

India: Real Estate Developers

Equity Research

Feet on the Street: Bangalore, Gurgaon growing, Buy Sobha (on CL)

City momentum - Bangalore, Gurgaon show growth

An analysis of the latest property data by PropEquity suggests Bangalore (35%, 18%) and Gurgaon (43%, 7%) are the only two large cities witnessing positive value and volume yoy absorption momentum. Also an analysis of inventory months suggests relatively stable inventory in Bangalore and Gurgaon as absorption momentum is maintained. Overall demand momentum remains sluggish with value sold declining by 11% over the last 3 months. We believe a combination of lower interest rates, pricing readjustment and better customer confidence is needed for higher residential sales.

Financing momentum – still slower than overall financing

We believe there is capacity to lend to homebuyers as bank credit to the real estate sector (loans to developers + mortgages) are at a six-year trough at 12.02% (as of December 2011). In 9MFY12, bank credit to real estate grew 12% yoy as compared with overall bank credit growth of 16%.

Improvement in approval process in Mumbai and Chennai

We note that recent transactions indicate an improvement in the approval process in Mumbai with several land deals being reported in Mumbai by the Times of India, including transaction by Oberoi Realty (Om Metals, Bandra), HDIL (Metro Car shed, Versova) and Sunteck Realty (Goregaon-E). Launches also appear to have resumed in Chennai with Sobha Developers and Prestige Estates launching long delayed projects in January 2012. Latest registration data indicate some demand improvement in Mumbai.

Top Buy pick remains Sobha Developers (on CL), Oberoi and HDIL

Sobha benefits from exposure to Bangalore and Gurgaon, the fastest growing markets. We are rated Buy on Sobha (on CL) and have a 12-m RNAV-based TP of Rs353.We also believe that Oberoi and HDIL will benefit from a faster approval process in Mumbai. We also have Buy ratings on HDIL with a 12-m RNAV based target price of Rs113 and Oberoi Realty with a 12-m RNAV based target price of Rs315.

Key risks

Interest rate risk, continued approval delays, property price/rental volatility.

FY13E SALES NEEDED TO JUSTIFY CURRENT EV

Ticker	FY13E	LTM	Sales
	Sales	Pre-sales	Coverage
	needed (Rs	(Rs mn)	
	mn)		
SOBH.BO	13,725	15,328	112%
HDIL.BO	14,998	14,671	98%
OEBO.BO	11,543	10,387	90%
DLF.BO	90,513	58,141	64%
JYPE.BO	29,200	34,308	117%
PREG.BO	16,991	15,567	92%
UNTE.BO	42,599	41,002	96%
INRL.BO	21,981	22,950	104%
GODR.BO	25,206	15,166	60%

Source: Company data, Goldman Sachs Research estimates.

RELATED RESEARCH

India: Real Estate Developers: As interest rates decline, sustainable returns the key focus dt. January 20, 2012.

Sobha Developers (SOBH.BO): In line with expectations: Offering operating cashflow yield of 13% dt. January 22, 2012.

Godrej Properties (GODR.BO): Below expectations: Debt increase indicating need to raise equity dt. January 22, 2012

Oberoi Realty (OEBO.BO): Below expectations: Lower-thanexpected pre sales dt. January 23, 2012.

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Pre-sales coverage (FY13E Sales needed/LTM pre-sales)

Exhibit 1: LTM pre-sales for most companies not a concern in context of FY13E sales needed to justify FY13E EV

FY13E development sales to justify FY13E EV

Rs mn	FY13E	FY13E	FY13E	FY13E	FY13E		FY13E	LTM	
	EV	Net	EV from	Fixed cost	Cash	Cash	Sales	Pre-sales	Sales
		Recurring	development		profit	margin	needed		coverage
		income	property		needed				
SOBH.BO	37,449	604	31,411	2,000	5,490	40%	13,725	15,328	112%
HDIL.BO	67,481	-	67,481	1,501	8,999	60%	14,998	14,671	98%
OEBO.BO	72,803	1,613	56,668	630	6,926	60%	11,543	10,387	90%
DLF.BO	613,769	26,000	353,769	15,000	54,308	60%	90,513	58,141	64%
JYPE.BO	103,121	472	98,398	747	11,680	40%	29,200	34,308	117%
PREG.BO	52,485	2,290	29,580	2,660	5,947	35%	16,991	15,567	92%
UNTE.BO	120,868	1,063	110,238	4,791	17,040	40%	42,599	41,002	96%
INRL.BO	67,769	1,562	52,148	1,899	7,693	35%	21,981	22,950	104%
GODR.BO	58,761	480	53,961	306	6,301	25%	25,206	15,166	60%

Source: Company data, Goldman Sachs Research estimates.

