Property | India

DLF DLFU IN

BUY

NOMURA

NOMURA STRUCTURED FINANCE SERVICES PRIVATE LIMITED, INDIA

RESULTS FIRST LOOK

DLF reported its 2QFY12F results today. The P&L was slightly better than expected, but as the market is focussed on the balance sheet in the current scenario, an increase in the gearing level q-q from 0.85x to 0.88x along with lower sales and slow leasing momentum will likely not be read positively by the market. We expect a negative reaction to these headline numbers, but given management has been able to build an asset sale pipeline that will help in debt reduction in FY12; we would be buyers into the stock on correction.

Price target: 270.0 INR Price (09 Nov 2011): 233.3 INR

Research analyst: Aatash Shah +91 22 4037 4194 aatash.shah@nomura.com

Research analyst: Vineet Verma +91 22 4053 3675 vineet.verma@nomura.com

Publish Date: 11 Nov 2011

2QFY12 results: P&L slightly above expectations; gearing rose, but debt reduction in FY12

- **Earnings vs. our Forecast:** **ABOVE**

Likely Impact:

- **Earnings Estimates:** **NO CHANGE**
- **Dividend Estimates:** **NO CHANGE**
- **Price Target:** **NO CHANGE**
- **Long-term View:** **CONFIRMED**

Profit & Loss: slightly above expectation

1. Net sales at INR25.3bn (+7% y-y & 4%q-q) came in slightly above our and the consensus estimate of INR22.8bn and INR 24.2bn, respectively.

2. Other income dropped -22%q-q from INR 574mn to INR 448mn and came in below our estimate of INR 805mn.

3. The EBITDA margin remained stable q-q at 47.3% (vs. 46.7% in 1QFY12 vs. 42.8% in 2QFY11), and was in line with our estimate. Overall, EBITDA at INR c.12.2bn (+13%y-y & +4%q-q) was 9% higher than our expectation on account of a better top line.

4. Owing to an increase in the company's gearing, interest expense rose +21%y-y & 6%q-q to INR 5.26bn vs. our estimate of INR 4.98bn.

5. PAT at INR3.72bn (-11%y-y & +4%q-q) was in line with the consensus estimate of INR3.63bn, but was slightly above our estimate of INR3.25bn on account of higher-than-expected revenue, but this was partially offset by higher interest outgo.

Balance sheet and cash flow: Gearing rose to 0.88x owing to higher tax & dividend payment

6. On the balance sheet side, net debt rose by around c.10bn to INR237bn in 2QFY12 from INR227bn in 1QFY12. As a result, net debt:equity has now increased to 0.88x from 0.85x in the previous quarter.

7. In the previous quarter (1QFY12), the company managed to keep its gearing stable as net cash generated from operations was able to cover its capital expenditure on constructional activity plus interest expense. In 2QFY12, owing to lower sales achieved (1.28mn sq ft vs. 2.2mn sq ft in1QFY12) coupled with higher tax outgo of c.INR3.9bn (vs INR0.8bn in 1QFY12), and payment of an annual dividend to shareholders (INR 4.29bn), resulted in an increase in overall gearing level for the company.

8. We expect that the company will be able to monetize some of its non-core assets and some leased office spaces in

FY12, which should help bring down its gross debt, reducing interest cost too in the process. This would further release more operating cash flow. *Please see exhibit 4 for more details on asset sale status.*

Operational performance–Lower sales and leasing momentum

9. The impact from no significant new launches was seen during the quarter as the company could only sell 1.28mn sq ft vs. 2.2mn sq ft in 1QFY12. In 2QFY12, sale of 1.28mn sq ft included sale of 0.6mn sq ft through plots in Gurgaon and Indore (vs. 1.3mn sq ft in plots in Gurgaon and Indore in 1QFY12), and 0.7mn sq ft of mid income homes (vs. 0.9mn sq ft in 1QFY12).

