UltraTech Cement



LITCEM IN

On the cusp of a twin century, backed by a strong balance sheet

Cement ▶ Company Update ▶ September 1, 2025

CMP (Rs): 12,635 | TP (Rs): 14,700

Stock Data

We maintain BUY on UltraTech Cement (UTCEM) with TP of Rs14,700. KTAs from our analysis of UTCEM's FY25 Annual Report: 1) Despite the weak pricing scenario (~7% YoY sharp decline in gray cement realization) in FY25, UTCEM posted a resilient EBITDA margin of ~16.5% (~18% in FY24) and EBITDA/t of Rs960 (Rs1,090 YoY). 2) It added 43mtpa (~30% of FY24 capacity base) in FY25, and is on track to surpass total capacity of 210mtpa by FY27, hence logging a strong ~70-75mtpa lead over Ambuja Cements (consol). 3) Leverage (FY25 net debt-to-EBITDA: 1.4x) in check despite heavy capex. We expect UTCEM to turn net cash by FY27E on the back of healthy cash flow generation and controlled capex.

We maintain a positive stance on UTCEM (our top sector-pick) led by 1) healthy pricing environment in FY26TD, 2) visible turnaround in India Cements coupled with a strong EBITDA/t (Rs800 by FY27) guidance, 3) commitment to deliver >Rs300/t (already achieved Rs86/t in FY25) operational cost rationalization. We believe the likely GST rate-cut could accelerate market share gains in the medium term. We value UTCEM at 19x Jun-28E EV/EBITDA with TP of Rs14,700.

Resilient EBITDA amid weak pricing scenario in FY25

UTCEM reported ~7% YoY revenue growth in FY25, supported by ~10% volume growth, partly offset by lower realizations. Given its EBITDA holding higher sensitivity to realizations, EBITDA margin declined by ~180bps YoY to 16.5% despite the moderating fuel prices during FY25. EBITDA/t stood at Rs960 in FY25 vs Rs1,090 YoY; FY26E/FY27E/FY28E EBITDA stands at Rs1,220/1,420/1,550, respectively, on the back of stable realizations and cost optimizations. At the PBT level, margin fell by ~340bps to 9.9% (vs 13.3% in FY24) on account of higher depreciation and finance costs (including Kesoram's high-cost borrowings). However, a lower effective tax rate on reduced taxable income partly offset the impact, resulting in ~8% PAT margin.

Balance sheet healthy despite heavy capex outflow in FY25

UTCEM reported FY25 EBITDA at \sim Rs126bn, implying \sim 3% YoY drop. Similarly, operating cashflow (OCF) stood at \sim Rs107bn – a meagre drop of \sim 2% YoY, aided by lower tax outflow. OCF-to-EBITDA stood at \sim 85%, indicating tight working capital management. The company spent Rs89bn primarily toward growth and efficiency capex. Besides the organic capex, UTCEM acquired 81.5% (including open offer) in India Cements during the year which resulted in cash outflow of \sim Rs101bn. Further, wrt Kesoram Industries, the company took on \sim Rs20bn of debt as a purchase consideration, while the balance was paid by issuance of shares. In total, the overall spend on capacity additions (including organic and inorganic) stands at \sim Rs190bn as of FY25. Consequently, net debt rose to Rs177bn vs Rs28bn YoY. Despite the steep rise in leverage, net debt-to-EBITDA stood at a mere \sim 1.4x in FY25. Going ahead, on the back of healthy cash flow generation (\sim Rs590bn over FY26E-28E) and controlled capex outflow (\sim Rs250bn), we expect UTCEM to turn net cash by end-FY27E.

UltraTech Cement:	Financial S	napshot (C	onsolidate	d)	
Y/E Mar (Rs mn)	FY24	FY25	FY26E	FY27E	FY28E
Revenue	709,081	759,551	870,258	953,184	1,026,860
EBITDA	129,686	125,575	181,457	223,808	259,934
Adj. PAT	70,550	61,471	93,586	124,676	154,873
Adj. EPS (Rs)	244.4	208.6	317.6	423.1	525.6
EBITDA margin (%)	18.3	16.5	20.9	23.5	25.3
EBITDA growth (%)	22.1	(3.2)	44.5	23.3	16.1
Adj. EPS growth (%)	39.4	(14.6)	52.2	33.2	24.2
RoE (%)	12.3	9.4	12.5	14.8	16.0
RoIC (%)	16.9	12.0	14.5	18.6	20.6
P/E (x)	52.1	61.7	39.9	29.9	24.1
EV/EBITDA (x)	28.5	31.1	21.3	16.7	14.1
P/B (x)	6.1	This rep503t	is intended	for Tean4.2\	hite Mar 3.6 e
FCFF yield (%)	0.5	0.4	2.1	4.2	2.7

