

Dismal performance due to poor execution

- PSP reported weak operating performance in 3QFY23 due to slower-than-expected revenue growth on account of lower share of revenue from projects in Uttar Pradesh. PSP reported revenue growth of just 3% Y-o-Y owing to weak execution, meanwhile net revenue came in at INR500.0 cr (vs our estimate of INR540.5 cr).
- PSP posted EBITDA margins of 12.4% in 3QFY23 (vs our estimate of 13.1%) compared to 15.7% in Q3FY22. EBITDA margin shrank 330 bps Y-o-Y due to the decline in WIP and finished goods inventory.
- The company's EBITDA came in at INR61.6 cr (vs our estimate of INR70.6 cr), recording degrowth of 18.9% Y-o-Y.
- PAT stood at INR35.29 cr (vs our estimate 44.2 cr) due to lower operating margins, decline in other income and increase in finance cost.
- The company's order book amounted to INR6,418 cr as of January 2023, which translates to revenue visibility of 3.7x of FY22 revenue. Furthermore, the management has a strong bidding pipeline of over INR4,500 cr.

Dismal performance continues in 3QFY23; management revises revenue guidance

PSP's reported revenue growth of just 3% Y-o-Y in 3QFY23 owing to subdued execution of seven hospital and medical projects in UP. The soft execution was on account of delay in the completion of MEP works as well as in receiving the requisite approvals from the counter party. The management intends to accelerate the execution and expects revenue of around INR300 cr from the UP projects. As a result of subdued execution in 9MFY23, the management has revised revenue guidance to INR2,100 cr from the earlier guidance of INR2,200 cr.

PSP reported EBITDA margin of 12.4% in 3QFY23 as opposed to 15.7% in Q3FY22. EBITDA margin tightened 330 bps Y-o-Y due a decline in WIP and finished goods inventory. The management expects EBITDA margin to remain between 11% and 13% in the near term.

Strong order book position supported by healthy order inflows

PSP has a strong order book position of INR6,418 cr as of January 2023 (including the recent order of INR1,344 cr from Surat Municipal Corporation). The order book translates to revenue visibility of 3.7x of FY22 revenue. Until YTD, the company has received orders of over ~INR3,300 cr against its guidance of INR2,500 cr for FY23E. Moreover, the management has revised the order inflow guidance to around INR3,900 cr in FY23E.

Excluding the recently won order of INR1,344 cr, 53% of the orders were from Gujarat, 32% from UP, 14% from Maharashtra and the rest from Rajasthan. Furthermore, the share of government orders was 56% in 9MFY23 compared to 68% in FY22. Segment-wise, government institutional projects represented 34%, government residential 18%, industrial 11%, institutional 26% and residential 11%.

Outlook and valuation; maintain BUY

Despite the weak operating performance in 9MFY23, we expect the company's revenue and PAT to rise at a CAGR of 17% and 8%, respectively, during FY22–25E. We believe that PSP has not yet demonstrated its execution capabilities due to several consecutive soft quarters. However, we derive comfort from the healthy order book position of over INR6,418 cr, which is executable over the next 2–3 years. We believe PSP would benefit from its strong order book, healthy bidding pipeline, lean balance sheet, comfortable working capital cycle and favourable outlook for the construction sector. At CMP of INR684, PSP is trading at 13x/12x of FY24E/FY25E EPS and we reiterate BUY on PSP and revise our target price to INR751, valuing it at 13x of the FY25E EPS.

