

HDFC Bank | BUY

Well managed quarter; LDR needs to be watched out for

HDFC Bank's loan growth increased to ~10% YoY (7% YoY in 1Q) on the back of expansion in CD ratio to 98% (vs 95% in 1QFY26). Slowdown in deposit growth to ~12% YoY (16% YoY in 1Q) was mainly due to a focus on increasing retail deposits and optimizing bulk deposits. Inch up in CD ratio, decline in CoF (down 20bps) and increasing share of loans in interest earning assets (cash/Investment as % of IEA down ~200bps QoQ) led to positive surprise on NIMs which was down only 7bps QoQ (on calc. basis). Surprise on margins and higher than expected treasury income led to beat on operating profit which grew 13% YoY (vs. JMFs of 2%). Bank continue to deliver best in class assets quality performance as gross/net slippages improved by ~25/65bps QoQ to ~1.1%/0.1% (also aided by one-off recovery). Credit cost was in-line with our expectation of 52bps. Banks' ROA/ROE continue to improve sequentially to 1.87%/14.3% (vs 1.85%/14.2% in 1Q). Rising CD ratio needs to be watched out for as it might have negative impact on FY27 loan growth. We expect bank to deliver ~12%/12% loan growth in FY26/27E and average RoA/RoE of ~1.8/14.1% over FY26-27E. We maintain our BUY stance and revised our TP to INR 1,160 (vs. earlier INR 1,100), valuing the core bank at 2.6x FY27E Adj. BVPS.

- **Balance sheet growth continues to improve:** HDFC Bank continues to deliver steady loan growth (10% YoY) improvement despite slowdown in deposit growth to 12% YoY (vs 16% in 1QFY26). Though, management guided to maintain loan growth at par with industry, we are watchful of it, as it may impact CD ratio of the bank. We expect bank to keep CD ratio in the range of ~96-98% in FY26e and then bring it down to ~94% in FY27e. Thus, we have increased our loan growth estimates for FY26E to 12.6% (vs earlier 10%) and moderated FY27E loan growth to ~12% from 13%.
- **Beat on operating profit driven by treasury income:** Loan yield declined 45bps QoQ led by growth pick up in wholesale portfolio at 8% YoY. On the other side, SA/TD rate cut pass on helps bank to reduce cost of funds by 21bps QoQ. As a result, bank has arrested margin compression to just 7bps QoQ, on par with large peers such ICICIB/AXSB. Operating profit grew 13% YoY as margin compression offsets by higher than expected treasury income.
- **Assets quality robust:** Gross/net slippages improved during the quarter to 113/9bps vs 138/73bps in 1QFY26. Retail NPA declined to ~0.77% vs (0.82% in 1QFY26). This resulted in lower credit cost for the quarter at 52bps. Bank continues to hold robust contingency provision at 1.8%, highest amongst peers. We continue to hold our credit cost estimates of ~90/55bps for FY26/FY27e.
- **Valuation and view:** Gradual improvement in loan growth alongside steady reduction in CD ratio is expected to support HDFC Bank's valuation trajectory. Key positives were- i) robust assets quality driving credit cost of 52bps, ii) better than expected treasury income, and iii) lower margin compression despite having ~50% low-yielding portfolio (i.e. HL and corporate). We believe that the ongoing reduction in reliance on borrowings, recovery in growth momentum, and sustained asset quality will remain key drivers for ROA improvement. We expect bank to deliver average ROA/ROE of ~1.84%/14.4% over FY26-28E led by earnings CAGR of 13% over FY25-28e. We maintain our BUY rating and revised target price to INR 1,160, valuing the core bank at 2.6x FY27E Adj. BVPS, and subsidiaries at INR 137/share.



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Recommendation and Price Target

Current Reco.	BUY
Previous Reco.	BUY
Current Price Target (12M)	1,160
Upside/(Downside)	15.7%
Previous Price Target	1,100
Change	5.5%

Key Data – HDFCB IN

Current Market Price	INR1,003
Market cap (bn)	INR15,402.9/US\$175.1
Free Float	90%
Shares in issue (mn)	15,193.8
Diluted share (mn)	15,193.8
3-mon avg daily val (mn)	INR18,172.5/US\$206.6
52-week range	1,018/810
Sensex/Nifty	83,952/25,710
INR/US\$	88.0

Price Performance

%	1M	6M	12M
Absolute	3.7	5.4	20.1
Relative*	2.1	-1.4	16.2

* To the BSE Sensex

Financial Summary

(INR mn)

Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
Net Profit	6,08,123	6,73,474	7,54,131	8,29,954	9,74,854
Net Profit (YoY) (%)	25.3%	21.8%	12.0%	10.1%	17.5%
Assets (YoY) (%)	46.7%	8.1%	10.2%	13.4%	13.8%
ROA (%)	1.8%	1.8%	1.8%	1.8%	1.9%
ROE (%)	16.9%	14.3%	14.2%	14.1%	14.8%
EPS	42.9	44.0	49.1	54.1	63.5
EPS (YoY) (%)	8.6%	2.5%	11.6%	10.1%	17.5%
PE (x)	23.4	22.8	20.4	18.6	15.8
BV	290	328	364	405	453
BV (YoY) (%)	15.4%	13.1%	11.1%	11.3%	11.9%
P/BV (x)	3.46	3.06	2.76	2.48	2.21

Source: Company data, JM Financial. Note: Valuations as of 17/Oct/2025

JM Financial Research is also available on: Bloomberg - JMFR <GO>, FactSet, LSEG and S&P Capital IQ.

Please see Appendix I at the end of this report for Important Disclosures and Disclaimers and Research Analyst Certification.

HDFC Bank – 2QFY26 trends

Exhibit 1. HDFC Bank: 2Q26 Result Summary

HDFC Bank 2QFY26 results- Snapshot						JMFe	
(INR bn)	2QFY25	1QFY26	2QFY26	YoY (%)	QoQ (%)	2QFY26E	A/E (%)
Interest Income	740	775	767	4%	-1%	764	0%
Interest Expenses	439	460	451	3%	-2%	456	-1%
Net Interest Income	301	314	316	5%	0%	307	3%
Non-interest income	115	217	144	25%	-34%	125	15%
Total Income	416	532	459	10%	-14%	432	6%
Opex	169	174	180	6%	3%	180	0%
Operating Profit	247	357	279	13%	-22%	252	11%
Core Operating Profit	228	232	240	5%	3%	230	4%
Provisions	27	144	35	30%	-76%	34	1%
PBT	220	213	244	11%	15%	218	12%
Tax	52	31	58	12%	84%	53	8%
Reported PAT	168	182	186	11%	3%	164	13%
NIM % (Calc.)	3.50%	3.40%	3.33%	-17bps	-7bps	3.2%	9bps
Loan (Rs bn)	24,951	26,284	27,464	10%	4%	26,810	2%
Deposit (Rs bn)	25,001	27,641	28,018	12%	1%	28,332	-1%
CD ratio	100%	95%	98%	(178) bps	293 bps	95%	339 bps
GNPA ratio	1.36%	1.40%	1.24%	(12) bps	(16) bps	1.43%	(19) bps
NNPA ratio	0.41%	0.47%	0.42%	0 bps	(5) bps	0.48%	(6) bps
PCR (%)	69.9%	66.9%	66.6%	(329) bps	(24) bps	67.0%	(38) bps
Credit cost	0.51%	2.20%	0.52%	1 bps	(168) bps	0.52%	0 bps
CASA (Rs bn)	8,835	9,370	9,491	7%	1%		
CASA ratio (%)	35%	34%	34%	(146) bps	(2) bps		
NIM reported (%) - assets	3.46%	3.35%	3.27%	(19) bps	(8) bps		
Yield on IEA (Cal, %) - 1	8.60%	8.37%	8.10%	(50) bps	(27) bps	8.1%	(3) bps
Cost of funds (Cal, %) - 2	5.74%	5.65%	5.44%	(31) bps	(21) bps	5.5%	(6) bps
Loan spread (%) = 1 - 2	2.85%	2.72%	2.66%	(19) bps	(6) bps	2.6%	3 bps
NIM (cal, on average IEA, %)	3.50%	3.40%	3.33%	(17) bps	(7) bps	3.2%	9 bps
ROA	1.85%	1.85%	1.87%	2 bps	3 bps	1.6%	23 bps
ROE	14.6%	14.2%	14.3%	(32) bps	9 bps	12.4%	189 bps

Source: Company, JM Financial

Exhibit 2. HDFC Bank: Gross loans mix

Gross Loan growth (%)	2QFY25	1QFY26	2QFY26	YoY (%)	QoQ (%)
Retail (Rs bn)	13,155	13,840	14,098	7%	2%
Commercial & Rural Banking (Rs bn)	8,414	9,149	9,427	12%	3%
Wholesale (Rs bn)	4,765	4,830	5,164	8%	7%
Total Loans (Rs bn)	26,334	27,819	28,689	9%	3%
Gross Loan mix (%)	2QFY25	1QFY26	2QFY26	YoY (ppt)	QoQ (ppt)
Retail	50.0%	49.8%	49.1%	(81)	(61)
Commercial & Rural Banking	32.0%	32.9%	32.9%	91	(3)
Wholesale	18.1%	17.4%	18.0%	(9)	64
Total Loans (Gross)	100.0%	100.0%	100.0%		

