# **PSP Projects**

## Infra & Construction | Q2FY24 Result Update

### Robust quarter; Improvement in execution to continue

- PSPPL reported revenue, EBITDA above estimates, however EBITDA margin and APAT were in line with our estimates.
- PSPPL posted sharp growth of 70.3%/ 91.0%/ 71.9% YoY in revenue/ EBITDA/ APAT to Rs6.1 bn/ Rs737 mn/ Rs394 mn in Q2FY24. EBIDTA margin expanded by 132 bps YoY to to 12.1% primarily led by lower construction expenses and employee cost which was partly offset by higher raw material costs.
- We expect 21.0%/ 24.7% revenue/ APAT CAGR over FY23-26E, with EBITDA margins of 12.4%/ 12.6%/ 12.6% for FY24E/ FY25E/ FY26E. Our revenue estimate of Rs25.4 bn for FY24E is lower vs. company's guidance of ~Rs26 bn.
- We decrease our EPS estimates by 2.7%/ 7.6% for FY24E/ FY25E factoring lower other income, higher depreciation & finance cost. We introduce FY26E. We maintain BUY, with a revised TP of Rs933 (13x FY26E EPS).

### Order book provides 2.9x revenue visibility

PSPPL won orders worth Rs34.2 bn/ Rs10.6 bn (incl. Rs1 bn L1) in FY23/ YTDFY24. The current order book of Rs50 bn (incl. Rs1 bn L1) as on Sep'23 provides revenue visibility for 2.9x TTM revenue. PSPPL has bid pipeline of ~Rs65 bn. It plans to bid for ~Rs48 bn for Delhi railway station redevelopment projects in JV by Nov'23. We estimate order inflow of Rs30 bn (vs. earlier Rs35 bn)/ Rs40 bn/ Rs45 bn for FY24E/ FY25E/ FY26E.

### **Outlook and Valuation**

Given its conservative strategy towards leverage and an efficient capital allocation, PSPPL will continue to remain a net cash company, with negative Net D:E of 0.1x during FY24E-26E. PSPPL will continue to witness superior return ratios (average RoE/ RoCE of 20.5%/ 19.6% during FY24E-26E), led by healthy NPM (7.3%), well-managed lean balance sheet and efficient working capital management. We maintain BUY, with a revised TP of Rs933 (13x FY26E EPS). Any big order win like Delhi railway station redevelopment projects may lead to rerating in P/E multiple.

### Q2FY24 Result (Rs Mn)

Particulars	Q2FY24	Q2FY23	YoY (%)	Q1FY24	QoQ (%)
Revenue	6,071	3,566	70.3	5,096	19.2
Total Expense	5,334	3,180	67.7	4,449	19.9
EBITDA	737	386	91.0	646	14.1
Depreciation	144	91	58.5	118	21.2
EBIT	594	295	101.0	528	12.5
Other Income	60	83	(27.6)	57	5.7
Interest	125	70	76.6	91	37.1
EBT	530	308	71.8	494	7.2
Тах	136	79	71.4	127	6.8
RPAT	394	229	71.9	367	7.3
APAT	394	229	71.9	367	7.3
			(bps)		(bps)
Gross Margin (%)	17.9	18.6	(69)	19.8	(197)
EBITDA Margin (%)	12.1	10.8	132	12.7	(54)
NPM (%)	6.5	6.4	6	7.2	(72)
Tax Rate (%)	25.6	25.6	(5)	25.7	(10)
EBIT Margin (%)	9.8	8.3	150	10.4	(58)



СМР		F	Rs 771		
Target / Upside	F	Rs 933	/ 21%		
NIFTY	19,133				
Scrip Details					
Equity / FV	Rs 360mn / Rs 10				
Market Cap	Rs 28bn				
	USD 337.8mr				
52-week High/Low		Rs 846	5/ 591		
Avg. Volume (no)		8	3,682		
Bloom Code		PS	PPL IN		
Price Performance	1M	3M	12M		
Absolute (%)	(3)	0	29		
Rel to NIFTY (%)	(4)	0	20		

