KNR Constructions (KNRCON)

CMP: ₹ 209 Targe

Target: ₹ 240 (15%) Target Period: 12-18 months

neseard

June 15, 2020

Covid-19 impacts execution...

KNR Constructions' (KNR) topline came in at ₹ 675.6 crore, down 5.6% YoY impacted by Covid-19. EBITDA came in at ₹ 146.9 crore, up 2% YoY with consequent margin higher at 21.7% (up 160 bps YoY) on account of higher proportion of revenues from HAM and high margin irrigation projects. PAT was at ₹ 67.2 crore (down 27% YoY) vs. expectations of ₹ 30.5 crore, with beat led by superior EBITDA. The decline in PAT on a YoY basis, was owing to higher depreciation (irrigation project led), higher interest (largely due to mobilisation advances) and lower tax in the base quarter.

Order book robust

KNR's order book was at ₹ 5,229.7 crore as of Q4FY20. Including the Palani HAM project and newly won irrigation orders, total backlog at ~₹ 7888 crore, provides strong revenue visibility of 2.5-3 years. Additionally, the company has bid for state highway annuity project in Tamil Nadu (~₹ 500 crore) and is looking to bid for five to six HAM projects in NHAI in FY21, whenever bidding opens. Consequently, the company is looking forward to incremental ~₹ 3000 crore order inflow in road segment, going ahead.

Covid-19 to impact execution in FY21

KNR indicated that it had faced issues both on labour as well as raw material (logistic based) on account of Covid-19. The company indicated that currently project sites are operating at 45-60% efficiency. It is likely that full efficiency could only be possible from Q3FY20, given the monsoon just after Q1. It also indicated that on the raw material front, both cement and steel has seen some price hike. It indicated that H1FY21 execution, therefore could be lower with margins also expected to be lower given the negative operating. It refrained from giving revenue guidance for FY21 (earlier: ₹ 2700 crore), given this uncertainty. However, it indicated that execution of irrigation project would have margins similar to FY20 levels in H2FY21.

To infuse ₹ 150 crore equity in HAM projects in FY21

KNR has already infused ~₹ 200 crore equity towards the HAM projects and remaining equity commitment is ₹ 388 crore. It has guided for ₹ 150 crore equity infusion towards HAM projects in FY21E. The equity commitment for FY21 is higher than earlier guidance as it has decided to upfront the equity investment through company end, rather than from Cube in FY21, given the higher cost of equity (interest rate to be paid to Cube for equity infusion before CoD). Cube's equity, in our view, is likely in FY22E.

Valuation & Outlook

At the CMP, KNR is trading at attractive valuations of 5.7x FY22E EV/EBITDA. Considering strong execution, best in class WC, monetisation of BOT/HAM assets, healthy balance sheet and strong return ratios, we maintain our **BUY** recommendation on the stock with an SoTP target price of ₹ 240/share.



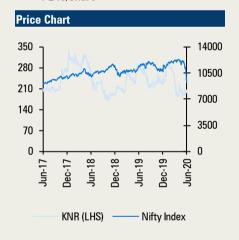
BUY

CICI direc

Particulars	
Particular	Amount (₹ crore)
Market Capitalization	2,940.6
Total Debt	214.1
Cash	33.1
EV	3,121.7
52 week H/L (₹)	311/ 171
Equity capital	28.1
Face value	2.0

Key Highlights

- Including Palani HAM project and newly won irrigation orders, total backlog at ~₹ 7888 crore, provides strong revenue visibility of 2.5-3 years
- Maintain BUY with target price of ₹ 240/share



Research Analyst

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Key Financial Summary						
₹ crore	FY18	FY19	FY20	FY21E	FY22E	CAGR FY20-22E
Net Sales	1,931.7	2,137.3	2,244.2	2,002.9	2,511.6	5.8%
EBITDA	386.1	427.0	487.1	369.7	501.3	1.5%
EBITDA Margin (%)	20.0	20.0	21.7	18.5	20.0	
PAT	272.1	263.3	225.2	140.5	234.2	2.0%
EPS (₹)	19.4	18.7	16.0	10.0	16.7	
P/E (x)	10.8	11.2	13.1	20.9	12.6	
EV/EBITDA (x)	8.1	7.4	6.4	8.1	5.7	
RoNW (%)	23.5	18.6	13.9	8.0	11.8	
RoCE (%)	20.5	19.0	19.0	11.6	16.3	