Source: Company, Emkay Research

Target Price – 12M	Jun-27
Change in TP (%)	-
Current Reco.	BUY
Previous Reco.	BUY
Upside/(Downside) (%)	16.3

OTCEM IN
12,947
10,048
294.7
3,723
42,211
146,027.4
0
3,443.8
39.0
40.8
24,426.8
88.2
59.2
15.2/17.4

Price Performance							
(%)	1M	3M	12M				
Absolute	3.4	12.1	12.6				
Rel. to Nifty	5.1	14.0	15.9				



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Added 43mt in FY25; surpassing 210mtpa of gray cement capacity by FY27

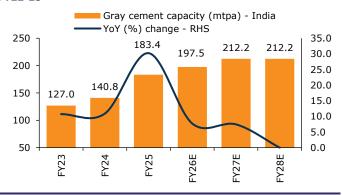
UTCEM added ~43mtpa of gray cement capacity in India during FY25 of which ~16mtpa was organic and the balance ~26mtpa inorganic (India Cements and Kesoram Industries). UTCEM has outlined plans toward achieving domestic gray cement capacity beyond ~210mtpa by FY27. Such capacity addition is largely concentrated in the North (6.8mtpa), East (9.1mtpa), and South (8.7mtpa), while those in Central (1.8mtpa) and West (2.4mtpa) India are steady (Exhibit:4). Consequently, such capacity add shall grant UTCEM a handsome lead of 70-75mtpa over Ambuja (consol), thus consolidating the company's leadership position. Further, during FY25, UTCEM acquired 8.7% non-controlling minority stake in Star Cement (Star) from one of the promoter group entities of Star, for Rs7.8bn.

Foraying into other green pastures

UTCEM is extending its BPD arm into the Wires and Cables (W&C) segment, following the earlier launches in mortars, tile adhesives, waterproofing agents, AAC blocks, and grouting materials. The industry offers a large addressable market with strong growth visibility and attractive return potential. It has planned capex of Rs18bn for the next two years, toward setting up a plant near Bharuch, Gujarat, strategically located within 100km of copper sources; commissioning is targeted for Dec-26. The move aligns with UTCEM's strategy of leveraging adjacencies in the construction value chain for strengthening its leadership in integrated building solutions.

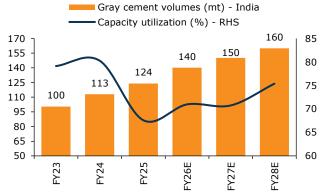
Story in charts

Exhibit 1: UTCEM's capacity addition CAGR stands at $\sim 17\%$ over FY22-25



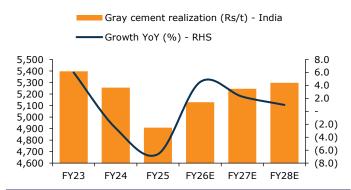
Source: Company, Emkay Research; Note: The mentioned capacity factors in UTCEM's acquired entities of India Cements and Kesoram Industries

