Equity Research

April 27, 2022 BSE Sensex: 57357

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Q4FY22 result and TP change

Logistics

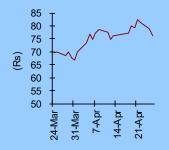
Target price: Rs102

Target price revision Rs102 from Rs83

Shareholding pattern

	Mar
<u></u>	'22
Promoters	32.1
Institutional	
investors	52.2
MFs and other	27.3
Banks & Fls	1.1
Insurance	4.0
FIIs	19.8
Others	15.7
Source: BSE	

Price chart



Research Analysts:

Abhijit Mitra
abhijit.mitra@icicisecurities.com
+91 22 6807 7289
Mohit Lohia
mohit.lohia@icicisecurities.com
+91 22 6807 7510
Pritish Urumkar
Pritish.urumkar@icicisecurities.com
+91 22 6807 7314

INDIA



Gateway Distriparks

BUY Maintain

Gains market share in EXIM rail container volumes Rs76

Gateway Distriparks (GDL) continued to impress with an industry leading rail container volume growth (16% YoY growth for Q4FY22; 34% YoY growth for FY22). GDL has been gaining significant market share in the NCR despite heightened competition quarter after quarter, without compromising on realisation or EBITDA/te. Even adjusting for Rs120mn of compensation received on land parcel sales adjacent to Garhi Harsaru, rail EBITDA/teu was ~Rs9,000 for the quarter; management expects the same to be maintained over FY23E. Market share of GDL in the NCR has crossed ~15% (up > 300bps YoY) despite significant competitive intensity (~ 15 ICDs in NCR). Market share in Ludhiana is maintained despite ~8 ICDs operating in the region. Management expects to pass on the cost impact on account of Indian Railways removing 5% rebate over haulage of loaded containers and 25% rebate over haulage of empty containers. We maintain BUY with a revised target price of Rs102/share (Rs 83/share earlier).

- ▶ GDL achieved EXIM volume increase of ~19% YoY in Q4FY22 while rail and port EXIM container volumes have increased by 2-5%. FY22 has also seen substantial market share gains for GDL management highlighted that port volumes increased by 8-9%, NCR ICD volumes were up 15%, while Gateway NCR volumes grew 32%. Similarly, for Ludhiana, GDL ICD volumes have outpaced market growth. This is despite increasing competitive intensity in the Ludhiana region and already heightened competition in the NCR market. With two new rail terminals coming up in the NCR, management expects mid-teens volume growth in the rail container volumes as against industry growth rate of 10-11%.
- ▶ Management is confident of passing on the cost impact on account of removal of Indian Railway rebates. IR, effective 1st May'22, has removed the 5% discount on haulage of loaded containers and effective 1st Sep'22 has removed the 25% discount on haulage of empty customers. Despite significant market share gains in NCR market and management assessment of increasing competitive intensity in the Ludhiana market in FY23E, GDL seems confident of passing on the cost increases. From the commentary, its become clear that GDL is one of the key beneficiaries of assured transit time scheme started by IR with transit time of 36 hours to JNPT, 48 hours to Mundra and 52 hours to Pipavav from Garhi terminal. Management is confident that GDL will continue to see the benefit of having the lowest transit time performance from the NCR, and hence, doesn't see any need to engage in pricing competition with peers.
- ▶ Maintain BUY with a revised target price of Rs102/share. GDL initiated a cooperate structure reorganization during FY21 (reverse merger of parent GDL into Gateway rail freight, the rail subsidiary and relisting of GRFL as GDL). Revised target price of Rs102/share corresponds to erstwhile GDL price of Rs 408 (based on the share swap ratio of the reverse merger).