Exhibit 1: Variance ana	lysis						
Particulars	Q4FY20	Q4FY20E	Q4FY19	YoY (%)	Q3FY20	QoQ (%)	Comments
Total Operating Income	675.6	679.8	715.7	-5.6	557.9	21.1	Execution weakness was largely due to the impact of Covid-19
Other Income	7.3	15.0	15.1	-51.9	7.0	4.4	
Consumption of raw materials	220.0	183.9	193.0	14.0	175.2	25.6	
Employee benefit expenses	31.5	51.0	24.8	27.1	30.3	3.9	
Other Expenses	89.1	102.0	60.6	47.1	77.3	15.4	
EBITDA	146.9	105.0	144.1	1.9	124.4	18.1	
EBITDA Margin(%)	21.7	15.4	20.1	161 bps	22.3	-55 bps	
Depreciation	53.8	51.6	47.8	12.4	51.7	4.0	
Interest	14.5	19.1	7.5	93.1	14.2	2.2	
PBT	85.9	49.3	103.9	-17.3	65.5	31.2	
Taxes	18.7	18.7	9.2	103.2	18.6	NM	
PAT	67.2	30.5	92.2	-27.1	40.2	67.2	

Source: Company, ICICI Direct Research

Exhibit 2: Chang	e in estin	nates							
	FY19	FY20		FY21E			FY22E		Comments
(₹ Crore)			Old	New	% Change	Old New % Change		Change	
Revenue	2,137.3	2,244.2	2,425.0	2,002.9	-17.4	2,921.0	2,511.6	-14.0	Incorporate weak execution
EBITDA	427.0	487.1	436.7	369.7	-15.3	540.4	501.3	-7.2	
EBITDA Margin (%)	20.0	21.7	18.0	18.5	45 bps	18.5	20.0	146 bps	
PAT	263.3	225.2	210.3	140.5	-33.2	303.9	234.2	-22.9	
Diluted EPS (₹)	18.7	16.0	15.0	10.0	-33.2	21.6	16.7	-22.9	

Source: Company, ICICI Direct Research

Exhibit 3: Assu	ımptions						
			Current	Current	Earlier	Earlier	Comments
EPC	FY19	FY20	FY21E	FY22E	FY21E	FY22E	
Order Inflow	1,736	1,573	3,000	4,000	3,000	4,000	
Order Backlog	5,901	5,230	6,227	7,815	6,295	7,375	