10. On the leasing front, the company could only achieve net leasing of 0.21 mn sq ft vs. 0.73mn sq ft in 1QFY12.

11. Having achieved cumulative net leasing of around 0.94 mn sq ft for 1HFY12, it appears the company may not be able to achieve its full-year leasing guidance of around 2.5-3.0mn sq ft. It has also reduced its construction spending on commercial buildings to conserve cash. Rental income from leased office and retail space increased marginally q-q from INR 3.65bn in 1QFY12 to INR 3.92bn.

12. The company delivered 0.20mn sq ft during the quarter and believes it is on track to deliver > 12mn sq ft of homes and offices during the year, which should help ease the burden on the balance sheet as cash flows in from unbilled receivables.

Slowing sales and lower leasing achieved during the quarter along with increase in gearing will likely not be read positively by the market. The company though expects that a reduction of INR30 bn in debt would take place in FY12 as sale of non-core assets is likely to close in 3QFY12 and 4QFY12. We expect a slightly negative reaction to these results. But given the asset sale pipeline and likely reduction of debt in FY12, we would be buyers into the correction.

Exhibit 1: Snapshot of 2QFY12 results

Profit & Loss	2QFY12A	1QFY12A	QoQ growth(%)	2QFY11A	YoY growth (%)	2QFY12E
Sales	25,324	24,458	4%	23,690	7%	22,876
Other income	448	574	-22%	1,509	-70%	805
Total income	**25,772**	**25,032**	**3%**	**25,199**	**2%**	**23,681**
Construction cost	9,466	9,422	0%	10,142	-7%	8,617
Staff cost	1,539	1,456	6%	1,622	-5%	1,486
Others	2,589	2,470	5%	2,638	-2%	2,400
Total expenditure	**13,594**	**13,349**	**2%**	**14,401**	**-6%**	**12,503**
EBITDA	**12,177**	**11,684**	4%	**10,798**	13%	**11,178**
EBITDA margin	*47.3%*	*46.7%*	*1%*	*42.8%*	*4%*	*47.2%*
Interest	5,263	4,964	6%	4,338	21%	4,984
Depreciation	1,753	1,702	3%	1,540	14%	1,734
PBT	**5,161**	**5,018**	**3%**	**4,920**	**5%**	**4,460**
Tax	1,475	1,278	15%	734	101%	1,113
PAT	**3,686**	**3,739**	-1%	**4,186**	-12%	**3,347**
MI+associates	-4	-124		(70)		-100
Prior period items	**42**	**-32**		67		
Net profit	**3,724**	**3,584**	4%	**4,184**	-11%	**3,247**
PAT margin	*14.5%*	*14.3%*	*0%*	*16.6%*	*-2%*	*13.7%*
Tax rate	*28.6%*	*25.5%*	*3%*	*14.9%*	*14%*	*25.0%*

Source: Company data, Nomura estimates

Exhibit 2: Snapshot of balance sheet

Balance sheet (INR mn)	2QFY12	1QFY12
Equity	270,224	266,600
Loan funds	254,498	238,630
Total source fund	**530,883**	**511,150**
Application of funds		
Fixed assets (Including CWIP)	285,070	284,110
Goodwill on consolidation	15,086	15,060

Investments	15,039	9,610
Deferred Tax Assets	1,469	1,260
Current assets		
Stock	152,338	152,610
Sundry debtors	19,540	18,180
Cash and bank balances	11,820	11,040
Loans and advances	80,572	75,850
Other Current Assets	79,361	77,030
Current liabilities		
Liabilities	91,049	94,260
Provisions	38,365	39,340
Net current assets	**214,218**	**201,110**
Total	**530,883**	**511,150**
Net debt	**236,868**	**226,850**
Net debt/ equity	**0.88**	**0.85**

