

**India Property Sector ----- Maintain UNDERWEIGHT**

**Macro-induced downgrade: On a shaky foundation**

Anand Agarwal / Research Analyst / 91 22 6777 3796 / anand.agarwal@credit-suisse.com  
 Musaed Noorani / Research Analyst / 91 22 6777 3793 / musaed.noorani@credit-suisse.com

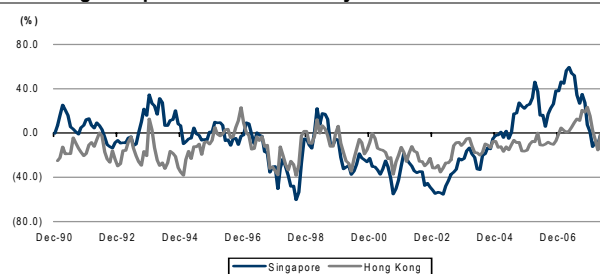
- We have downgraded our estimates for the real estate stocks under our coverage to reflect the deteriorating macro environment. We have modified our WACC assumptions to factor a higher risk free rate of 9.5% (8.2% earlier) and Equity beta of 1.30x (1.25x).
- We believe that slowing demand for both commercial and residential real estate, coupled with difficulties being faced by developers in raising funds from external sources will lead to delays in launches of new projects, and have factored the same into our forecasts, thereby lowering our EPS and NAV estimates.
- We have further increased discounts to NAVs to arrive at target prices for the stocks we cover, as we believe that in the near term stocks may trade below NAVs given liquidity constraints and pressure on property prices, as has been observed with regional peers in the past. However, we feel that long term investors would be well served to look at NAV valuations, as we believe that companies should at least realise their NAVs in the long term.
- Accordingly, we downgrade DLF and Parsvnath to UNDERPERFORM from NEUTRAL, Unitech and Sobha to NEUTRAL from OUTPERFORM, and upgrade IBREL to NEUTRAL from UNDERPERFORM on valuation grounds.

**Figure 1: WACC summary for our coverage**

	DLF	Unitech	Sobha	Parsvnath	IBREL
Risk free rate	9.5%	9.5%	9.5%	9.5%	9.5%
Market Premium	5.5%	5.5%	5.5%	5.5%	5.5%
Beta	1.30	1.30	1.30	1.30	1.30
Cost of Equity	16.65%	16.7%	16.7%	16.7%	16.7%
Cost of Debt	14.0%	15.0%	17.0%	17.0%	15.0%
After tax cost of debt	10.5%	11.3%	12.8%	12.8%	11.3%
Debt: Equity	0.50	0.50	0.50	0.50	0.50
<b>WACC</b>	<b>14.60%</b>	<b>14.85%</b>	<b>15.35%</b>	<b>15.35%</b>	<b>14.85%</b>

Source: Company data, Credit Suisse estimates.

**Figure 2: Regional peers have historically traded at discounts to NAV**



Source: Bloomberg, Credit Suisse estimates.

**Figure 3: Valuation and target price change summary**

	FY09E NAV			TP discount to NAV		Value of real estate business	Value of other business	Target price		
	Old	New	% change	Old	New			Old	New	% change
DLF	631	447	(29.1)	-	30.0	313	29	657	342	(48.0)
Unitech	370	275	(25.8)	10.0	40.0	165	10	353	175	(50.5)
Sobha	1,068	688	(35.6)	25.0	60.0	275	-	801	275	(65.6)
Parsvnath	259	198	(23.5)	25.0	60.0	79	17	238	96	(59.6)
IBREL	447	353	(21.1)	10.0	40.0	212	96	486	308	(36.7)

Source: Company data, Credit Suisse estimates.

**Figure 4: EPS change summary**

	FY3/09			FY3/10			Consensus EPS		Change vs consensus (%)	
	Old	New	% change	Old	New	% change	FY3/09	FY3/10	FY3/09	FY3/10
DLF	49.3	42.8	(13.2)	54.9	40.6	(26.0)	54.3	66.8	(21.2)	(39.2)
Unitech	18.4	12.0	(34.6)	26.9	13.4	(50.3)	15.5	22.5	(22.4)	(40.6)
Sobha	48.9	34.0	(30.4)	65.5	38.4	(41.3)	39.9	54.9	(14.7)	(30.0)
Parsvnath	44.5	23.1	(48.0)	51.2	23.6	(53.9)	34.0	58.6	(31.9)	(59.7)
IBREL	2.8	3.6	26.1	22.5	7.4	(67.1)	17.4	40.2	(79.5)	(81.6)

Source: Company data, Credit Suisse estimates.