Quarterly residential launches

Exhibit 2: Slowdown in launches following delayed property approvals, lower demand Area launched (sqft mn) and value launched (Rs bn)

		FY20	09			FY20'	10			FY20	11		FY201	2
Company	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	C
DLF	4.4	4.0	5.1	0.0	1.9	4.4	6.4	3.6	0.0	0.0	1.1	3.0	5.1	2
Unitech	0.1	3.6	1.3	1.0	10.3	4.4	0.8	1.8	2.8	1.8	1.6	4.3	3.0	3
HDIL	0.0	0.0	0.0	1.6	0.4	0.0	1.3	0.4	1.0	0.7	5.8	0.0	0.9	0
Indiabulls Real estate	0.0	0.0	1.5	1.5	1.9	7.8	0.8	0.2	0.1	4.6	5.1	0.8	1.0	1
Sobha	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.6	0.7	2.6	0.3	7.2	0
Oberoi							1.5	0.0	0.0	0.0	0.3	2.0	0.0	0
Prestige Estates									1.5	0.5	0.2	0.7	4.8	2
Godrej Properties	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.5	0.5	2.4	1.9	0.6	0
Total	5.1	7.6	7.8	4.1	14.5	16.6	11.6	6.4	6.5	8.8	19.1	13.0	22.5	8.
	J 0.1									0.0				
	3.1	FY20				FY20	10		•••	FY20	11		FY201	2
Value launched (Rs bn)	Q1			Q4	Q1	FY20 ² Q2	10 Q3	Q4	Q1		11 Q3	Q4	FY201 Q1	_
Value launched (Rs bn) Company		FY20	09		Q1 10.5				Q1	FY20		Q4 8.1		_ c
Value launched (Rs bn) Company DLF	Q1	FY20 Q2	09 Q3	Q4		Q2	Q3	Q4		FY20 Q2	Q3		Q1	- 7
Value launched (Rs bn) Company DLF Unitech	Q1 11.7	FY20 Q2 9.0	09 Q3 11.9	Q4	10.5	Q2 21.4	Q3 36.5	Q4 20.6	0.0	FY20 Q2 0.0	Q3 7.6	8.1	Q1 17.0	7 14
Value launched (Rs bn) Company DLF Unitech HDIL	Q1 11.7 0.2	FY20 Q2 9.0 21.5	09 Q3 11.9 3.4	Q4 0.0 3.8	10.5 33.1	Q2 21.4 21.7	Q3 36.5 7.0	Q4 20.6 6.5	0.0	FY20 Q2 0.0 7.5	Q3 7.6 6.7	8.1 18.7	Q1 17.0 12.0	7 14 0
Value launched (Rs bn) Company DLF Unitech HDIL Indiabulls Real estate	Q1 11.7 0.2 0.0	FY20 Q2 9.0 21.5 0.0	09 Q3 11.9 3.4 0.0	Q4 0.0 3.8 12.6	10.5 33.1 2.0	21.4 21.7 0.0	Q3 36.5 7.0 7.5	Q4 20.6 6.5 1.1	0.0 10.4 8.4	FY20 Q2 0.0 7.5 4.9	7.6 6.7 15.6	8.1 18.7 0.0	17.0 12.0 6.5	7 14 0 4
Value launched (Rs bn) Company DLF Unitech HDIL Indiabulls Real estate Sobha	Q1 11.7 0.2 0.0 0.0	FY20 Q2 9.0 21.5 0.0	09 Q3 11.9 3.4 0.0 4.8	Q4 0.0 3.8 12.6 3.7	10.5 33.1 2.0 0.4	21.4 21.7 0.0 32.6	Q3 36.5 7.0 7.5 16.7	Q4 20.6 6.5 1.1 0.3	0.0 10.4 8.4 0.3	FY20 Q2 0.0 7.5 4.9 40.3	7.6 6.7 15.6 38.9	8.1 18.7 0.0 3.5	17.0 12.0 6.5 4.0	7 14 0 4 2
Value launched (Rs bn) Company DLF Unitech HDIL Indiabulls Real estate Sobha Oberoi	Q1 11.7 0.2 0.0 0.0	FY20 Q2 9.0 21.5 0.0	09 Q3 11.9 3.4 0.0 4.8	Q4 0.0 3.8 12.6 3.7	10.5 33.1 2.0 0.4	21.4 21.7 0.0 32.6	Q3 36.5 7.0 7.5 16.7 0.0	Q4 20.6 6.5 1.1 0.3 1.3	0.0 10.4 8.4 0.3 4.2	FY20 Q2 0.0 7.5 4.9 40.3 2.7	7.6 6.7 15.6 38.9 10.9	8.1 18.7 0.0 3.5 1.0	17.0 12.0 6.5 4.0 33.6	7 14 0 4 2
Value launched (Rs bn) Company DLF Unitech HDIL Indiabulis Real estate Sobha Oberoi Prestige Estates Godrej Properties	Q1 11.7 0.2 0.0 0.0	FY20 Q2 9.0 21.5 0.0	09 Q3 11.9 3.4 0.0 4.8	Q4 0.0 3.8 12.6 3.7	10.5 33.1 2.0 0.4	21.4 21.7 0.0 32.6	Q3 36.5 7.0 7.5 16.7 0.0	Q4 20.6 6.5 1.1 0.3 1.3	0.0 10.4 8.4 0.3 4.2 0.0	FY20 Q2 0.0 7.5 4.9 40.3 2.7 0.0	7.6 6.7 15.6 38.9 10.9 3.1	8.1 18.7 0.0 3.5 1.0 22.7	Q1 17.0 12.0 6.5 4.0 33.6 0.0	2 7. 14. 0. 4. 2. 10. 0.