Source: Company, JM Financial

Exhibit 3. HDFC Bank retail loan mix

Retail Loans Mix (Rs bn)	2QFY25	1QFY26	2QFY26	YoY (%)	QoQ (%)
Personal loans	1,896	2,016	2,063	9%	2%
Auto	1,375	1,483	1,515	10%	2%
Home Loans	8,028	8,428	8,565	7%	2%
Payment Products	1,097	1,135	1,148	5%	1%
Two wheeler	125	120	125	0%	4%
Gold loans	159	189	201	26%	6%
Other retail	475	469	481	1%	3%
Retail - Total	13,155	13,840	14,098	7%	2%
Comm and Rural Banking (ex - Agri)	7,333	7,996	8,193	12%	2%
Agri	1,081	1,153	1,234	14%	7%
Corporate and other wholesale	4,765	4,830	5,164	8%	7%
IBPC/BRDS	-1,144	-1,288	-997	-13%	-23%
Total Loans (Gross)	25,190	26,531	27,692	10%	4%
Personal loans	7.5%	7.6%	7.4%	(8)	(15)
Auto	5.5%	5.6%	5.5%	1	(12)
Home Loans	31.9%	31.8%	30.9%	(94)	(84)
Payment Products	4.4%	4.3%	4.1%	(21)	(13)
Two wheeler	0.5%	0.5%	0.5%	(4)	(0)
Gold loans	0.6%	0.7%	0.7%	9	1
Other retail	1.9%	1.8%	1.7%	(15)	(3)
Retail - Total	52.2%	52.2%	50.9%	(131)	(126)
Comm and Rural Banking (ex - Agri)	29.1%	30.1%	29.6%	48	(55)
Agri	4.3%	4.3%	4.5%	16	11
Corporate and other wholesale	18.9%	18.2%	18.6%	(27)	44
IBPC/BRDS	-4.5%	-4.9%	-3.6%	94	125
Total Loans (Gross)	100.0%	100.0%	100.0%		

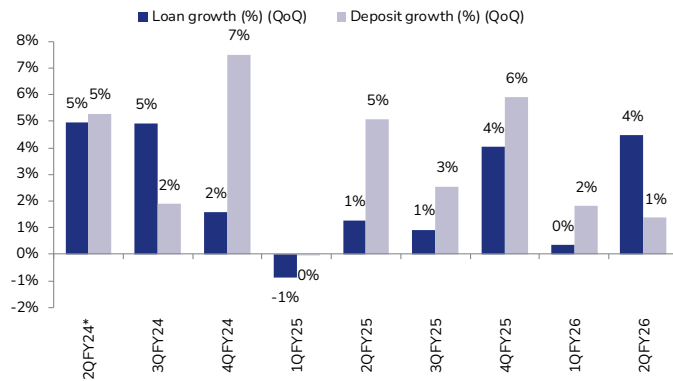
Source: Company, JM Financial

Exhibit 4. HDFC Bank deposit mix

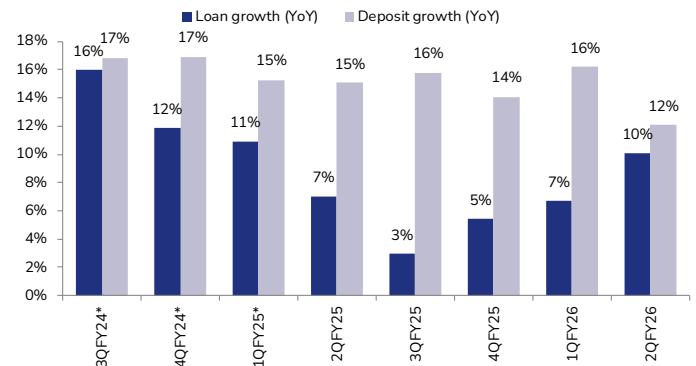
Deposits Composition (Rs bn)	2QFY25	1QFY26	2QFY26	YoY (%)	QoQ (%)
Current	2,754	2,980	2,964	8%	-1%
Saving	6,081	6,390	6,527	7%	2%
Time	16,166	18,271	18,527	15%	1%
Total Deposits	25,001	27,641	28,018	12%	1%
Current	11.0%	10.8%	10.6%	-0.4%	-0.2%
Saving	24.3%	23.1%	23.3%	-1.0%	0.2%
CASA	35.3%	33.9%	33.9%	-1.5%	0.0%
Time	64.7%	66.1%	66.1%	1.5%	0.0%
Total	100.0%	100.0%	100.0%		