**Figure 5: Valuation Metrics**

Company	Ticker	CS Rating	Price		EPS chg (%)		TP (%)	Up/dn (%)	EPS		EPS grth (%)		P/E (x)		Div. yld (%)	ROE (%)	P/B (x)
			Local	Target	FY09E	FY10E			FY09E	FY10E	FY09E	FY10E	FY09E	FY10E			
DLF	DLFU IN	U	453	342	(13)	(26)	(48)	(24)	42.8	40.6	(7)	(5)	10.6	11.1	0.6	71.1	3.9
Unitech	UT IN	N	170	175	(35)	(50)	(51)	3	12.0	13.4	18	11	14.1	12.7	0.2	59.4	7.6
Sobha	SOBHA IN	N	257	275	(30)	(41)	(66)	7	34.0	38.4	9	13	7.6	6.7	2.7	25.3	1.9
Parsvnath	PARSV IN	U	115	96	(48)	(54)	(60)	(16)	23.1	23.6	1	2	5.0	4.9	3.0	25.4	1.1
IBREL	IBREL IN	N	273	308	26	(67)	(37)	13	3.6	7.4	(78)	108	76.6	36.8	4.9	12.9	1.3

Note: O = OUTPERFORM, N = NEUTRAL, U = UNDERPERFORM

Source: Company data, Credit Suisse estimates

**Companies Mentioned (Price as of 14 Jul 08)**

DLF Ltd (DLF.BO, Rs452.80, UNDERPERFORM [V], TP Rs342.00)  
 Unitech Ltd (UNTE.BO, Rs169.65, NEUTRAL [V], TP Rs174.80)  
 Sobha Developers Ltd (SOBH.BO, Rs257.10, NEUTRAL [V], TP Rs275.30)  
 Parsvnath Developers Ltd (PARV.BO, Rs115.10, UNDERPERFORM [V], TP Rs96.20)  
 Indiabulls Real Estate Limited (INRL.BO, Rs272.85, NEUTRAL [V], TP Rs308.00)

**Disclosure Appendix**

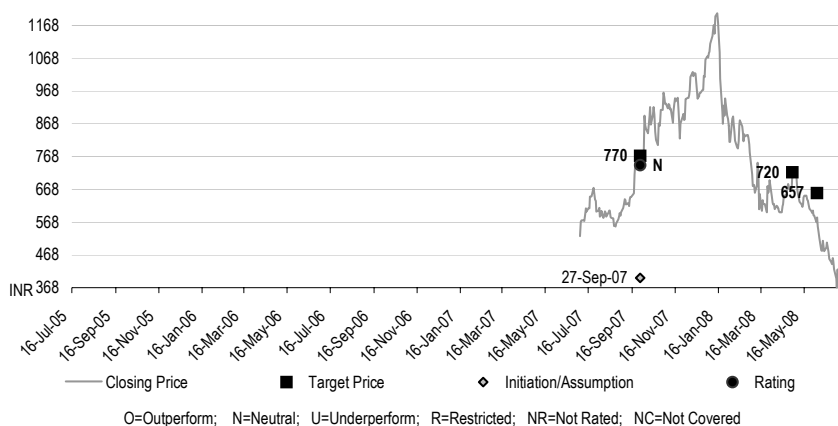
**Important Global Disclosures**

Anand Agarwal & Musaed Noorani each certify, with respect to the companies or securities that he or she analyzes, that (1) the views expressed in this report accurately reflect his or her personal views about all of the subject companies and securities and (2) no part of his or her compensation was, is or will be directly or indirectly related to the specific recommendations or views expressed in this report.

See the Companies Mentioned section for full company names.