Source: PropEquity, Company data, Goldman Sachs Research.

Residential property data (volume as well as pricing trends)

Exhibit 3: Residential data suggests Bangalore and Gurgaon absorption robust City-wise residential data

| Absorption trends (Area City | - mn sqft) | 4Q'07 | 1Q'08
 | 20'08 | 3Q'08 | 40'08 | 10'09 | 20'09
 | 3Q'09 | 40'09 | 1Q'10
 | 2Q'10 | 3Q'10 | 4Q'10
 | 1Q'11 | 20'11 | 3Q'11 | 2008 | 2009
 | 2010 |
|--|---|---
---|--|---|---
---	--	---
---	---	---
--	---	---
Bangalore	19.9	18.4
 | 16.3 | 11.4 | 40'08 | 7.3 | 7.2
 | 8.1 | 9.5 | 9.8
 | 9.2 | 9.6 | 11.9
 | 11.2 | 13.8 | 15.0 | 49.3 | 32.2
 | 40.5 |
| Chennai | 4.0 | 5.1 | 6.5
 | 5.6 | 4.3 | 2.6 | 4.4 | 4.9
 | 4.3 | 4.6 | 4.5
 | 5.2 | 6.7 | 10.1
 | 10.0 | 11.0 | 7.9 | 19.0 | 18.2
 | 26.4 |
| Greater Noida | 3.3 | 3.0 | 2.9
 | 2.4 | 1.4 | 0.8 | 2.0 | 1.5
 | 1.7 | 2.5 | 5.3
 | 22.0 | 21.8 | 22.9
 | 17.4 | 10.7 | 2.0 | 7.6 | 7.7
 | 72.1 |
| Gurgaon | 8.3 | 8.2 | 13.5
 | 11.9 | 8.2 | 2.7 | 7.0 | 10.2
 | 12.4 | 13.4 | 11.3
 | 11.9 | 10.1 | 14.8
 | 17.8 | 11.8 | 14.7 | 36.2 | 43.0
 | 48.1 |
| Mumbai | 13.6 | 13.7 | 12.7
 | 10.3 | 7.1 | 4.3 | 8.7 | 8.5
 | 7.6 | 10.0 | 9.3
 | 10.5 | 9.8 | 12.1
 | 13.2 | 11.6 | 7.7 | 34.4 | 34.8
 | 41.7 |
| Noida | 1.7 | 3.2 | 3.4
 | 2.0 | 1.7 | 1.4 | 2.0 | 8.6
 | 9.5 | 10.4 | 14.4
 | 27.9 | 20.4 | 12.7
 | 14.3 | 13.4 | 13.1 | 8.4 | 30.5
 | 75.4 |
| Ahmedabad | 2.1 | 2.8 | 2.9
 | 2.4 | 1.6 | 1.0 | 1.8 | 3.1
 | 4.0 | 5.0 | 4.5
 | 4.7 | 5.1 | 7.1
 | 7.6 | 6.2 | 4.9 | 7.9 | 14.0
 | 21.3 |
| Hyderabad | 12.5 | 13.5 | 14.1
 | 12.2 | 11.2 | 5.4 | 5.6 | 7.6
 | 8.3 | 7.2 | 6.8
 | 6.1 | 5.8 | 8.2
 | 7.3 | 7.0 | 4.5 | 42.9 | 28.8
 | 27.0 |
| Kolkata | 5.6 | 6.3 | 5.7
 | 5.1 | 3.5 | 2.0 | 2.5 | 2.8
 | 2.5 | 2.3 | 2.7
 | 3.2 | 4.0 | 3.5
 | 3.4 | 4.6 | 4.2 | 16.3 | 10.1
 | 13.4 |
| Navi Mumbai | 3.5 | 3.4 | 3.0
 | 2.6 | 1.7 | 1.9 | 2.4 | 2.4
 | 2.3 | 4.9 | 3.8
 | 3.7 | 3.5 | 5.0
 | 7.6 | 6.2 | 4.0 | 9.3 | 11.9
 | 16.0 |
| Pune | 15.5 | 18.2 | 16.6
 | 14.2 | 9.3 | 4.2 | 7.1 | 11.9
 | 9.2 | 8.4 | 8.0
 | 8.3 | 10.1 | 10.2
 | 9.6 | 13.0 | 9.8 | 44.4 | 36.5
 | 36.6 |
| Thane | 5.5 | 4.7 | 4.0
 | 3.5 | 2.6 | 1.7 | 4.0 | 4.6
 | 5.2 | 6.4 | 6.2
 | 7.0 | 6.3 | 9.9
 | 7.9 | 6.4 | 5.6 | 11.8 | 20.2
 | 29.3 |
| Faridabad | 6.0 | 6.5 | 5.8
 | 4.8 | 4.1 | 1.7 | 2.0 | 9.4
 | 4.8 | 2.4 | 1.9
 | 2.8 | 2.7 | 2.5
 | 1.6 | 1.5 | 1.4 | 16.4 | 18.5
 | 9.8 |
| Ghaziabad | 7.5 | 7.2 | 7.8
 | 6.0 | 5.5 | 2.0 | 2.9 | 3.7
 | 3.7 | 4.4 | 3.8
 | 5.9 | 5.5 | 5.0
 | 5.1 | 4.7 | 4.9 | 21.4 | 14.6
 | 20.3 |
| New Delhi | 0.4 | 0.3 | 0.3
 | 0.3 | 0.3 | 0.1 | 0.3 | 2.1
 | 2.8 | 0.2 | 0.4
 | 0.2 | 0.6 | 0.3
 | 1.1 | 0.6 | 0.2 | 0.9 | 5.3
 | 1.4 |
| Total | 109 | 115 | 116
 | 100 | 74 | 37 | 60 | 89
 | 86 | 92 | 93
 | 128 | 122 | 136
 | 135 | 122 | 100 | 326.3 | 326.2
 | 479.3 |
| Total ex Greater Noida | 106 | 111 | 113
 | 97 | 73 | 36 | 58 | 87
 | 84 | 89 | 87
 | 107 | 100 | 113