Source: Company data, Nomura estimates

Exhibit 3: Snapshot of operational performance

Performance snapshot (Development)					
Sales booked (in mn sf)	**2QFY12**	**1QFY12**	**4QFY11**	**3QFY11**	**2QFY11**
Total	**1.28**	**2.2**	**3.8**	**2.5**	**2.08**
Construction progress (in mn sf)	**2QFY12**	**1QFY12**	**4QFY11**	**3QFY11**	**2QFY11**
New launches	0.2	0.0	0.86	0.0	2.37
Wt Avg sales rate (INR / psf)	**2QFY12**	**1QFY12**	**4QFY11**	**3QFY11**	**2QFY11**
Residential	4,147	5,032	4,980	6,034	6,078
Commercial	13,286	10,436	12,265	12,978	16,671
Performance snapshot (Rental)					
Leasing progress (in mn sf)	**2QFY12**	**1QFY12**	**4QFY11**	**3QFY11**	**2QFY11**
New signing	0.66	0.97	1.38	1.97	2.01
Cancelled	-0.45	-0.24	-1.34	-0.29	-0.33
Net leases	**0.21**	**0.73**	**0.04**	**1.68**	**1.68**
Construction progress (in mn sf)	**2QFY12**	**1QFY12**	**4QFY11**	**3QFY11**	**2QFY11**
Commercial project (new launch)	0	-0.15	0.0	0.93	0.85
Execution (in mn sf)					
	2QFY12	**1QFY12**	**4QFY11**	**3QFY11**	**2QFY11**
Gurgaon	21.5	21.5	21	22	22
Super Metro	8	7	7	7	7
Rest of India	11	10.5	10	11	12
Project for leasing	12.5	13	15	16	16
Total	**53**	**52**	**53**	**56**	**56**
Gurgaon as % of total	41%	41%	40%	39%	39%
Divestment achieved (INR mn)					
	2QFY12	**1QFY12**	**4QFY11**	**3QFY11**	**2QFY11**
	2,450	1,650	NA	NA	4,130

Source: Company data, Nomura research

Exhibit 4: Snapshot of asset sales

Asset	**City**	**Expected cash inflow (INR bn)**	**Buyer**	**Status**
28-acre plot	Gurgaon	4.4	M3M	Completed

Plot	Gurgaon	1.75	Private	Completed
IT/ ITeS SEZ Park	Pune	9.5	Blackstone	Expected completion in 3QFY12
IT Park	Noida	4.2	IDFC	Expected completion in 3QFY12
Aman resorts	-	21.4	5 bids	Under negotiation, 4 bids received
Total (INR bn)		**41**		

Source: Company data, Nomura estimates

Valuation Methodology and Investment Risks: Valuation Methodology and Investment Risks: We value DLF Ltd using a net asset value (NAV) methodology, which is a DCF valuation of the development potential of the company's land reserves and developed property. We do not attach any premium or discount to this NAV to arrive at our target price. Our target price of INR270 is based on INR219 for the land bank NAV, INR29 for noncore assets and land, and INR21 for its 57% stake in DLF Cyber City Developers Ltd(DCCDL). Downside risks include 1) further rapid increases in interest rates; 2) below-expectation growth in the economy; 3) execution lagging expectations; 4) a credit crunch-like environment resulting in developers being unable to refinance their debt; 5) equity dilution to repay debt; and 6) inability to sell noncore assets.

Note: Ratings and Price Targets are as of the date of the most recently published report (http://go.nomuranow.com/research/globalresearchportal) rather than the date of this email.

Results First Look is the analyst's preliminary interpretation of the results announcement. Our recommendation and earnings estimates are not beingchanged in this report. Any formal changes to our recommendation or earnings estimates will be made in a subsequent report, which may differ from the preliminary views expressed in this report.

New force in Research: Global from east to west

Nomura Equity Research website: http://go.nomuranow.com/research/globalresearchportal

Nomura Strategy website: https://apps.nomuranow.com/EQS

Analyst Certification

We, Aatash Shah and Vineet Verma, hereby certify (1) that the views expressed in this Research report accurately reflect our personal views about any or all of the subject securities or issuers referred to in this Research report, (2) no part of our compensation was, is or will be directly or indirectly related to the specific recommendations or views expressed in this Research report and (3) no part of our compensation is tied to any specific investment banking transactions performed by Nomura Securities International, Inc., Nomura International plc or any other Nomura Group company.

