ECB") and by the Autorité de Contrôle Prudentiel et de Résolution ("ACPR") in respect of supervision for which the competence remains at national level, in terms of Council Regulation n° 1024/2013 of 15 October 2013 conferring specific tasks on the ECB concerning policies relating to the prudential supervision of credit institutions. BNPP SA is authorised and regulated by the Prudential Regulation Authority and by the Autorité des Marchés Financiers ("AMF") in France. BNP Paribas Financial Markets SNC is an unlimited liability company, whose registered office is 160/162 boulevard Macdonald 75019 Paris, registered with the Paris Trade and Companies Registry under number 394 895 833. It is authorised and supervised by the ACPR and the AMF in France. This report is intended for distribution in the EEA to persons regarded as professional investors (or equivalent) pursuant to Art. 4 para 1 no. 10 and Annex II of MiFID II and its respective implementation in their home jurisdictions.

**Hong Kong:** This report is prepared for professional investors and is being distributed in Hong Kong by BNP Paribas Securities (Asia) Limited. BNP Paribas Securities (Asia) Limited, a subsidiary of BNP Paribas, is regulated by the Hong Kong Securities and Futures Commission for the conduct of dealing in securities, advising on securities, dealing in futures contracts and advising on corporate finance. BNP Paribas Securities (Asia) Limited accepts full responsibility for the contents of this report. For professional investors in Hong Kong, please contact BNP Paribas Securities (Asia) Limited (address: 63/F Two International Finance Centre, 8 Finance Street, Central, Hong Kong; [tel:2909] 8888; fax: 2845 2232) for all matters and queries relating to this report.

**India:** In India, this report is being distributed by BNP Paribas Securities India Private Limited ("SIPL"), having its registered office at 8th floor, 1 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, INDIA (Tel. no. +91 22 4672 4000 / 6196 4000, Fax no. +91 22 6196 4363). SIPL is registered with the Securities and Exchange Board of India ("SEBI") as a research issuing entity; and as a stockbroker in the Equities and the Futures & Options segments of the National Stock Exchange of India Limited ("NSE") and BSE Limited and in the Currency Derivatives segment of NSE (SEBI regn. nos.: INZ000161834, INH000000792; CIN: U74920MH2008FTC182807; Website: [SIPL webpage](http://SIPL.webpage)). Compliance Officer: Karen Claude D'Souza, Tel: +91 22 6196 4000, E-mail: [karen.dsouza@asia.bnpparibas.com](mailto:karen.dsouza@asia.bnpparibas.com). Registration granted by SEBI and certification from National Institute of Securities Market in no way guarantee performance of the research issuing entity or provide any assurance of returns to investors. No material disciplinary action has been taken against SIPL by any regulatory or government authority. SIPL or its associates may have received compensation or other benefits for brokerage services or for other products or services, from the company/ies that has/have been rated and/or recommended in the report and/or from third parties. SIPL or its associates may have debt holdings in the subject company/ies. Please refer to the disclosures on the [SIPL webpage](http://SIPL.webpage). Please also refer to the terms and conditions and additional [research related local regulatory disclosures](#) on our webpage.

**Indonesia:** This report is being distributed to Indonesia-based clients by the publishing entity/ies shown on the front page of this report. Neither this report nor any copy hereof may be distributed in Indonesia or to any Indonesian citizens except in compliance with applicable Indonesian capital market laws and regulations. This report is not an offer of securities in Indonesia and may not be distributed within the territory of the Republic of Indonesia or to Indonesian citizens in circumstances which constitute an offering within the meaning of Indonesian capital market laws and regulations.

**Israel:** BNP Paribas is not licensed under Israel's Regulation of Investment Advising, Investment Marketing and Portfolio Management Law, 5755-1995 (the "Advice Law") and does not carry insurance pursuant to the Advice Law. This report is only intended for those categories of Israeli residents who are qualified clients listed on the First Addendum to the Advice Law.