Source: Company, JM Financial

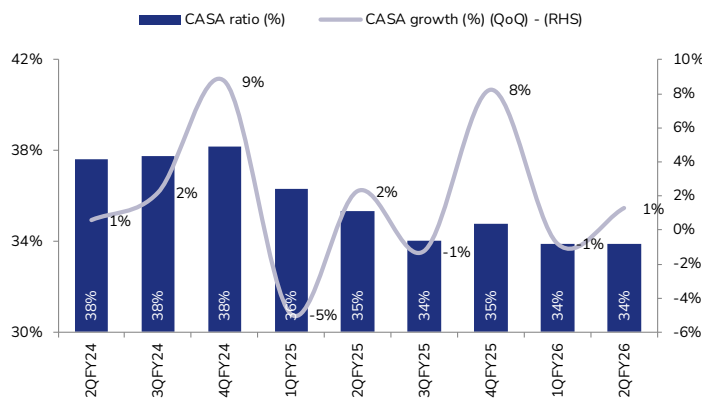
HDFC Bank – Story in charts - Quarterly

Exhibit 5. Strong QoQ long growth; deposits growth was muted


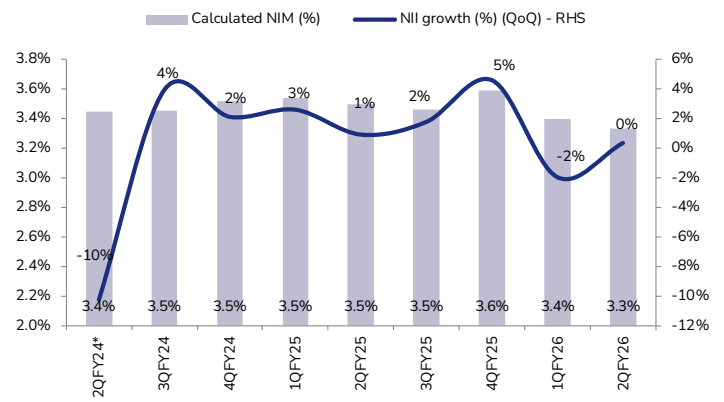
Source: Company, JM Financial

Exhibit 6. YoY deposit growth moderates; still better than peers


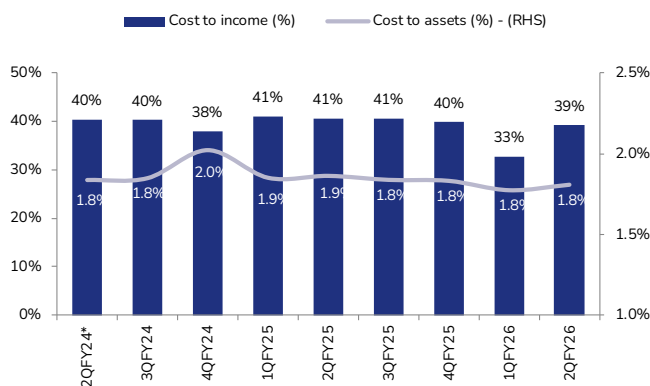
Source: Company, JM Financial

Exhibit 7. CASA ratio stable on a MoM basis


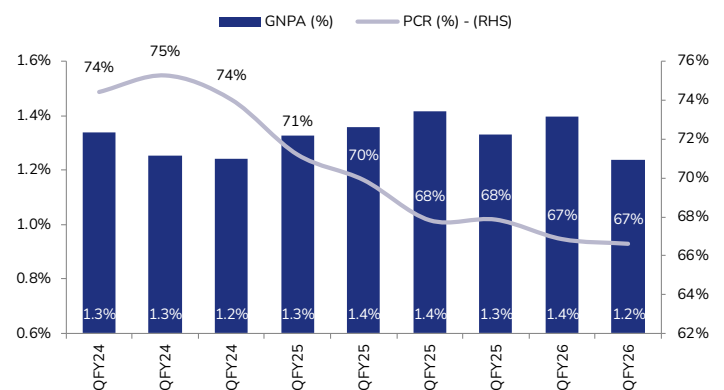
Source: Company, JM Financial

Exhibit 8. 7bps sequential margin compression; on par with peers


Source: Company, JM Financial

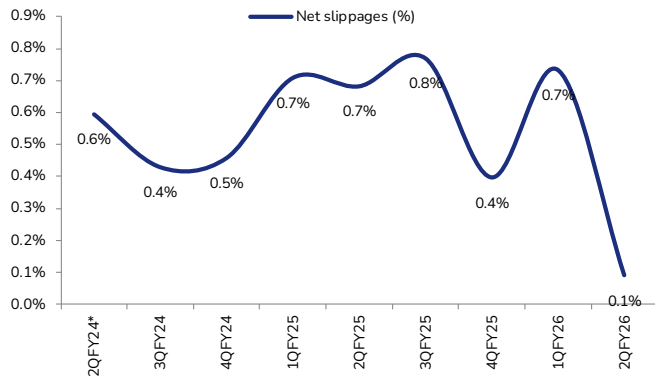
Exhibit 9. Cost to income ratio increases sequentially led by rising employee expenses


Source: Company, JM Financial

Exhibit 10. Asset quality indicators robust


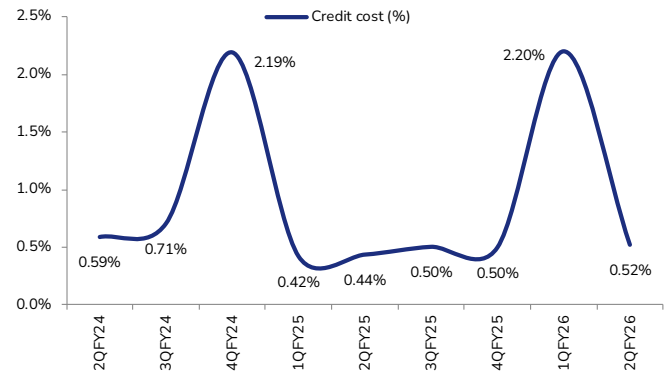
Source: Company, JM Financial

Exhibit 11. : Net slippages during this quarter was negligible at 9bps due to one-off recovery/upgrades



