# **Container Corporation of India (CONCOR)**

CMP: ₹ 510 Target: ₹ 600 (18%)

Target Period: 12 months



August 1, 2019

## Diversified services to begin delivering from this year

Container Corporation of India (Concor) reported a strong set of Q1FY20 numbers (ex-SEIS income). Topline grew 9% YoY while PBT grew 16%. The company did not record any SEIS incentive (exceptional income) during the quarter vs. ₹ 70 crore in Q1FY19). Therefore, PAT de-grew 10 YoY. The topline growth was devoid of any incremental volume performance (-1% YoY) and was entirely based on realisation growth (~10% YoY). Ex-SIES EBITDA margins grew 324 bps to 24.6% led by adjustments related to the Ind-AS 116 lease accounting. The company has reported accumulated losses to the tune of ₹ 175 crore in its subsidiary FHEL in Q1FY20 and has not yet taken any impairment charges for the same. Concor expects coastal services to deliver ₹ 150 crore to the topline and establish five centres for distribution logistics in FY19. We have not currently accounted for the changes in IND-AS 116 due to lack of additional information.

### Stiffening competition in rail container segment

Concor reported market share of 68% and 65% in the EXIM and domestic container segment, signalling a ~500 and ~200 bps decline in 6-12 months, respectively. The management has attributed the loss to Concor's abstinence from lower margin business (transhipment and lower lead volumes), which has increased recently due to the slowdown in the EXIM segment. However, they are confident of increasing their market share with the pickup in general economy. Also, with a freeze in its various charges to its clients, Concor expects to deliver price stability in FY20. We expect volume growth of 11% in FY19-21.

#### Distribution logistics to commence operations in FY20

Concor set up its first distribution logistics centre (DLC) in Chennai in Q4 and expects its operations to commence in Q2FY20. It further expects to open four more DLCs in FY20, which would form a part of its retail operations. The DLC are asset light while Concor would operate the central operation. On the coastal services, its two ships on the west coast are operating at optimal utilisation. It expects utilisation level to extend to the east coast.

#### Valuation & Outlook

Q1 has seen continued deceleration in volume growth (lowest in two to three years) while gains are seen in surface (higher axle load) as well as other rail players. Concor expects the situation to reverse with DFC connectivity to Gujarat ports in FY20 (by running time-tabled speedier operations, etc). Concor aims to consistently invest ~₹ 1000 crore annually, which has helped the company to shape up the business around MMLPs (83 in FY19). It is expected to contribute meaningfully in FY20. We maintain **BUY** with a target price of ₹ 600, assigning a P/E multiple of 22x to FY21E EPS of ₹ 27.3.





Particulars	
Particular	Amount
Market Capitalisation (₹ cr)	31,336.0
Total Debt (FY19P) (₹ cr)	70.0
Cash and equivalent (FY19P) (₹ cr)	233.4
EV (₹ Crore)	31,172.7
52 week H/L	569\433
Equity Capital (₹ Crore)	243.7
Face Value (₹)	5.0

#### Key Highlights

- Ind-AS 116 led accounting led to lower rail freight & other expenses and higher depreciation expense
- Coastal shipping expected to deliver ₹
  150 crore to topline and establish five
  centres for distribution logistics in
  FY19
- Capex expected to remain strong at ₹ 1000 crore for FY20 (₹ 658 crore spent in FY19)

