Inox Leisure (INOX)

CMP: ₹ 316 Target: ₹ 365 (16%)

Target Period: 12 months

nths BUY

August 4, 2021

Post reopening line-up to drive recovery...

About the stock: Inox Leisure is the second largest player in terms of multiplex screen count in India. Currently, the company operates 648 screens in 153 cinemas in 69 cities in India with an aggregate seating capacity of \sim 1.47 lakhs seats.

It is the only multiplex, which enjoys a net debt free balance sheet

Q1FY22 Results: Inox reported weak Q1FY22 results as expected.

- Reported revenue was ₹ 22.3 crore (75% QoQ de-growth). The company reported box office revenue of ₹ 12 crore while F&B revenue was ₹ 6 crore
- EBITDA loss (without impact of Ind-AS116) came in at ~₹ 107 crore. On a reported basis, EBITDA loss was ₹ 51.6 crore
- Inox recognised ₹ 22.6 crore as rent concessions. Subsequently, the company reported net loss (without impact of Ind AS116) at ₹ 101 crore. On a reported basis, net loss was at ₹ 122.3 crore

What should investors do? Inox' share price has grown by ~18% over the past five years (from ~₹ 267 in August 2016 to ~₹ 316 levels in August 2021).

We upgrade the stock from HOLD to BUY rating

Target Price and Valuation: We value lnox at ₹ 365 i.e. 10.5x FY23E EV/EBITDA

Key triggers for future price performance:

- Reopening of theatres post the lockdown, which should drive releases and subsequent in recovery in footfalls/revenues
- Release of big budget Hindi movies from festive season onwards
- Consolidation (10-15% single screens may be shut permanently), which will drive increased market share of multiplexes

Alternate Stock Idea: Apart from Inox Leisure, we like PVR in the multiplex space.

- A play on reopening and improving market share of multiplexes
- BUY with a target price of ₹ 1610



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Particulars	
Particulars	Amount
Market Capitalization (₹ Crore)	3,860.4
Total Debt (FY21) (₹ Crore)	104.0
Cash (FY21) (₹ Crore)	77.4
EV (₹ Crore)	3,956.2
52 week H/L	359/ 228
Equity Capital (₹ crore)	112.5
Face value	10.0

Shareholding pattern								
	Sep-20	Dec-20	Mar-21	Jun-21				
Promoters	51.9	47.4	47.4	43.6				
DII	20.6	21.8	20.4	23.1				
Flls	10.9	12.3	15.9	16.4				
Other	16.7	18.6	16.3	16.8				



Key risks

Key Risk: (i) Sustained smaller window between OTT and cinema release, (ii) Longer than expected tail of pandemic

Research Analyst

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Key Financial Summary							
(Year-end March)	FY19	FY20	FY21E	5 yr CAGR (FY16-21)	FY22E	FY23E	3 yr CAGR (FY20-23E)
Total Operating Income (₹ crore)	1,692.2	1,897.4	105.9	(38.0)	905.8	2,078.1	3.1
EBITDA (₹ crore)	308.3	596.8	(172.3)	PL	108.2	722.6	6.6
Net Profit (₹ crore)	133.5	15.0	(337.7)	PL	(319.9)	108.0	93.2
EPS (₹)	13.0	1.5	(30.0)		(26.1)	8.8	
P/E (x)	24.2	216.1	(10.5)		(12.1)	35.8	
Price / Book (x)	3.4	5.2	5.6		6.6	5.8	
EV/EBITDA (x)	12.8	11.1	(38.4)		59.7	9.0	
RoCE (%)	19.6	9.9	(11.7)		(5.5)	11.2	
RoE (%)	14.2	2.4	(62.5)		(57.7)	16.3	