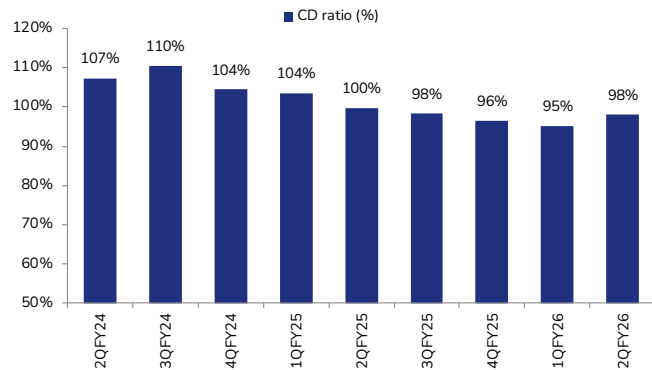
Source: Company, JM Financial

Exhibit 12. ...resulting in low credit cost at ~52bps



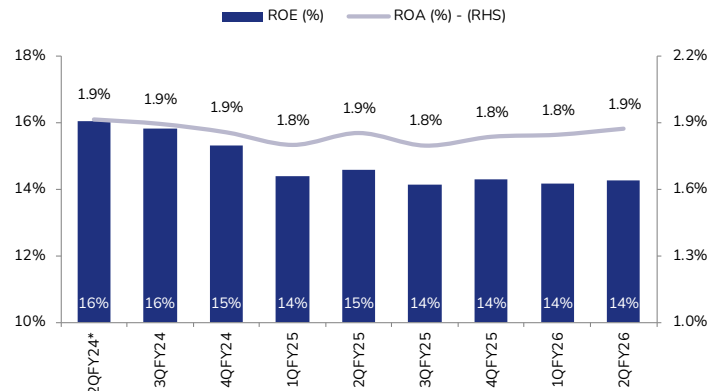
Source: Company, JM Financial

Exhibit 13. C/D ratio remains elevated



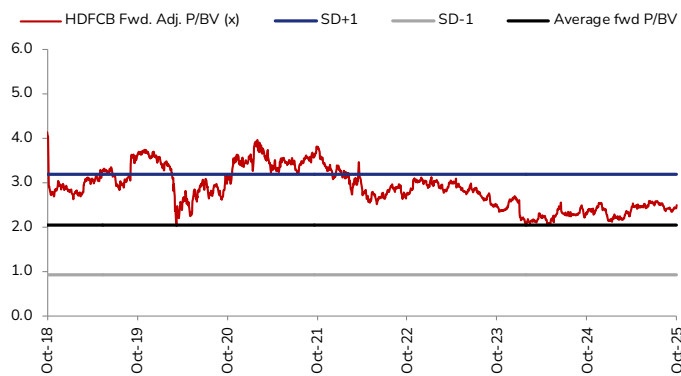
Source: Company, JM Financial

Exhibit 14. Profitability metrics improve



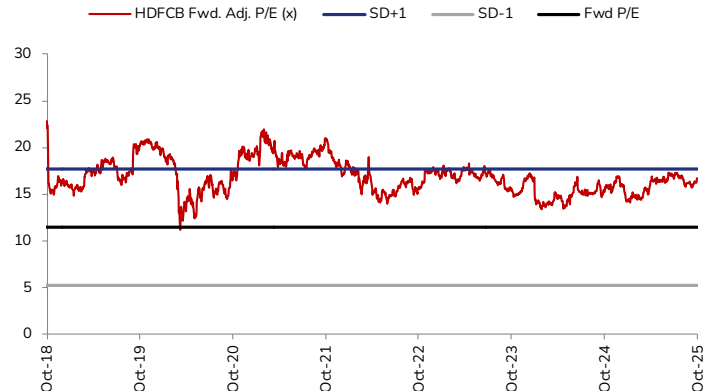
Source: Company, JM Financial

Exhibit 15. HDFC Bank: One year forward P/BV(x)



Source: Company, JM Financial

Exhibit 16. HDFC Bank: One year forward P/E (x)



Source: Company, JM Financial

Exhibit 17. HDFC Bank SOTP

Group companies	Methodology	% Holding	per share Value	SOTP share (%)
HDFC Bank	2.6x/19x FY27 BVPS/EPS core earnings	100%	1,023	88%
HDFC Life	JM Target Price (2.4x FY27 EV)	50%	59	5%
HDFC AMC	JM Target Price (38x FY27 EPS)	52%	45	4%
HDB Financial Services	At current market Cap	74%	29	3%
HDFC Ergo General	Trailing PE of 47x in-line with ICICIGI given similar operating business performance	50%	10	1%
HDFC Securities	20x trailing EPS	94%	3	0%
Others			0	0%
Total Per share Value			1,169	
Less Value of Investments			9	1%
Consolidated TP	2.7x/20x FY27 consolidated BVPS/EPS		1,160	

Source: Company, JM Financial

Exhibit 18. Change in estimates

	New estimates			Old estimates			Change		