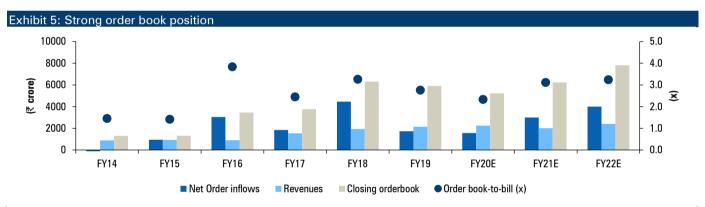
Conference call Highlights

- NHAI Ordering & Construction: The management informed that during FY20, NHAI has awarded projects worth 3211 km (vs. target of 4500 km but better than 2222 km awarded in FY19). In terms of construction, 3929 km of road was constructed vs. 3320 km in FY19. For FY21, NHAI is targeting awarding, construction of 4000 km, 4500 km, respectively. However, the management also said that over the past two months, ~20 tenders that were supposed to be awarded continue to be delayed
- Order book: KNR's order book was at ₹ 5,229.7 crore as of Q4FY20. This OB does not include Oddanchatram-Madathukulam (Palani) HAM project with EPC worth ₹ 640 crore. Furthermore, the company has received two irrigation projects worth ₹ 2309 crore from Irrigation & CAD Department, Government of Telangana in May, 2020. Including these orders, total backlog at ~₹ 7888 crore, provides strong revenue visibility of 2.5-3 years. Additionally, the company has bid for the state highway annuity project in Tamil Nadu (~₹ 500 crore) and is looking to bid for five to six HAM projects in NHAI in FY21, whenever bidding opens. Consequently, the company is looking forward for incremental ~₹ 3000 crore order inflow in the road segment, going ahead. It also indicated that given the payment issues and already won irrigation projects, it would not bid for any orders in the segment in FY21
- HAM projects: Execution is in full swing on four HAM projects whose appointed date (AD) has been received. The physical progress on these projects is: a) Trichy-Kallagam: 37.4%, b) Chittor-Mallavaram: 54.4%, c) Ramsanpalle-Mangloor: 43.7% and d) Magadi-Somwarpeth: 6.9%. The management has guided to complete first three projects in FY21E. For the Palani HAM project, it signed the concession agreement in December, 2019 and financial closure documents have been submitted on May 22, 2020. It expects to receive appointed date within next two months
- Equity requirement: KNR has already infused ~₹ 200 crore equity towards the HAM projects and remaining equity commitment is ₹ 388 crore. It has guided for ₹ 150 crore equity infusion towards HAM projects in FY21E. The equity commitment for FY21 is higher than earlier guidance as it has decided to upfront the equity investment through company end, rather than from Cube in FY21, given the higher cost of equity (interest rate to be paid to Cube for equity infusion before COD)
- Walayar BOT project monetisation: KNR, in January 2020, has entered into a share purchase agreement with Cube Highways to sell its 100% entire equity stake in KNR Walayar BOT project at an enterprise value of ₹ 529.3 crore (implies equity value of ₹ 390 crore and P/BV multiple of 0.98x). The company has received the lenders' approval and in principle NHAI approval and expects consummation of the deal by Q2FY21. The proceeds from the deal could be utilised towards retiring promoter debt worth ₹ 180 crore while the balance amount would be used as growth capital
- Debt & capex: KNR's standalone debt was at ₹ 214 crore as of Q4FY20 (including ₹ 180 crore promoter loans). The company guided for ~₹ 50-60 crore as maintenance capex and remaining for irrigation projects
- Working capital: Working capital days was at 53 days vs. 43 days in Q3FY20. The increase was mainly due to irrigation projects (receivables of ₹ 200 crore as on March, 2020 and further ₹ 300 crore in Q1 so far; likely to be received in 2 months) and from Tirumala HAM projects (₹ 200 crore) as the company has not yet drawn project debt on the same (will be drawn in Q2)

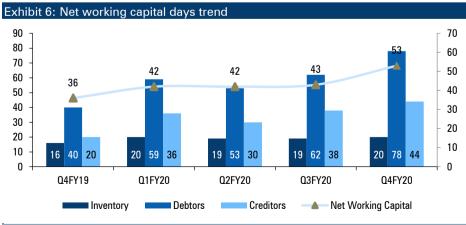
Company Analysis

Exhibit 4: Order book update Key Projects	(₹ crore)
Magadi to Somwarpeth Project (KSHIP HAM)	836
Ramsanpalle to Mangloor Project (HAM)	589
Chittor to Mallavarm Project (HAM)	549
Trichy to Kallagam Project (HAM)	477
Hubli – Hospet Section of NH – 63	246
Top five proejects	2697.8
Other Road projects	958.4
Irrigation projects	1573.5
Other projects	
Total	5229.7

Source: Company, ICICI Direct Research

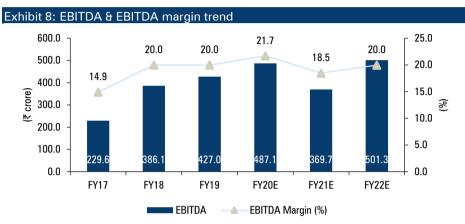


Source: Company, ICICI Direct Research

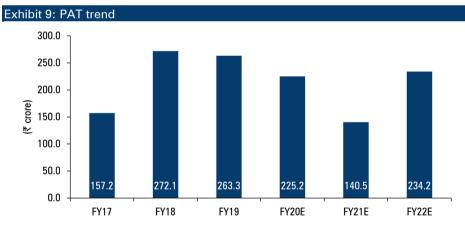




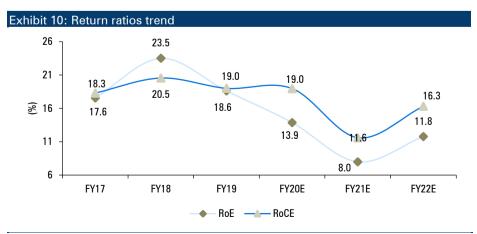
Source: Company, ICICI Direct Research



Source: Company, ICICI Direct Research



Source: Company, ICICI Direct Research



Valuation & Outlook

At the CMP, KNR is trading at attractive valuations of 5.7x FY22E EV/EBITDA The company is a focused road based EPC player that enjoys a strong execution track record with the reputation of completing projects on time/ahead of the schedule. KNR also enjoys best in class WC cycle with very healthy balance sheet and strong return ratio. KNR recently entered into a share purchase agreement with Cube Highways for monetisation of its Walayar BOT project at an EV of ₹ 529.3 crore, which gives us confidence on the company's focus on EPC projects.