### Shareholding Pattern

Mar'23	Jun'23	Sep'23
67.6	66.2	66.2
2.6	2.7	2.4
2.5	4.2	4.2
27.4	26.9	27.2
	67.6 2.6 2.5	2.6 2.7   2.5 4.2

## Valuation (x)

	FY24E	FY25E	FY26E
P/E	15.2	12.3	10.7
EV/EBITDA	8.9	7.3	6.2
ROE (%)	20.6	20.9	19.8
RoACE (%)	20.2	19.4	19.4

### Estimates (Rs bn)

	FY24E	FY25E	FY26E
Revenue	25.4	29.9	34.1
EBITDA	3.2	3.8	4.3
PAT	1.8	2.3	2.6
EPS (Rs.)	50.8	62.6	71.7

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#### Exhibit 1: Actual V/s DART estimates (Rs mn)

Particulars (Rs mn)	Actual	DART Est	% Variance	Comments
Revenue	6,071	5,362	13.2	Higher than expected execution
EBITDA	737	642	14.9	Led by better operating performance
EBITDA (%)	12.1	12.0	18 bps	-
АРАТ	394	376	4.7	Led by better operating performance

Source: Company, DART

#### Exhibit 2: Change in estimates

		FY24E			FY25E	FY26E	
Particulars (Rs mn)	New	Old	Chg. (%)	New	Old	Chg. (%)	Introduced
Net revenues	25,444	24,373	4.4	29,949	30,243	(1.0)	34,139
EBIDTA	3,156	3,029	4.2	3,772	3,825	(1.4)	4,301
EBIDTA margin (%)	12.4	12.4	(3 bps)	12.6	12.6	(5 bps)	12.6
Adj. Net Profit	1,828	1,879	(2.7)	2,253	2,439	(7.6)	2,582
EPS (Rs)	50.8	52.2	(2.7)	62.6	67.8	(7.6)	71.7

Source: Company, DART

We increase our revenue/ EBITDA estimates by 4.4%/ 4.2% for FY24E factoring H1FY24 execution. For FY25E, we maintain our revenue and EBITDA estimates. We maintain EBITDA margin for FY24E/ FY25E. However, we decrease APAT estimates by 2.7%/ 7.6% for FY24E/ FY25E factoring lower other income, higher depreciation & finance cost. We introduce FY26E estimates.

#### **Earnings Call KTAs**

- Guidance After a robust performance in H1FY24 registering 59.1% YoY growth in revenue, company has maintained its revenue guidance of Rs26bn (+34% YoY) for FY24. It has maintained its guidance on EBITDA margin front at 11-13% and order inflow of Rs30 bn for FY24.
- Order book & Inflow PSPPL's Q2FY24 order book stood at Rs48.98 bn (2.1x TTM revenue); currently all projects are under execution. Government projects holds a major chunk of the order book comprising of 52%/55%/56% in Q2FY24/Q1FY24/Q4FY23. Order inflow for YTDFY24 stood at Rs10.6 bn (Incl. L1 of Rs1 bn). Company has completed 212 projects so far since its inception (FY08) with 84%/ 16% being Private/ Government projects. As on date, company has 54 on-going projects of which 83%/ 17% are in Gujarat/UP. Key on-going projects outside Gujarat are 1) EPC projects for Medical Colleges and Hospitals in UP (O/S OB of Rs3.08 bn), 2) Affordable Housing project in UP (O/S OB of Rs1.89 bn).
- Bid Pipeline PSPPL has a bid pipeline of ~Rs65 bn. Major projects under its pipeline are 1) AIMS project in Rewari worth Rs10 bn, 2) Museum project in MP worth Rs10 bn, 3) University project in Baroda worth Rs7.75 bn, 4) University project in Lucknow worth Rs5.25 bn, 5) Dharoi Dam Pkg-2 worth Rs4.21 bn, 6) Commercial building in Delhi worth Rs3.50 bn, 7) Commercial building in Delhi for a developer worth Rs3 bn, 8) University project in Hyderabad worth Rs3.5 bn, 9) Project in Ahmedabad worth Rs3 bn, 10) Project in Ahmedabad worth Rs4 bn, 11) Airport project worth Rs2.37 bn, 12) Industrial project in Gujarat worth Rs1 bn, 15) Other projects worth Rs5 bn. Company has already submitted bids worth >Rs25 bn. Redevelopment of Ahmedabad railway station is no longer part of its bid pipeline as it is won by DRA Infracon. In addition to ~Rs65 bn bid pipeline, company will be bidding for redevelopment of Delhi railway station worth Rs48 bn in JV; bid to be submitted by Nov'23 end.
- UP medical projects Revenue from all UP medical projects stood at Rs2.68 bn in Q2FY24/ Rs1.96 bn in Q1FY24 and Rs11.83 bn bn till date. Company expects majority of the projects to be completed by FY24E except 1-2 projects which will spill over to Q1FY25. Currently, unbilled revenue for UP projects stand at Rs1 bn.