Exhibit 2: Utilization expected to improve to $\sim\!75\%$ by FY28E



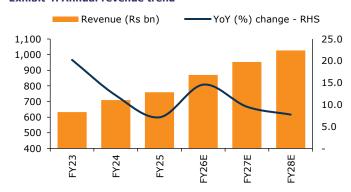
Source: Company, Emkay Research

Exhibit 3: Cement realization eroded by ~7% YoY in FY25



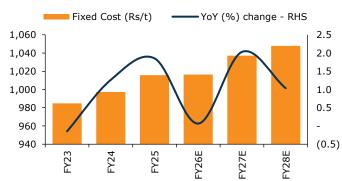
Source: Company, Emkay Research

Exhibit 4: Annual revenue trend



Source: Company, Emkay Research

Exhibit 5: Fixed cost trend



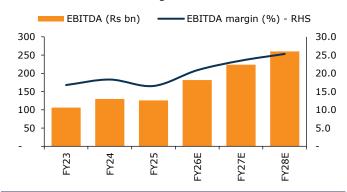
Source: Company, Emkay Research

Exhibit 6: Variable cost trend



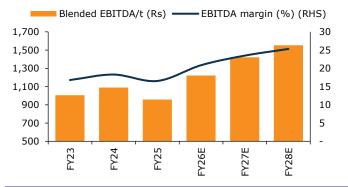
Source: Company, Emkay Research





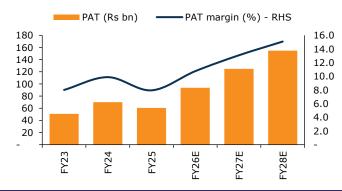
Source: Company, Emkay Research

Exhibit 8: Annual EBITDA/t trend



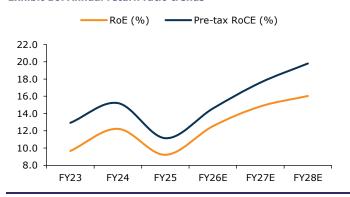
Source: Company, Emkay Research

Exhibit 9: Annual PAT margin trend



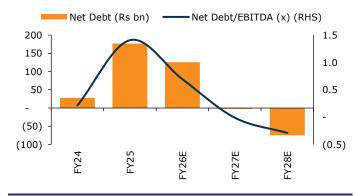
Source: Company, Emkay Research

Exhibit 10: Annual return ratio trends



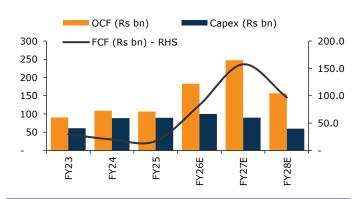
Source: Company, Emkay Research

Exhibit 11: Net debt-to-EBITDA trend



Source: Company, Emkay Research

Exhibit 12: Free cash flow trend



Source: Company, Emkay Research

Exhibit 13: Working capital cycle

(Rs/t)	FY21	FY22	FY23	FY24	FY25
Receivables	298	327	366	359	449
Payables	544	624	682	712	711
Inventory	465	595	626	700	729
Working Capital	219	298	309	347	467

Source: Company, Emkay Research

1.0 **MTPA** 4.4 **MTPA Proportion of total capacity (Cement)** 19.2% 18.1% Integrated Unit ▲ Grinding Unit North India East India Jetty **17.0**% White Cement West India Central India

Exhibit 14: UTCEM - Geographical presence

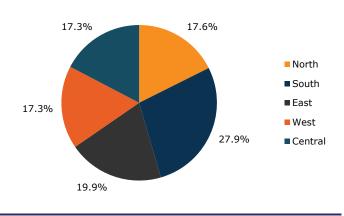
Source: Company, Emkay Research

Exhibit 15: Regional capacity additions till FY27E

Capacity (mtpa)	FY25	FY26E	FY27E
North	35.2	39.3	42.0
Central	31.1	32.9	32.9
East	33.3	35.8	42.4
West	33.4	35.8	35.8
South	50.5	53.8	59.2
All India	183.4	197.5	212.2
Overseas	5.4	5.4	5.4
Overall	189	203	218

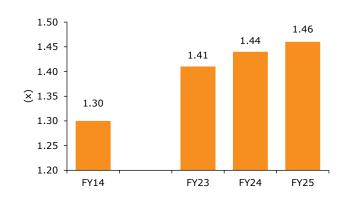
Source: Company, Emkay Research

Exhibit 16: Majority of the capacity additions in eastern India over FY26E and FY27E