Key performance highlight and outlook

Second wave halts recovery

Given the second wave, all screens have shut down since mid. April. 2021 second/third week. However, they are reopening in a staggered manner from the current week onwards. Total 13 states and one union territory totalling 459 screens have allowed multiplexes to open, largely with 50% occupancy. The company, as on date, has already opened 201 screens. While the first few weeks will have a majority of Hollywood content, the first major Bollywood release Bellbottom is likely on August 19. The company expects Bellbottom to release notwithstanding Maharashtra multiplexes still being shut (contributes 20-22% to Hindi collection). The management expects big budget Hindi releases to begin as the screens open. We expect the new releases ramp up from end of September, H2FY22 onwards led by festive season. We bake in 24 screens addition in FY22E (only the ones that are near ready) and 70 screens addition in FY23E. Consequently, we build in footfall growth of 1.2% CAGR in FY20-23E to 68.4 million coupled with 1.7% CAGR in ATP to lead to 2.8% FY20-23E CAGR in net box office revenues to ₹ 1199 crore. F&B revenue CAGR is estimated at 5.2% over FY20-23E leading to a total of ₹ 579 crore. Ad revenue is expected to take longer to recover. We expect ad revenue of ₹ 180 crore in FY23E (similar to FY20). We expect strong recovery from H2FY22 and expect FY23 to witness all variables back to pre-Covid levels.

Rent negotiations done with 65% properties; liquidity strong

The company indicated that they have again started discussions for concession/waiver since the last discussions were valid for FY21 only. They have negotiated rent and CAM in 65% of the properties and balance properties are under discussion. Inox recognised the amount of ₹ 22.6 crore towards rent concession. The company raised ₹ 300 crore through QIP in Q1FY22. Consequently, they have gross liquidity of \sim ₹ 400 crore, including undrawn limits of ₹ 120 crore, which should help in combating cash burn. Gross debt is ₹ 117 crore as on July, 2021 end and the company is net debt free.

Other highlights

- Confident of sharp recovery: The management remained confident of a sharper recovery post the second wave and termed the shorter window/higher sharing revenues with producers as temporary phenomenon, which should revert back.
- KPI: In Q1FY22, ATP was at ₹ 173, up 0.6% QoQ, while SPH was at ₹ 78, flattish QoQ. Footfall was at 0.8 mn
- Screen opening: The company opened five screens in April, 2021. It has 44 more upcoming screens lined up for remainder of FY22. Out of this, 19 screens are a carried-forward from FY20 pipeline. Also, ~90% of the work is completed on these screens and would need additional capex of ~₹ 8-10 crore. Opening of the remaining 25 screens will be decided by the company once the situation normalises and would require capex of ~₹ 65 crore

Considering the prevailing Covid-19 second wave, we believe cinemas will see a normalised scenario only from H2FY22 onwards. Long term benefit of some single screen closure is also possible (management expects ~8-10% of the overall screen base of 8600-8700 screen to shut down due to Covid pain). We upgrade to **BUY** as we believe that a recovery with increased vaccination push will be sharp. We assign FY23E EV/EBITDA multiple of 10.5x with a target price of ₹ 365/share.

Exhibit 1: Peer Comparison																			
Sector /	CMP	TD / 3 \	Doting	M Cap (₹	EPS	(₹)		P/E	(x)		EV/EBIT	DA (x)		RoCE	(%)		RoE	(%)	
Company	(₹)	TP (₹)	Rating	cr)	FY21	FY22E	FY23E	FY21	FY22E	FY23E	FY21	FY22E	FY23E	FY21	FY22E	FY23E	FY21	FY22E	FY23E
Inox Leisure	316	365	Buy	3,860	-30.0	-26.1	8.8	NM	NM	35.8	-38.4	59.7	9.0	-11.7	-5.5	11.2	-62.5	-57.7	16.3
PVR	1,366	1,610	Buy	8,303	-123.1	-60.3	33.7	NM	NM	40.5	-37.5	27.9	9.6	-6.3	-0.8	27.1	-40.8	-25.2	12.5

