

Construction & Engineering

BUY

Asian Markets Securities Pvt. Ltd.

Institutional Research

CMP (Rs) 382 Target (Rs) 636

Nifty: 10,572; Sensex: 35,145

Key Stock Data	
BSE Code	540544
NSE Code	PSPPROJECT
Bloomberg	PSPPL IN
Shares O/s mn (FV Rs10)	36.0
Mcap (Rs bn)	13.7
52-week High/Low	596/358
3-m daily avg vol.	39,452

Price Performance

(%)	1m	3m	12m
PSP	(7.7)	(21.1)	(8.7)
NIFTY Index	2.5	(7.2)	1.2
Sensex	2.2	(6.8)	4.2

Shareholding Pattern

	3		
(%)	Mar18	Jun18	Sep18
Promoter	72.1	72.4	73.0
FII	1.2	1.2	1.3
DII	8.3	7.9	7.7
Others	18.5	18.5	18.0

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PSP Project Limited

Strong foundation to capture future growth...

PSP Project Itd (PSP) reported standalone Q2FY19 results with strong top line growth of 50.4% yoy to Rs2.1bn, led by strong execution. EBITDA grew by 57.6% yoy to Rs294mn and EBITDAM improved by 64bp yoy to 14%, on the back of lower RM cost. PAT grew by 38.7% yoy to Rs176mn, led by strong topline growth. The standalone order book remain strong at Rs25.8bn in Q2FY19, suggesting a 3.5x of FY18 revenue. Management maintains order inflow guidance of Rs10bn, along with revenue of Rs10bn and EBITDAM of 12-14% in FY19E. Current book to bill of 3.5x and strong order pipeline; provides healthy revenue growth visibility. We have maintained our FY19 and FY20 estimates. Given the strong order book, healthy margin, superior return ratio, strong cash rich balance sheet post IPO, expanding geographical footprint and large opportunity in infrastructure space; we are positive on the business and stock. We maintain our BUY rating with Target price of Rs636, based on 18x FY20E earring.

Sales grew by 50.4% yoy with Margin improved by 64bp yoy to 14.0%: PSP reported strong sales growth of 50.4% yoy to Rs2.1bn, on the back of strong order book execution during the quarter. EBITDA grew by 57.6% yoy to Rs294bn and EBITDAM improved by 64bp yoy to 14%, on the back of lower raw material cost. Adj PAT grew by 38.7% to Rs176mn Vs Rs127mn in Q2FY18 and PATM declined by 60bp yoy to 8.2%, on the back of higher depreciation cost. In 1HFY19, Revenue grew by 50.6% yoy to Rs4.4bn, EBITDA grew by 62% and EBITDAM stands at 14.0%, APAT grew by 47% to Rs386mn and APATM stand at 8.5%.

Robust standalone order book at 3.5x of FY18 revenue; provides strong growth visibility: PSP Project has strong order book of Rs25.8bn as on Sept'18 (include Rs13.8bn of Surat diamond bourse project), ensuring strong revenue growth. Order inflows is healthy of Rs3.8bn in Q2FY19 from industries, institutional and residential segments. Gujarat orders account for 93.4% of total order book and Rajasthan & Karnataka orders are 3.4%/3.1% total standalone orderbook. The Average ticket size increased to Rs327mn in Q2FY19 Vs Rs85.4mn in FY13.

Company has L1 in six projects worth Rs10bn and waiting for LOI. Further, Company has bided 5-7 projects worth Rs30bn and average size of projects is Rs3-4bn. This orders are mostly in Bangalore & Gujarat region and these are private developers orders. The order backlog implies a strong book-to-bill ratio of 3.5x in FY18 revenue. Management targeting order inflow of Rs10bn/Rs13bn for FY19E/FY20E, respectively.

Outlook & Valuation: We expect revenue CAGR of 48.5% and PAT CAGR of 42.2% during FY18-20E, respectively. We expect ROE and ROCE to remain strong at 30.2%/45.0% respectively in FY20E. The stock is trading at 10.8x FY20E earning. Given the robust order book, healthy margin, superior return ratio, strong balance sheet, expanding geographical footprint and opportunity in infrastructure space; we are positive on the business and stock as a long-term investment opportunity. We maintain our BUY rating with TP of Rs 636 based on 18x FY20E earning.