 | 118 | 112 | 98 | 318.7 | 318.5
 | 407.2 |
Absorption trends (Value	e - Rs bn)		
 | | | | |
 | | |
 | | |
 | | | | |
 | |
| City | 30'07 | 40'07 | 1Q'08
 | 20'08 | 30'08 | 40'08 | 10'09 | 20'09
 | 30'09 | 40'09 | 10'10
 | 2Q'10 | 3Q'10 | 4Q'10
 | 10'11 | 20'11 | 30'11 | 2008 | 2009
 | 2010 |
| Bangalore | 61 | 57 | 52
 | 52 | 36 | 15 | 21 | 21
 | 23 | 27 | 29
 | 28 | 29 | 35
 | 33 | 44 | 50 | 155 | 92
 | 121 |
| Chennai | 14 | 18 | 21
 | 20 | 16 | 9 | 13 | 15
 | 12 | 14 | 14
 | 17 | 24 | 35
 | 37 | 43 | 31 | 66 | 54
 | 89 |
| Greater Noida | 12 | 11 | 10
 | 9 | 5 | 3 | 5 | 4
 | 5 | 6 | 12
 | 49 | 49 | 50
 | 39 | 25 | 6 | 26 | 20
 | 160 |
| Gurgaon | 30 | 29 | 40
 | 37 | 26 | 8 | 19 | 28
 | 37 | 43 | 37
 | 41 | 33 | 55
 | 69 | 50 | 67 | 111 | 127
 | 167 |
| Mumbai | 84 | 83
17 | 84
 | 70 | 49 | 28 | 45 | 52
 | 50 | 71 | 67
43
 | 86 | 80
66 | 102
42
 | 104 | 90 | 63 | 231
42 | 218
92
 | 334 |
| Noida | 8 | 17
5 | 18
5
 | 10
5 | 9 | 6 | 7 | 24
6
 | 29
8 | 31 |
 | 88
11 | | 42
18
 | 53
21 | 55
17 | 53 | 42
16 | 92
27
 | 239 |
| Ahmedabad | 4
39 | |
 | | | 2 | 3 |
 | | 10 | 10
 | 11 | 12 | 18
24
 | | | 13
13 | 16
133 | 27
73
 | 50 |
| Hyderabad
Kolkata | 39
13 | 43
15 | 44
13
 | 39
13 | 34
9 | 16
4 | 16
6 | 19
7
 | 20
6 | 18
6 | 18
6
 | 1/ | 16
10 | 24
9
 | 21
9 | 20
13 | 13
12 | 133 | 73
24
 | 75
34 |
| Navi Mumbai | 13 | 13 | 13
 | 13 | 7 | 4 | 6 | 7
 | 7 | 15 | 13
 | 13 | 10 | 20
 | 30 | 13
25 | 17 | 39 | 24
35
 | 59 l |
| Navi Mumbai
Pune | 13
49 | 13
58 | 12
54
 | 11
47 | 30 | 12 | 6
21 | 34
 | 27 | 15
25 | 13
 | 13
26 | 12
32 | 33
 | 33 | 25
45 | 36 | 33
143 | 35
106
 | 115 |
| Thane | 49
17 | 16 | 14
 | 13 | 11 | 6 | 12 | 12
 | 15 | 19 | 24
 | 28 | 21 | 33
28
 | 27 | 24 | 21 | 143
45 | 106
59
 | 93 |
| Faridabad | 17 | 14 | 13
 | 11 | 9 | 4 | 4 | 17
 | 10 | | 4
 | - 23 | 6 | 28
6
 | 2/ | 4 | 4 | 45
36 | 36
 | 23 |
| Ghaziabad | 18 | 17 | 18
 | 15 | 13 | 5 | 7 | 8
 | 9 | 10 | 9
 | 14 | 12 | 11
 | 12 | 11 | 12 | 52 | 33
 | 46 |
| New Delhi | 2 | !/ | 2
 | 2 | 3 | 1 | 3 | 11
 | 20 | 2 | 4
 | 14 | 12 | 3
 | 10 | 6 | 2 | 7 | 35
 | 13 |
| Total | 378 | 397 | 401
 | 354 | 260 | 121 | 189 | 264
 | 277 | 301 | 312
 | 428 | 408 | 470
 | 505 | 471 | 398 | 1136 | 1031
 | 1618 |
| Total ex Greater Noida | 367 | 386 | 391
 | 345 | 255 | 119 | 184 | 260
 | 272 | 295 | 300
 | 378 | 359 | 421
 | 466 | 446 | 392 | 1110 | 1011
 | 1458 |
 | | | | |
 | | |
 | | |
 | | | | |
 | |
Average price of units a	hearhad (Pe	/ caft)	
 | | | | |
 | | 200 |
 | | |
 | | | | |
 | |
| Average price of units a | bsorbed (Rs
3Q'07 | / sqft)
4Q'07 | 10'08
 | 20'08 | 30'08 | 4Q'08 | 10'09 | 20'09
 | 30'09 | 40'09 | 10'10
 | 2Q'10 | 3Q'10 | 4Q'10
 | 10'11 | 2Q'11 | 3Q'11 | 2008 | 2009
 | 2010 |
| City | | | 1 Q'08
3,106
 | 3,203 | 3,178 | 3,108 | 1Q'09
2,856 | 2Q'09
2,887
 | | 4Q'09
2.858 |
 | 2Q'10
2,998 | 3Q'10
3,027 | 4Q'10
2,952
 | | 2Q'11
3,180 | 3,321 | 3,155 | 2,855