Issuer Specific Regulatory Disclosures

Mentioned companies

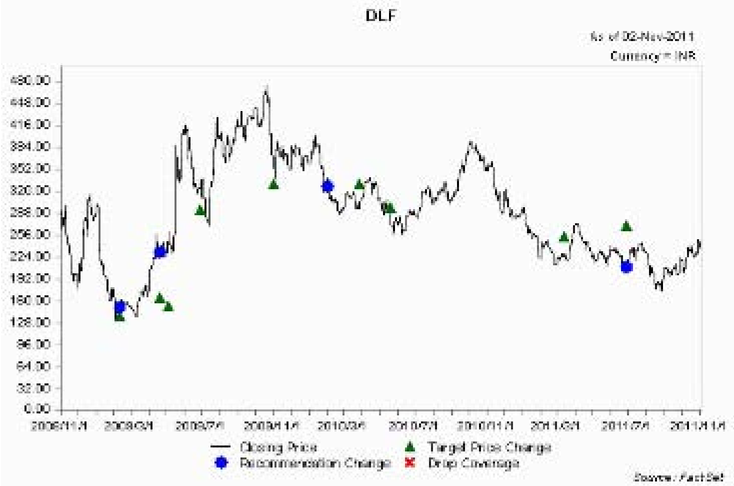
Issuer name	Ticker	Price	Price date	Stock rating	Disclosures
DLF	DLFU IN	233.3 INR	09 Nov 2011	Buy	

Previous Rating

Issuer name	Previous Rating	Date of change
DLF	Neutral	29 Jun 2011

DLF (DLFU IN) **233.3 INR (09 Nov 2011)** Buy

Rating and target price chart (three year history)



Date	Rating	Target price	Closing price
29-Jun-2011		270.00	209.50
29-Jun-2011	Buy		209.50
14-Mar-2011		253.00	228.30
20-May-2010		296.00	271.05
29-Mar-2010		330.70	299.15
02-Feb-2010		331.00	326.20
02-Feb-2010	Neutral		326.20
02-Nov-2009		330.00	370.00
29-Jun-2009		292.00	338.00
06-May-2009		152.00	245.95
20-Apr-2009		164.00	230.80
20-Apr-2009	Reduce		230.80
11-Feb-2009		138.00	150.85
11-Feb-2009	Neutral		150.85

For explanation of ratings refer to the stock rating keys located after chart(s)

Valuation Methodology We value DLF Ltd using a net asset value (NAV) methodology, which is a DCF valuation of the development potential of the company's land reserves and developed property. We do not offer any premium or discount to this NAV to arrive at our target price. Our target price of INR270 per share is based on INR219 for the land bank NAV, INR29 for non-core assets and land and INR21 for its 57% stake in DLF Cyber CIty Developers Ltd(DCCDL).

Risks that may impede the achievement of the target price Downside risks include: 1) further rapid increases in interest rates; 2) below-expectation growth in the economy; 3) execution lagging expectations; 4) a credit-crunch like environment resulting in developers being unable to refinance their debt; 5) equity dilution to repay debt and 6) inability to sell non-core assets.

Important Disclosures

Online availability of research and conflict-of-interest disclosures

Nomura research is available on www.nomuranow.com, Bloomberg, Capital IQ, Factset, MarkitHub, Reuters and ThomsonOne.
Important disclosures may be read at http://go.nomuranow.com/research/globalresearchportal/pages/disclosures/disclosures.aspx/ or requested from Nomura Securities International, Inc., on 1-877-865-5752. If you have any difficulties with the website, please email grpsupport-eu@nomura.com for help.