Market Cap	Rs38.1bn/US\$498mn	Year to Mar	FY21	FY22	FY23E	FY24E
Bloomberg	GRFL IN	Revenue (Rs mn)	11,794	13,736	14,732	16,678
Shares Outstanding (m	n) 499.6	EBITDA(Rs mn)	3,130	3,685	3,928	4,432
52-week Range (Rs)	82/67	Net Income (Rs mn)	945	2,238	1,839	2,312
Free Float (%)	67.9	EPS (Rs)	1.9	3.5	3.7	4.6
FII (%)	19.8	P/E (x)	41.8	17.6	21.5	17.1
Daily Volume (US\$'000) NA	CEPS (Rs)	4.5	7.0	6.4	7.5
Absolute Return 3m (%) 12.8	EV/E (x)	14.7	12.0	10.9	9.2
Absolute Return 12m (9	%) NA	Dividend Yield	1.3	1.6	1.6	1.6
Sensex Return 3m (%)	(0.7)	RoCE (%)	8.5	11.8	11.9	13.4
Sensex Return 12m (%) 19.8	RoE (%)	6.4	13.7	10.5	12.1

Table 1: Q4FY22 consolidated result review

					% Chg
(Rs mn)	Q4FY22	Q4FY21	% Chg YoY	Q3FY22	QoQ
Net Revenue	3,591	3,503	2.5	3,493	2.8
Total Expense	2,642	2,550	3.6	2,558	3.3
EBITDA	949	953	(0.4)	935	1.5
Rail	936	772	21.2	769	21.7
CFS	174	224	(22.3)	171	1.8
Depreciation	288	322	(10.3)	334	(13.7)
EBIT	661	631	4.7	600	10.0
Other Income	180	29	528.4	68	165.7
Interest	162	173	(6.6)	161	0.6
PBT	678	486	39.5	507	33.8
Exceptional items	-	-		-	
Tax	(174.3)	22	(899.8)	31	(656.4)
PAT	852	464	83.5	479	77.8

Source: Company data, I-Sec research

Table 2: Q4FY22 result review – key segment details

	Q4FY22	Q4FY21	% Chg YoY	Q3FY22	% Chg QoQ	FY22	FY21	% Chg YoY
CFS								_
Volumes (teu)	87,487	92,851	(5.8)	95,449	(8.3)	373,906	320,012	16.8
Sales	839	956	(12.2)	883	(5.0)	3,441	3,635	(5.3)
Realisation/teu	9,590	10,296	(6.9)	9,251	3.7	9,200	11,000	(16.4)
EBITDA	174	224	(22.3)	171	1.8	663	1,010	(34.4)
EBITDA/teu	1,989	2,412	(17.6)	1,792	11.0	1,773	3,156	(43.8)
Rail								
Volumes (teu)	90,385	77,772	16.2	85,255	6.0	333,270	248,504	34.1
Sales	2,751	2,546	8.1	2,610	5.4	10,295	8,159	26.2
Realisation/teu	30,448	32,737	(7.0)	30,614	(0.5)	33,000	32,800	0.6
EBITDA	936	772	21.2	769	21.7	3,161	2,215	42.7
EBITDA/teu	10,356	9,926	4.3	9,020	14.8	9,485	8,913	6.4
Snowman Logistics								
Sales	766	641	19.5	734	4.4	2,862	2,371	20.7
Warehousing	449	389	15.5	447	0.5	1,781	1,585	12.4
Transport	298	240	24.4	267	11.8	1,011	757	33.6
EBITDA	166	168	(1.0)	183	(8.8)	697	650	7.2
Warehousing	150	174	(13.5)	193	(21.9)	721	632	14.2
Transport	16	(6)	` NM	(10)	` NM	(24)	(8)	NM
PAT	(2)	(4)	NM	8	NM	17	0.6	2,693.8