**Japan:** This report is being distributed in Japan by BNP Paribas and/or a branch, subsidiary or affiliate of BNP Paribas that is not registered as a financial instruments firm in Japan. This report is provided for information purposes only and it is not intended to solicit any orders for securities transactions. While we believe that the data and information contained in this report is obtained from reliable sources, we do not guarantee the accuracy or completeness of such data and information.

**Jersey:** An investment in the securities that are the subject of this report is only suitable for sophisticated investors who understand the risks involved in acquiring such an investment. Neither BNP Paribas nor the activities of any functionality with regard to this report are subject to all the provisions of the Financial Services (Jersey) Law 1998.

**Kingdom of Saudi Arabia:** This report may not be distributed in the Kingdom except to such persons as are permitted under the Rules on the Offer of Securities and Continuing Obligations issued by the Capital Market Authority. The Capital Market Authority does not make any representation as to the accuracy or completeness of this report, and expressly disclaims any liability whatsoever for any loss arising from, or incurred in reliance upon, any part of this report. Prospective purchasers of securities in the company/ies that are the subject of this report should conduct their own due diligence on the accuracy of the information herein relating to the subject company/ies. If you do not understand the contents of this report, you should consult an authorised financial advisor.

**New Zealand:** BNP Paribas SA is not a registered bank in New Zealand and does not have a place of business in New Zealand. This report is directed only to wholesale investors/clients (as defined in the Financial Markets Conduct Act 2013) and is not intended for retail investors/clients. By accepting this document you agree to be bound by the foregoing limitations, and acknowledge that information and opinions in this document relate to financial products or financial services which are delivered solely to wholesale clients. This report is being distributed in New Zealand by BNP Paribas, acting through its Australia Branch, registered in Australia as ABN 23 000 000 117 at 60 Castlereagh Street Sydney NSW 2000. BNP Paribas, acting through its Australia Branch is licensed under the Banking Act 1959 and the holder of Australian Financial Services Licence no. 238043.

**Qatar:** This report is not intended to constitute an offer or provision of Advisory, M&A and Research services under the laws of Qatar. This report has not been and will not be authorised by any regulator in the State of Qatar, including the Qatar Financial Markets Authority, the Qatar Financial Centre Regulatory Authority or the Qatar Central Bank in accordance with their regulations or any other regulations in Qatar. In addition, this report is not intended to constitute an offer, sale or delivery of financial products under the laws of Qatar. Securities in the company/ies that is/are the subject of this report have not been and will not be authorised by any regulator in the State of Qatar, including the Qatar Financial Markets Authority, the Qatar Financial Centre Regulatory Authority or the Qatar Central Bank in accordance with their regulations or any other regulations in Qatar. Securities in the company/ies that is/are the subject of this report are not and will not be traded on the Qatar Stock Exchange.

**Singapore:** This report is being distributed in Singapore by BNP Paribas, acting through its Singapore Branch, and may be distributed in Singapore only to an Accredited or Institutional Investor, each as defined under the Financial Advisers Regulations ("FAR") and the Securities and Futures Act 2001 of Singapore, as amended from time to time. In relation to the distribution to such categories of investors, BNP Paribas, acting through its Singapore Branch, and its representatives are exempted under Regulation 35 of the FAR from the requirements in Section 45 of the Financial Advisers Act 2001 of Singapore, regarding the disclosure of certain interests in, or certain interests in the acquisition or disposal of, securities, securities-based derivatives contracts or units in a collective investment scheme, referred to in this report. For Institutional and Accredited Investors in Singapore, please contact BNP Paribas, acting through its Singapore Branch (company registration number: S71FC2142G; address: 10 Collyer Quay, 34/F Ocean Financial Centre, Singapore 049315; tel: (65) 6210 1288; fax: (65) 6210 1980) for all matters and queries relating to this report.