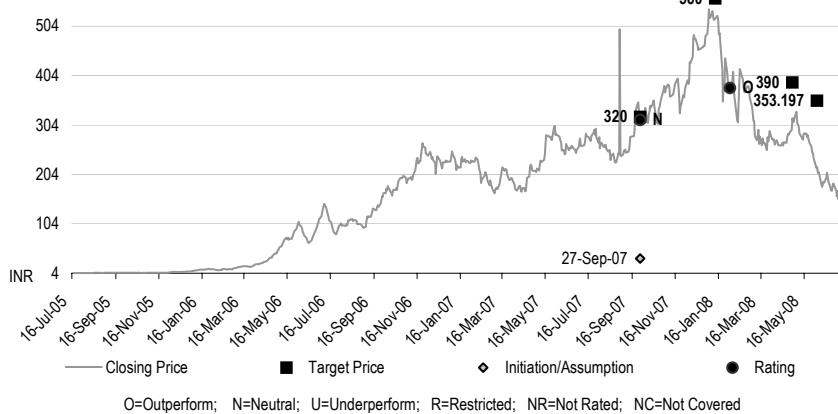
**3-Year Price, Target Price and Rating Change History Chart for DLF.BO**

DLF.BO Date	Closing Price (INR)	Target Price (INR)	Rating	Initiation/ Assumption
27-Sep-07	741.6	770	N	X
29-Apr-08	725.85	720		
3-Jun-08	582.45	657		



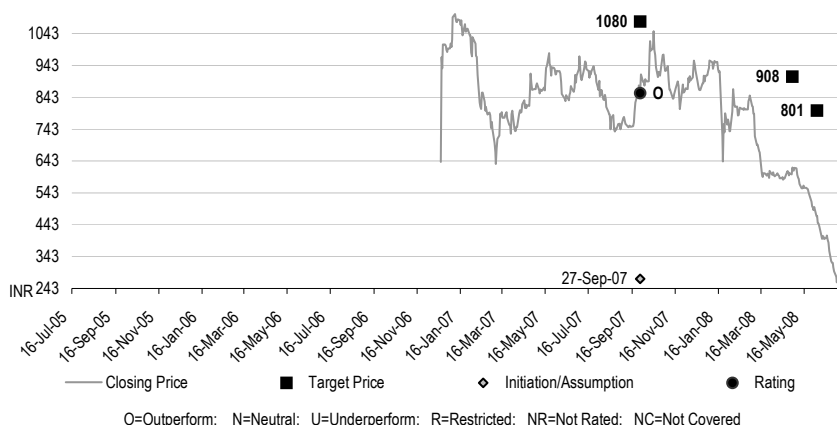
**3-Year Price, Target Price and Rating Change History Chart for UNTE.BO**

UNTE.BO Date	Closing Price (INR)	Target Price (INR)	Rating	Initiation/ Assumption
27-Sep-07	314.25	320	N	X
11-Jan-08	519.55	560		
1-Feb-08	378.65		O	
29-Apr-08	317.5	390		
3-Jun-08	219.3	353.197		



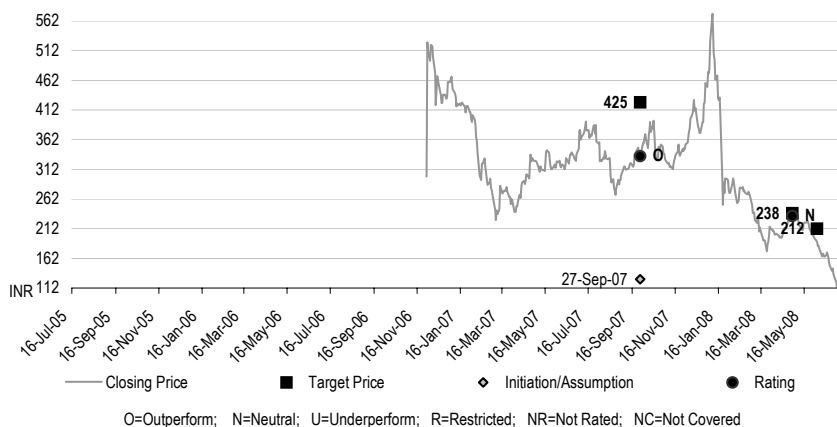
3-Year Price, Target Price and Rating Change History Chart for SOBH.BO

SOBH.BO	Closing Price (INR)	Target Price (INR)	Rating	Initiation/Assumption
27-Sep-07	856.15	1080	O	X
29-Apr-08	622.3	908		
3-Jun-08	470.75	801		