Exhibit 1: Key Financials			•		Exhibit 2: Key Ratios	•			
Y/E Mar/Rs mn	FY17	FY18	FY19E	FY20E	Y/E Mar	FY17	FY18	FY19E	FY20E
Sales	4,008	7,283	11,403	16,069	EBITDAM (%)	16.5	13.9	12.2	12.3
<i>уоу (%)</i>	(12.5)	81.7	56.6	40.9	Adj PATM (%)	10.0	8.6	7.6	7.8
EBITDA	659	999	1,391	1,977	PER (x)	33.0	21.3	15.6	10.8
yoy (%)	67.9	53.8	37.2	42.1	P/BV (x)	12.8	4.5	3.7	2.9
Adjusted PAT	416	629	878	1,272	EV/Sales (x)	3.3	1.6	1.1	0.8
<i>уоу (%)</i>	65.6	54.7	36.4	44.8	EV/ EBITDA (x)	20.3	11.6	8.9	6.2
Equity	288	360	360	360	ROCE (%)	50.2	43.5	39.1	45.0
Diluted EPS (Rs)	11.6	17.9	24.4	35.3	ROE (%)	48.2	31.4	26.1	30.2

Source: Company, AMSEC Research



Exhibit 3 : 2QFY19 Quarterly Standalone Performance

P&L (Rs mn)	2QFY18	3QFY18	4QFY18	1QFY19	2QFY19	yoy(%)	qoq (%)	1HFY18	1HFY19	yoy (%)
Net Sales	1396	1708	2637	2347	2099	50.4	-10.6	2954	4447	50.6
Other Operating Inc.						-	-	0	0	-
Total Sales	1396	1708	2637	2347	2099	50.4	-10.6	2954	4447	50.6
Stock Adjustment	48	-42	-37	91	-126	-363.4	-239.5	-24	-36	48.0
Consumption of RM	569	606	928	1073	848	49.0	-20.9	1313	1921	46.3
Construction Exp	323	489	671	482	571	77.0	18.5	734	1053	43.5
Employee Cost	67	74	85	100	108	60.1	7.8	127	208	63.3
Sub-Contracting work bills	165	300	597	245	376	127.1	53.4	332	621	87.1
Other Expenditure	36	16	29	27	29	-20.3	6.9	86	56	-34.9
Total Expenditure	1209	1442	2274	2017	1806	49.3	-10.5	2568	3823	48.9
EBITDA	186	266	363	330	294	57.6	-11.0	385	624	61.8
Add: Other Income	52	32	59	61	54	4.7	-10.8	93	115	24.0
Interest	20	23	30	15	23	13.0	56.0	34	37	10.5
Depreciation	23	28	43	48	58	153.4	20.3	41	106	157.1
Core PBT	195	247	349	328	267	37.0	-18.5	403	596	47.6
Excep. item Loss / (Gain)	0	0	0	0	0			0	0	
Profit Before Tax	195	247	349	328	267	37.0	-18.5	403	596	47.6
Provision for Taxation	69	95	119	117	92	33.8	-21.6	141	209	48.2
PAT	127	152	230	211	176	38.7	-16.7	262	386	47.4
Equity Capital (FV Rs 10)	360	360	360	360	360			360	360	
Basic EPS (Rs)	3.5	4.2	6.4	5.9	4.9			7.3	10.7	
Diluted EPS Rs (adjusted)	3.5	4.2	6.4	5.9	4.9			7.3	10.7	
EBITDA (%)	13.4	15.5	13.8	14.1	14.0	64bp	(-6bp)	13.1	14.0	98bp
PAT (%)	8.7	8.7	8.5	8.8	8.2	(-60bp)	(-60bp)	8.6	8.5	(14bp)
Tax / PBT (%)	35.2	38.5	34.1	35.7	34.4	(-81bp)	(-138bp)	35.0	35.1	12bp
Interest/Net Sales	1.4	1.4	1.1	0.6	1.1	(-36bp)	46bp	1.1	0.8	(30bp)
Employee cost/Net Sales	4.8	4.3	3.2	4.3	5.1	31bp	88bp	4.3	4.7	36bp
Sub-Contracting/Net Sales (%)	11.9	17.5	22.7	10.4	17.9	604bp	746bp	11.2	14.0	273bp
RM / Net Sales (%)	67.4	61.7	59.2	70.1	61.6	(-576bp)	(-849bp)	68.5	66.1	(241bp)