Hence, we maintain our **BUY** recommendation on the stock with an SoTP based target price of ₹ 235/share. We value its core EPC business at ₹ 214/share (6x FY22E EV/EBITDA).

Exhibit 11: SoTP valuation			
	Value (₹ crore)	Per Share (₹)	Comment
EPC Business (A)	3008	214	6.0x FY22E EV/EBITDA
BOT toll Investment (B = C+D)	90	6	
Muzaffarpur tollway (D)	90	6	1x P/BV
HAM Projects Investment (E)	200	14	1x P/BV
Total Equity Investment (F=B+E)	290	21	
Less: Net Debt (G)	-54	-4	FY22E Net Debt
SoTP Value (A+F-G)	3352	238	
Rounded-off target price		240	

Financial summary

Exhibit 12: Profit and Ic	ss statem	nent		₹ crore
(₹ Crore)	FY19	FY20	FY21E	FY22E
Net Sales	2,137.3	2,244.2	2,002.9	2,511.6
Other operating income	-	-	-	-
Total Revenues	2,137.3	2,244.2	2,002.9	2,511.6
Raw Material Expense	643.2	753.3	640.9	803.7
Other Construction Exp.	744.9	601.7	630.9	753.5
Employee benefit expenses	92.9	125.2	114.2	143.2
Other Expenses	229.3	277.0	247.2	309.9
Total Operating Exp	1,710.3	1,757.2	1,633.2	2,010.3
EBITDA	427.0	487.1	369.7	501.3
Other Income	63.4	56.6	61.7	67.2
Interest	29.1	47.4	43.0	29.2
Depreciation	168.1	191.8	200.6	226.3
PBT	290.6	304.4	187.9	313.0
Total Tax	27.3	68.5	47.3	78.9
Reported PAT	263.3	235.9	140.5	234.2
Adjusted PAT	263.3	235.9	140.5	234.2
EPS (Diluted)	18.7	16.0	10.0	16.7

Source: Company, ICICI Direct Research

xhibit 13: Cash flow statem	ent			₹ crore
₹ crore	FY19	FY20	FY21E	FY22E
Profit before Tax	290.6	304.4	187.9	313.0
Depreciation	168.1	191.8	200.6	226.3
Interest Paid	29.1	47.4	43.0	29.2
Cash Flow before WC change	453.1	476.3	369.7	501.3
Net Increase in Current Assets	(168.5)	(350.5)	158.1	(268.5
Net Increase in Current Liabilities	17.9	286.7	(157.4)	181.9
Net CF from Operating Activit	254.1	338.2	323.1	335.8
(Purchase)/Sale of Fixed Assets	(203.4)	(198.7)	(100.0)	(250.0
Purchase of Investment	(108.3)	(70.2)	(141.1)	20.3
Interest Income	(4.5)	(56.6)	(61.7)	(67.2
Net CF from Investing Activiti	(285.4)	(212.3)	(179.5)	(162.5
Proceeds from share capital	-	-	-	-
Interest Paid	29.1	47.4	43.0	29.2
Net CF from Financing Activit	7.2	(105.9)	(45.8)	(160.2
Net Cash flow	(24.1)	20.1	97.8	13.1
Opening Cash/ Cash Equivalent	37.1	13.0	33.1	130.9
Closing Cash/ Cash Equivalen	13.0	33.1	130.9	144.0