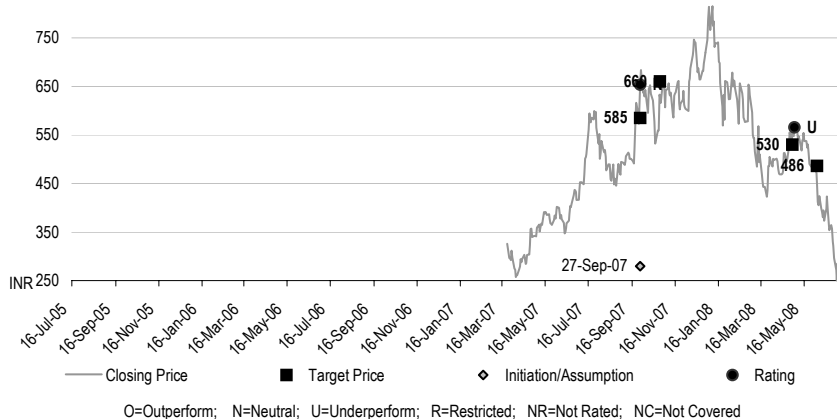
3-Year Price, Target Price and Rating Change History Chart for PARV.BO

PARV.BO	Closing Price (INR)	Target Price (INR)	Rating	Initiation/Assumption
27-Sep-07	334.2	425	O	X
29-Apr-08	233.25	238	N	
3-Jun-08	189.3	212		



3-Year Price, Target Price and Rating Change History Chart for INRL.BO

INRL.BO	Closing Price (INR)	Target Price (INR)	Rating	Initiation/Assumption
27-Sep-07	653.25	585	N	X
25-Oct-07	627.8	660		
29-Apr-08	557.35	530		
2-May-08	565.65		U	
3-Jun-08	444.45	486		



The analyst(s) responsible for preparing this research report received compensation that is based upon various factors including Credit Suisse's total revenues, a portion of which are generated by Credit Suisse's investment banking activities.

**Analysts' stock ratings are defined as follows\*\*\*:**

**Outperform (O):** The stock's total return is expected to exceed the industry average\* by at least 10-15% (or more, depending on perceived risk) over the next 12 months.

**Neutral (N):** The stock's total return is expected to be in line with the industry average\* (range of ±10%) over the next 12 months.

**Underperform (U)\*\*:** The stock's total return is expected to underperform the industry average\* by 10-15% or more over the next 12 months.

*\*The industry average refers to the average total return of the relevant country or regional index (except with respect to Europe, where stock ratings are relative to the analyst's industry coverage universe).*

*\*\*In an effort to achieve a more balanced distribution of stock ratings, the Firm has requested that analysts maintain at least 15% of their rated coverage universe as Underperform. This guideline is subject to change depending on several factors, including general market conditions.*

*\*\*\*For Australian and New Zealand stocks a 7.5% threshold replaces the 10% level in all three rating definitions, with a required equity return overlay applied.*

**Restricted (R):** In certain circumstances, Credit Suisse policy and/or applicable law and regulations preclude certain types of communications, including an investment recommendation, during the course of Credit Suisse's engagement in an investment banking transaction and in certain other circumstances.

**Volatility Indicator [V]:** A stock is defined as volatile if the stock price has moved up or down by 20% or more in a month in at least 8 of the past 24 months or the analyst expects significant volatility going forward.

**Analysts' coverage universe weightings are distinct from analysts' stock ratings and are based on the expected performance of an analyst's coverage universe\* versus the relevant broad market benchmark\*\*:**

**Overweight:** Industry expected to outperform the relevant broad market benchmark over the next 12 months.

**Market Weight:** Industry expected to perform in-line with the relevant broad market benchmark over the next 12 months.

**Underweight:** Industry expected to underperform the relevant broad market benchmark over the next 12 months.

*\*An analyst's coverage universe consists of all companies covered by the analyst within the relevant sector.*

*\*\*The broad market benchmark is based on the expected return of the local market index (e.g., the S&P 500 in the U.S.) over the next 12 months.*

**Credit Suisse's distribution of stock ratings (and banking clients) is:**

Global Ratings Distribution		
<b>Outperform/Buy*</b>	45%	(57% banking clients)
<b>Neutral/Hold*</b>	41%	(55% banking clients)
<b>Underperform/Sell*</b>	12%	(50% banking clients)
<b>Restricted</b>	2%	

*\*For purposes of the NYSE and NASD ratings distribution disclosure requirements, our stock ratings of Outperform, Neutral, and Underperform most closely correspond to Buy, Hold, and Sell, respectively; however, the meanings are not the same, as our stock ratings are determined on a relative basis. (Please refer to definitions above.) An investor's decision to buy or sell a security should be based on investment objectives, current holdings, and other individual factors.*

Credit Suisse's policy is to update research reports as it deems appropriate, based on developments with the subject company, the sector or the market that may have a material impact on the research views or opinions stated herein.