**South Africa:** BNPP is a bank incorporated in France with a local branch registered with the South African Reserve Bank and registered as an external company in terms of the South African Companies Act, 2008. BNPP is an authorised Financial Services Provider (FSP 44610) and subject to regulation by the Financial Services Board and South African Reserve Bank. It is also a licensed member of the Johannesburg Stock Exchange. BNPP does not expressly or by implication represent, recommend or propose that the information and/or financial products referred to in this report are appropriate to the particular investment objectives, financial situation or particular needs of the recipient. This document further does not constitute advice (whether financial, legal, tax or otherwise) as contemplated in the Financial Advisory and Intermediary Services Act, 2002.

**South Korea:** This report does not constitute an offer to sell to or the solicitation of an offer to buy from any person any financial products in the Republic of Korea ("Korea"). The distribution of this report in Korea or to residents of Korea is not and shall not be construed as provision of investment advice in Korea. This report is not directed to, or intended for distribution to or use by, any person or entity in Korea where such distribution, publication, availability or use would be contrary to laws or regulations of Korea.

**Switzerland:** This report is intended solely for customers who are "Qualified Investors" as defined in article 10 paragraphs 3 and 4 of the Federal Act on Collective Investment Schemes of 23 June 2006 and the relevant provisions of the Federal Ordinance on Collective Investment Schemes of 22 November 2006. "Qualified Investors" includes, among others, regulated financial intermediaries such as banks, securities traders, fund management companies and asset managers of collective investment schemes, regulated insurance institutions as well as pension funds and companies with professional treasury operations. This report may not be suitable for customers who are not Qualified Investors and should only be used and passed on to Qualified Investors. For specification purposes, a "Swiss Corporate Customer" is a client which is a corporate entity, incorporated and existing under the laws of Switzerland and which qualifies as a "Qualified Investor" as defined above." BNP Paribas (Suisse) S.A. is authorised as a bank and as a securities dealer by the Swiss Financial Market Supervisory Authority. This report is being distributed in Switzerland by BNP Paribas (Suisse) S.A., registered at the Geneva commercial register under No. CHE-102.922.193. BNP Paribas (Suisse) S.A. is incorporated in Switzerland with limited liability. Registered Office: 2, place de Hollande, 1204 Geneva, Switzerland.

**Taiwan:** This report is being distributed to Taiwan-based clients by BNP Paribas Securities (Taiwan) Co., Ltd or by a subsidiary or affiliate of BNP Paribas. The information is being distributed to professional investors and for your reference only. The reader should independently evaluate the investment risks and is solely responsible for their investment decision. Information on securities that do not trade in Taiwan is for informational purposes only and is not to be construed as a recommendation or a solicitation to trade in such securities. BNP Paribas Securities (Taiwan) Co., Ltd. may not execute transactions for clients in these securities. This publication may not be distributed to the public media or quoted or used by the public media without the express written consent of BNP Paribas. The recipient(s) should not provide the reports to others, including but not limited to related parties, affiliated companies and any other third parties, or engage in any activities in connection with the reports which may involve conflicts of interests.

**Türkiye:** This report is being distributed in Türkiye by TEB Yatırım (TEB YATIRIM MENKUL DEĞERLER A.Ş., İnkılap Mahallesi Sokullu Caddesi No:7B Ümraniye 34768, İstanbul, Türkiye, trade register number: 358354, www.tebyatirim.com.tr). All kinds of investment services and activities including this research report obtained by persons residing in Türkiye, including investment firms, on their own initiative, from financial institutions residing abroad, and accounts opened at such institutions, and cash and other assets transferred to such accounts, and transactions fulfilled on these accounts are out of the scope of the COMMUNIQUÉ ON PRINCIPLES REGARDING INVESTMENT SERVICES, ACTIVITIES AND ANCILLARY SERVICES (III-37.1), provided that activities such as promotion, advertisement and marketing are not intended for persons residing in Türkiye. For the purposes of the application of the preceding paragraph, any cases such as opening a workplace in Türkiye, creation of a web site in Turkish, and intending advertisement and marketing activities directly and/or through persons or institutions residing in Türkiye with respect to investment services provided by the institutions residing abroad, shall be deemed to be intended for the persons residing in Türkiye, and relevant provisions of the legislation shall apply. Additional criteria on determination as to whether the activities are intended for persons residing in Türkiye shall be determined by the Capital Markets Board of Türkiye. BNP Paribas S.A. and TEB Yatırım may engage in providing such services (including the distribution of this report) locally with in the condition that parties should sign an agreement including the services to be provided and terms and conditions of the services and obtain required permissions from local regulators if necessary. Otherwise, all such activities by BNP Paribas S.A. should be on a "reverse inquiry" basis.