Exhibit 2: Variance							
	Q1FY22	Q1FY22E	Q1FY21	Q4FY21	YoY (%)	QoQ (%)	Comments
Revenue	22.3	22.6	0.3	90.4	8,824.0	-75.3	Second wave led to multiplex closure and thus depressed
TICVCIIUC	22.0	22.0	0.0	30.4	0,024.0	-75.0	revenues
Other Income	3.2	6.0	2.7	28.6	17.3	-88.9	***************************************
Faralassas Faranasas	24.0	25.0	24.3	25.9	1.3	F 1	
Employee Expenses	24.6	25.9				-5.1	
Exhibition Cost	5.8	5.1	0.0	23.5	NA	-75.3	
Cost of F&B	1.4	1.6	0.0	6.8	NA	-79.4	
Rent	0.0	29.8	0.0	0.0	NA	NA	
Other Expenses	42.1	45.0	11.8	74.3	255.9	-43.3	
EBITDA	-51.6	-84.8	-35.9	-40.1	43.9	28.8	
EBITDA Margin (%)	NM	NM	-14,352.0	-44	NM	NM	
Depreciation	72.9	70.1	70.8	70.1	3.0	4.0	
Interest	64.5	59.8	63.3	61.7	1.8	4.4	
Exceptional Items	-22.6	0.0	-69.3	-22.3	NA	NA	Company recognised the amount of ₹ 22.6 crore towards rent concession
Total Tax	-40.9	-52.5	-24.3	-27.4	68.3	49.4	
PAT	-122.3	-156.2	-73.6	-93.7	66.0	30.5	
Key Metrics							
Footfalls	0.8	0.8	0.0	3.4	NA	-75.7	
Occupancy	1.4	1.3	0.0	10.2	NA	-86.6	
SPH	78.0	80.0	0.0	78.0	NA	0.0	
ATP	173.0	175.0	0.0	172.0	NA	0.6	

Source: Company, ICICI Direct Research

		FY22E			FY23E		
(₹ Crore)	Old	New	% Change	Old	New	% Change	
Revenue	1,258.2	905.8	-28.0	2,008.8	2,078.1	3.4	Realign estimates
EBITDA	248.8	108.2	-56.5	653.9	722.6	10.5	
EBITDA Margin (%)	19.8	11.9	-783 bps	32.6	34.8	222 bps	
PAT	-235.7	-319.9	NA	47.2	108.0	128.8	
EPS (₹)	-21.0	-26.1		4.2	8.8		

Source: Company, ICICI Direct Research

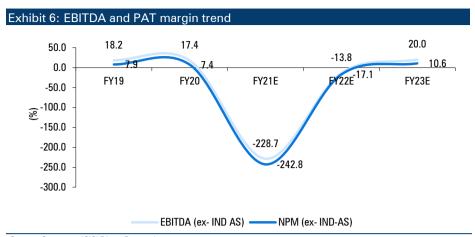
Exhibit 4: Change	in estimates	(ex- IND A	AS 116)			
		FY22E			FY23E	
(₹ Crore)	Old	New	% Change	Old	New	% Change
Revenue	1,258.2	905.8	-28.0	2,008.8	2,078.1	3.4
EBITDA	-8.8	-125.3	1,324.4	338.2	416.1	23.0
EBITDA Margin (%)	-0.7	-13.8	-1314 bps	16.8	20.0	319 bps
PAT	-86.8	-155.3	NA	167.3	221.1	32.1
EPS (₹)	-7.7	-12.7	NA	14.9	18.1	

Source: Company, ICICI Direct Research

Exhibit 5: Assumpt	ions						
				Current			Earlier
	FY19	FY20	FY21E	FY22E	FY23E	FY22E	FY23E
Footfalls (mn)	63	66	4	31	68	43	66
Occupancy (%)	28.4	28.2	4.5	12.8	26.4	17.2	25.4
SPH (₹)	74	80	77	84	90	91	88
ATP (₹)	197	200	170	199	210	208	213