Credit Suisse's policy is only to publish investment research that is impartial, independent, clear, fair and not misleading. For more detail please refer to Credit Suisse's Policies for Managing Conflicts of Interest in connection with Investment Research: [http://www.csfb.com/research-and-analytics/disclaimer/managing\\_conflicts\\_disclaimer.html](http://www.csfb.com/research-and-analytics/disclaimer/managing_conflicts_disclaimer.html)

Credit Suisse does not provide any tax advice. Any statement herein regarding any US federal tax is not intended or written to be used, and cannot be used, by any taxpayer for the purposes of avoiding any penalties.

See the Companies Mentioned section for full company names.

**Price Target:** (12 months) for (DLF.BO)

**Method:** Our price target of Rs342 for DLF is based on a 30% discount to our 12-month fwd NAV (Net Asset Value) of Rs447 for the real estate business and Rs29 for the hotel and construction JV businesses. In a challenging macro environment, we believe a 30% discount to NAV for DLF is justified, but not more given a) scale and execution track record; b) strong balance sheet with lower gearing compared to its peers; c) Strong management and sound business strategy and d) potential upside from projects not valued i.e. multi-product SEZs and Multiplex ventures.

**Risks:** The key risks to our Rs342 target price for DLF are: 1) Counter party risk arising from DLF Assets (DAL), a promoter family entity buying commercial assets from DLF; 2) any slowdown/oversupply in NCR and Kolkata, which together account for about 60% of DLF's landbank; and 3) overall slowdown in economic growth in India in general and IT/ITES sector in particular.

**Price Target:** (12 months) for (UNTE.BO)

**Method:** Our target price for Unitech is Rs174.8, based on a 40% to our FY09E NAV (Net Asset Value), with Rs165 as the value of the real estate business, and Rs10 as the value of other businesses. We believe that in a challenging macro environment, a 40% discount to NAV is justified given a) Unitech's high leverage b) the company's strategy of delaying launches which could negatively impact earnings and NAV going forward

**Risks:** The key risks to our Rs174.8 target price for Unitech are: 1) any slowdown/oversupply in Chennai, NCR and Kolkata, which together account for about 62% of Unitech's landbank; 2) execution risks from the significant scale-up in the level of activity. and 3) overall slowdown in economic growth in India in general and IT/ITES sector in particular.

**Price Target:** (12 months) for (SOBH.BO)

**Method:** Our price target of Rs275.3 for Sobha Developers is based on a 60% discount to the 12-month forward NAV of Rs688. The 60% discount to NAV is justified given a) 25% of land cost is unpaid; b) relatively small scale, with concentration of landbank in Bangalore; and c) lack of experience in developing own commercial/retail projects.

**Risks:** The key risks to our Rs275.3 target price for Sobha Developers are: 1) any slowdown in Bangalore market, which accounts for about 40% of Sobha's landbank; 2) strategic derisking by key clients; and 3) overall slowdown in economic growth in India in general and IT/ITES sector in particular.

**Price Target:** (12 months) for (PARV.BO)

**Method:** We arrive at a target price of Rs96.2 for Parsvnath on a sum of parts valuation with Rs79 (at 60% discount to the 12-month forward NAV) for the real estate business and Rs17 (1x investment) for its hotel venture. We believe that the 60% discount is warranted due to 1) a worsening receivable position in a slowing volume environment; and 2) significant exposure to Tier III cities which could be hurt the most by a slowdown in the sector.