**United Kingdom:** In the UK, this report is being distributed by BNP Paribas London Branch, 10 Harewood Avenue, London NW1 6AA; tel: +44 20 7595 2000; fax: +44 20 7595 2555- www.bnpparibas.com. Incorporated in France with Limited Liability. Registered Office: 16 boulevard des Italiens, 75009 Paris, France. 662 042 449 RCS Paris. BNP Paribas is authorised and regulated by the European Central Bank and the Autorité de contrôle prudentiel et de résolution. BNP Paribas is authorised by the Prudential Regulation Authority and is subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. Details about the extent of our regulation by the Prudential Regulation Authority are available from us on request. BNP Paribas London Branch is registered in the UK under number FC13447. UK establishment number: BR000170. UK establishment office address: 10 Harewood Avenue, London NW1 6AA. This report is intended for distribution to, and is directed at: (a) persons in the UK having professional experience in matters relating to investments and who fall within the definition of "investment professionals" in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "Order"); or (b) high net worth companies, unincorporated associations and partnerships and trustees of high value trusts as described in Article 49(2) of the Order; or (c) other persons to whom it may otherwise be communicated lawfully (all such persons being "Relevant Persons"). Any investment or investment activity to which this communication relates is only available to and will only be engaged in with Relevant Persons. Any other persons who receive this communication should not rely on or act upon it.

**United States and Canada:** BNP Paribas Securities Corp. is registered and regulated by the Financial Industry Regulatory Authority ("FINRA") (CRD# 15794) and the U.S. Securities and Exchange Commission. BNP Paribas Securities Corp is a FINRA member firm and broker-dealer registered with U.S. Securities Exchange Commission. With respect to any United States persons who are institutional investors BNP Paribas Securities Corp. is the distributor of this research report. This report is not intended for retail investors. Any United States person wishing to obtain further information or to effect a transaction in any security discussed in this report should do so only through BNP Paribas Securities Corp., which has distributed this report in the United States and, subject to the above, accepts responsibility for its contents. With respect to clients domiciled in Canada, BNP Paribas Securities Corp. is the distributor of this research report operating under the "general adviser exemption" or the "international dealer exemption". BNP Paribas Securities Corp. does not distribute this research report in any other jurisdictions.

**Other Jurisdictions:** The distribution of this report in other jurisdictions or to residents of other jurisdictions may also be restricted by law, and persons into whose possession this report comes should inform themselves about, and observe, any such restrictions. By accepting this report you agree to be bound by the foregoing instructions. This report is not directed to, or intended for distribution to or use by, any person or entity that is a citizen or resident of or located in any locality, state, country, or other jurisdiction where such distribution, publication, availability or use would be contrary to law or regulation.



## General Information

This report including embedded research reports is for the use of intended recipients only and may not be reproduced (in whole or in part) or delivered or transmitted to any other person without our prior written consent. By accepting this report, the recipient agrees to be bound by the terms and limitations set forth herein. This report does not constitute a personal recommendation or take into account the particular investment objectives, financial situations, or needs of individual recipients. Recipients are advised to use the information contained herein as just one of many inputs and considerations prior to engaging in any trading activity and to seek advice from a financial advisor, taking into account their specific investment objectives, financial situation or particular needs, prior to committing to purchase any investment product. This report does not constitute a prospectus or other offering document or an offer or solicitation to buy or sell any securities or other investments. This report is not intended to provide the sole basis of any evaluation of the subject securities and companies mentioned in this report. Information and opinions contained in this report are published for reference of the recipients and are not to be relied upon as authoritative or without the recipient's own independent verification, or taken in substitution for the exercise of judgment by the recipient. Additionally, the products mentioned in this report may not be available for sale in certain jurisdictions.