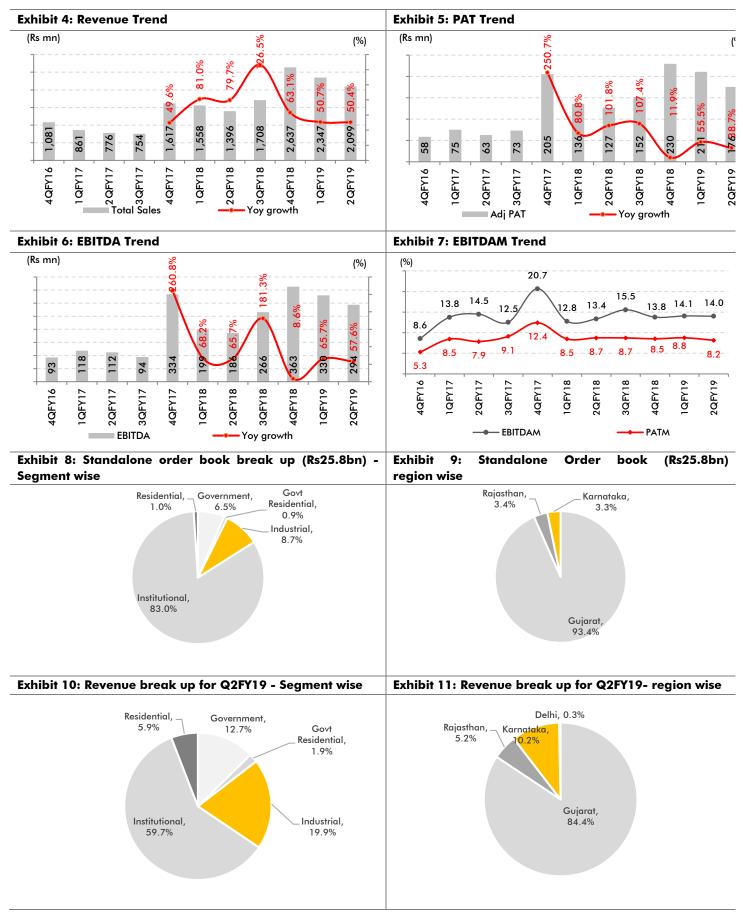
Source: Company, AMSEC Research

Concall highlights:

- Management guided EBITDM of 12-14% and revenue of Rs10bn in FY19. Management targeting order inflow of Rs10bn/Rs13bn for FY19E/FY20E.
- Standalone order book as on 31st June 2018 stands at Rs25.8bn, include Rs13.8bn of Surat diamond bourse project.
- PSP Projects bagged orders Rs3.8bn in Q2FY19 from industries, institutional and residential sectors. Major awards include, three projects worth Rs2bn from Zydus group for construction of hospitals and R&D center in Baroda & research lab in Ahmedabad, MRF tyer manufacturing plant in dahej worth Rs830mn.
- Order Pipeline: Company has L1 in 6 projects worth Rs10bn and waiting for LOI. Further, Company has bided 5-7 projects worth Rs30bn and average size of projects is Rs3-4bn. This orders are mostly in Bangalore & Gujarat region and private developers orders.
- **CAPEX:** Company has done capex of Rs210mn in Q1FY19 and Rs320mn in Q2FY19. Management expect Rs200mn capex in 2HFY19.
- Average ticket size of project has increased to Rs326.7mn in Q2FY19 Vs Rs85.4mn in FY2013. Currently 35 projects are under execution as on 30th Sept 2018.
- **SDB Project update:** Project is going on full swing and presently 4000 no of workers on site. Current billing in SDB stand at Rs250-300mn PM. Company has booked revenue of Rs1.4bn in 1HFY19. Management expect SDB revenue of Rs4-4.5bn/~8bn for FY19E/FY20E, respectively and confidence of completing project by June 2020.
- In Q2FY19, Debtor days stands at 45 days and creditors days stands at 50-60 days.
- Employee cost has increased in Q2FY19, due to increase in no of employee to 941 in Q2FY19 Vs 628 yoy.



