GMR Power & Urban Infra



Strategic divestment - Sharper focus on core operations

Construction & Infrastructure > Company Update >

April 18, 2025

CMP (Rs): 134 | TP (Rs): 180

As part of its restructuring efforts, GPUIL has initiated strategic divestments of non-operational and stressed assets, besides a one-time settlement (OTS) with lenders of GREL in Mar-25. To fund the OTS and exit the non-core assets, GPUIL has signed a framework agreement with Synergy Investments to divest its entire stake in GMR Bajoli Holi, along with 51% stake each in GVPGL and GREL (post-OTS), for a total consideration of ~Rs6.5bn. Through the divestment, GPUIL is transitioning to an asset-light model focused on smart metering and EV charging, while consolidating its position as a pure-play thermal power company by offloading stressed and non-performing gas assets. While we have not valued GVPGL and GREL in our base case SOTP-based valuation, the divestment in GMR Bajoli Holi would lower our TP by Rs8; however, we roll forward our valuation to Mar-26E, keeping our TP unchanged at Rs180. Retaining 49% stake in each of the gas assets offers a potential upside. We retain BUY on the stock, led by stable core power assets and scale-up in smart metering and EV business, besides an improved balance sheet and debt metrics.

Divestments drive GPUIL's deleveraging and core business focus

GMR Power & Urban Infra (GPUIL) continues to prioritize financial strengthening through deleveraging and a sharper focus on core operations. As part of its restructuring efforts, the company has initiated a strategic divestment of non-operational and stressed assets, and undertaken an OTS with lenders of GMR Rajahmundry Energy (GREL). Under the OTS, lenders approved a settlement of ~Rs6.6bn against total dues of Rs20.4bn (Rs8.4bn in term loans, Rs2.6bn in NCDs, Rs9.4bn in CRPS), as well as equity interest (55% stake from the Rs14.1bn loan converted to equity in CY16) and the closure of corporate quarantees. GPUIL has paid ~Rs1.7bn as first instalment in Mar-25. To fund the OTS and simultaneously exit non-core assets, GPUIL signed a framework agreement with Synergy Investments to divest i) its entire 79.86% stake in GMR Bajoli Holi (in two tranches), along with 100% of the CCDs issued by the company; ii) 51% stake in GMR Vemagiri (GVPGL); and iii) 51% stake in GREL (post-OTS), for a total consideration of ~Rs6.5bn, with the transaction expected to be completed by Sep-25. The divestment is expected to de-lever the balance sheet by ~Rs44bn, underscoring the company's continued focus on deleveraging and increasing focus on core operations. Further, the retained 49% stake in each of the gas assets offers a potential upside, bolstered by improved monetization prospects, while receivables may materialize.

GPUIL doubles down on core while scaling up the asset-light business

The management has outlined its strategy 2.0 to focus on upcoming smart-metering projects, providing EV charging solutions, undertaking 350MW brownfield expansion at Kamalanga, and tapping adjacencies in the energy business. The thermal power business is operating at high efficiency levels and has reached steady state, with coal tied up for both, Kamalanga and Warora, PPAs signed to the tune of \sim 90%, and improving debt metrics. GPUIL has already installed 0.44mn smart meters, and approval for an operational go-live is at the final stage; also, the company is leveraging synergies between its EV charging business and the group's airport business, having installed 40 fast EV charging stations.