Financial story in charts



Source: Company, ICICI Direct Research

(Year-end March)	FY20	FY21	FY22E	FY23E
Total operating Income	1,897.4	105.9	905.8	2,078.1
Growth (%)	12.1	-94.4	755.1	129.4
Employee Expenses	142.1	86.7	115.3	141.1
Exhibition Cost	496.5	26.4	240.4	539.7
Cost of F&B	126.2	7.9	67.8	162.0
Rent	368.0	70.0	325.6	439.2
Other Expenses	434.2	157.2	282.1	380.0
Total Operating Expenditure	1,567.0	348.2	1,031.1	1,662.0
EBITDA	330.5	-242.3	-125.3	416.1
Margin (%)	17.4	-228.7	-13.8	20.0
Depreciation	108.1	113.0	117.8	120.5
Interest	11.7	17.0	16.0	24.0
Other Income	17.1	42.3	21.2	24.0
Exceptional Items	0.0	4.0	-22.6	0.0
PBT	227.7	-339.0	-215.3	295.5
Total Tax	86.7	-81.8	-60.0	74.5
PAT	141.0	-257.2	-155.3	221.1
Adjusted PAT	141.0	-257.2	-155.3	221.1
Growth (%)	3.0	-282.4	-39.6	-242.3
Adj EPS (₹)	13.7	-22.9	-12.7	18.1

Source: Company, ICICI Direct Research

Exhibit 8: KPI				
(Year-end March)	FY20	FY21E	FY22E	FY23E
Box office Revenues	1,104	55	522	1,199
YoY	13%	-95%	850%	130%
F&B	497	27	247	579
YoY	14%	-95%	806%	134%
Ad	179	3	80 🔽	180
YoY	1%	-99%	2949%	125%
Others	117	21	57	120
Footfalls (mn)	66	4	31	68
	5%	-94%	704%	118%
Screens	626	643	667	737
Net Debt	78	(10)	(56)	(163)
RoCE (post tax)	19.4	(17.0)	(2.7)	31.7
RoE	12.8	(30.3)	(22.4)	24.2

Financial summary

Exhibit 9: Profit and los	ss stateme	ent		₹ crore
(Year-end March)	FY20	FY21	FY22E	FY23E
Total operating Income	1,897.4	105.9	905.8	2,078.1
Growth (%)	12.1	-94.4	755.1	129.4
Employee Expenses	142.1	86.7	115.3	141.1
Exhibition Cost	496.5	26.4	240.4	539.7
Cost of F&B	126.2	7.9	67.8	162.0
Rent	101.6	0.0	92.0	132.6
Other Expenses	434.2	157.2	282.1	380.0
Total Operating Expenditure	1,300.6	278.2	797.6	1,355.4
EBITDA	596.8	-172.3	108.2	722.6
Growth (%)	93.6	-128.9	-162.8	567.8
Depreciation	264.2	283.2	319.9	336.8
Interest	221.3	251.1	258.9	265.5
Other Income	17.1	42.3	21.2	24.0
Exceptional Items	0.0	-217.9	-22.6	0.0
PBT	128.6	-446.4	-426.8	144.3
Total Tax	113.6	-108.7	-106.9	36.3
PAT	15.0	-337.7	-319.9	108.0
Adjusted PAT	15.0	-395.4	-139.2	-148.1
Growth (%)	-89.1	NM	NM	NM
Adj EPS (₹)	1.5	-35.2	-27.5	8.8

Source:	Company	ICICI Direct	Pocoarch
<i>Source:</i>	Company,	icici direci .	nesearcii