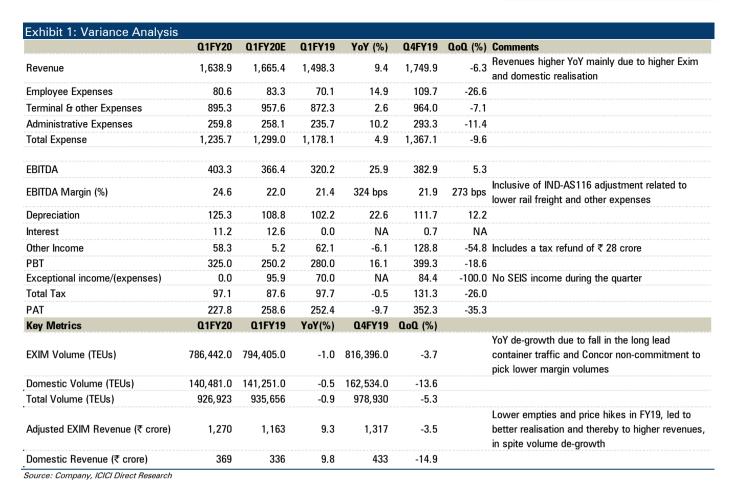
#### **Research Analyst**

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Key Financial Summary					
₹ crore	FY17	FY18	FY19	FY20E	FY21E
Net Sales	5979.7	6612.5	6956.1	7749.5	9139.9
EBITDA	1245.7	1488.7	1790.8	1983.9	2376.4
PAT	857.5	1109.5	1224.6	1199.3	1662.0
P/E (x)	36.5	28.2	25.6	26.1	18.9
P/B (x)	1.1	1.1	1.0	0.9	0.8
RoCE (%)	9.8	11.3	12.8	13.1	14.4
RoE (%)	9.5	10.7	11.4	10.3	13.0

Source: Company, ICICI Direct Research



				FY20E			FY21E		Comments
(₹ Crore)	FY18	FY19	Old	New %	Change	Old	New %	Change	
Revenue	6,612.5	6,956.1	8,055.4	7,749.5	-3.8	9,499.2	9,139.9	-3.8	Lowered mainly on account of continued weak sentiments in the export Import segment and lower Concor market share
EBITDA	1,488.7	1,790.8	2,062.2	1,983.9	-3.8	2,469.8	2,376.4	-3.8	
EBITDA Margin (%)	22.5	25.7	25.6	25.6	0 bps	26.0	26.0	0 bps	Margins unchanged as Concor remains uncommited in picking up lower margin business
PAT	998.9	1,174.6	1,143.1	1,146.8	0.3	1,696.5	1,606.8	-5.3	
EPS (₹)	18.2	20.1	19.6	19.7	0.4	28.7	27.3	-5.0	

Source: Company, ICICI Direct Research

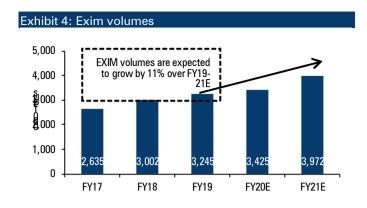
				Current		Earlier		Comments
	Unit	FY18	FY19	FY20E	FY21E	FY20E	FY21E	
Exim Volume	TEUs	3,001,948	3,245,259	3,424,540	3,972,466	3,602,237	4,178,595	Volumes lowered due to loss in market share by Concor (due to non-committal in picking up lower business)
Domestic Volume	TEUs	529,952	584,160	636,539	732,020	654,259	752,398	
Exim Realisation	₹/TEUs	15,303	15,600	16,154	16,569	16,005	16,410	Realisation expected to remain strong in FY20 an FY21 (price adjusted on April 1, 2019 for FY20)
Domestic Realisation	₹/TEUs	25,114	25,338	26,232	26,921	26,627	27,314	

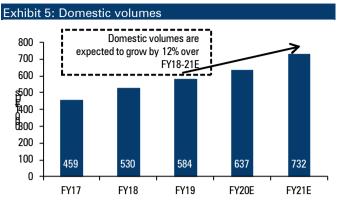
Source: ICICI Direct Research, Company

## Conference call highlights

- Overall empties for Q1FY20 came in at ₹ 48.9 crore (down 16% QoQ).
   For the Exim and domestic segment, it came in at ₹ 28 crore and ₹ 21 crore, respectively
- Concor's rail market share was 71% in JNPT, 46% in Mundra and 53% in Pipavav
- Q1FY20 port wise major revenue share JNPT: 32.7%; Mundra: 32.7; Pipayay: 8.3% and others: 26.3%
- The management maintained its expected FY20 target of 12% growth in revenue and PAT
- The company paid up its entire ₹ 700 crore working cap debt in May 31,
   2019 and ended Q1 with ~₹ 1000 crore cash & cash equivalent
- In order to attract more volumes, the company has done a 4% price adjustment before announcing the rate freeze to the customer, which reflected in Q1FY19 realisations
- On the DFC commissioning, the government has informed the management that the DFC connectivity to Mundra and Pipavav would be ready by current calendar year end
- The company ran 758 double stacked trains during the quarter vs. 839 trains in Q1FY19