 | 2010
2,985 |
| Average price of units at City Bangalore Chennai | 3Q'07
3,085
3,605 | 4Q'07
3,068
3,535 | 3,106
3,329
 | 3,203
3,589 | 3,178
3,636 | 3,108
3,406 | 2,856
2,941 | 2Q'09
2,887
2,995
 | 3Q'09
2,823
2,892 | 4Q'09
2,858
3,101 | 1Q'10
2,971
3,160
 | 2Q'10
2,998
3,196 | 3Q'10
3,027
3,500 | 4Q'10
2,952
3,433
 | 1Q'11
3,001
3,692 | 3,180
3,930 | 3,321
3,940 | 3,155
3,486 | 2,855
2,984
 | 2010
2,985
3,358 |
| City
Bangalore | 3Q'07
3,085 | 4Q'07
3,068 | 3,106
 | 3,203 | 3,178 | 3,108 | 2,856 | 2Q'09
2,887
2,995
2,792
 | 3Q'09
2,823 | 4Q'09
2,858
3,101
2,490 | 1 Q'10
2,971
 | 2Q'10
2,998
3,196
2,237 | 3Q'10
3,027 | 4Q'10
2,952
3,433
2,169
 | 1Q'11
3,001 | 3,180 | 3,321 | 3,155 | 2,855
 | 2010
2,985 |
| City
Bangalore
Chennai | 3Q'07
3,085
3,605
3,513
3,590 | 40'07
3,068
3,535
3,509
3,512 | 3,106
3,329
3,504
2,951
 | 3,203
3,589
3,581
3,120 | 3,178
3,636
3,391
3,188 | 3,108
3,406
3,170
3,078 | 2,856
2,941
2,561
2,724 | 2Q'09
2,887
2,995
2,792
2,765
 | 3Q'09
2,823
2,892
2,664
2,964 | 4Q'09
2,858
3,101
2,490
3,180 | 1Q'10
2,971
3,160
2,343
3,297
 | 20'10
2,998
3,196
2,237
3,460 | 3Q'10
3,027
3,500
2,241
3,319 | 4Q'10
2,952
3,433
2,169
3,716
 | 1Q'11
3,001
3,692
2,236
3,889 | 3,180
3,930
2,375
4,264 | 3,321
3,940
3,132
4,565 | 3,155
3,486
3,471
3,070 | 2,855
2,984
2,607
2,945
 | 2010
2,985
3,358
2,224
3,471 |
| City
Bangalore
Chennai
Greater Noida
Gurgaon
Mumbai | 3Q'07
3,085
3,605
3,513
3,590
6,179 | 4Q'07
3,068
3,535
3,509
3,512
6,075 | 3,106
3,329
3,504
2,951
6,622
 | 3,203
3,589
3,581
3,120
6,785 | 3,178
3,636
3,391
3,188
6,883 | 3,108
3,406
3,170
3,078
6,550 | 2,856
2,941
2,561
2,724
5,209 | 2Q'09
2,887
2,995
2,792
2,765
6,061
 | 3Q'09
2,823
2,892
2,664
2,964
6,585 | 2,858
3,101
2,490
3,180
7,061 | 1Q'10
2,971
3,160
2,343
3,297
7,162
 | 20'10
2,998
3,196
2,237
3,460
8,185 | 3Q'10
3,027
3,500
2,241
3,319
8,162 | 4Q'10
2,952
3,433
2,169
3,716
8,420
 | 10'11
3,001
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| City Bangalore Chennai Greater Noida Gurgaon Mumbai Noida Ahmedabad Hyderabad Kolkata Navi Mumbai Pune | 30'07
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| City Bangalore Chennai Greater Noida Gurgaon Mumbai Noida Ahmedabad Hyderabad Kolikata Navi Mumbai Pune Thane | 3Q'07
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| City Bangalore Chennai Greater Noida Gurgaon Mumbai Noida Ahmedabad Hyderabad Kolkata Navi Mumbai Pune Thane Faridabad Glaziabad Glaziabad | 3Q'07
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| City Bangalore Chennai Greater Noida Gurgaon Mumbai Noida Ahmedabad Hyderabad Kolikata Navi Mumbai Pune Thane Ghaziabad Ghaziabad Ghaziabad Now Delhi | 3Q 07
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| City Bangalore Chennai Greater Noida Gurgaon Mumbai Noida Ahmedabad Hyderabad Kolkata Navi Mumbai Pune Thane Faridabad Ghaziabad New Delhi Total Total ex Greater Noida New Jaunches (mm sqft) | 3Q.07