**Risks:** The risks to our Rs96.2 target price for Parsvnath are 1) overall slowdown in economic growth in India in general and IT/ITES sector in particular is a key risk to the real estate business; 2) Increasing competition, delays in infrastructure creation and lack of employment generation in Tier III cities could adversely impact Parsvnath, given that 2/3rd of its land reserves are situated in Tier III cities; 3) Execution risks as the company attempts to complete development of 160msf by FY12 against a track record of having delivered 5.8msf till date; and 4) risk of failure as the company diversifies into telecom services and explore development in overseas market

**Price Target:** (12 months) for (INRL.BO)

**Method:** Our price target of Rs308 for Indiabulls Real Estate is on a sum of parts with Rs212 (40% discount to our 12-month fwd NAV) for the real estate business and Rs96 being IBREL's stake in the cash invested in all its other businesses. In addition to its commercial development in Mumbai, planned SEZs, and residential developments, IBREL has also forayed into retailing, screening movies and building power plants which are likely to test its execution capabilities.

**Risks:** The key risks to our Rs308 target price for Indiabulls Real Estate are: 1) execution risks given that the company is a new entrant and has no experience in real estate development; 2) Land acquisition risks at some of its larger SEZ projects; 3) overall slowdown in economic growth in India in general and IT/ITES sector in particular; and 4) positive surprise to our target price may come from progress on the Raigarh and Thane SEZs and power projects which are not part of our valuation and investment of surplus cash into NAV accretive projects

*See the Companies Mentioned section for full company names.*

The subject company (SOBH.BO) currently is, or was during the 12-month period preceding the date of distribution of this report, a client of Credit Suisse.

Credit Suisse provided investment banking services to the subject company (SOBH.BO) within the past 12 months.

Credit Suisse has received investment banking related compensation from the subject company (SOBH.BO) within the past 12 months.

Credit Suisse expects to receive or intends to seek investment banking related compensation from the subject company (SOBH.BO) within the next 3 months.

### **Important Regional Disclosures**

The analyst(s) involved in the preparation of this report have not visited the material operations of the subject company (DLF.BO, UNTE.BO, SOBH.BO, PARV.BO, INRL.BO) within the past 12 months.

Restrictions on certain Canadian securities are indicated by the following abbreviations: NVS--Non-Voting shares; RVS--Restricted Voting Shares; SVS--Subordinate Voting Shares.

Individuals receiving this report from a Canadian investment dealer that is not affiliated with Credit Suisse should be advised that this report may not contain regulatory disclosures the non-affiliated Canadian investment dealer would be required to make if this were its own report.

For Credit Suisse Securities (Canada), Inc.'s policies and procedures regarding the dissemination of equity research, please visit [http://www.csfb.com/legal\\_terms/canada\\_research\\_policy.shtml](http://www.csfb.com/legal_terms/canada_research_policy.shtml).

As of the date of this report, Credit Suisse acts as a market maker or liquidity provider in the equities securities that are the subject of this report.

Principal is not guaranteed in the case of equities because equity prices are variable.

Commission is the commission rate or the amount agreed with a customer when setting up an account or at anytime after that.

To the extent this is a report authored in whole or in part by a non-U.S. analyst and is made available in the U.S., the following are important disclosures regarding any non-U.S. analyst contributors:

The non-U.S. research analysts listed below (if any) are not registered/qualified as research analysts with FINRA. The non-U.S. research analysts listed below may not be associated persons of CSSU and therefore may not be subject to the NASD Rule 2711 and NYSE Rule 472 restrictions on communications with a subject company, public appearances and trading securities held by a research analyst account.

- Anand Agarwal, non-U.S. analyst, is a research analyst employed by Credit Suisse Securities (India) Private Limited.
- Musaed Noorani, non-U.S. analyst, is a research analyst employed by Credit Suisse Securities (India) Private Limited.

### **Important MSCI Disclosures**

The MSCI sourced information is the exclusive property of Morgan Stanley Capital International Inc. (MSCI). Without prior written permission of MSCI, this information and any other MSCI intellectual property may not be reproduced, re-disseminated or used to create any financial products, including any indices. This information is provided on an "as is" basis. The user assumes the entire risk of any use made of this information. MSCI, its affiliates and any third party involved in, or related to, computing or compiling the information hereby expressly disclaim all warranties of originality, accuracy, completeness, merchantability or fitness for a particular purpose with respect to any of this information. Without limiting any of the foregoing, in no event shall MSCI, any of its affiliates or any third party involved in, or related to, computing or compiling the information have any liability for any damages of any kind. MSCI, Morgan Stanley Capital International and the MSCI indexes are services marks of MSCI and its affiliates.