The analysts responsible for preparing this report have received compensation based upon various factors including the firm's total revenues, a portion of which is generated by Investment Banking activities. Unless otherwise noted, the non-US analysts listed at the front of this report are not registered/qualified as research analysts under FINRA/NYSE rules, may not be associated persons of NSI, and may not be subject to FINRA Rule 2711 and NYSE Rule 472 restrictions on communications with covered companies, public appearances, and trading securities held by a research analyst account.

Industry Specialists identified in some Nomura International plc research reports are employees within the Firm who are responsible for the sales and trading effort in the sector for which they have coverage. Industry Specialists do not contribute in any manner to the content of research reports in which their names appear. *Marketing Analysts* identified in some Nomura research reports are research analysts employed by Nomura International plc who are primarily responsible for marketing Nomura's Equity Research product in the sector for which they have coverage. Marketing Analysts may also contribute to research reports in which their names appear and publish research on their sector.

Distribution of ratings (Global)

The distribution of all ratings published by Nomura Global Equity Research is as follows:
49% have been assigned a Buy rating which, for purposes of mandatory disclosures, are classified as a Buy rating; 41% of companies with this rating are investment banking clients of the Nomura Group*.
41% have been assigned a Neutral rating which, for purposes of mandatory disclosures, is classified as a Hold rating; 50% of companies with this rating are investment banking clients of the Nomura Group*.
10% have been assigned a Reduce rating which, for purposes of mandatory disclosures, are classified as a Sell rating; 20% of companies with this rating are investment banking clients of the Nomura Group*.
As at 30 September 2011. **The Nomura Group as defined in the Disclaimer section at the end of this report.*

Explanation of Nomura's equity research rating system in Europe, Middle East and Africa, US and Latin America

The rating system is a relative system indicating expected performance against a specific benchmark identified for each individual stock. Analysts may also indicate absolute upside to target price defined as (fair value - current price)/current price, subject to limited management discretion. In most cases, the fair value will equal the analyst's assessment of the current intrinsic fair value of the stock using an appropriate valuation methodology such as discounted cash flow or multiple analysis, etc.

STOCKS

A rating of '**Buy**', indicates that the analyst expects the stock to outperform the Benchmark over the next 12 months. A rating of '**Neutral**', indicates that the analyst expects the stock to perform in line with the Benchmark over the next 12 months. A rating of '**Reduce**', indicates that the analyst expects the stock to underperform the Benchmark over the next 12 months. A rating of '**Suspended**', indicates that the rating, target price and estimates have been suspended temporarily to comply with applicable regulations and/or firm policies in certain circumstances including, but not limited to, when Nomura is acting in an advisory capacity in a merger or strategic transaction involving the company.
Benchmarks are as follows: **United States/Europe**: Please see valuation methodologies for explanations of relevant benchmarks for stocks (accessible through the left hand side of the Nomura Disclosure web page: http://go.nomuranow.com/research/globalresearchportal);**Global Emerging Markets (ex-Asia):** MSCI Emerging Markets ex-Asia, unless otherwise stated in the valuation methodology.

SECTORS

A '**Bullish**' stance, indicates that the analyst expects the sector to outperform the Benchmark during the next 12 months. A '**Neutral**' stance, indicates that the analyst expects the sector to perform in line with the Benchmark during the next 12 months. A '**Bearish**' stance, indicates that the analyst expects the sector to underperform the Benchmark during the next 12 months.
Benchmarks are as follows: **United States**: S&P 500; **Europe**: Dow Jones STOXX 600; **Global Emerging Markets (ex-Asia)**: MSCI Emerging Markets ex-

Asia.

Explanation of Nomura's equity research rating system for Asian companies under coverage ex Japan published from 30 October 2008 and in Japan from 6 January 2009

STOCKS

Stock recommendations are based on absolute valuation upside (downside), which is defined as (Target Price - Current Price) / Current Price, subject to limited management discretion. In most cases, the Target Price will equal the analyst's 12-month intrinsic valuation of the stock, based on an appropriate valuation methodology such as discounted cash flow, multiple analysis, etc.