Source: Company data, I-Sec research

Conference call takeaways - GDL

- Management maintains Rs9,000/teu of possible EBITDA despite IR removing 5% rebate on loaded and 25% rebate on empty containers. GDL expects to see higher originating volume from Viramgam in FY23E. Also, management doesn't see the possibility of JNPT connecting to DFC before Dec'23 or Mar'24. Thus, whatever benefits that could have accrued to GDL on account of the Rewari Palanpur stretch of DFC commissioning has accrued.
- Significant beneficiary of the assured transit time services of IR offers a very competitive turnaround time to JNPT, Mundra, Pipavav from Garhi (better than competition). GDL has the best delivering time as of now, in terms of import and export directions. Management doesn't see any risk of this competitive advantage diluting over time.
- **Double stacking hasn't seen material improvement in FY22E.** GDL witnessed 35%/38% double stacking in Q4/FY22. There has been decline in empty carrying charges through (from Rs70mn to Rs50mn YoY).
- CFS volumes to drop by ~100,000teu as Punjab Conaware has been handed over. However, on a like to like basis (ex Punjab Conaware), volumes would be up 4-5% YoY. Also EBITDA will move up due to significant fixed fee (~ Rs200mn) being paid towards operations of Punjab Conaware. Q4FY22 witnessed operations of Punjab Conaware only to the extent of 5000teus (in Jan,'22). EBITDA/teu of the CFS business is expected to move up to Rs2500/teu. The increase should have been reflected in Q4FY22 itself but for i) higher merger related expenses and ii) higher employee costs on account of higher variable payouts. Also, ex Punjab Conaware operations, depreciation is also expected to reduce further (has already reduced QoQ in Q4FY22 due to one month of operation).
- Capex guided at ~ Rs2bn over next two to three years (~ Rs1.2bn on account of setting up of two railway terminals). Tax rate has been guided at MAT rate (17.5%) till FY27E and GDL will enjoy the benefit of the MAT tax rebate after that. The tax write back of Rs2bn is on account of consolidated tax filing for FY22E. We have highlighted an adjusted EPS to factor in the same.

Conference call takeaways – Snowman Logistics

• Capacity expansions. Snowman maintains its guidance of reaching ~200,000 pallet capacity in 3-4 years, from a current pallet capacity of 117,500. In order to meet the growing demand from multiple product categories, Snowman plans to expand its warehousing capacity and also cover a wider geographical area. New Warehouse in Coimbatore with a pallet capacity of 4,014 units has been commissioned. Snowman has also started operations at its new temperature controlled warehouse at Siliguri with a capacity of 4,032 pallets. The company has also shifted its Amazon operations at Mumbai to a larger facility of 45,000 sqft. A new ecommerce facility in Gujarat is close to operational now. New Kolkata facility with 9,000 pallets in two phases is being planned (5000 and 4000 pallets in each of the phases; Rs400-450mn is the envisaged investment for Phase 1), land parcel has been purchased – company is currently seeking building permissions.

- Operational performance and outlook. Snowman achieved 10-11% volume growth in warehousing operations and 4-5% yield improvement in FY22. Management expects at least 4-5% yield improvement in warehousing operations for FY23E and expects current utilisation of 85-86% to move up by 3-4% as Siliguri and Coimbatore ramps up. EBITDA margin for FY22 would have been higher by 10.5% but for higher expenses (QIP) written off.
- Capex guidance for FY23/24E is Rs 700-800mn. The capex for the new Kolkata facility is not representative for the capex that would be required to take the pallet capacity up to 200,000 as per management, as Snowman keeps looking out for asset light options to expand capacity. The nature and the form of the same is not clear.
- Focus on Snowserve. Snowman has experience and competency to attract major E-comm customers for handling back-end fulfilment centres. The company has partnered with Fraazo, Bangalore and Pune for their further fulfillment centers of 8,000 Sq. ft. and 9,000 Sq. ft. respectively. Snowman has also partnered with Amazon, Pune to operate their Perishable Hub (12,000 sq. ft.) and with Impelpro, Bangalore for their further fulfillment center (10,000 Sqft). Dedicated fulfilment centre in Ahmedabad for Amazon (7,233 sq. ft.) is under construction. FY22 revenues for Snowserve is 130mn and is expected to grow 25-30% in FY23E.

Valuation and key risks

Sensitivity

- Every Rs500/teu increase in EBITDA assumption in rail business leads to ~Rs18/share increase in valuations for GDL. Our base case rail EBITDA/teu estimate (FY22) is Rs9,000/teu (Over the past 4 quarters, the base case EBITDA has increased from Rs6,000/teu to Rs9,000/teu – our estimates can no longer be deemed conservative).
- Every Rs500/teu increase in EBITDA assumption in CFS business leads to ~Rs13/share increase in valuations for GDL. Our base case CFS EBITDA/teu estimate (FY22E) is Rs1,916/teu (Again increased from ~ Rs1,650/teu over the past four quarters – stronger and stronger earnings continue to introduce positive bias in our base case assumptions).