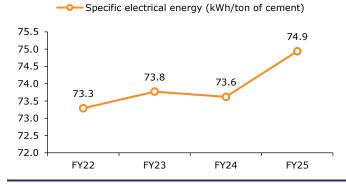
Source: Company, Emkay Research

Exhibit 17: Clinker-to-Cement trend



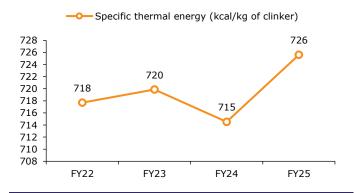
Source: Company, Emkay Research

Exhibit 19: Specific electrical energy trend



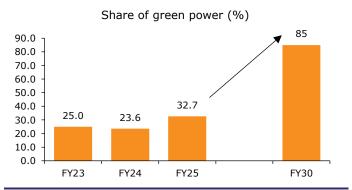
Source: Company, Emkay Research

Exhibit 18: Specific thermal energy trend



Source: Company, Emkay Research

Exhibit 20: Green power share trend



Source: Company, Emkay Research

Exhibit 21: Income statement analysis

Consolidated (Rs mn)	FY24	FY25	YoY change (%)	Comment
Revenue	709,081	759,551	7.1	Strong volume growth (up 10% YoY), more than compensated for the ~5% YoY fall in blended realization, resulting in 7% growth in sales
Raw material/traded goods /programming costs	119,863	136,915	14.2	
Stock adjustments	(834)	123	NA	
Cost of Goods sold	119,029	137,037	15.1	
As a % of revenue	16.8	18.0	126 bps	
Gross Profit	590,052	622,514	5.5	Stable input prices ensured gross margin remaining range-bound
Gross margin (%)	83.2	82.0	(126) bps	
Employee cost	30,376	36,046	18.7	Employee count rose \sim 22% YoY to 28,136 (vs 23,137 in FY24), primarily due to fresh capacity additions
As a % of revenue	4.3	4.7	46 bps	
Freight cost	158,807	174,598	9.9	Freight cost/t saw reduction of ~4% mainly due to reduction in lead distance
As a % of revenue	22.4	23.0	59 bps	
Power and fuel cost	182,833	184,192	0.7	Energy cost/t declined 13% YoY due to moderating fuel prices over FY25
As a % of revenue	25.8	24.3	(153) bps	
Other expenses	88,351	102,104	15.6	Higher overhead expenses pertaining to addition of new capacities
As a % of revenue	12.5	13.4	98 bps	
EBITDA	129,686	125,575	(3.2)	Given that EBITDA is more sensitive to the change in realization, EBITDA dropped 3% YoY
EBITDA margin (%)	18.3	16.5	(176) bps	resulting in lower margin
Finance Expenses	9,680	16,505	70.5	Higher borrowings (incl high-cost debt from Kesoram Industries) resulted in increase in interest expenses
Depreciation and Amortization	31,453	40,150	27.6	Higher depreciation on account of capitalization of new capacities and revaluation of the cement assets acquired from Kesoram Industries
Other Income	6,170	7,442	20.6	Higher on account of profit on sale of investment (~Rs2.3bn)
Extra ordinary	(720)	(974)	NA	
Share in profit of Associates/JV	220	(106)	NA	
Profit Before Tax	94,222	75,281	(20.1)	
PBT margin (%)	13.3	9.9	(338) bps	
Tax	24,183	14,885	(38.4)	Lower on account of decreased taxable income
Effective tax rate (%)	25.7	19.8	(23.0)	
Minority interest	(10)	5	NA	
Profit After Tax	70,050	60,391	(13.8)	
PAT margin (%)	9.9	8.0	(193) bps	PAT margin stood at 8% vs ~10% in FY24

Source: Company, Emkay Research

Exhibit 22: Balance sheet statement analysis

Assets (Rs mn)	FY24	FY25	YoY change (%)	Comment
Non-current assets				
Property plant and equipment	501,261	760,152	51.6	Organic capacity addition coupled with acquisition of India Cements and Kesoram Industries
CWIP	95,085	86,524	(9.0)	
Intangible assets	127,515	185,490	45.5	Acquisition of mining rights and mining reserve
Financial assets	46,906	61,698	31.5	
Other non-current assets	5,669	5,736	1.2	
Total non-current assets	776,436	1,099,600	41.6	
Current assets				
Inventory	83,297	95,630	14.8	
Investments	54,848	28,591	(47.9)	Liquidation of FDs and debt MF units
Trade Receivable	42,782	58,903	37.7	
Cash and Bank balance	7,832	16,733	113.6	
Other current assets	42,825	37,516	(12.4)	
Total current assets	231,584	237,372	2.5	
Total Assets	1,008,020	1,336,972	32.6	
Equity and Liabilities				
Equity				
Share capital	2,887	2,947	2.1	
Other equity	599,388	704,121	17.5	
Minority Interest	559	31,866	NM	Higher, due to acquisition of India Cements and Kesoram Industries
Net Worth	602,834	738,934	22.6	
Non-Current liability				
Borrowings	53,078	157,808	197.3	Higher borrowing requirements owing to robust capacity additions
Deferred tax liabilities	64,478	95,794	48.6	
Other non-current liabilities	18,571	20,786	11.9	
Total non-current liabilities	136,126	274,388	101.6	
Current liabilities				
Borrowings	44,412	66,568	49.9	
Trade Payable	84,783	93,275	10.0	
Other current liabilities	139,864	163,807	17.1	
Total current liabilities	269,060	323,650	20.3	
Total equity and liabilities	1,008,020	1,336,972	32.6	