GMR Power & Urban Infra: Financial Snapshot (Consolidated)					
Y/E Mar (Rs mn)	FY23	FY24	FY25E	FY26E	FY27E
Revenue	55,157	44,890	54,027	54,445	53,345
EBITDA	4,564	10,834	24,196	23,775	21,993
Adj. PAT	1,696	(3,605)	7,623	10,209	10,211
Adj. EPS (Rs)	2.8	(6.0)	10.7	14.3	14.3
EBITDA margin (%)	8.3	24.1	44.8	43.7	41.2
EBITDA growth (%)	(12.0)	137.4	123.3	(1.7)	(7.5)
Adj. EPS growth (%)	NM	NM	NM	33.9	0.0
RoE (%)	(7.1)	13.0	(106.4)	50.7	33.3
RoIC (%)	97.6	31.3	(14.6)	20.7	19.4
P/E (x)	47.7	NM	12.6	9.4	9.4
EV/EBITDA (x)	33.2	19.4	7.7	7.5	7.7
P/B (x)	(3.1)	NM	6.5	3.8	2.7
FCFF yield (%)	8.6	7.8	0.9	10.3	10.1

Source: Company, Emkay Research

Target Price – 12M	Mar-26
Change in TP (%)	-
Current Reco.	BUY
Previous Reco.	BUY
Upside/(Downside) (%)	34.3

Stock Data	GMRPUI IN
52-week High (Rs)	169
52-week Low (Rs)	53
Shares outstanding (mn)	714.8
Market-cap (Rs bn)	96
Market-cap (USD mn)	1,123
Net-debt, FY25E (Rs mn)	89,691.0
ADTV-3M (mn shares)	3
ADTV-3M (Rs mn)	325.3
ADTV-3M (USD mn)	3.8
Free float (%)	49.0
Nifty-50	23,851.7
INR/USD	85.4
Shareholding, Dec-24	
Promoters (%)	50.5
FPIs/MFs (%)	4.0/2.3

Price Performance							
(%)	1M	3M	12M				
Absolute	32.8	12.6	146.1				
Rel. to Nifty	25.3	9.5	128.5				

1-Year share price trend (Rs)



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Valuation

We value GPUIL using sum-of-the-parts (SOTP) methodology, with its power generation assets valued based on the EV/EBITDA methodology. We believe GPUIL is a long-term turnaround story in the Indian power sector, backed by steady core generating assets and new forays into smart metering and EV charging. We have assigned 10x Mar-27E EBITDA to coal power assets, while the smart meter contract has been valued using DCF methodology, given that it is a limited-life contract. We have valued the standalone EPC business at 1x Mar-26E book value, while assigning nil value to the road assets as they are close to their respective concession periods. We have not valued GVPGL and GREL in our base case valuation; however, monetization of assets and realization of receivables may present an upside potential.

Exhibit 1: GPUIL - SOTP-based valuation

Particulars (Rs mn)	Metric	Multiple (x)	EV	Stake	Stake-adj Value	Value/share (Rs)
,	Mar-27E EBITDA	Huitipie (X)		Stake	Stake day value	value/silare (RS)
Energy Business	Mai-2/E EDITUA					
GMR Energy - Warora	5,783	10.0	57,948	92%	53,313	
GMR Energy - Kamalanga	8,871	10.0	88,891	98%	86,757	
Total Energy Business			146,839		140,070	
Net Debt as of Mar-26E					28,347	
Equity Value - Energy Business					111,722	156
Smart Meter	DCF		10,414	90%	9,373	13
	Mar-26E BV					
Standalone Business	7,237	1.0	7,237	100%	7,237	10
Roads / Highways			-		-	-
Total Equity Value					128,332	180
No of shares (mn)						715
MCAP/CMP					95,881	134
Upside					34%	34%