All information contained in this research report and any embedded reports has been compiled from sources believed to be reliable. However, no representation or warranty, express or implied, is made with respect to the completeness or accuracy of its contents, and it is not to be relied upon as such. Opinions contained in this research report represent BNPP's current opinions on the date of the report only. BNPP is not soliciting an action based upon it, and under no circumstances is it to be used or considered as an offer to sell, or a solicitation of any offer to buy.

While BNPP endeavours to update its research reports from time to time, there may be legal and/or other reasons why BNPP cannot do so and, accordingly, BNPP disclaims any obligation to do so.

BNPP does, and seeks to do, business with companies covered in its research reports, and expects to receive or intends to seek compensation from such companies. Investors should be aware that BNPP may have a conflict of interest that could affect the objectivity of this report. Investors should consider this report as only a single factor in making their investment decision. In the normal course of its business, BNPP, as well as its directors, officers and affiliates may have financial or other interests in securities issued by the subject company/ies or the subject company itself that may include ownership of such securities (including derivatives in respect of such securities on market terms), commissions or other compensation in connection with trades in such securities, and financial arrangements in respect of such securities including with underwriters or other persons or companies with interests in such securities.

This report is provided solely for the information of professional/wholesale investors who are expected to make their own investment decisions without undue reliance on this report and BNPP accepts no liability whatsoever for any direct or consequential loss arising from any use of this report or its contents.

Investing in non-U.S. securities, including the ADRs of such securities, may involve certain risks. The securities of non-U.S. issuers may not be registered with, nor be subject to the reporting requirements of the U.S. Securities and Exchange Commission. There may be limited information available on non-U.S. securities. Non-U.S. companies are generally not subject to uniform audit and reporting standards, practices, and requirements comparable to those in the U.S. The securities of some non-U.S. companies may be less liquid and their prices more volatile than securities of comparable U.S. companies. In addition, exchange rate movements may have an adverse effect on the value of an investment in a non-U.S. stock and its corresponding dividend payment for U.S. investors. If a financial instrument is denominated in a currency other than the investor's home currency, a change in exchange rates may adversely affect the price of, value of, or income derived from the financial instrument described in this report. In addition, investors in securities such as ADRs, whose values are affected by the currency of the underlying security, effectively assume currency risk.

As an investment bank with a wide range of activities, BNPP may face conflicts of interest, which are managed under applicable legal provisions and internal policies and guidelines. You should be aware that BNPP may engage in transactions in a manner inconsistent with the views expressed in this document, either for its own account or for the account of its clients.

Other businesses within BNPP may have issued other publications that may or may not be consistent with the views expressed in this report.

In the normal course of its business, BNPP as well as its directors, officers and affiliates may have financial or other interests in securities issued by the subject company/ies or the subject company itself that may include ownership of such securities (including derivatives in respect of such securities on market terms), commissions or other compensation in connection with trades in such securities, and financial arrangements in respect of such securities including with underwriters or other persons or companies with interests in such securities.

Use of Artificial Intelligence ("AI") and/or Machine Learning ("ML") in research publication tools: BNP Paribas may use AI/ML tools to assist in the preparation of research reports. Notwithstanding any such use of AI/ML tools, all presented forecasts and recommendations are made by the relevant research analyst(s).

All research reports are disseminated and available to all clients simultaneously on our website: <https://cube.cib.bnpparibas>. For additional disclosures, rating and target price history, stock price charts, valuation and risk applicable to the subject company/ies, go to our website: <https://cube.cib.bnpparibas>, or contact the relevant BNPP research team, author(s) of this report or your BNPP representative.

Should you require additional information concerning this report please contact the relevant BNP Paribas research team or the author(s) of this report.