- Surat Municipal Corporation (SMC) Company is executing SMC project worth Rs13.44 bn (O/S OB value - Rs12.2 bn) which is to be completed in 3 years. Company has booked revenue of Rs1.22 bn in H1FY24 and expects similar run rate to continue in H2FY24.
- Bhiwandi & Pandharpur project For Bhiwandi project, company mentioned that both parties have submitted their claims and it is still in process. And for Pandharpur project, Honourable High Court of Bombay has appointed 2 arbitrators as nominated by each party and the nominated arbitrator has also appointed the presiding arbitrator; hearing to be held in coming months. Company expects the process to conclude within a year.
- Precast Facility With huge requirement visible from infrastructure segment, company expects to cater more demand from this segment. Company has booked revenue of Rs750 mn in Q2FY24 and expects revenue of Rs2.25 bn in FY24. Company has incurred capex of Rs510 mn for precast in H1FY24 and this is sufficient to cater to its clients, hence no further capex is expected to be done in near future.
- Depreciation Increase in depreciation from Rs90 mn in Q1FY24 to Rs140 mn in Q2FY24 is on account of significant additions in fixed assets worth Rs790 mn during the quarter.
- Interest cost Increase in finance cost from Rs70 mn in Q1FY24 to Rs120 mn in Q2FY24 is mainly on account of increase in Short-term borrowings during the quarter. Going forward, company expects Rs100-120 mn/ quarter to be the normal runrate.
- Other financial assets Increase was on account of increase in unbilled revenue of current projects and earlier year carried forward of SPV Surat and Kashi project amounting to Rs530 mn and Rs310 mn respectively; awaiting for the final bill pending certification.
- Capex Company incurred capex of Rs970 mn (Rs510 mn for precast facility) in H1FY24. It maintains its guidance to incur capex of 3-4% of revenue translating to ~Rs1 bn for FY24.
- WC days Debtor days/ Inventory days/ Creditors days stood at 69 days/ 37 days/ 65 days in Q2FY24 vs. 79 days/32 days/ 69 days in Q1FY24 vs. 82 days/ 29 days/ 70 days in Q4FY23 vs. 59 days/ 24 days/ 59 days in Q2FY23. Core WC days at 41 days in Q2FY24 vs. 42 days/ 41 days/ 45 days/ 24 days/ 35 days in Q1FY24/ Q4FY23/ Q3FY23/ Q2FY23/ Q1FY23.
- Debtors/ Inventory/ Creditors for Q2FY24 stood at Rs4.6 bn/ Rs2.4 bn/ Rs4.3 bn.
- Debt LT borrowings increased from Rs700 mn in Q4FY23 to Rs810 mn in Q2FY24. ST borrowings increased from Rs750 mn in Q4FY23 to Rs3.19 bn in Q2FY24. Increase in ST borrowings was primarily on account of increase in inventory, capex and other financial assets. As UP projects are expected to be completed by FY24, company expects total debt to reduce by Rs0.6-1 bn by end of FY24 (vs. Rs4 bn as on Q2FY24).
- Gross Block stood at Rs5.13 bn and Net Block at Rs3.11 bn; addition of Rs790 mn in H1FY24.
- Mobilization advance/ Unbilled revenue/ Retention money (current + noncurrent) stood at Rs2.43 bn/ Rs3.36 bn/ Rs1.71 bn in Q2FY24 vs. Rs2.23bn/ Rs2.61bn/ Rs1.44 bn/ in Q1FY24 vs. Rs2.45 bn / Rs2.57 bn/ Rs 1.35 bn in Q4FY23 vs. Rs1.41 bn/ Rs1.47 bn/ Rs1.21 bn in Q2FY23.
- As on Sep'23, PSPPL has total FD of Rs2.81 bn of which Free FD/ FD under lien with bank stands at Rs450 mn/ Rs2.36 bn.
- Total Fund and Non-Fund based limits stands at Rs14.97 bn; out of which Rs9.35 bn is the utilized limit (Rs2.1 bn/ Rs7.25 bn is Fund/ Non Fund limit). Fund and Non-Fund based limits increased from Rs1.45 bn/ Rs9.02 bn in Jun'23 to Rs2.25 bn/ Rs12.72 bn.