Exhibit 10: Cash flow state		EV24	EVOOE	₹ crc
(Year-end March)	FY20	FY21	FY22E	FY2
PAT	15.0	-337.7	-319.9	10
Add: Depreciation	264.2	283.2	319.9	33
Add: Interest Paid	221.3	251.1	258.9	26
(Inc)/dec in Current Assets	-8.5	61.2	-18.6	-6
Inc/(dec) in CL and Provisions	-22.5	-54.4	-34.7	10
CF from operating activities	469.4	203.5	205.7	75
(Inc)/dec in Investments	-0.4	0.6	0.0	
(Inc)/dec in Fixed Assets	-208.6	-47.8	-50.0	-28
Others	300.8	-167.2	-121.9	-6
CF from investing activities	91.8	(214.4)	(171.9)	(34
Issue/(Buy back) of Equity	0.0	9.8	9.8	
Inc/(dec) in loan funds	48.0	-54.0	63.0	-5
Less: Interest Paid	221.3	251.1	258.9	26
Others	-799.4	-163.3	-256.7	-56
CF from financing activities	(530.2)	43.6	74.9	(34
Net Cash flow	31.1	32.7	108.8	5
Opening Cash	13.6	44.7	77.3	18
Closing Cash	44.7	77.3	186.1	24

Source: Company, ICICI Direct Research

Exhibit 11: Balance sh	eet			₹ crore
(Year-end March)	FY20	FY21	FY22E	FY23E
Liabilities				
Equity Capital	102.7	112.5	122.3	122.3
Reserve and Surplus	551.9	520.5	461.5	540.1
Interest in benefit trust	(32.7)	-	-	-
Total Shareholders funds	621.9	632.9	583.9	662.5
Total Debt	158.0	104.0	167.0	117.0
Others	2,738.5	2,804.7	2,684.6	2,866.7
Total Liabilities	3,518.4	3,541.6	3,435.4	3,646.1
Assets				
Total Fixed Assets	1,086.7	1,021.5	953.7	1,113.2
Investments	1.2	0.5	0.5	0.5
Rights of Use Assets	2,141.8	2,116.4	1,916.0	1,949.8
Debtors	62.8	4.3	24.8	68.3
Inventory	13.7	10.3	11.7	13.5
Loans and Advances	110.5	105.1	105.5	121.0
Other Current Assets	43.3	49.3	45.5	52.2
Cash	44.7	77.4	186.1	243.5
Total Current Assets	274.9	246.3	373.6	498.4
Total Current Liabilities	297.0	242.6	208.0	315.4
Net Current Assets	-22.1	3.7	165.7	183.0
Other Non Current Assets	310.9	399.5	399.5	399.5
Application of Funds	3,518.4	3,541.6	3,435.4	3,646.1

Source: Company, ICICI Direct Research

Exhibit 12: Key ratios			₹ (crore
(Year-end March)	FY20	FY21	FY22E	FY23E
Per share data (₹)				
EPS	1.5	-30.0	-26.1	8.8
Adj EPS	1.5	-35.2	-27.5	8.8
BV	60.6	56.3	47.7	54.2
DPS	1.2	0.0	2.4	2.4
Cash Per Share	4.4	6.9	15.2	19.9
Operating Ratios (%)				
EBITDA Margin	31.5	-162.6	11.9	34.8
PBT / Net Sales	17.5	-430.0	-23.4	18.6
PAT Margin	0.8	-373.3	-37.2	5.2
Inventory days	2.6	35.6	4.7	2.4
Debtor days	12.1	14.8	10.0	12.0
Creditor days	24.9	363.1	25.0	25.0
Return Ratios (%)				
RoE	2.4	-62.5	-57.7	16.3
RoCE	9.9	-11.7	-5.5	11.2
RoIC	31.2	-45.9	-21.5	34.4
Valuation Ratios (x)				
P/E	216.1	-10.5	-12.1	35.8
EV / EBITDA	11.1	-38.4	59.7	9.0
EV / Net Sales	3.5	62.5	7.1	3.1
Market Cap / Sales	2.0	36.4	4.3	1.9
Price to Book Value	5.2	5.6	6.6	5.8
Solvency Ratios				
Debt/EBITDA	0.3	-0.6	1.5	0.2
Net Debt / Equity	0.3	0.2	0.3	0.2
Current Ratio	1.4	1.2	1.9	1.3
Quick Ratio	1.3	1.1	1.8	1.3

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Reduce: -15% to -5%;

Sell: <-15%



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