3,085
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2,501
2,886
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2,881
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3,719
 | 1Q'11
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3,738 | 3,180
3,930
2,375
4,264
7,776
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2,674
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0.15762 | 3,321
3,940
3,132
4,565
8,178
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2,369
11,443
3,989
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0.19139 | 3,155
3,486
3,471
3,070
6,716
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9,539 |
| City Bangalore Chennai Greater Nolda Gurgaon Mumbai Noida Ahmedabad Hyderabad Koliata Navi Mumbai Pune Ghaziabad Ghaziabad New Delhi Total Total ex Greater Noida New launches (mn sqft) City | 3Q'07
3,085
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3,151
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3,203
3,392
2,074
2,338
5,841
3,463
3,462 | 3,106
3,329
3,504
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5,245
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2,365
3,905
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2,353
6,954
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 | 3,203
3,589
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3,120
6,785
5,143
1,968
3,176
2,508
4,084
3,278
3,882
2,229
2,514
7,824
3,547
3,547 | 3,178
3,636
3,391
3,188
6,883
5,157
2,102
3,052
2,465
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3,259
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8,675
3,314
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5,209
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1,873
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2,468
2,906
2,958
2,215
2,215
2,259
11,354
3,173 | 2Q'09
2,887
2,995
2,792
2,795
6,061
2,794
1,906
2,511
2,481
2,281
2,787
2,810
2,664
1,814
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1,175
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 | 30'09
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 | 20.10
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| City Bangalore Chennai Greater Noida Gurgaon Mumbai Noida Ahmedabad Hyderabad Kolikata Navi Mumbai Pune Thane Faridabad Ghaziabad New Delhi Total Total or Greater Noida New lanches (mn sqft) City Bangalore | 3Q'07
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| City Bangalore Chennai Greater Nolda Gurgaon Mumbai Noida Ahmedabad Hyderabad Kollata Navi Mumbai Farina Farinabad Garabad Ghaziabad New Delhi Total Total ex Greater Nolda New launches (mn sqft) City Bangalore Chennai | 3Q'07
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Note: Blue highlight indicates value is +1 Std. dev. above city average and pink highlight indicates value is -1 Std. dev. below city average.

