

Brigade Enterprises

Launch momentum building up

Brigade Enterprises Ltd (BEL) reported decent presales of 1.5msf (+22%/-38% YoY/QoQ), valued at INR 9.9bn (+22%/-33% YoY/QoQ). Most of this was sustenance sales with just one project of 0.26msf launched during the quarter. With the government change in Bengaluru, new project approvals got deferred, derailing new launches. The launch plan is expected to be back on track from Q2FY24 onwards with a total of 7.9msf of residential project with GDV of INR 67bn planned for FY24. 25% of these launches will be from the Mount Road Chennai project (i.e. TVS land). In terms of BD, BEL added 9.7acre land in Kokapet, Hyderabad with INR 7bn to be spent towards this acquisition (to be paid in the next 90 days). With this, the total land payment pending is INR 14bn. The saleable potential of the Kokapet land is 3.5msf (FSI of 8) with the EBITDA margin expected between 25-30%. With the environmental clearance pending, the launch will likely happen by Q2FY25. Within the office segment, the occupancy has improved with overall occupancy at 84%. Non-SEZs are 100% leased. The overall net debt decreased to INR 20bn (INR 21bn in Q4FY23), with total debt in real estate segment reducing significantly to INR 10mn (vs. INR 465mn in Q4FY23). Given BEL's strong cash position of INR 17.7bn, a robust business development pipeline, and a healthy balance sheet, we remain constructive. We reiterate BUY, with an unchanged TP of INR 739/sh.

- **Q1FY24 financial highlights:** Revenue came in at INR 6.5bn (-27%/-22% YoY/QoQ, 31% miss); revenue from real estate at INR 3.4bn (-47%/-37% YoY/QoQ), hospitality at INR 1.05bn (+16%/-4% YoY/QoQ) and leasing at INR 2.1bn (+23%/+7%YoY/QoQ). EBITDA: INR 1.7bn (-25%/-14% YoY/QoQ, 25% miss). EBITDA margin: 26.7% (+95bps/+276bps YoY/QoQ, vs 24.5% est.). RPAT: INR 385mn (-52%/-32% YoY/QoQ, 36% miss). For FY24, BEL expects INR 30bn worth of deliveries. Due to changes in the government, the OC, registrations, etc., got delayed resulting in lower accounting revenues.
- **Robust launch pipeline:** For Q1FY24, sales volume was 1.5msf (+22%/-38% YoY/QoQ), valued at INR 9.9bn (+22%/-33% YoY/QoQ) with an average realisation of INR 6,839/sqft (+4%/+9% YoY/QoQ). This was largely sustenance based with just one project of 0.26msf launched during the quarter. Launches were delayed on account of government change in Bengaluru leading to delays in approvals. It has a strong upcoming pipeline of 7.9msf for the residential portfolio with GDV of INR 67bn (INR 44bn BEL share); and another 1.8msf for the commercial portfolio.
- **Balance sheet comfortable:** Residential debt reduced significantly to INR 10mn (vs. INR 465mn in Q4FY23). The total collection was INR 12.4bn (+3%/-15% YoY/QoQ). The consolidated gross/net debt stood at INR 37.8/20.1bn (INR 38.2/21bn as of Mar-23). The net debt/equity stood at 0.52x (vs. 0.55x as of Mar-23). BEL has an unsold inventory of INR 21.7bn and INR 53bn worth of forthcoming launches at the current realisation. The projected net free cash flow from sold/unsold units is INR 24.3bn. During the quarter, BRGD bought 9.7acre land in Hyderabad with GDV potential of INR 6.6bn and land cost payable at INR 7bn. With this, the total land cost payable is INR 14bn.