Source: Company, Emkay Research

GMR Power & Urban Infra: Consolidated Financials and Valuations

Profit & Loss					
Y/E Mar (Rs mn)	FY23	FY24	FY25E	FY26E	FY27E
Revenue	55,157	44,890	54,027	54,445	53,345
Revenue growth (%)	34.5	(18.6)	20.4	0.8	(2.0)
EBITDA	4,564	10,834	24,196	23,775	21,993
EBITDA growth (%)	(12.0)	137.4	123.3	(1.7)	(7.5)
Depreciation & Amortization	1,492	3,055	5,328	5,202	4,946
EBIT	3,072	7,780	18,868	18,573	17,047
EBIT growth (%)	(21.3)	153.2	142.5	(1.6)	(8.2)
Other operating income	-	-	-	-	-
Other income	3,308	3,295	1,652	2,468	3,265
Financial expense	13,501	14,794	11,981	9,757	9,107
PBT	(7,120)	(3,720)	8,539	11,284	11,204
Extraordinary items	12,025	4,330	13,670	(200)	(200)
Taxes	927	336	444	554	550
Minority interest	436	244	(327)	(340)	(333)
Income from JV/Associates	7,415	(1,549)	(222)	19	91
Reported PAT	11,828	(1,030)	21,216	10,209	10,211
PAT growth (%)	0	0	0	33.9	-
Adjusted PAT	1,696	(3,605)	7,623	10,209	10,211
Diluted EPS (Rs)	2.8	(6.0)	10.7	14.3	14.3
Diluted EPS growth (%)	0	0	0	33.9	-
DPS (Rs)	0	0	0	0	0
Dividend payout (%)	0	0	0	0	0
EBITDA margin (%)	8.3	24.1	44.8	43.7	41.2
EBIT margin (%)	5.6	17.3	34.9	34.1	32.0
Effective tax rate (%)	(155.3)	(78.3)	164.4	4.9	4.9
NOPLAT (pre-IndAS)	7,844	13,867	(12,149)	17,661	16,210
Shares outstanding (mn)	604	604	715	715	715

Source: Company, Emkay Research

Cash flows					
Y/E Mar (Rs mn)	FY23	FY24	FY25E	FY26E	FY27E
PBT (ex-other income)	(3,014)	(8,563)	6,666	8,835	8,030
Others (non-cash items)	(5,041)	4,454	1,673	2,249	2,974
Taxes paid	(937)	(46)	(444)	(554)	(550)
Change in NWC	10,600	6,951	(34,750)	(3,776)	(3,473)
Operating cash flow	12,303	16,903	(11,198)	19,246	17,770
Capital expenditure	707	(397)	12,870	(986)	(655)
Acquisition of business	28,752	(9,794)	2,902	3,531	3,703
Interest & dividend income	1,479	1,164	1,652	2,468	3,265
Investing cash flow	31,731	(7,887)	40,732	(1,690)	(669)
Equity raised/(repaid)	0	0	22,477	0	0
Debt raised/(repaid)	(27,485)	(2,880)	(37,477)	(7,000)	(6,000)
Payment of lease liabilities	(63)	(125)	10	11	11
Interest paid	(10,849)	(10,233)	(11,981)	(9,757)	(9,107)
Dividend paid (incl tax)	0	0	0	0	0
Others	-	0	-	-	-
Financing cash flow	(38,397)	(13,237)	(26,971)	(16,746)	(15,096)
Net chg in Cash	5,637	(4,221)	2,563	809	2,005
OCF	12,303	16,903	(11,198)	19,246	17,770
Adj. OCF (w/o NWC chg.)	1,703	9,952	23,552	23,021	21,242
FCFF	13,010	16,506	1,672	18,260	17,115
FCFE	989	2,876	(8,658)	10,970	11,272

(279.2)

119.0

8.4

165.9

107.5

103.4

110.4

105.6

(40.8)

(13.8)

Source: Company, Emkay Research

FCFE/PAT (%)

FCFF/NOPLAT (%)