Source: PropEquity, Goldman Sachs Research.

Exhibit 4: Although absorption has slowed, registrations have picked up in December Mumbai registrations

City	MoM change	CY11 vs CY10	YoY change	Q4CY11 vs
	(Dec 2011)		(Dec 2011)	Q4CY10
Mumbai - Overall	46%	-22%	-9%	-19%
Mumbai - City	44%	-13%	3%	-7%
Mumbai - Suburbs	46%	-24%	-12%	-21%

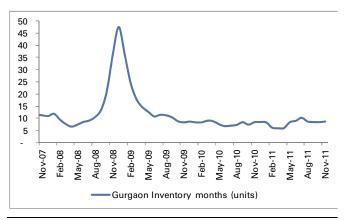
Source: PropEquity.

Exhibit 5: Aggregate inventory has increased Inventory months (Overall)



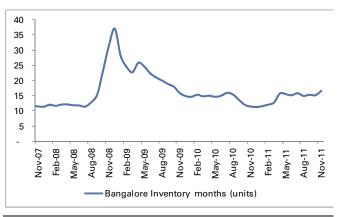
Source: PropEquity, Goldman Sachs Research.

Exhibit 7: Steady inventory in Gurgaon Inventory months (Gurgaon)



Source: PropEquity, Goldman Sachs Research.

Exhibit 6: Bangalore inventory level stable Inventory months (Bangalore)



Source: PropEquity, Goldman Sachs Research.

Exhibit 8: Mumbai inventory months have spiked Inventory months (Mumbai)

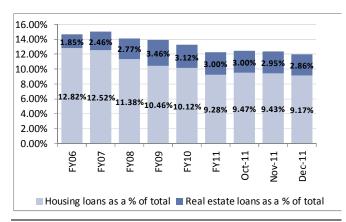


Source: PropEquity, Goldman Sachs Research.

Financing (Mortgages as well as overall bank credit)

Exhibit 9: Current lending to sector lower than past 5 years

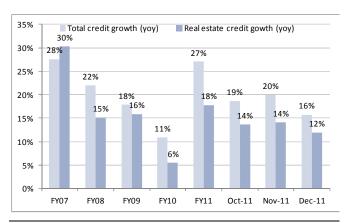
Proportion of loans to real estate sector of total lending



Source: Reserve Banks of India, Goldman Sachs Research.

Exhibit 10: Real estate credit growth has lagged overall credit growth

Real estate credit growth and total credit growth



Source: Reserve Banks of India, Goldman Sachs Research.

Exhibit 11: We maintain our Buy rating on Sobha Developers (on CL), Oberoi Realty and HDIL

Summary of estimates, valuations and ratings

Company	Ticker	Rating	12-mo	Current	Potential upside	FY13E	Prem. / disc.	Mkt.	FY13E	FY13E	F	Revenues (Rs bn) EBITDA margin Net income (Rs bn)						n)				
			TP	price	/ downside	RNAV	To FY13E	cap	NAV	EV												
							RNAV															
				/sh	•	Rs/sh			US\$ bn		FY11	FY12E	FY13E	FY14E	FY11	FY12E	FY13E	FY14E	FY11	FY12E	FY13E	FY14E
Sobha Developers	SOBH.BO	Buy*	353	271	30%	392	-31%	0.5	0.8	0.8	15	16	20	24	21%	22%	22%	24%	1.8	1.9	2.5	3.4
HDIL	HDIL.BO	Buy	113	96	17%	188	-49%	0.8	1.7	1.4	18	26	32	39	60%	48%	45%	43%	8.2	8.6	9.7	11.6
Oberoi Realty	OEBO.BO	Buy	315	271	16%	315	-14%	1.8	2.1	1.5	10	9	15	21	58%	59%	61%	60%	5.2	4.8	6.9	9.5
DLF	DLF.BO	Neutral	252	231	9%	280	-18%	7.9	10.2	12.4	96	98	112	129	40%	45%	48%	50%	16.4	15.2	19.7	26.9
Jaypee Infratech	JYPE.BO	Neutral	54	46	17%	90	-49%	1.3	2.5	2.1	28	38	47	50	65%	49%	49%	50%	14.4	12.7	10.8	12.4
Prestige Estates	PREG.BO	Neutral	98	111	-12%	123	-9%	0.7	0.8	1.1	15	15	21	25	24%	32%	29%	27%	1.7	2.0	2.9	3.6
Unitech	UNTE.BO	Neutral	32	29	9%	46	-37%	1.6	2.6	2.4	32	32	40	46	29%	26%	27%	28%	5.7	5.4	6.5	7.8
Indiabulls RE	INRL.BO	Neutral	71	73	-3%	118	-38%	0.6	1.3	1.4	14	15	21	23	23%	28%	28%	32%	1.6	2.8	3.7	4.8
Phoenix Mills	PHOE.BO	Sell	227	194	17%	284	-32%	0.6	0.8	0.5	2	2	2	3	71%	71%	72%	74%	0.9	0.9	1.0	1.2
Godrej Properties	GODR.BO	Sell	552	641	-14%	552	16%	0.9	0.8	1.2	5	9	14	18	36%	28%	27%	31%	1.3	1.4	2.1	2.8
Coverage								16.8	23.7	24.7	236	259	323	378	41%	41%	41%	42%	57.1	55.7	65.8	83.8