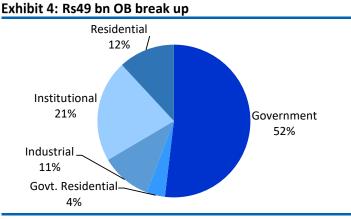


#### Exhibit 3: Income statement (Standalone)

Particulars (Rs mn)	Q2FY24	Q2FY23	YoY (%)	Q1FY24	QoQ (%)	H1FY24	H1FY23	YoY (%)
Revenue	6,071	3,566	70.3	5,096	19.2	11,167	7,018	59.1
(Inc)/dec in stocks & WIP	(542)	(345)	-	(93)	-	(635)	(363)	-
Material consumed	2,648	1,150	130.2	2,024	30.9	4,672	2,188	113.5
Construction exp	2,880	2,099	37.2	2,154	33.7	5,034	3,788	32.9
Employees cost	296	225	31.5	282	4.9	577	443	30.4
Other expenditure	52	51	2.2	83	(36.9)	135	105	28.6
Total expenditure	5,334	3,180	67.7	4,449	19.9	9,783	6,161	58.8
EBITDA	737	386	91.0	646	14.1	1,384	857	61.5
Depreciation	144	91	58.5	118	21.2	262	178	47.4
Operating profit	594	295	101.0	528	12.5	1,122	679	65.1
Other income	60	83	(27.6)	57	5.7	117	140	(15.9)
EBIT	654	379	72.7	585	11.8	1,239	819	51.3
Interest	125	70	76.6	91	37.1	215	126	70.3
Exceptional Items	0	0	-	0	-	0	0	-
EBT	530	308	71.8	494	7.2	1,024	692	47.9
Provision for Tax	136	79	71.4	127	6.8	263	178	47.3
Net income	394	229	71.9	367	7.3	761	514	48.1
Adjustments	0	0	-	0	-	0	0	-
АРАТ	394	229	71.9	367	7.3	761	514	48.1
EPS (Rs)	10.9	6.4	71.9	10.2	7.3	21.1	14.3	48.1
			bps		bps			bps
EBIDTA Margin (Excl. O.I.)	12.1	10.8	132	12.7	(54)	12.4	12.2	18
EBIDTA Margin (Incl. O.I.)	13.1	13.2	(2)	13.8	(67)	13.4	14.2	(76)
NPM (%)	6.4	6.3	15	7.1	(70)	6.7	7.2	(44)
Tax/PBT (%)	25.6	25.6	(5)	25.7	(10)	25.6	25.7	(10)
Material cons/Revenue (%)	82.1	81.4	69	80.2	197	81.2	80.0	124