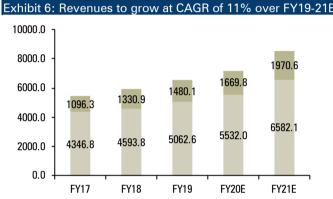
## **Key Metrics**

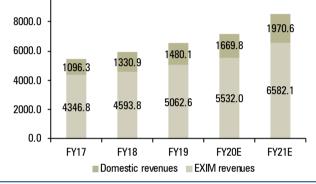


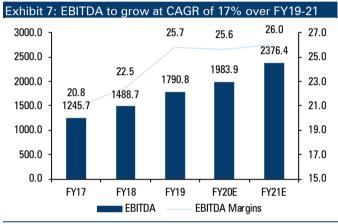


Source: ICICI Direct Research, Company

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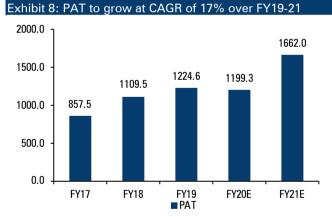


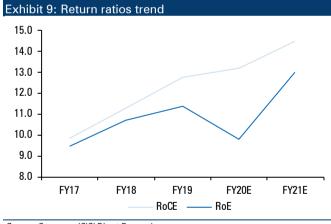




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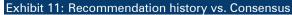


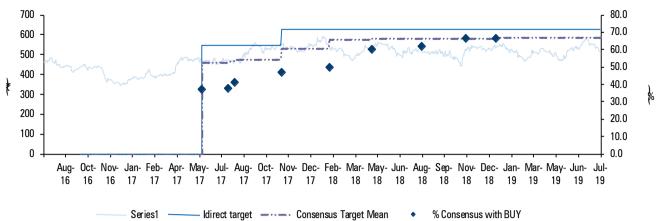
Source: Company, ICICI Direct Research

Source: Company, ICICI Direct Research

	Sales	Sales	EPS	EPS	PE	EV/EBITD	RoNW	RoCE
	(₹ cr) Gı	rowth (%)	(₹) Gro	owth (%)	(x)	(x)	(%)	(%)
FY17	5979.7	-4.8	14.1	-7.7	36.5	6.7	9.5	9.8
FY18	6612.5	10.6	18.2	29.4	28.2	5.4	10.7	11.3
FY19P	6956.1	5.2	20.1	10.4	25.6	5.9	11.4	12.8
FY20E	7749.5	11.4	19.7	-2.1	26.1	3.8	10.3	13.1
FY21E	9139.9	17.9	27.3	38.6	18.9	2.9	13.0	14.4

Source: Company, ICICI Direct Research





Source: ICICI Direct Research; Reuters

Rank	Investor Name	<b>Latest Filing Date</b>	% O/S	Position (m)	Change (m)
1	Government of India	30-Jun-19	0.55	333.9	0.0
2	LIC Mutual Fund Asset Management C	30-Jun-19	0.03	19.3	0.0
3	Life Insurance Corporation of India	31-Mar-19	0.03	19.3	-1.7
4	Matthews International Capital Manage	31-May-19	0.03	19.1	-0.1
5	Aberdeen Standard Investments (Asia)	30-Jun-19	0.03	15.9	0.0
6	ICICI Prudential Asset Management Co	30-Jun-19	0.02	11.6	0.0
7	Hermes Investment Management Ltd.	31-May-19	0.02	10.5	1.0
8	UTI Asset Management Co. Ltd.	30-Jun-19	0.01	8.0	-0.4
9	The Vanguard Group, Inc.	30-Jun-19	0.01	7.2	0.0
10	Kotak Mahindra Asset Management Co	30-Jun-19	0.01	7.1	0.4