Consolidated Financial Summary (INR mn)

YE March	Q1FY24	Q1FY23	YoY (%)	Q4FY23	QoQ (%)	FY23	FY24E	FY25E	FY26E
Net Sales	6,540	9,025	(27.5)	8,426	(22.4)	34,446	37,286	39,140	40,684
EBITDA	1,748	2,327	(24.9)	2,020	(13.5)	8,590	9,721	10,332	10,802
APAT	385	804	(52.1)	565	(31.8)	2,366	2,686	2,694	2,712
EPS (INR)	1.7	3.5	(52.1)	2.5	(31.8)	10.3	11.7	11.7	11.8
P/E (x)						55	48	48	48
EV/EBITDA (x)						19	17	16	15
RoE (%)						11.7	9.6	8.7	8.3

Source: Company, HSIE Research

BUY

CMP (as on 09 Aug 2023)	INR 566
Target Price	INR 739
NIFTY	19,633

KEY CHANGES	OLD	NEW
Rating	BUY	BUY
Price Target	INR 739	INR 739
EPS Change %	FY24E	FY25E
	-	-

KEY STOCK DATA

Bloomberg code	BRGD IN
No. of Shares (mn)	231
MCap (INR bn) / (\$ mn)	131/1,597
6m avg traded value (INR mn)	94
52 Week high / low	INR 608/431

STOCK PERFORMANCE (%)

	3M	6M	12M
Absolute (%)	5.1	12.8	9.0
Relative (%)	(1.8)	4.2	(3.1)

SHAREHOLDING PATTERN (%)

	Mar-23	Jun-23
Promoters	43.79	43.78
FIs & Local MFs	24.62	25.45
FPIs	14.32	13.68
Public & Others	17.27	17.09
Pledged Shares*	-	-

Source: BSE

*Pledged shares as % of total shares

Parikshit D Kandpal, CFA
 parikshitd.kandpal@hdfcsec.com
 +91-22-6171-7317

Manoj Rawat
 manoj.rawat@hdfcsec.com
 +91-22-6171-7358

Nikhil Kanodia
 Nikhil.kanodia@hdfcsec.com
 +91-22-6171-7362

Disclosure:

Authors and the names subscribed to this report, hereby certify that all of the views expressed in this research report accurately reflect our views about the subject issuer(s) or securities. SEBI conducted the inspection and based on their observations have issued advise/warning. The said observations have been complied with. We also certify that no part of our compensation was, is, or will be directly or indirectly related to the specific recommendation(s) or view(s) in this report.

Research Analyst or his/her relative or HDFC Securities Ltd. does not have any financial interest in the subject company. Also Research Analyst or his relative or HDFC Securities Ltd. or its Associate may have beneficial ownership of 1% or more in the subject company at the end of the month immediately preceding the date of publication of the Research Report. Further Research Analyst or his relative or HDFC Securities Ltd. or its associate does have/does not have any material conflict of interest.

HDFC Securities Limited (HSL) is a SEBI Registered Research Analyst having registration no. INH000002475.

Disclaimer:

This report has been prepared by HDFC Securities Ltd and is solely for information of the recipient only. The report must not be used as a singular basis of any investment decision. The views herein are of a general nature and do not consider the risk appetite or the particular circumstances of an individual investor; readers are requested to take professional advice before investing. Nothing in this document should be construed as investment advice. Each recipient of this document should make such investigations as they deem necessary to arrive at an independent evaluation of an investment in securities of the companies referred to in this document (including merits and risks) and should consult their own advisors to determine merits and risks of such investment. The information and opinions contained herein have been compiled or arrived at, based upon information obtained in good faith from sources believed to be reliable. Such information has not been independently verified and no guaranty, representation of warranty, express or implied, is made as to its accuracy, completeness or correctness. All such information and opinions are subject to change without notice. Descriptions of any company or companies or their securities mentioned herein are not intended to be complete. HSL is not obliged to update this report for such changes. HSL has the right to make changes and modifications at any time.

This report is not directed to, or intended for display, downloading, printing, reproducing or for distribution to or use by, any person or entity who is a citizen or resident or located in any locality, state, country or other jurisdiction where such distribution, publication, reproduction, availability or use would be contrary to law or regulation or what would subject HSL or its affiliates to any registration or licensing requirement within such jurisdiction. If this report is inadvertently sent or has reached any person in such country, especially, United States of America, the same should be ignored and brought to the attention of the sender. This document may not be reproduced, distributed or published in whole or in part, directly or indirectly, for any purposes or in any manner.