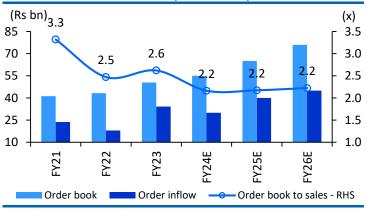
Source: DART, Company





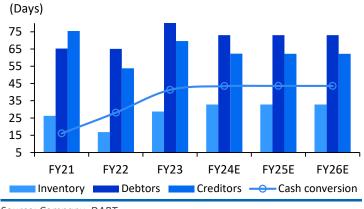
Source: Company, DART





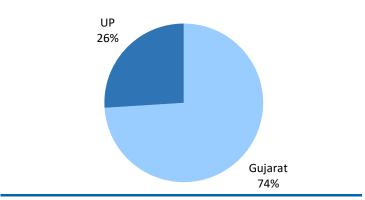
Source: Company, DART

#### Exhibit 8: Efficient cash conversion

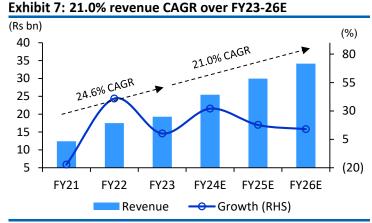


Source: Company, DART

#### Exhibit 5: Rs49 bn OB geographic break up

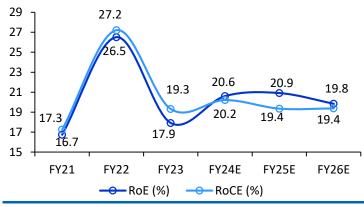


Source: Company, DART



Source: Company, DART

#### Exhibit 9: Superior return ratios to continue



Source: Company, DART

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## **Financial Performance**

(Rs Mn)	FY23A	FY24E	FY25E	FY26E
Revenue	19,266	25,444	29,949	34,139
Total Expense	17,016	22,288	26,177	29,839
COGS	15,820	20,788	24,447	27,899
Employees Cost	935	1,187	1,353	1,488
Other expenses	261	314	376	452
EBIDTA	2,250	3,156	3,772	4,301
Depreciation	400	556	689	819
EBIT	1,850	2,600	3,083	3,482
Interest	320	400	350	350
Other Income	271	257	296	340
Exc. / E.O. items	0	0	0	0
EBT	1,801	2,457	3,029	3,472
Tax	471	630	776	890
RPAT	1,330	1,828	2,253	2,582
Minority Interest	0	0	0	0
Profit/Loss share of associates	0	0	0	0
APAT	1,330	1,828	2,253	2,582

(Rs Mn)	FY23A	FY24E	FY25E	FY26E
Sources of Funds				
Equity Capital	360	360	360	360
Minority Interest	0	0	0	0
Reserves & Surplus	7,638	9,376	11,449	13,851
Net Worth	7,998	9,736	11,809	14,211
Total Debt	1,450	3,100	2,500	2,000
Net Deferred Tax Liability	(122)	(124)	(126)	(128)
Total Capital Employed	9,326	12,712	14,183	16,083

Applications of Funds				
Net Block	2,396	3,017	3,328	3,709
CWIP	177	0	0	0
Investments	7	7	7	7
Current Assets, Loans & Advances	14,860	17,737	20,300	23,140
Inventories	1,516	2,290	2,695	3,073
Receivables	4,342	5,089	5,990	6,828
Cash and Bank Balances	2,421	2,917	2,884	3,297
Loans and Advances	44	111	131	149
Other Current Assets	6,537	7,330	8,601	9,794
Less: Current Liabilities & Provisions	8,114	8,050	9,453	10,774
Payables	3,676	4,346	5,104	5,819
Other Current Liabilities	4,438	3,703	4,348	4,955
sub total				
Net Current Assets	6,746	9,688	10,847	12,367
Total Assets	9,326	12,712	14,183	16,083