A '**Buy'** recommendation indicates that potential upside is 15% or more. A '**Neutral'** recommendation indicates that potential upside is less than 15% or downside is less than 5%. A '**Reduce'** recommendation indicates that potential downside is 5% or more. A rating of '**Suspended'** indicates that the rating and target price have been suspended temporarily to comply with applicable regulations and/or firm policies in certain circumstances including when Nomura is acting in an advisory capacity in a merger or strategic transaction involving the subject company.

Securities and/or companies that are labelled as '**Not rated'** or shown as '**No rating'** are not in regular research coverage of the Nomura entity identified in the top banner. Investors should not expect continuing or additional information from Nomura relating to such securities and/or companies.

SECTORS

A '**Bullish'** rating means most stocks in the sector have (or the weighted average recommendation of the stocks under coverage is) a positive absolute recommendation. A '**Neutral'** rating means most stocks in the sector have (or the weighted average recommendation of the stocks under coverage is) a neutral absolute recommendation. A '**Bearish'** rating means most stocks in the sector have (or the weighted average recommendation of the stocks under coverage is) a negative absolute recommendation.

Explanation of Nomura's equity research rating system in Japan published prior to 6 January 2009

STOCKS

A rating of '1' or '**Strong buy'**, indicates that the analyst expects the stock to outperform the Benchmark by 15% or more over the next six months. A rating of '2' or '**Buy'**, indicates that the analyst expects the stock to outperform the Benchmark by 5% or more but less than 15% over the next six months. A rating of '3' or '**Neutral'**, indicates that the analyst expects the stock to either outperform or underperform the Benchmark by less than 5% over the next six months. A rating of '4' or '**Reduce'**, indicates that the analyst expects the stock to underperform the Benchmark by 5% or more but less than 15% over the next six months. A rating of '5' or '**Sell'**, indicates that the analyst expects the stock to underperform the Benchmark by 15% or more over the next six months.

Stocks labeled '**Not rated'** or shown as '**No rating'** are not in Nomura's regular research coverage. Nomura might not publish additional research reports concerning this company, and it undertakes no obligation to update the analysis, estimates, projections, conclusions or other information contained herein.

SECTORS

A '**Bullish'** stance, indicates that the analyst expects the sector to outperform the Benchmark during the next six months. A '**Neutral'** stance, indicates that the analyst expects the sector to perform in line with the Benchmark during the next six months. A '**Bearish'** stance, indicates that the analyst expects the sector to underperform the Benchmark during the next six months.

Benchmarks are as follows: **Japan**: TOPIX; **United States**: S&P 500, MSCI World Technology Hardware & Equipment; **Europe**, by sector - *Hardware/Semiconductors*: FTSE W Europe IT Hardware; *Telecoms*: FTSE W Europe Business Services; *Business Services*: FTSE W Europe; *Auto & Components*: FTSE W Europe Auto & Parts; *Communications equipment*: FTSE W Europe IT Hardware; **Ecology Focus**: Bloomberg World Energy Alternate Sources; **Global Emerging Markets**: MSCI Emerging Markets ex-Asia.

Target Price

A Target Price, if discussed, reflect in part the analyst's estimates for the company's earnings. The achievement of any target price may be impeded by general market and macroeconomic trends, and by other risks related to the company or the market, and may not occur if the company's earnings differ from estimates.