The Global Industry Classification Standard (GICS) was developed by and is the exclusive property of Morgan Stanley Capital International Inc. and Standard & Poor's. GICS is a service mark of MSCI and S&P and has been licensed for use by Credit Suisse.

For Credit Suisse disclosure information on other companies mentioned in this report, please visit the website at [www.credit-suisse.com/researchdisclosures](http://www.credit-suisse.com/researchdisclosures) or call +1 (877) 291-2683.

Disclaimers continue on next page.



**Disclaimers**

This report is not directed to, or intended for distribution to or use by, any person or entity who 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 or which would subject Credit Suisse, the Swiss bank, or its subsidiaries or its affiliates ("CS") to any registration or licensing requirement within such jurisdiction. All material presented in this report, unless specifically indicated otherwise, is under copyright to CS. None of the material, nor its content, nor any copy of it, may be altered in any way, transmitted to, copied or distributed to any other party, without the prior express written permission of CS. All trademarks, service marks and logos used in this report are trademarks or service marks or registered trademarks or service marks of CS or its affiliates.

The information, tools and material presented in this report are provided to you for information purposes only and are not to be used or considered as an offer or the solicitation of an offer to sell or to buy or subscribe for securities or other financial instruments. CS may not have taken any steps to ensure that the securities referred to in this report are suitable for any particular investor. CS will not treat recipients as its customers by virtue of their receiving the report. The investments or services contained or referred to in this report may not be suitable for you and it is recommended that you consult an independent investment advisor if you are in doubt about such investments or investment services. Nothing in this report constitutes investment, legal, accounting or tax advice or a representation that any investment or strategy is suitable or appropriate to your individual circumstances or otherwise constitutes a personal recommendation to you. CS does not offer advice on the tax consequences of investment and you are advised to contact an independent tax adviser. Please note in particular that the bases and levels of taxation may change.

CS believes the information and opinions in the Disclosure Appendix of this report are accurate and complete. Information and opinions presented in the other sections of the report were obtained or derived from sources CS believes are reliable, but CS makes no representations as to their accuracy or completeness. Additional information is available upon request. CS accepts no liability for loss arising from the use of the material presented in this report, except that this exclusion of liability does not apply to the extent that liability arises under specific statutes or regulations applicable to CS. This report is not to be relied upon in substitution for the exercise of independent judgment. CS may have issued, and may in the future issue, a trading call regarding this security. Trading calls are short term trading opportunities based on market events and catalysts, while stock ratings reflect investment recommendations based on expected total return over a 12-month period as defined in the disclosure section. Because trading calls and stock ratings reflect different assumptions and analytical methods, trading calls may differ directionally from the stock rating. In addition, CS may have issued, and may in the future issue, other reports that are inconsistent with, and reach different conclusions from, the information presented in this report. Those reports reflect the different assumptions, views and analytical methods of the analysts who prepared them and CS is under no obligation to ensure that such other reports are brought to the attention of any recipient of this report. CS is involved in many businesses that relate to companies mentioned in this report. These businesses include specialized trading, risk arbitrage, market making, and other proprietary trading.

Past performance should not be taken as an indication or guarantee of future performance, and no representation or warranty, express or implied, is made regarding future performance. Information, opinions and estimates contained in this report reflect a judgement at its original date of publication by CS and are subject to change without notice.

The price, value of and income from any of the securities or financial instruments mentioned in this report can fall as well as rise. The value of securities and financial instruments is subject to exchange rate fluctuation that may have a positive or adverse effect on the price or income of such securities or financial instruments. Investors in securities such as ADR's, the values of which are influenced by currency volatility, effectively assume this risk.

Structured securities are complex instruments, typically involve a high degree of risk and are intended for sale only to sophisticated investors who are capable of understanding and assuming the risks involved. The market value of any structured security may be affected by changes in economic, financial and political factors (including, but not limited to, spot and forward interest and exchange rates), time to maturity, market conditions and volatility, and the credit quality of any issuer or reference issuer. Any investor interested in purchasing a structured product should conduct their own investigation and analysis of the product and consult with their own professional advisers as to the risks involved in making such a purchase.