	FY26E	FY27E	FY28E	FY26E	FY27E	FY28E	FY26E	FY27E	FY28E
Recommendation	BUY			BUY					
Target price (Rs)	1,160			1,100			5.5%		
Assumptions									
YoY loan growth	12.6%	12.0%	13.2%	10.3%	13.0%	14.3%	233bps	-96bps	-112bps
Net interest margins (calculated)	3.32%	3.39%	3.48%	3.24%	3.40%	3.49%	8bps	-1bps	-1bps
Fee income to loans	1.55%	1.60%	1.65%	1.50%	1.55%	1.60%	5bps	5bps	5bps
Cost to assets	1.77%	1.79%	1.81%	1.75%	1.77%	1.79%	2bps	2bps	2bps
Credit cost	0.89%	0.55%	0.51%	0.90%	0.55%	0.52%	-2bps	0bps	-1bps
Outputs (Rs bn)									
Loans	29,501	33,052	37,404	28,891	32,647	37,310	2%	1%	0%
Deposits	30,506	35,283	41,041	31,224	35,992	41,391	-2%	-2%	-1%
Assets	43,095	48,868	55,592	43,203	48,868	55,966	0%	0%	-1%
NII	1,287	1,468	1,710	1,260	1,474	1,722	2%	0%	-1%
Core Non-Interest income	432	500	581	413	477	560	4%	5%	4%
Total non-interest income	650	599	680	595	569	656	9%	5%	4%
Opex	726	822	946	719	814	937	1%	1%	1%
Operating profit	1,211	1,244	1,444	1,136	1,229	1,440	7%	1%	0%
Provisions	247	173	178	249	169	180	-1%	2%	-1%
Net Profit	754	830	975	691	800	951	9%	4%	2%
EPS (Rs)	49	54	63	45	52	62	9%	4%	2%
Tax rate (%)	21.8%	22.5%	23.0%	22.2%	24.5%	24.5%	-37bps	-200bps	-150bps
ROA (%)	1.8%	1.8%	1.9%	1.7%	1.7%	1.8%	16bps	7bps	5bps
ROE (%)	14.2%	14.1%	14.8%	13.1%	13.7%	14.6%	114bps	37bps	18bps