E – Estimates



Particulars	FY23A	FY24E	FY25E	FY26E
(A) Margins (%)				
Gross Profit Margin	17.9	18.3	18.4	18.3
EBIDTA Margin	11.7	12.4	12.6	12.6
EBIT Margin	9.6	10.2	10.3	10.2
Tax rate	26.2	25.6	25.6	25.6
Net Profit Margin	6.9	7.2	7.5	7.6
(B) As Percentage of Net Sales (%)				
COGS	82.1	81.7	81.6	81.7
Employee	4.9	4.7	4.5	4.4
Other	1.4	1.2	1.3	1.3
(C) Measure of Financial Status				
Gross Debt / Equity	0.2	0.3	0.2	0.1
Interest Coverage	5.8	6.5	8.8	9.9
Inventory days	29	33	33	33
Debtors days	82	73	73	73
Average Cost of Debt	26.1	17.6	12.5	15.6
Payable days	70	62	62	62
Working Capital days	128	139	132	132
FA T/O	8.0	8.4	9.0	9.2
(D) Measures of Investment				
AEPS (Rs)	36.9	50.8	62.6	71.7
CEPS (Rs)	48.1	66.2	81.7	94.5
DPS (Rs)	5.0	2.5	5.0	5.0
Dividend Payout (%)	13.5	4.9	8.0	7.0
BVPS (Rs)	222.2	270.4	328.0	394.7
RoANW (%)	17.9	20.6	20.9	19.8
RoACE (%)	19.3	20.2	19.4	19.4
RoAIC (%)	26.0	26.7	24.7	24.3
(E) Valuation Ratios				
CMP (Rs)	771	771	771	771
P/E	20.9	15.2	12.3	10.7
Mcap (Rs Mn)	27,756	27,756	27,756	27,756
MCap/ Sales	1.4	1.1	0.9	0.8
EV	26,785	27,939	27,372	26,459
EV/Sales	1.4	1.1	0.9	0.8
EV/EBITDA	11.9	8.9	7.3	6.2
P/BV	3.5	2.9	2.4	2.0
Dividend Yield (%)	0.6	0.3	0.6	0.6
(F) Growth Rate (%)				
Revenue	10.2	32.1	17.7	14.0
EBITDA	(12.3)	40.3	19.5	14.0
EBIT	(17.6)	40.5	18.6	12.9
PBT	(17.9)	36.4	23.3	14.6
АРАТ	(18.1)	37.4	23.3	14.6
EPS	(18.1)	37.4	23.3	14.6

E – Estimates



Particulars	FY23A	FY24E	FY25E	FY26E
Profit before tax	1,801	2,457	3,029	3,472
Depreciation & w.o.	400	556	689	819
Net Interest Exp	(82)	143	54	10
Direct taxes paid	(568)	(632)	(778)	(892)
Change in Working Capital	(1,118)	(2,513)	(1,194)	(1,106)
Non Cash	(3)	68	0	0
(A) CF from Operating Activities	431	79	1,800	2,303
Capex {(Inc.)/ Dec. in Fixed Assets n WIP}	(788)	(1,000)	(1,000)	(1,200)
Free Cash Flow	(357)	(921)	800	1,103
(Inc)./ Dec. in Investments	64	0	0	0
Other	647	257	296	340
(B) CF from Investing Activities	(77)	(743)	(704)	(860)
Issue of Equity/ Preference	0	0	0	0
Inc./(Dec.) in Debt	453	1,650	(600)	(500)
Interest exp net	(158)	(400)	(350)	(350)
Dividend Paid (Incl. Tax)	(180)	(90)	(180)	(180)
Other	0	0	0	0
(C) CF from Financing	115	1,160	(1,130)	(1,030)
Net Change in Cash	469	496	(34)	414
Opening Cash balances	1,952	2,421	2,917	2,884
Closing Cash balances	2,421	2,917	2,884	3,297

### Notes



#### DART RATING MATRIX

Total Return Expectation (12 Months)

Buy	> 20%
Accumulate	10 to 20%
Reduce	0 to 10%
Sell	< 0%

#### **Rating and Target Price History**



Month	Rating	TP (Rs.)	Price (Rs.)
Dec-22	BUY	778	677
Jan-23	BUY	844	698
May-23	BUY	869	703
Jul-23	BUY	881	737
Jul-23	BUY	881	778
* ~ *			

\*Price as on recommendation date

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