Foreign currencies denominated securities, wherever mentioned, are subject to exchange rate fluctuations, which could have an adverse effect on their value or price, or the income derived from them. In addition, investors in securities such as ADRs, the values of which are influenced by foreign currencies effectively assume currency risk. It should not be considered to be taken as an offer to sell or a solicitation to buy any security.

This document is not, and should not, be construed as an offer or solicitation of an offer, to buy or sell any securities or other financial instruments. This report should not be construed as an invitation or solicitation to do business with HSL. HSL may from time to time solicit from, or perform broking, or other services for, any company mentioned in this mail and/or its attachments.

HSL and its affiliated company(ies), their directors and employees may; (a) from time to time, have a long or short position in, and buy or sell the securities of the company(ies) mentioned herein or (b) be engaged in any other transaction involving such securities and earn brokerage or other compensation or act as a market maker in the financial instruments of the company(ies) discussed herein or act as an advisor or lender/borrower to such company(ies) or may have any other potential conflict of interests with respect to any recommendation and other related information and opinions.

HSL, its directors, analysts or employees do not take any responsibility, financial or otherwise, of the losses or the damages sustained due to the investments made or any action taken on basis of this report, including but not restricted to, fluctuation in the prices of shares and bonds, changes in the currency rates, diminution in the NAVs, reduction in the dividend or income, etc.

HSL and other group companies, its directors, associates, employees may have various positions in any of the stocks, securities and financial instruments dealt in the report, or may make sell or purchase or other deals in these securities from time to time or may deal in other securities of the companies / organizations described in this report. As regards the associates of HSL please refer the website.

HSL or its associates might have managed or co-managed public offering of securities for the subject company or might have been mandated by the subject company for any other assignment in the past twelve months.

HSL or its associates might have received any compensation from the companies mentioned in the report during the period preceding twelve months from the date of this report for services in respect of managing or co-managing public offerings, corporate finance, investment banking or merchant banking, brokerage services or other advisory service in a merger or specific transaction in the normal course of business.

HSL or its analysts did not receive any compensation or other benefits from the companies mentioned in the report or third party in connection with preparation of the research report. Accordingly, neither HSL nor Research Analysts have any material conflict of interest at the time of publication of this report. Compensation of our Research Analysts is not based on any specific merchant banking, investment banking or brokerage service transactions. HSL may have issued other reports that are inconsistent with and reach different conclusion from the information presented in this report. Research entity has not been engaged in market making activity for the subject company. Research analyst has not served as an officer, director or employee of the subject company. We have not received any compensation/benefits from the subject company or third party in connection with the Research Report.

HDFC securities Limited, I Think Techno Campus, Building - B, "Alpha", Office Floor 8, Near Kanjurmarg Station, Opp. Crompton Greaves, Kanjurmarg (East), Mumbai 400 042 Phone: (022) 3075 3400 Fax: (022) 2496 5066

Compliance Officer: Murli V Karkera Email: complianceofficer@hdfcsec.com Phone: (022) 3045 3600

HDFC Securities Limited, SEBI Reg. No.: NSE, BSE, MSEI, MCX: INZ000186937; AMFI Reg. No. ARN: 13549; PFRDA Reg. No. POP: 11092018; IRDA Corporate Agent License No.: CA0062; SEBI Research Analyst Reg. No.: INH000002475; SEBI Investment Adviser Reg. No.: INA000011538; CIN - U67120MH2000PLC152193

Investment in securities market are subject to market risks. Read all the related documents carefully before investing.

Mutual Funds Investments are subject to market risk. Please read the offer and scheme related documents carefully before investing.

Registration granted by SEBI, membership of BASL (in case of IAs) and certification from NISM in no way guarantee performance of the intermediary or provide any assurance of returns to investors.

HDFC securities
Institutional Equities

Unit No. 1602, 16th Floor, Tower A, Peninsula Business Park,

Senapati Bapat Marg, Lower Parel, Mumbai - 400 013

Board: +91-22-6171-7330 www.hdfcsec.com