Year to March (INR cr)	Q3FY23	Q3FY22	YoY(%)	Q2FY23	QoQ(%)	FY22	FY23E	FY24E	FY25E
Net Revenue	500	486	3%	360	39%	1,748	2,002	2,381	2,793
EBITDA	62	76	-19%	39	56%	259	250	296	345
PAT	35	50	-29%	22	64%	167	158	182	208
EBITDA Margin	12%	16%		11%		15%	13%	12%	12%
PAT Margin	7%	10%		6%		10%	8%	8%	7%
EPS basic(INR)	10	14	-29%	6	64%	46	44	51	58
Diluted P/E (x)						12	15	14	12
EV/EBITDA (x)						7	9	8	7
RoCE (%)						32%	24%	23%	22%

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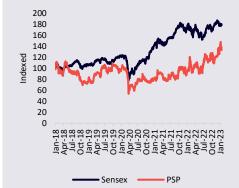
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CMP INR 691 Rating: Buy

Target Price: INR751

Upside:9%

Date: January 19, 2023





Key Management Commentary Highlights

Operating Performance

- This quarter remained decent in terms of execution after two subsequent quarters. In Q3FY23, the company reported growth of 2% Y-o-Y.
- PSP reported revenue of INR165 cr in 3QFY23 and INR268 cr in 9MFY23 for seven projects in UP.
- The execution is expected to be streamlined going ahead.
- The company reported EBITDA margin of 12.4% in 3QFY23; it is expected to remain between 11% and 13% in the near future.
- PAT and PAT margins narrowed due to lower operating margins, decline in other income and increase in finance cost.
- The company is likely to benefit from the government's focus on infra and a pick-up in private capex.
- Employee expense went up on account of annual increments and a rise in managerial remuneration.
- The decrease in other income is attributed to the reversal of impairmnent of the loan given to the subsidiary company.

Order book

- The company's order book stood at INR5,075 cr as of December 2023. In 9MFY23, PSP received order inflow of INR1,950 cr against INR978 cr in 9MFY22. The company was also awarded INR1,344 cr project from Surat Municipal Corporation.
- The company has a robust bidding pipeline of over INR4,500 cr. The opportunities include the INR1,200 cr gems and jewellery project in Mumbai, INR1,200 cr central vista project, INR500 private residential township, INR370 cr IT park in Chennai, INR300 cr industrial project in Hajira, INR200 cr MEP works of the Delhi metro project and INR120 cr residential tower in Ahmedabad.
- The Bhiwandi project is still under arbitration, and the arbitration judgement is likely to be received soon.
- The Bhiwandi and Rajasthan project accounted for around INR786 cr as of 30 December 2022.
- MEP work in UP projects are completed and execution is expected to ramp in UP projects.
- The company is declared L1 for the ~INR350 cr project from Gujarat Tourism. The order would be awarded as soon as approvals are granted.

Capex

- The company is expected to incur capex of 3–4% of revenue.
- It incurred capex of INR29 cr in 3QFY23.

Guidance

- The company has revised guidance for FY23E to INR2,100 cr from INR2,200 cr due to subdued execution in 9MFY23.
- The company is expecting order inflows of INR3,900 cr in FY23E.
- EBITDA margin is expected to remain in the range of 11–13%.

Debt Structure and Liquidity

- The company recorded long-term borrowing of INR51 cr in 3QFY23 as opposed to INR46 cr in 2QFY23. Its short-term borrowing stood at INR140 cr.
- Out of the total credit facility of INR1,047 cr, fund-based utilisation is INR140 cr and non-fund-based utilisation is INR858 cr.
- Total FDs are INR316 cr, of which free FDs are INR60 cr and the balance INR253 cr is in under lien. FDs for security deposits stand at INR3 cr.
- Gross block is INR380 cr, net amount due from customers is INR15 cr, unbilled revenue is INR150 cr, retention money non-current is INR101 cr, retension money current is INR33 cr and mobilisation advances are 169 cr.
- Debtors days are 79, creditor days are 60 and inventory days are 22 days.