Disclaimers

This document contains material that has been prepared by the Nomura entity identified at the top or bottom of page 1 herein, if any, and/or, with the sole or joint contributions of one or more Nomura entities whose employees and their respective affiliations are specified on page 1 herein or identified elsewhere in the document. Affiliates and subsidiaries of Nomura Holdings, Inc. (collectively, the 'Nomura Group'), include: Nomura Securities Co., Ltd. ('NSC') Tokyo, Japan; Nomura International plc ('NIplc'), UK; Nomura Securities International, Inc. ('NSI'), New York, US; Nomura International (Hong Kong) Ltd. ('NIHK'), Hong Kong; Nomura Financial Investment (Korea) Co., Ltd. ('NFIK'), Korea (Information on Nomura analysts registered with the Korea Financial Investment Association ('KOFIA') can be found on the KOFIA Intranet at http://dis.kofia.or.kr); Nomura Singapore Ltd. ('NSL'), Singapore (Registration number 197201440E, regulated by the Monetary Authority of Singapore); Capital Nomura Securities Public Company Limited ('CNS'), Thailand; Nomura Australia Ltd. ('NAL'), Australia (ABN 48 003 032 513), regulated by the Australian Securities and Investment Commission ('ASIC') and holder of an Australian financial services licence number 246412; P.T. Nomura Indonesia ('PTNI'), Indonesia; Nomura Securities Malaysia Sdn. Bhd. ('NSM'), Malaysia; Nomura International (Hong Kong) Ltd., Taipei Branch ('NITB'), Taiwan; Nomura Financial Advisory and Securities (India) Private Limited ('NFASL'), Mumbai, India (Registered Address: Ceejay House, Level 11, Plot F, Shivsagar Estate, Dr. Annie Besant Road, Worli, Mumbai- 400 018, India; Tel: +91 22 4037 4037, Fax: +91 22 4037 4111; SEBI Registration No: BSE INB011299030, NSE INB231299034, INF231299034, INE 231299034, MCX: INE261299034); Banque Nomura France ('BNF'), regulated by the Autorité des marches financiers and the Autorité de Contrôle Prudentiel; NIplc, Dubai Branch ('NIplc, Dubai'); NIplc, Madrid Branch ('NIplc, Madrid') and NIplc, Italian Branch ('NIplc, Italy').

This material is: (i) for your private information, and we are not soliciting any action based upon it; (ii) not to be construed as an offer to sell or a solicitation of an offer to buy any security in any jurisdiction where such offer or solicitation would be illegal; and (iii) based upon information from sources that we consider reliable, but has not been independently verified by Nomura Group.

Nomura Group does not warrant or represent that the document is accurate, complete, reliable, fit for any particular purpose or merchantable and does not accept liability for any act (or decision not to act) resulting from use of this document and related data. To the maximum extent permissible all warranties and other assurances by Nomura group are hereby excluded and Nomura Group shall have no liability for the use, misuse, or distribution of this information.

Opinions or estimates expressed are current opinions as of the original publication date appearing on this material and the information, including the opinions and estimates contained herein, are subject to change without notice. Nomura Group is under no duty to update this document. Any comments or statements made herein are those of the author(s) and may differ from views held by other parties within Nomura Group. Clients should consider whether any advice or recommendation in this report is suitable for their particular circumstances and, if appropriate, seek professional advice, including tax advice. Nomura Group does not provide tax advice.

Nomura Group, and/or its officers, directors and employees, may, to the extent permitted by applicable law and/or regulation, deal as principal, agent, or otherwise, or have long or short positions in, or buy or sell, the securities, commodities or instruments, or options or other derivative instruments based thereon, of issuers or securities mentioned herein. Nomura Group companies may also act as market maker or liquidity provider (as defined within Financial Services Authority ('FSA') rules in the UK) in the financial instruments of the issuer. Where the activity of market maker is carried out in accordance with the definition given to it by specific laws and regulations of the US or other jurisdictions, this will be separately disclosed within the specific issuer disclosures.

This document may contain information obtained from third parties, including ratings from credit ratings agencies such as Standard & Poor's. Reproduction and distribution of third party content in any form is prohibited except with the prior written permission of the related third party. Third party content providers do not guarantee the accuracy, completeness, timeliness or availability of any information, including ratings, and are not responsible for any errors or

Nomura Structured Finance Services Private Limited, India Tel: 91 22 3053 2345

Nomura, 9th Flr, Hiranandani Business Park
Powai, Mumbai – 400076, INDIA Fax: 91 22 3053 2111

Caring for the environment: to receive only the electronic versions of our research, please contact your sales representative.