Source: Company, Emkay Research

Exhibit 23: Cash flow statement analysis

Particulars (Rs mn)	FY24	FY25	YoY change (%)	Comment
Cash flow from operating activities	108,975	106,734	(2.1)	Stable OCF generation
Capital expenditure	(88,841)	(89,506)	NA	~Rs90bn of capex cash outflow, flat YoY
Free cash flow	20,135	17,228	(14.4)	
Cash flow from investing activities	(87,881)	(165,045)	NA	~Rs100bn of cash outflow wrt ICEM acquisition
Cash flow from financing activities	(19,257)	50,758	NA	Higher, led by borrowings owing to debt takeover from Kesoram's balance sheet

Source: Company, Emkay Research

UltraTech Cement: Consolidated Financials and Valuations

Profit & Loss					
Y/E Mar (Rs mn)	FY24	FY25	FY26E	FY27E	FY28E
Revenue	709,081	759,551	870,258	953,184	1,026,860
Revenue growth (%)	12.1	7.1	14.6	9.5	7.7
EBITDA	129,686	125,575	181,457	223,808	259,934
EBITDA growth (%)	22.1	(3.2)	44.5	23.3	16.1
Depreciation & Amortization	31,453	40,150	45,848	49,078	52,478
EBIT	98,233	85,425	135,609	174,731	207,456
EBIT growth (%)	27.0	(13.0)	58.7	28.8	18.7
Other operating income	-	-	-	-	-
Other income	6,170	7,442	7,496	7,779	10,907
Financial expense	9,680	16,505	17,379	14,454	9,774
PBT	94,722	76,361	125,726	168,055	208,588
Extraordinary items	500	1,080	0	0	0
Taxes	24,183	14,885	32,060	42,854	53,190
Minority interest	(10)	5	80	525	525
Income from JV/Associates	-	-	-	-	-
Reported PAT	70,050	60,391	93,586	124,676	154,873
PAT growth (%)	38.3	(13.8)	55.0	33.2	24.2
Adjusted PAT	70,550	61,471	93,586	124,676	154,873
Diluted EPS (Rs)	244.4	208.6	317.6	423.1	525.6
Diluted EPS growth (%)	39.4	(14.6)	52.2	33.2	24.2
DPS (Rs)	70.0	77.5	50.0	50.0	50.0
Dividend payout (%)	28.8	37.8	15.7	11.8	9.5
EBITDA margin (%)	18.3	16.5	20.9	23.5	25.3
EBIT margin (%)	13.9	11.2	15.6	18.3	20.2
Effective tax rate (%)	25.5	19.5	25.5	25.5	25.5
NOPLAT (pre-IndAS)	73,154	68,773	101,029	130,174	154,555
Shares outstanding (mn)	289	295	295	295	295

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Source:	Conpany,	CIIIKay	Research

Cash flows					
Y/E Mar (Rs mn)	FY24	FY25	FY26E	FY27E	FY28E
PBT (ex-other income)	94,222	75,281	125,726	168,055	208,588
Others (non-cash items)	-	-	-	-	-
Taxes paid	(16,505)	(13,006)	(32,060)	(42,854)	(53,190)
Change in NWC	(4,811)	(6,711)	26,300	59,325	(60,144)
Operating cash flow	108,975	106,734	183,112	247,532	156,981
Capital expenditure	(88,841)	(89,506)	(100,175)	(90,000)	(60,000)
Acquisition of business	-	-	-	-	-
Interest & dividend income	1,612	3,420	-	-	-
Investing cash flow	(87,881)	(165,045)	(100,175)	(90,000)	(60,000)
Equity raised/(repaid)	19	20	0	0	0
Debt raised/(repaid)	3,299	88,593	(15,000)	(60,000)	(60,000)
Payment of lease liabilities	-	-	-	-	-
Interest paid	(8,535)	(14,790)	(17,379)	(14,454)	(9,774)
Dividend paid (incl tax)	(10,944)	(20,117)	(14,734)	(14,734)	(14,734)
Others	(3,095)	(2,949)	0	0	0
Financing cash flow	(19,257)	50,758	(47,113)	(89,188)	(84,508)
Net chg in Cash	1,838	(7,553)	35,824	68,344	12,473
OCF	108,975	106,734	183,112	247,532	156,981
Adj. OCF (w/o NWC chg.)	113,786	113,445	156,813	188,207	217,125
FCFF	20,135	17,228	82,937	157,532	96,981
FCFE	12,067	4,143	65,558	143,078	87,207
OCF/EBITDA (%)	84.0	85.0	100.9	110.6	60.4
FCFE/PAT (%)	17.2	6.9	70.1	114.8	56.3
FCFF/NOPLAT (%)	27.5	25.1	82.1	121.0	62.7