As sensitivities show, given the current low base of EBITDA/teu for CFS as well as rail business, higher risks to our valuation is due to increase in EBITDA estimates for rail and CFS businesses.

Our assumption of total debt excludes ~Rs1.6bn worth of lease liability.

Maintain BUY

We have increased our target valuation multiple for the rail business from 10x to 12x FY24E EV/EBITDA. We see possibility of higher growth in the rail business given i) our assumed volume growth of 11% p.a. for FY23/24E being lower than management guided mid teens growth for the rail container volumes and ii) Our assumed EBITDA/teu of Rs8,500 being at a discount to management guided EBITDA of Rs9,000/teu.

Table 3: SoTP valuation (New)

	Methodology	Enterprise Value (Rs mn)	Valuation (Rs/share)
Gateway Rail Freight	EV/EBITDA,12x FY24E	43,002	
CFS business	EV/EBITDA, 6x FY24E	5,088	
Total Enterprise value		48,090	
Total Debt		143	96
Equity Value			
Snowman Logistics	Market value adjusted for stake and		
(40% Associate)	Holdco discount		6
Total			102*

Source: Company data, I-Sec research (* Equivalent to Rs408/share of erstwhile Gateway Distripark)

Table 4: SoTP valuation (Old)

		Enterprise Value	Valuation
	Methodology	(Rs mn)	(Rs/share)
Gateway Rail Freight	EV/EBITDA,10x FY23E	35,580	
CFS business	EV/EBITDA, 6x FY23E	5,265	
Total Enterprise value		40,845	
Total Debt		2,046	308
Equity Value			
Snowman Logistics	Market value adjusted for stake and		
(40% Associate)	Holdco discount		24
Total			332
0			

Source: Company data, I-Sec research

Key risks

Key upside risks: 1) Higher rail volumes due to DFC commissioning, 2) higher rail intermodal share even before DFC commissioning allowing gain for container train operators like Gateway and 3) higher rail and CFS margins as guided by the management can lead to meaningful earnings upside.

Key downside risks: 1) Higher-than-expected capex and hence, lower-than-expected deleveraging and 2) higher than expected competitive stress in rail and CFS business.

Financial summary

Table 5: Profit & loss statement

(Rs mn, year ending March 31)

FY21	FY22	FY23E	FY24E
11,794	13,736	14,732	16,678
8,663	10,051	10,804	12,247
3,130	3,685	3,928	4,432
26.5%	26.8%	26.7%	26.6%
1,314	1,277	1,382	1,441
795	647	567	487
113	332	277	300
1,134	2,093	2,257	2,804
-	-	-	-
1,134	2,093	2,257	2,804
190	(137)	451	561
0	8	33	69
945	2,238	1,839	2,312
	11,794 8,663 3,130 26.5% 1,314 795 113 1,134 - 1,134 190	11,794 13,736 8,663 10,051 3,130 3,685 26.5% 26.8% 1,314 1,277 795 647 113 332 1,134 2,093 190 (137) 0 8	11,794 13,736 14,732 8,663 10,051 10,804 3,130 3,685 3,928 26.5% 26.8% 26.7% 1,314 1,277 1,382 795 647 567 113 332 277 1,134 2,093 2,257 1,134 2,093 2,257 190 (137) 451 0 8 33

Source: Company data, I-Sec research

Table 6: Balance sheet

(Rs mn, year ending March 31)