Balance Sheet					
Y/E Mar (Rs mn)	FY23	FY24	FY25E	FY26E	FY27E
Share capital	3,018	3,018	3,574	3,574	3,574
Reserves & Surplus	(29,232)	(32,190)	11,273	21,823	32,367
Net worth	(26,214)	(29,172)	14,848	25,397	35,941
Minority interests	(1,201)	(651)	(323)	17	350
Non-current liab. & prov.	0	443	443	443	443
Total debt	82,010	138,549	101,072	94,072	88,072
Total liabilities & equity	59,180	120,075	125,933	128,912	132,973
Net tangible fixed assets	8,346	82,291	77,904	73,688	69,397
Net intangible assets	20,669	24,244	0	0	0
Net ROU assets	106	2,841	0	0	0
Capital WIP	0	3,578	1,716	1,716	1,716
Goodwill	-	-	-	-	-
Investments [JV/Associates]	9,035	1,979	5,078	8,331	11,748
Cash & equivalents	11,209	9,189	11,381	12,290	14,400
Current assets (ex-cash)	38,139	48,239	52,242	52,362	52,381
Current Liab. & Prov.	58,845	74,613	44,074	41,581	39,173
NWC (ex-cash)	(20,706)	(26,374)	8,168	10,780	13,208
Total assets	59,180	120,075	125,933	128,912	132,973
Net debt	70,801	129,360	89,691	81,782	73,672
Capital employed	59,180	120,075	125,933	128,912	132,973
Invested capital	8,308	80,162	86,072	84,469	82,605
BVPS (Rs)	(43.4)	(48.3)	20.8	35.5	50.3
Net Debt/Equity (x)	(2.7)	(4.4)	6.0	3.2	2.0
Net Debt/EBITDA (x)	15.5	11.9	3.7	3.4	3.3
Interest coverage (x)	0.5	0.7	1.7	2.2	2.2
RoCE (%)	9.4	13.6	18.3	17.9	16.7

Source: Company, Emkay Research

Valuations and key Ratios					
Y/E Mar	FY23	FY24	FY25E	FY26E	FY27E
P/E (x)	47.7	(22.5)	12.6	9.4	9.4
P/CE(x)	25.4	(147.1)	7.4	6.2	6.3
P/B (x)	(3.1)	(2.8)	6.5	3.8	2.7
EV/Sales (x)	2.8	4.7	3.4	3.3	3.2
EV/EBITDA (x)	33.2	19.4	7.7	7.5	7.7
EV/EBIT(x)	49.4	27.0	9.8	9.6	9.9
EV/IC (x)	18.3	2.6	2.2	2.1	2.1
FCFF yield (%)	8.6	7.8	0.9	10.3	10.1
FCFE yield (%)	1.2	3.6	(9.0)	11.4	11.8
Dividend yield (%)	0	0	0	0	0
DuPont-RoE split					
Net profit margin (%)	3.1	(8.0)	14.1	18.8	19.1
Total asset turnover (x)	0.8	0.5	0.4	0.4	0.4
Assets/Equity (x)	(3.0)	(3.2)	(17.0)	6.3	4.3
RoE (%)	(7.1)	13.0	(106.4)	50.7	33.3
DuPont-RoIC					
NOPLAT margin (%)	14.2	30.9	(22.5)	32.4	30.4
IC turnover (x)	6.9	1.0	0.7	0.6	0.6
RoIC (%)	97.6	31.3	(14.6)	20.7	19.4
Operating metrics					
Core NWC days	(137.0)	(214.4)	55.2	72.3	90.4
Total NWC days	(137.0)	(214.4)	55.2	72.3	90.4
Fixed asset turnover	1.9	0.7	0.6	0.7	0.7
Opex-to-revenue (%)	19.5	42.6	11.1	11.1	11.5

Source: Company, Emkay Research

RECOMMENDATION HISTORY - DETAILS

Date	Closing Price (INR)	TP (INR)	Rating	Analyst
27-Oct-24	115	180	Buy	Harsh Maru
24-Sep-24	156	180	Buy	Harsh Maru

RECOMMENDATION HISTORY - TREND



Source: Company, Bloomberg, Emkay Research

Source: Company, Emkay Research

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	y		
Ratings	Expected Return within the next 12-18 months.		
BUY	>15% upside		
ADD	5-15% upside		
REDUCE	5% upside to 15% downside		
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