Quarterly Standalone Charts:



Source: Company, AMSEC Research

Financials (Standalone)



<u>(Rs Mn</u>)

Profit & Loss Accounts				
Particulars	FY17	FY18	FY19E	FY20E
Net sales	4,008	7,283	11,403	16,069
Raw material	2,487	4,684	7,400	10,365
Subcontracting Expenses	560	1,229	1,665	2,410
Employee benefits expenses	208	286	570	803
Other expenses	93	86	376	514
Total Expenditure	3,348	6,284	10,012	14,093
EBITDA	659	999	1,391	1,977
Depreciation	76	112	203	242
Operating profit	584	887	1,188	1,735
Other income	134	184	200	240
EBIT	718	1,071	1,388	1,975
Interest	75	87	77	77
Exceptional items	-	-	-	-
Profit before tax	642	984	1,310	1,898
Ταχ	226	355	432	626
Reported net profit	416	629	878	1,272
EO Items (loss/ (gain)	-	-	-	-
Adjusted net profit	416	629	878	1,272
Share O/s mn	28.8	36.0	36.0	36.0
Diluted EPS Rs (adjusted)	11.6	17.9	24.4	35.3

Non-Current Liabilities Long term borrowings Long term provisions Current Liabilities Short term borrowings Trade payables Other current liabilities Short term provisions Total Equity & Liabilities	FY17 288 783 1,071 43 34 9 2,033 625 693 597 118	FY18 360 2,667 3,027 17 17 - 2,811 178 1,213	FY19E 360 3,329 3,689 - - -	FY20E 360 4,384 4,744 - -
Share Capital Reserves Total Shareholders Funds Non-Current Liabilities Long term borrowings Long term provisions Current Liabilities Short term borrowings Trade payables Other current liabilities Short term provisions Total Equity & Liabilities	783 1,071 43 34 9 2,033 625 693 597	2,667 3,027 17 - 2,811 178	3,329 3,689 - - -	4,384
Reserves Total Shareholders Funds Non-Current Liabilities Long term borrowings Long term provisions Current Liabilities Short term borrowings Trade payables Other current liabilities Short term provisions Total Equity & Liabilities	783 1,071 43 34 9 2,033 625 693 597	2,667 3,027 17 - 2,811 178	3,329 3,689 - - -	4,384
Total Shareholders Funds Non-Current Liabilities Long term borrowings Long term provisions Current Liabilities Short term borrowings Trade payables Other current liabilities Short term provisions Total Equity & Liabilities	1,071 43 34 9 2,033 625 693 597	3,027 17 17 - 2,811 178	3,689 - - -	
Non-Current Liabilities Long term borrowings Long term provisions Current Liabilities Short term borrowings Trade payables Other current liabilities Short term provisions Total Equity & Liabilities	43 34 9 2,033 625 693 597	17 17 - 2,811 178	-	4,744 - -
Long term borrowings Long term provisions Current Liabilities Short term borrowings Trade payables Other current liabilities Short term provisions Total Equity & Liabilities	34 9 2,033 625 693 597	17 - 2,811 178	-	-
Long term provisions Current Liabilities Short term borrowings Trade payables Other current liabilities Short term provisions Total Equity & Liabilities	9 2,033 625 693 597	- 2,811 178	-	-
Current Liabilities Short term borrowings Trade payables Other current liabilities Short term provisions Total Equity & Liabilities	2,033 625 693 597	178	-	
Short term borrowings Trade payables Other current liabilities Short term provisions Total Equity & Liabilities	625 693 597	178		-
Trade payables Other current liabilities Short term provisions Total Equity & Liabilities	693 597		3,139	3,782
Other current liabilities Short term provisions Total Equity & Liabilities	597	1 212	150	150
Short term provisions Total Equity & Liabilities		1,213	1,562	2,069
Total Equity & Liabilities	110	1,348	1,271	1,342
	110	72	156	220
	3,147	5,854	6,828	8,526
APPLICATION OF FUNDS :				
Non Current Assets	1,187	1,717	2,082	2,441
Gross block (Total)	823	1,196	1,696	2,196
Less : accumulated depreciation	315	425	629	870
Net block (Total)	508	770	1,067	1,325
Capital work in progress	-	18	-	-
Investment in Equity Shares	40	40	40	40
Other Investment	36	37	37	37
Deferred tax assets	15	18	18	18
Long term loans and advance:	225	301	351	401
Other non-current assets	363	533	569	619
Current Assets	1,960	4,137	4,746	6,085
Current investment	141	151	151	151
Inventories	30	335	549	695
Sundry debtors	533	1,162	1,874	2,730
Cash and bank	1,018	2,232	1,547	1,629
Short loans and advances	199	231	469	660
Others current assets	39	25	156	220
Total Assets	3,147	5,854	6,828	8,526
Net Working Capital	(588)	(858)	80	695
Total Gross Debt	677	216	171	171
Total Net Debt	(482)	(2,167)	(1,526)	(1,608)
Capital Employed	1,748	3,243	3,860	4,916
Order book	7,292	18,307	16,904	12,835
Order inflow	7,918	25,407	10,000	12,000
Book To bill (x)	1.8	2.5	1.5	0.8