denotes stock is on Asia Pacific Conviction list

	1	Net income	margin	1	Во	ok value	(Rs/share	e)	Price / Book			1	Price / E	arnings		Retur	n on av	erage E	quity	Enterprise Value / EBITDA			SITDA	
	FY11	FY12E	FY13E	FY14E	FY11	FY12E	FY13E	FY14E	FY11	FY12E	FY13E	FY14E	FY11	FY12E	FY13E	FY14E	FY11	FY12E	FY13E	FY14E	FY11	FY12E	FY13E	FY14E
Sobha Developers	12%	12%	13%	14%	189	204	224	251	1.4X	1.3X	1.2X	1.1X	15X	14X	10.6X	7.9X	10.2%	9.9%	12%	14.4%	14X	12X	8X	6
HDIL	44%	33%	31%	30%	229	244	264	288	0.4X	0.4X	0.4X	0.3X	5X	5X	4.2X	3.5X	10%	9%	9%	10%	12X	6X	5X	4
Oberoi Realty	52%	52%	47%	44%	102	114	130	154	2.7X	2.4X	2.1X	1.8X	16X	19X	12.8X	9.4X	20%	14%	17%	20%	NA	14X	8X	5
DLF	17%	16%	18%	21%	144	151	160	173	1.6X	1.5X	1.4X	1.3X	24X	26X	20.0X	14.6X	6%	6%	7%	9%	19X	14X	11X	9
Jaypee Infratech	52%	34%	23%	25%	35	42	48	54	1.3X	1.1X	1.0X	0.9X	4X	5X	5.9X	5.2X	42%	24%	17%	17%	NA	6X	4X	4
Prestige Estates	11%	13%	14%	14%	64	69	75	83	1.7X	1.6X	1.5X	1.4X	19X	18X	12.6X	10.2X	12%	9%	12%	14%	NA	10X	8X	7
Unitech	18%	17%	16%	17%	44	46	48	51	0.7X	0.6X	0.6X	0.6X	13X	14X	11.8X	9.9X	5%	5%	5%	6%	25X	15X	11X	9
Indiabulls RE	11%	18%	18%	21%	232	178	187	198	0.3X	0.4X	0.4X	0.4X	NM	11X	8.5X	6.6X	2%	3%	4%	4%	NM	11X	8X	6
Phoenix Mills	52%	46%	45%	46%	111	116	122	128	1.7X	1.7X	1.6X	1.5X	31X	30X	28.3X	24.3X	6%	6%	6%	6%	25X	19X	17X	11
Godrej Properties	24%	16%	15%	16%	131	145	169	201	4.9X	4.4X	3.8X	3.2X	34X	32X	21.3X	16.1X	15%	15%	19%	22%	27X	23X	15X	10
Coverage	24%	21%	20%	22%					1.2X	1.1X	1.1X	1.0X	15X	15X	12.6X	9.9X	8%	8%	9%	10%	17X	12X	9X	7.

Source: Datastream, Company data, Goldman Sachs Research estimates.

All prices updated as of market close on February 10, 2012.

Our target prices are based on March 2013E RNAV. Key downside risks are interest rate risk and continued weakness in commercial demand. Interest rate risk remains the key upside risk and downside risk.

Disclosure Appendix

Reg AC

I, Puneet Jain, hereby certify that all of the views expressed in this report accurately reflect my personal views about the subject company or companies and its or their securities. I also certify that no part of my compensation was, is or will be, directly or indirectly, related to the specific recommendations or views expressed in this report.

Investment Profile

The Goldman Sachs Investment Profile provides investment context for a security by comparing key attributes of that security to its peer group and market. The four key attributes depicted are: growth, returns, multiple and volatility. Growth, returns and multiple are indexed based on composites of several methodologies to determine the stocks percentile ranking within the region's coverage universe.

The precise calculation of each metric may vary depending on the fiscal year, industry and region but the standard approach is as follows:

Growth is a composite of next year's estimate over current year's estimate, e.g. EPS, EBITDA, Revenue. **Return** is a year one prospective aggregate of various return on capital measures, e.g. CROCI, ROACE, and ROE. **Multiple** is a composite of one-year forward valuation ratios, e.g. P/E, dividend yield, EV/FCF, EV/EBITDA, EV/DACF, Price/Book. **Volatility** is measured as trailing twelve-month volatility adjusted for dividends.

Quantum

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	Ra	ating Distributi	on	_	Investme	nt Banking Rela	ationships
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