Source: Company, JM Financial

Financial Tables (Standalone)

Profit & Loss (INR bn)					
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
Net Interest Income	1,085	1,227	1,287	1,468	1,710
Profit on Investments	115	18	145	20	15
Exchange Income	40	49	0	0	0
Fee & Other Income	282	319	432	500	581
Non-Interest Income	492	456	650	599	680
Total Income	1,578	1,683	1,937	2,066	2,391
Operating Expenses	634	682	726	822	946
Pre-provisioning Profits	944	1,001	1,211	1,244	1,444
Loan-Loss Provisions	119	130	245	171	176
Provisions on Investments	0	-1	0	0	0
Others Provisions	116	-13	2	2	2
Total Provisions	235	116	247	173	178
PBT	709	885	964	1,071	1,266
Tax	101	211	210	241	291
PAT (Pre-Extraordinaries)	553	673	754	830	975
Extra ordinaries (Net of Tax)	55	0	0	0	0
Reported Profits	608	673	754	830	975
Dividend paid	148	168	181	199	234
Retained Profits	460	505	573	631	741

Source: Company, JM Financial

Key Ratios					
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
Growth (YoY) (%)					
Deposits	26.4%	14.1%	12.4%	15.7%	16.3%
Advances	55.2%	5.4%	12.6%	12.0%	13.2%
Total Assets	46.7%	8.1%	10.2%	13.4%	13.8%
NII	25.0%	13.0%	4.9%	14.0%	16.5%
Non-interest Income	57.7%	-7.3%	42.4%	-7.9%	13.7%
Operating Expenses	33.0%	7.6%	6.4%	13.3%	15.1%
Operating Profits	34.1%	6.1%	21.0%	2.7%	16.1%
Core Operating profit	15.2%	18.1%	8.8%	15.4%	17.4%
Provisions	97.1%	-50.4%	112.0%	-29.8%	2.8%
Reported PAT	25.3%	21.8%	12.0%	10.1%	17.5%
Yields / Margins (%)					
Interest Spread	3.20%	2.82%	2.70%	2.79%	2.93%
NIM	3.80%	3.45%	3.32%	3.39%	3.48%
Profitability (%)					
Non-IR to Income	31.2%	27.1%	33.5%	29.0%	28.5%
Cost to Income	40.2%	40.5%	37.5%	39.8%	39.6%
ROA	1.82%	1.79%	1.83%	1.80%	1.87%
ROE	16.9%	14.3%	14.2%	14.1%	14.8%
Assets Quality (%)					
Slippages	2.52%	1.29%	1.22%	1.30%	1.40%
Gross NPA	1.24%	1.33%	1.12%	1.12%	1.17%
Net NPAs	0.33%	0.43%	0.37%	0.35%	0.35%
Provision Coverage	74.0%	67.9%	67.0%	69.0%	70.0%
Specific LLP	0.53%	0.50%	0.40%	0.51%	0.57%
Net NPAs / Network	1.8%	2.3%	2.0%	1.9%	1.9%
Capital Adequacy (%)					
Tier I	16.80%	17.70%	18.00%	17.77%	17.58%
CAR	18.80%	19.55%	19.69%	19.26%	18.89%

Source: Company, JM Financial

Balance Sheet (INR bn)					
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
Equity Capital	8	8	15	15	15
Reserves & Surplus	4,368	4,969	5,534	6,165	6,906
Deposits	23,798	27,147	30,506	35,283	41,041
Borrowings	6,622	5,479	5,383	5,272	5,597
Other Liabilities	1,354	1,461	1,619	2,096	1,995
Total Liabilities	36,176	39,102	43,095	48,868	55,592
Investments	7,024	8,364	8,972	10,544	12,126
Net Advances	24,849	26,196	29,501	33,052	37,404
Cash & Equivalents	2,191	2,396	2,153	2,433	2,798
Fixed Assets	114	137	157	181	208
Other Assets	1,998	2,010	2,312	2,658	3,057
Total Assets	36,176	39,102	43,095	48,868	55,592