Exhibit 13: Shareholding Pattern								
(in %)	Sep-18	Dec-18	Mar-19	Jun-19				
Promoter	54.8	54.8	54.8	54.8				
Public	45.2	45.2	45.2	45.2				

Source: ICICI Direct Research, Reuters, Company

Source: ICICI Direct Research, Reuters, Company

Exhibit 14: Recent Activity					
Buys			Sells		
Investor name	Value	Shares	Investor name	Value	Shares
APG Asset Management N.V.	9.16	1.21	Life Insurance Corporation of India	-12.65	-1.67
Hermes Investment Management Ltd.	7.99	1.05	Norges Bank Investment Management (NBIM)	-8.82	-1.12
DSP Investment Managers Pvt. Ltd.	4.53	0.55	UTI Asset Management Co. Ltd.	-3.49	-0.42
Kotak Mahindra Asset Management Company Ltd.	3.17	0.38	Eastspring Investments (Singapore) Limited	-2.73	-0.36
FIL Investment Management (Singapore) Ltd.	2.58	0.34	HDFC Asset Management Co., Ltd.	-2.41	-0.29

Source: ICICI Direct Research, Reuters

## Financial Summary

Exhibit 15: Profit & Loss	s Statemei	nt		₹ crore
(Year-end March)	FY18	FY19	FY20E	FY21E
Total operating Income	6,612.5	6,956.1	7,749.5	9,139.9
Growth (%)	10.6	5.2	11.4	17.9
Terminal/Other Service cha	4,541.9	4,561.0	5,114.7	6,032.4
Employee Cost	279.4	337.0	341.0	365.6
Administrative & other exp	302.5	267.3	310.0	365.6
Op. Expenditure	5,123.8	5,165.3	5,765.6	6,763.6
EBITDA	1,488.7	1,790.8	1,983.9	2,376.4
Growth (%)	19.5	20.3	10.8	19.8
Depreciation	420.0	452.3	497.1	567.1
EBIT	1,068.7	1,338.5	1,486.8	1,809.3
Interest	5.6	6.5	32.6	5.7
Other Income	286.8	317.0	116.7	397.5
PBT	1,349.9	1,649.0	1,570.9	2,201.1
Growth (%)	16.4	22.2	-4.7	40.1
Tax	351.0	474.4	424.1	594.3
Reported PAT	998.9	1,174.6	1,146.8	1,606.8
Growth (%)	20.3	17.6	-2.4	40.1
Share of Profit/Loss in JV	55.8	50.0	52.5	55.1
Adjusted PAT	1,109.5	1,224.6	1,199.3	1,662.0
EPS	18.2	20.1	19.7	27.3

Exhibit 16: Cash flow Sta	atement			₹ crore
(Year-end March)	FY18	FY19E	FY20E	FY21E
Profit after Tax	998.9	1,174.6	1,146.8	1,606.8
Add: Depreciation	420.0	452.3	497.1	567.1
Cash Profit	1,418.9	1,626.8	1,643.8	2,173.9
Increase/(Decrease) in CL	215.5	276.8	(140.9)	215.2
(Increase)/Decrease in CA	(262.4)	(3,367.8)	2,874.8	(83.8)
Others	(54.1)	-	-	-
CF from Operating Activities	1,317.8	(1,464.2)	4,377.7	2,305.3
Purchase of Fixed Assets	(803.9)	(969.4)	(1,000.0)	(1,000.0)
(Inc)/Dec in Investments	(45.3)	(45.9)	(58.6)	(61.5)
Others	298.4	192.1	(63.8)	(66.1)
CF from Investing Activities	(550.8)	(823.3)	(1,122.4)	(1,127.5)
Inc/(Dec) in Loan Funds	-	708.7	(682.5)	21.9
Inc/(Dec) in Sh. Cap. & Res.	(421.9)	(192.9)	(333.7)	(398.9)
Others	(59.0)	(27.3)	12.1	12.2
CF from financing activities	(480.9)	488.5	(1,004.1)	(364.8)
Change in cash Eq.	286.1	(1,799.0)	2,251.2	812.9
Op. Cash and cash Eq.	1,746.2	2,032.4	233.4	2,484.6
Cl. Cash and cash Eq.	2,032.4	233.4	2,484.6	3,297.5