Cash Flow Statement				
Particulars	FY17	FY18	FY19E	FY20E
РВТ	642	999	1,310	1,898
Non-cash adjustments	(58)	(72)	3	2
Changes in working capital	(524)	17	(1,024)	(715)
Interest Paid	75	87	77	77
Tax Paid & Other Adj	(153)	(522)	(432)	(626)
Cashflow from operations	(18)	509	(65)	635
Capital exp. & Advances	(68)	(355)	(482)	(500)
Change in investments	(25)	(1)	-	-
Other investing cashflow	134	184	200	240
Cashflow from investing	41	(172)	(282)	(260)
Issue of equity	-	1,512	-	-
Issue/repay debt	225	(461)	(45)	-
Interest Paid	(75)	(87)	(77)	(77)
Dividends paid	(92)	(86)	(216)	(216)
Other financing cashflow	-	-	-	-
Cashflow from financing	58	878	(338)	(293)
Change in cash & cash eq	80	1,214	(686)	82
Opening cash & cash eq	938	1,018	2,232	1,547
Closing cash & cash eq	1,018	2,232	1,547	1,629
Free cash flow to firm	(86)	154	(548)	135

Particulars	FY17	FY18	FY19E	FY20E
PER SHARE				
EPS Rs (adjusted)	11.6	17.9	24.4	35.3
CEPS Rs	13.7	21.0	30.0	42.0
Book Value Rs	29.7	84.1	102.5	131.8
VALUATION				
EV / Net Sales	3.3	1.6	1.1	0.8
EV / EBITDA	20.3	11.6	8.9	6.2
P / E Ratio	33.0	21.3	15.6	10.8
P / BV Ratio	12.8	4.5	3.7	2.9
GROWTH YOY%				
Sales Growth	(12.5)	81.7	56.6	40.9
EBITDA Growth	67.9	53.8	37.2	42.1
Net Profit Growth	65.6	54.7	36.4	44.8
Gross Fixed Asset Growth	9.0	45.3	41.8	29.5
Margin Analysis (%)				
Gross profit Margin	34.3	33.1	31.6	32.0
EBITDA Margin	16.5	13.9	12.2	12.3
EBIT Margin	17.9	14.9	12.2	12.3
Adj PAT Margin	10.0	8.6	7.6	7.8
Int/Debt	11.1	40.2	45.0	45.0
Tax/PBT	35.2	35.6	33.0	33.0
Return Ratio (%)				
ROE	48.2	31.4	26.1	30.2
ROCE	50.2	43.5	39.1	45.0
ROIC	40.9	36.2	33.4	39.5
Turnover				
Net Working capital (Days)	(54)	(43)	3	16
Debtors Velocity (Days)	49	58	60	62
Inventory (Days)	3	20	20	18
Creditors Velocity (Days)	63	61	50	47
Gross Asset Ratio	5.1	7.2	7.9	8.3
Total Asset Ratio	148	162	180	209
LIQUIDITY				
Current Ratio	1.0	1.5	1.5	1.6
Quick Ratio	0.9	1.4	1.3	1.4
Net Debt-Equity Ratio	(0.4)	(0.7)	(0.4)	(0.3)
Interest Coverage (x)	7.8	10.4	15.4	22.5
PAYOUT				
Payout %	21	34	25	20
Dividend %	25	50	50	60
Yield %	0.5	1.3	1.3	1.6

Source: Company, AMSEC Research



Recommendation rationale

Sector rating

Buy: Potential upside of Accumulate:	>+15% (absolute returns) >+5 to +15%	Overweight:	The sector is expected to outperform relative to the Sensex.
Reduce: Sell:	+5 to -5% < -5%	Underweight:	The sector is expected to underperform relative to the Sensex.
Not Rated (NR):	No investment opinion on the stock	Neutral:	The sector is expected to perform in line with the Sensex.

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