Q3FY23 Result Highlights:

(INR Cr)	Q3FY23	Q3FY22	YoY(%)	Q2FY23	QoQ(%)
Net Revenues	500	486	3%	360	39%
Cost of Goods Sold	411	387	6%	293	41%
Gross Profit	89	98	-10%	67	32%
Employee Expenses	23	16	43%	22	4%
Other expenses	3	6	-40%	5	-34%
Operating Expenses	438	410	7%	320	37%
EBITDA	62	76	-19%	39	56%
Depreciation	10	9	5%	9	9%
EBIT	52	67	-22%	30	71%
Interest expenses	10	10	4%	7	44%
Other income	6	9	-29%	6	2%
PBT	48	66	-27%	30	63%
Tax	13	16	-17%	8	59%
Profit/Loss from Associates	0	-0	-119%	0	46%
Reported PAT	35	50	-29%	22	64%
Extraordinary Items	0	0		0	-
Adj PAT after EoI	35	50	-29%	22	64%
Equity Capital	36	36	-	36	-
No of Shares	3.6	3.6	-	3.6	-
EPS	10	14	-	6	-
EBITDA Margin	12.4%	15.7%	-	11.0%	-
PAT Margin	7.1%	10.3%	-	6.0%	-



Previous Outlook

Q2FY23: Due to a weak operating performance in Q2FY23, we trimmed our revenue growth estimates by 7% for FY23. Furthermore, due to a decline in EBITDA margins, we lowered our expectation by 50bps in FY23E and 30bps in FY24E. Despite a weak operating performance in 1HFY23, we expect revenue and PAT to post a CAGR of 18% and 24%, respectively, during FY21–24E. We believe PSP would benefit from its strong orderbook position, healthy order inflow, lean balance sheet, comfortable working capital cycle and favourable outlook of the construction sector. PSP is currently trading at 10.9x of the FY24E EPS and we reiterate BUY on PSP and revise our target price to INR694, valuing it at 13x of the FY24E EPS.

Q1FY23: At CMP, the stock is trading at 10.9x FY24E EPS. The company reported decent execution and a robust bid pipeline in Q1FY23. We anticipate revenue and PAT to increase at a CAGR of 24% and 34%, respectively, during FY21–24E. PSP also enjoys a healthy balance sheet, better working capital and improved return ratios. We maintain our 'BUY' rating with a target price of INR715 (13x FY24E EPS).







Financials

Income Statement (Consolidated)

Year to March	FY21	FY22	FY23E	FY24E	FY25E
Income from operations	1,241	1,748	2,002	2,381	2,793
Direct Expenses	396	499	731	870	1,010
Employee Cost	51	72	80	95	126
Other Expenses	659	918	941	1,119	1,313
Total operating expenses	1,106	1,490	1,752	2,084	2,448
EBITDA	135	259	250	296	345
Depreciation and amortisation	26	32	42	54	68
EBIT	109	227	208	243	277
Interest expenses	15	26	20	25	30
Other income	17	22	22	25	30
Profit before tax	111	222	210	243	277
Provision for tax	28	55	53	61	69
Core profit	83	167	158	182	208
Extraordinary items	-3	0	0	0	0
Profit after tax	81	167	158	182	208
Minority Interest	0	0	0	0	0
Share from associates	-2	0	0	0	0
Adjusted net profit	78	167	158	182	208
Equity shares outstanding (Crs)	3.6	3.6	3.6	3.6	3.6
EPS (INR) basic	21.7	46.3	43.8	50.5	57.7
Diluted shares (Crs)	3.6	3.6	3.6	3.6	3.6
EPS (INR) fully diluted	21.7	46.3	43.8	50.5	57.7
Dividend per share	0.0	0.0	0.0	0.0	0.0
Dividend payout (%)	0.0	0.0	0.0	0.0	0.0

Common size metrics- as % of net revenues

Year to March	FY21	FY22	FY23E	FY24E	FY25E
Operating expenses	89.1	85.2	87.5	87.6	87.7
Depreciation	2.1	1.8	2.1	2.3	2.4
Interest expenditure	1.2	1.5	1.0	1.1	1.1
EBITDA margins	10.9	14.8	12.5	12.5	12.4
Net profit margins	6.3	9.5	7.9	7.6	7.4

Growth metrics (%)