Some investments discussed in this report have a high level of volatility. High volatility investments may experience sudden and large falls in their value causing losses when that investment is realised. Those losses may equal your original investment. Indeed, in the case of some investments the potential losses may exceed the amount of initial investment, in such circumstances you may be required to pay more money to support those losses. Income yields from investments may fluctuate and, in consequence, initial capital paid to make the investment may be used as part of that income yield. Some investments may not be readily realisable and it may be difficult to sell or realise those investments, similarly it may prove difficult for you to obtain reliable information about the value, or risks, to which such an investment is exposed.

This report may provide the addresses of, or contain hyperlinks to, websites. Except to the extent to which the report refers to website material of CS, CS has not reviewed the linked site and takes no responsibility for the content contained therein. Such address or hyperlink (including addresses or hyperlinks to CS's own website material) is provided solely for your convenience and information and the content of the linked site does not in any way form part of this document. Accessing such website or following such link through this report or CS's website shall be at your own risk.

This report is issued and distributed in Europe (except Switzerland) by Credit Suisse Securities (Europe) Limited, One Cabot Square, London E14 4QJ, England, which is regulated in the United Kingdom by The Financial Services Authority ("FSA"). This report is being distributed in Germany by Credit Suisse Securities (Europe) Limited Niederlassung Frankfurt am Main regulated by the Bundesanstalt fuer Finanzdienstleistungsaufsicht ("BaFin"). This report is being distributed in the United States by Credit Suisse Securities (USA) LLC; in Switzerland by Credit Suisse; in Canada by Credit Suisse Securities (Canada), Inc.; in Brazil by Banco de Investimentos Credit Suisse (Brasil) S.A.; in Japan by Credit Suisse Securities (Japan) Limited, Financial Instrument Firm, Director-General of Kanto Local Finance Bureau (Kinsho) No. 66, a member of Japan Securities Dealers Association, The Financial Futures Association of Japan; elsewhere in Asia/Pacific by whichever of the following is the appropriately authorised entity in the relevant jurisdiction: Credit Suisse (Hong Kong) Limited, Credit Suisse Equities (Australia) Limited, Credit Suisse Securities (Thailand) Limited, Credit Suisse Securities (Malaysia) Sdn Bhd, Credit Suisse Singapore Branch, Credit Suisse Securities (India) Private Limited, Credit Suisse Securities (Europe) Limited, Seoul Branch, Credit Suisse Taipei Branch, PT Credit Suisse Securities Indonesia, and elsewhere in the world by the relevant authorised affiliate of the above. Research on Taiwanese securities produced by Credit Suisse Taipei Branch has been prepared by a registered Senior Business Person. Research provided to residents of Malaysia is authorised by the Head of Research for Credit Suisse Securities (Malaysia) Sdn. Bhd., to whom they should direct any queries on +603 2723 2020.

In jurisdictions where CS is not already registered or licensed to trade in securities, transactions will only be effected in accordance with applicable securities legislation, which will vary from jurisdiction to jurisdiction and may require that the trade be made in accordance with applicable exemptions from registration or licensing requirements. Non-U.S. customers wishing to effect a transaction should contact a CS entity in their local jurisdiction unless governing law permits otherwise. U.S. customers wishing to effect a transaction should do so only by contacting a representative at Credit Suisse Securities (USA) LLC in the U.S.

Please note that this report was originally prepared and issued by CS for distribution to their market professional and institutional investor customers. Recipients who are not market professional or institutional investor customers of CS should seek the advice of their independent financial advisor prior to taking any investment decision based on this report or for any necessary explanation of its contents. This research may relate to investments or services of a person outside of the UK or to other matters which are not regulated by the FSA or in respect of which the protections of the FSA for private customers and/or the UK compensation scheme may not be available, and further details as to where this may be the case are available upon request in respect of this report.

Any Nielsen Media Research material contained in this report represents Nielsen Media Research's estimates and does not represent facts. NMR has neither reviewed nor approved this report and/or any of the statements made herein.

If this report is being distributed by a financial institution other than Credit Suisse, or its affiliates, that financial institution is solely responsible for distribution. Clients of that institution should contact that institution to effect a transaction in the securities mentioned in this report or require further information. This report does not constitute investment advice by Credit Suisse to the clients of the distributing financial institution, and neither Credit Suisse, its affiliates, and their respective officers, directors and employees accept any liability whatsoever for any direct or consequential loss arising from their use of this report or its content.

Copyright 2008 CREDIT SUISSE and/or its affiliates. All rights reserved.