Source: Company, ICICI Direct Research

xhibit 14: Balance sh	eet			₹ croi
(₹ Crore)	FY19	FY20	FY21E	FY22E
Liabilities				
Share Capital	28.1	28.1	28.1	28.1
Reserves & Surplus	1,386.1	1,595.8	1,733.5	1,960.6
Networth	1,414.2	1,623.9	1,761.6	1,988.7
Secured Loan	33.6	33.7	59.5	129.5
Unsecured Loan	230.6	180.5	154.6	(39.4
Total Debt	264.1	214.1	214.1	90.1
Deferred Tax Liability	-	-	-	-
Total Liabilities	1,696	1,856	1,992	2,098
Assets				
Gross Block	1,012.4	1,211.1	1,311.1	1,561.1
Net Block	371.1	377.9	277.4	301.1
Capital WIP	0.0	10.2	10.2	10.2
Non-current Investments	683.0	755.7	896.9	876.6
Current Assets				
Inventories	95.0	123.2	109.7	137.6
Sundry Debtors	234.4	476.1	411.6	481.7
Loans and Advances	9.1	6.9	6.6	7.3
Other Current Assets	533.9	635.2	548.7	688.1
Cash	13.0	33.1	130.9	144.0
Total Current Assets	872.3	1,241.4	1,076.7	1,314.7
Creditors	223.6	251.1	224.1	281.0
Provisions	11.8	17.3	15.5	19.4
Other Current Liabilities	338.4	593.7	466.4	584.9
Other Long Term Liabilities	13.3	11.6	10.4	13.0
Total Current Liabilities	573.8	862.2	706.0	885.3
Net Current Assets	331.1	433.2	522.5	594.3
Total Assets	1,696	1,856	1,992	2,098

Source: Company, ICICI Direct Research

Exhibit 15: Key ratios				
(Year-end March)	FY19	FY20	FY21E	FY22E
Per Share Data				
EPS (Fully Diluted)	18.7	16.0	10.0	16.7
Cash EPS	30.7	29.7	24.3	32.8
BV	100.6	115.5	125.3	141.4
-				
Operating Ratios				
EBITDA / Net Sales	20.0	21.7	18.5	20.0
PAT / Net Sales	12.3	10.0	7.0	9.3
Inventory Days	16	20	20	20
Debtor Days	40	77	75	70
Creditor Days	38	41	41	41
Return Ratios				
RoE	18.6	13.9	8.0	11.8
RoCE	19.0	19.0	11.6	16.3
RolC	26.5	28.6	18.2	26.4
Valuation Ratios				
EV / EBITDA	7.4	6.4	8.1	5.7
P/E	11.2	13.1	20.9	12.6
EV / Net Sales	1.5	1.4	1.5	1.1
Market Cap / Sales	1.4	1.3	1.5	1.2
Price to Book Value	2.1	1.8	1.7	1.5
Turnover Ratios				
Asset turnover	1.3	1.2	1.0	1.2
Gross Block Turnover	2.1	1.9	1.5	1.6
Solvency Ratios				
Debt / Equity	0.2	0.1	0.1	0.0
Current Ratio	1.5	1.4	1.5	1.5
Debt / EBITDA	0.6	0.4	0.6	0.2
Quick Ratio	1.4	1.3	1.4	1.3

Exhibit 16: ICICI Direct coverage universe (Roads & Construction)																			
Sector / Company	CMP		ı	VI Cap	EP	S (₹)		P	/E (x)		/EBIT	DA (x)		P	P/B (x)		R	oE (%)	
	(₹) I	ГР(₹)	Rating	(₹ Cr)	FY19 I	Y20E	FY21E	FY19	FY20E	FY21E	FY19	FY20E	FY21E	FY19	FY20E	FY21E	FY19	FY20E	FY21E
KNR Constructions (KNRCON	209	240	Buy	2,615	18.7	16.0	10.0	11.2	13.1	20.9	7.4	6.4	8.1	2.1	1.8	1.7	18.6	13.9	8.0
PNC Infratech (PNCINF)	126	125	Buy	2,868	11.9	15.9	12.7	10.6	7.9	9.9	6.4	4.4	5.0	1.4	1.2	1.0	14.4	16.4	11.7
Ashoka Buildcon (ASHBUI)	56	UR	UR	1,628	-1.4	-1.5	0.0	NA	NA	NA	5.0	5.0	4.3	5.7	6.6	6.6	6.9	-17.1	0.3
NCC (NAGCON)	30	27	Hold	1,573	9.4	6.3	3.1	3.1	4.7	9.5	2.3	3.1	3.8	0.1	0.2	0.2	11.9	7.5	3.5

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Buy: >15%

Hold: -5% to 15%;

Reduce: -15% to -5%;

Sell: <-15%



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