Source: Company, ICICI Direct Research

Exhibit 17: Balance She	eet			₹ crore
(Year-end March)	FY18	FY19P	FY20E	FY21E
Source of Funds				
Equity Capital	243.7	304.7	304.7	304.7
Reserves & Surplus	9,104.5	10,025.3	10,838.3	12,046.2
Shareholder's Fund	9,348.2	10,329.9	11,142.9	12,350.9
Minority Interest	113.4	106.3	108.5	110.6
Loan Funds	62.0	70.0	87.5	109.4
Deferred Tax Liability	191.2	165.9	175.9	185.9
Provisions	82.0	87.1	87.1	87.1
Source of Funds	9,796.8	10,759.2	11,601.8	12,843.8
Application of Funds				
Gross Block	5,127.6	6,100.8	7,100.8	8,100.8
Less: Acc. Depreciation	1,120.0	1,572.3	2,069.3	2,636.4
Net Block	4,007.6	4,528.5	5,031.5	5,464.4
Capital WIP	691.8	626.3	657.7	690.5
Total Fixed Assets	4,699.4	5,154.9	5,689.1	6,154.9
Other Intangibles	11.7	7.9	7.9	7.9
Investments	1,176.8	1,231.6	1,296.2	1,364.3
Other Non-Current Assets	1,752.6	1,626.0	1,658.6	1,691.7
Inventories	27.8	23.6	31.8	37.6
Debtor	90.9	95.5	74.3	87.6
Cash & Bank balances	2,032.4	233.4	2,484.6	3,297.5
Loan & Advance, Other CA	1,068.9	4,427.4	1,559.5	1,617.7
Total Current assets	3,220.0	4,779.9	4,150.3	5,040.4
Current Liabilities	275.9	353.1	424.6	500.8
Other Current Liabilities	763.2	1,670.0	743.8	877.1
Provisions	24.6	18.1	31.8	37.6
Total CL and Provisions	1,063.7	2,041.2	1,200.2	1,415.5
Net Working Capital	2,156.3	2,738.8	2,950.0	3,624.9
Application of Funds Source: Company, ICICI Direct Res	9,796.8	10,759.1	11,601.8	12,843.8

Exhibit 18: Key Ratios				
(Year-end March)	FY18	FY19P	FY20E	FY21E
Per share data (₹)				
Book Value	479.5	529.8	571.5	633.5
Cash per share	83.4	7.7	81.6	108.2
EPS	18.2	20.1	19.7	27.3
Cash EPS	62.8	55.0	55.7	73.2
DPS	17.1	8.0	7.9	10.9
Profitability & Operating Ratios				
EBITDA Margin (%)	22.5	25.7	25.6	26.0
PAT Margin (%)	16.8	17.6	15.5	18.2
Fixed Asset Turnover (x)	1.4	1.3	1.4	1.5
Inventory Turnover (Days)	1.5	1.5	1.5	1.5
Debtor (Days)	4.0	3.5	3.5	3.5
Current Liabilities (Days)	15.2	18.5	20.0	20.0
Return Ratios (%)				
RoE	10.7	11.4	10.3	13.0
RoCE	11.3	12.8	13.1	14.4
RoIC	17.1	14.9	19.8	23.0
Valuation Ratios (x)				
P/E	28.2	25.6	26.1	18.9
Price to Book Value	1.1	1.0	0.9	0.8
EV/EBITDA	5.4	5.9	3.8	2.9
EV/Sales	1.2	1.5	1.0	0.7
Leverage & Solvency Ratios				
Debt to equity (x)	0.0	0.0	0.0	0.0
Interest Coverage (x)	NA	NA	NA	NA
Debt to EBITDA (x)	0.0	0.0	0.0	0.0
Current Ratio	3.0	2.3	3.5	3.6
Quick ratio	3.0	2.3	3.4	3.5
Source: Company, ICICI Direct Research	ch			

Source: Company, ICICI Direct Research

Source: Company, ICICI Direct Research

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Buy: >15%

Hold: -5% to 15%; Reduce: -15% to -5%;

Sell: <-15%



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