(No min, year chaing water 5	FY21	FY22	FY23E	FY24E
Assets				
Total Current Assets	2,566	3,211	4,014	5,398
of which cash & cash eqv.	1,130	1,903	2,620	3,836
Total Current Liabilities &				
Provisions	1,388	1,109	1,174	1,323
Net Current Assets	1,178	2,102	2,840	4,075
Investments in JV and				
associates	1,403	1,403	1,403	1,403
Investments	-	-	-	-
Net Fixed Assets	13,586	13,467	13,186	12,844
Intangible assets	179	154	154	154
Capital Work-in-Progress	291	101	101	101
Goodwill	3,032	3,032	3,032	3,032
Other non-current assets	1,259	1,681	1,681	1,681
Total Assets	22,583	23,185	23,641	24,535
Liabilities				
Borrowings	7,635	6,612	5,912	5,212
Deferred Tax Liability	52	70	70	70
Other long term liabilities	13	13	13	13
MI	98	98	98	98
CCPS	-	-	-	-
Equity Share Capital	4,996	4,996	4,996	4,996
Reserves and Surplus	9,752	11,371	12,528	14,121
Net Worth	14,748	16,368	17,524	19,118
Total Liabilities	22,583	23,185	23,641	24,535

Source: Company data, I-Sec research

Table 7: Cashflow statement

(Rs mn, year ending March 31)

(RS IIIII, year ending March ST)				
	FY21	FY22	FY23E	FY24E
Net Profit before tax	1,135	2,101	2,257	2,804
Depreciation	1288	1250	1382	1441
Non-Cash Adjustments	248	386	422	342
Working Capital Changes	150	227	(21)	(19)
Taxes Paid	230	330	451	561
Operating Cashflow	2590	3634	3588	4007
Capital Commitments	(388)	(593)	(1100)	(1100)
Free Cashflow	2202	3040	2488	2907
Other investing cashflow	629	186	145	145
Cashflow from Investing				
Activities	240	(408)	(955)	(955)
Inc (Dec) in Borrowings	(1807)	(465)	(700)	(700)
Issue of Share Capital	1133	0	0	0
Finance cost	(619)	(528)	(567)	(487)
Dividend paid	(500)	(625)	(650)	(650)
Cash flow from Financing	` ,	, ,	, ,	, ,
Activities	(1,793)	(1,618)	(1,916)	(1,836)
Chg. in Cash & Bank		•	•	
balance	1,037	1,608	717	1,216
Source: Company data I Sec re	coarch			

Source: Company data, I-Sec research

Table 8: Key ratios

(Year ending March 31)

(Teal ending March 31)	FY21	FY22	FY23E	FY24E
Per Share Data (Rs)				
EPS	1.9	4.5	3.7	4.6
Adj. EPS	1.9	3.5	3.7	4.6
Cash EPS	4.5	7.0	6.4	7.5
Dividend per share (DPS)	1.0	1.3	1.3	1.3
Book Value per share (BV)	29.5	32.8	35.1	38.3
OCF per share	5.2	7.3	7.2	8.0
FCF per share	4.4	6.1	5.0	5.8
Growth (%)				
Net Sales	(8.7)	16.5	7.3	13.2
EBITDA	(0.1)	17.7	6.6	12.8
PAT	(9.1)	136.9	(17.8)	25.7
Valuation Ratios (x)				
P/E	41.8	17.6	21.5	17.1
P/BV	2.7	2.4	2.3	2.1
EV / EBITDA	14.7	12.0	10.9	9.2
EV / Sales	3.9	3.2	2.9	2.4
Operating Batica				
Operating Ratios	5.7	4.8	4.7	4.4
Employee cost / Sales (%) Other Operating exp. / Sales (%)	5.7 7.5	4.6 7.0	4.7 8.0	8.7
Effective Tax Rate (%)	7.5 16.7	(6.5)	20.0	20.0
Net D/E Ratio (x)	0.4	0.3	0.2	0.1
OCF yield (%)	6.6	9.2	9.1	10.2
FCF yield (%)	5.6	7.7	6.3	7.4
Return/Profitability Ratios (%)	00.5	00.0	00.7	00.0
EBITDA Margins	26.5	26.8	26.7	26.6
Net Income Margins	8.0	16.3	12.5	13.9
Return on Equity (RoE) RoCE	6.4 8.5	13.7 11.8	10.5 11.9	12.1 13.4
TOOL	0.0	11.0	11.9	10.4

Source: Company data, I-Sec research

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