Source: Company, JM Financial

Dupont Analysis					
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
NII / Assets	3.57%	3.26%	3.13%	3.19%	3.27%
Other Income / Assets	1.62%	1.21%	1.58%	1.30%	1.30%
Total Income / Assets	5.19%	4.47%	4.71%	4.49%	4.58%
Cost / Assets	2.08%	1.81%	1.77%	1.79%	1.81%
PBP / Assets	3.10%	2.66%	2.95%	2.71%	2.77%
Provisions / Assets	0.77%	0.31%	0.60%	0.38%	0.34%
PBT / Assets	2.33%	2.35%	2.35%	2.33%	2.42%
Tax rate	14.2%	23.9%	21.8%	22.5%	23.0%
ROA	2.00%	1.79%	1.83%	1.80%	1.87%
RoRWAs	3.00%	2.63%	2.70%	2.65%	2.74%
Leverage	8.2	7.8	7.7	7.9	8.0
ROE	16.9%	14.3%	14.2%	14.1%	14.8%

Source: Company, JM Financial

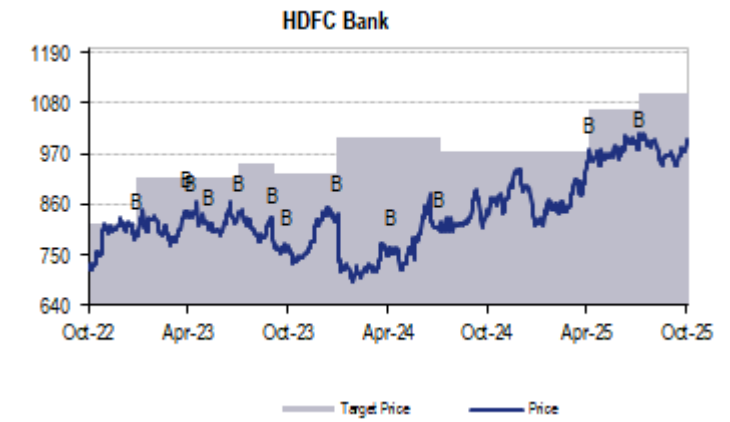
Valuations					
Y/E March	FY24A	FY25A	FY26E	FY27E	FY28E
Shares in Issue	15.2	15.3	15.4	15.4	15.4
EPS (INR)	42.9	44.0	49.1	54.1	63.5
EPS (YoY) (%)	8.6%	2.5%	11.6%	10.1%	17.5%
PER (x)	23.4	22.8	20.4	18.6	15.8
BV (INR)	290	328	364	405	453
BV (YoY) (%)	15.4%	13.1%	11.1%	11.3%	11.9%
ABV (INR)	281	319	355	396	444
ABV (YoY) (%)	13.6%	13.2%	11.4%	11.6%	12.2%
P/BV (x)	3.46	3.06	2.76	2.48	2.21
P/ABV (x)	3.56	3.15	2.83	2.53	2.26
DPS (INR)	19.5	22.0	11.8	13.0	15.2
Div. yield (%)	1.9%	2.2%	1.2%	1.3%	1.5%

Source: Company, JM Financial

History of Recommendation and Target Price

Date	Recommendation	Target Price	% Chg.
18-Apr-21	Buy	930	
18-Jul-21	Buy	930	0.0
17-Oct-21	Buy	975	4.8
16-Jan-22	Buy	975	0.0
1-Jun-22	Buy	845	-13.3
24-Jun-22	Buy	820	-3.0
17-Jul-22	Buy	820	0.0
16-Oct-22	Buy	820	0.0
14-Jan-23	Buy	920	12.2
15-Apr-23	Buy	920	0.0
21-Apr-23	Buy	920	0.0
24-May-23	Buy	920	0.0
17-Jul-23	Buy	950	3.3
19-Sep-23	Buy	925	-2.6
16-Oct-23	Buy	925	0.0
16-Jan-24	Buy	1,005	8.6
21-Apr-24	Buy	1,005	0.0
21-Jul-24	Buy	975	-3.0
21-Apr-25	Buy	1,065	9.2
20-Jul-25	Buy	1,100	3.3

Recommendation History



APPENDIX I

JM Financial Institutional Securities Limited

Corporate Identity Number: U67100MH2017PLC296081

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

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

New Rating System: Definition of ratings	
Rating	Meaning
BUY	Expected return \geq 15% over the next twelve months.
ADD	Expected return \geq 5% and $<$ 15% over the next twelve months.
REDUCE	Expected return \geq -10% and $<$ 5% over the next twelve months.
SELL	Expected return $<$ -10% over the next twelve months.

Note: For REITs (Real Estate Investment Trust) and InvIT (Infrastructure Investment Trust) total expected returns include dividends or DPU (distribution per unit)

Previous Rating System: 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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