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Source:	Company,	Emkay	Research

Balance Sheet					
Y/E Mar (Rs mn)	FY24	FY25	FY26E	FY27E	FY28E
Share capital	2,887	2,947	2,947	2,947	2,947
Reserves & Surplus	599,388	704,121	782,973	892,914	1,033,053
Net worth	602,275	707,068	785,919	895,861	1,036,000
Minority interests	559	31,866	31,866	31,866	31,866
Non-current liab. & prov.	64,478	95,794	95,794	95,794	95,794
Total debt	114,849	242,175	227,175	167,175	107,175
Total liabilities & equity	782,161	1,076,903	1,140,755	1,190,697	1,270,835
Net tangible fixed assets	501,261	760,152	784,479	855,402	882,924
Net intangible assets	127,515	185,490	185,490	185,490	185,490
Net ROU assets	-	-	-	-	-
Capital WIP	95,085	86,524	116,524	86,524	66,524
Goodwill	-	-	-	-	-
Investments [JV/Associates]	-	-	-	-	-
Cash & equivalents	62,680	45,324	81,148	149,492	161,965
Current assets (ex-cash)	174,573	197,784	188,946	162,331	209,411
Current Liab. & Prov.	225,859	260,068	277,529	310,240	297,176
NWC (ex-cash)	(51,286)	(62,284)	(88,584)	(147,909)	(87,765)
Total assets	782,161	1,076,903	1,140,755	1,190,697	1,270,835
Net debt	52,169	196,851	146,027	17,683	(54,790)
Capital employed	782,161	1,076,903	1,140,755	1,190,697	1,270,835
Invested capital	449,975	697,868	695,896	707,493	795,159
BVPS (Rs)	2,086.2	2,399.4	2,667.0	3,040.1	3,515.7
Net Debt/Equity (x)	0.1	0.3	0.2	-	(0.1)
Net Debt/EBITDA (x)	0.4	1.6	0.8	0.1	(0.2)
Interest coverage (x)	10.8	5.6	8.2	12.6	22.3
RoCE (%)	15.2	10.9	14.1	17.1	19.2

Source: Company, Emkay Research

Valuations and key Ratios					
Y/E Mar	FY24	FY25	FY26E	FY27E	FY28E
P/E (x)	52.1	61.7	39.9	29.9	24.1
EV/CE (x)	5.1	4.0	3.7	3.4	3.1
P/B (x)	6.1	5.3	4.7	4.2	3.6
EV/t (USD)	300.4	247.1	221.0	199.4	195.5
EV/EBITDA (x)	28.5	31.1	21.3	16.7	14.1
EV/EBIT(x)	37.6	45.8	28.5	21.4	17.6
EV/IC (x)	8.2	5.6	5.5	5.3	4.6
FCFF yield (%)	0.5	0.4	2.1	4.2	2.7
FCFE yield (%)	0.3	0.1	1.8	3.8	2.3
Dividend yield (%)	0.6	0.6	0.4	0.4	0.4
DuPont-RoE split					
Net profit margin (%)	9.9	8.1	10.8	13.1	15.1
Total asset turnover (x)	0.9	0.8	0.8	0.8	0.8
Assets/Equity (x)	1.3	1.4	1.5	1.4	1.3
RoE (%)	12.3	9.4	12.5	14.8	16.0
DuPont-RoIC					
NOPLAT margin (%)	10.3	9.1	11.6	13.7	15.1
IC turnover (x)	1.6	1.3	1.2	1.4	1.4
RoIC (%)	16.9	12.0	14.5	18.6	20.6
Operating metrics					
Core NWC days	(26.4)	(29.9)	(37.2)	(56.6)	(31.2)
Total NWC days	(26.4)	(29.9)	(37.2)	(56.6)	(31.2)
Fixed asset turnover	1.5	1.2	1.1	1.2	1.2
Opex-to-revenue (%)	64.9	65.4	60.9	58.7	57.1

Source: Company, Emkay Research

RECOMMENDATION HISTORY - DETAILS

Date	Closing Price (Rs)	TP (Rs)	Rating	Analyst
22-Jul-25	12,452	14,700	Buy	Harsh Mittal
07-May-25	11,658	14,700	Buy	Harsh Mittal

Source: Company, Emkay Research

RECOMMENDATION HISTORY - TREND



Source: Bloomberg, Company, Emkay Research

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REDUCE	5% upside to 15% downside		
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