Year to March	FY21	FY22	FY23E	FY24E	FY25E
Revenues	(17.2)	40.9	14.5	18.9	17.3
EBITDA	(29.2)	91.9	(3.3)	18.4	16.4
PBT	(36.0)	100.2	(5.2)	15.3	14.2
Net profit after minority interest	(38.9)	113.0	(5.3)	15.3	14.2
EPS	(38.9)	113.0	(5.3)	15.3	14.2



Balance Sheet (Consolidated)					(INR cr)
As on 31st March	FY21	FY22E	FY23E	FY24E	FY25E
Equity share capital	36	36	36	36	36
Warrants	1	2	3	3	3
Reserves & surplus	500	585	744	926	1,134
Shareholders funds	538	623	783	965	1,173
Borrowings	75	75	75	75	75
Minority interest	2	3	4	4	4
Sources of funds	616	703	864	1,046	1,255
Gross block	229	319	419	538	678
Depreciation	113	145	187	241	309
Net block	116	174	232	297	369
Capital work in progress	42	0	0	0	0
Total fixed assets	158	174	232	297	369
Goodwill	0	0	0	0	0
Non Current Assets	141	151	161	171	181
Inventories	89	100	146	192	220
Sundry debtors	227	291	334	376	439
Cash and equivalents	229	211	224	250	320
Loans and advances	121	0	0	0	0
Other current assets	27	178	214	257	309
Total current assets	693	780	917	1,076	1,288
Sundry creditors and others	260	273	300	327	384
Other Current Liabilities	64	131	152	176	206
Provisions	1	0	0	0	0
Total CL & provisions	325	405	452	504	590
Net current assets	368	376	465	572	698
Net Deferred tax	0	0	0	0	0
Misc expenditure	0	0	0	0	0
Uses of funds	616	703	864	1,046	1,255
Book value per share (INR)	171	195	240	291	349

Cash flow statement					(INR cr)
Year to March	FY21	FY22E	FY23E	FY24E	FY25E
Net profit	81	167	158	182	208
Add: Depreciation	26	32	42	54	68
Add: Interest net of tax	11	19	15	19	22
Add: Deferred tax	1	2	3	3	3
Add: Others	12	0	0	0	0
Gross cash flow	130	220	217	257	301
Less: Changes in W. C.	56	82	77	80	56
Operating cash flow	71	138	140	177	245
Less: Capex	31	92	100	119	140
Less: Investment in subsidiaries	0	0	0	0	0
Free cash flow	40	47	40	58	106



Profit & Efficiency Ratios

Year to March	FY21	FY22	FY23E	FY24E	FY25E
ROAE (%)	15%	27%	20%	19%	18%
ROACE (%)	18%	32%	24%	23%	22%
Debtors (days)	67	61	61	58	57
Current ratio	1.8	1.9	2.0	2.1	2.2
Gross Debt/Equity	0.0	0.1	0.1	0.1	0.1
Inventory (days)	26	21	27	30	29
Payable (days)	76	57	55	50	50
Cash conversion cycle (days)	16	25	33	37	36
Gross Debt/EBITDA	0.0	0.3	0.3	0.3	0.2
Net debt/Equity	(0.4)	(0.2)	(0.2)	(0.2)	(0.2)

Valuation Parameters

Year to March	FY21	FY22	FY23E	FY24E	FY25E
Diluted EPS (INR)	22.4	46.3	43.8	50.5	57.7
Y-o-Y growth (%)	(37.1)	106.7	(5.3)	15.3	14.2
CEPS (INR)	29.6	55.2	55.5	65.5	76.6
Diluted P/E (x)	19.4	11.8	15.8	13.7	12.0
Price/BV(x)	2.9	3.1	3.2	2.6	2.1
EV/Sales (x)	1.1	1.0	1.2	1.0	0.8
EV/EBITDA (x)	9.9	7.1	9.3	7.8	6.5
Diluted shares O/S	3.6	3.6	3.6	3.6	3.6
Basic EPS	22.4	46.3	43.8	50.5	57.7
Basic PE (x)	19.4	11.8	12.5	10.8	9.5
Dividend yield (%)	0%	0%	0%	0%	0%



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