Equity | India | Toll Road Operators 03 May 2010

Performance on track, awaiting new project wins

Strong results, Raise PO to Rs320, Maintain Buy

IRB reported 4Q PAT at Rs1.4bn, ahead of expectations (BofAMLe Rs837mn) mainly due to MAT tax credit of Rs650mn. Toll revenues were in-line with expectation while construction (E&C) revenues came in higher than expected. We have marginally tweaked up our estimates and have raised our SOTP based PO by 9% to Rs320 (roll forward of E&C target EV/EBIDTA multiple of 7.5x to FY12).

Robust earnings growth outlook

We forecast EPS CAGR of 21% over FY10-12E driven mainly by contribution from E&C. Strong order book of Rs89.6bn (9x FY10 sales) renders strong visibility to 85% CAGR in profits from E&C business over next two years. Thereafter the growth will be driven by toll revenues from the projects currently under construction.

Potential new project wins key to stock performance

IRB is in the final stage for bidding (RFP stage) for five projects worth Rs215bn. The financial bidding for these projects will take place over next two quarters. IRB has already achieved financial closure for all its new projects (March end), making it eligible to win more projects. Note that the new NHAI norms restrict the number of projects awaiting financial closure at a time for a developer to three. As per management, projects worth Rs60-80bn could be funded through internal accruals without raising any new equity.

Maintain Buy

Our SOTP value of Rs320 consists of Rs165 (52%) from toll road projects, Rs143 (45%) from E&C and balance realty and cash. We have valued toll roads on DCF and E&C at 7.5x FY12 EV/E at steep discount to large E&C companies and 10% discount to smaller ones, given predominantly in-house nature of the order book.

Estimates (Mar)

(Rs)	2009A	2010A	2011E	2012E	2013E
Net Income (Adjusted - mn)	1,758	3,854	4,728	5,600	6,283
EPS	5.29	11.60	14.23	16.85	18.90
EPS Change (YoY)	54.4%	119.2%	22.7%	18.4%	12.2%
Dividend / Share	1.96	2.25	2.33	2.50	2.50
Free Cash Flow / Share	(14.28)	(7.03)	(49.52)	(53.16)	(15.31)

Valuation (Mar)

	2009A	2010A	2011E	2012E	2013E
P/E	54.71x	24.96x	20.35x	17.18x	15.31x
Dividend Yield	0.677%	0.777%	0.805%	0.864%	0.864%
EV / EBITDA*	35.91x	17.90x	11.21x	8.76x	6.75x
Free Cash Flow Yield*	-4.93%	-2.43%	-17.11%	-18.37%	-5.29%

 $^{^{\}star}$ For full definitions of $iQmethod^{\mathit{SM}}$ measures, see page 7

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Stock Data

Price	Rs289.45
Price Objective	Rs320.00
,	
Date Established	3-May-2010
Investment Opinion	C-1-7
Volatility Risk	HIGH
52-Week Range	Rs96.65-Rs297.50
Mrkt Val / Shares Out (mn)	US\$2,169 / 332.4
Average Daily Volume	973,296
BofAML Ticker / Exchange	XIRBF / NSI
Bloomberg / Reuters	IRB IN / IRBI.NS
ROE (2011E)	21.1%
Net Dbt to Eqty (Mar-2010A)	117.5%
Est. 5-Yr EPS / DPS Growth	20.0% / NA
Free Float	26.1%

Key Changes

(Rs)	Previous	Current
Price Obj.	294.00	320.00
2011E Rev (m)	36,169.1	38,869.4
2012E Rev (m)	47,636.8	53,441.3
2013E Rev (m)	NA	72,242.8
2011E EPS	14.00	14.23
2012E EPS	15.95	16.85
2013E EPS	NA	18.90

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Refer to important disclosures on page 8 to 10. Analyst Certification on Page 6. Price Objective Basis/Risk on page 6. Link to Definitions on page 6. 10934219

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iQprofile[™] IRB Infrastructure Developers Ltd.

Key Income Statement Data (Mar)	2009A	2010A	2011E	2012E	2013E
(Rs Millions)					
Sales	9,528	17,049	38,869	53,441	72,243
Gross Profit	3,983	7,991	12,762	16,323	21,202
Sell General & Admin Expense	NA	NA	NA	NA	NA
Operating Profit	2,840	6,171	10,634	13,252	16,283
Net Interest & Other Income	(690)	(2,004)	(3,723)	(5,055)	(6,527)
Associates	NA	NA	NA	NA	NA
Pretax Income	2,149	4,167	6,911	8,196	9,756
Tax (expense) / Benefit	(378)	(134)	(2,076)	(2,551)	(3,461)
Net Income (Adjusted)	1,758	3,854	4,728	5,600	6,283
Average Fully Diluted Shares Outstanding	332	332	332	332	332
Key Cash Flow Statement Data					
Net Income	1,758	3,854	4,728	5,600	6,283
Depreciation & Amortization	1,144	1,819	2,127	3,071	4,919
Change in Working Capital	(1,200)	(1,099)	(3,819)	(2,170)	(5,597)
Deferred Taxation Charge	155	55	854	1,049	1,423
Other Adjustments, Net	1,467	1,279	3,925	2,216	5,609
Cash Flow from Operations	3,324	5,908	7,816	9,766	12,637
Capital Expenditure	(8,069)	(8,243)	(24,273)	(27,435)	(17,725)
(Acquisition) / Disposal of Investments	877	0	0	1,066	0
Other Cash Inflow / (Outflow)	NA	NA	NA	NA	NA
Cash Flow from Investing	(7,193)	(8,243)	(24,273)	(26,368)	(17,725)
Shares Issue / (Repurchase)	0	0	0	0	0
Cost of Dividends Paid	(652)	(748)	(774)	(831)	(831)
Cash Flow from Financing	3,995	4,342	15,266	14,024	7,659
Free Cash Flow	(4,746)	(2,335)	(16,457)	(17,669)	(5,088)
Net Debt	20,712	24,894	43,857	60,120	68,712
Change in Net Debt	4,521	3,083	17,232	17,434	5,919
Key Balance Sheet Data					
Property, Plant & Equipment	34,707	41,130	63,276	87,639	100,445
Other Non-Current Assets	42	42	42	42	42
Trade Receivables	130	178	345	440	685
Cash & Equivalents	4,147	5,055	2,132	724	622
Other Current Assets	7,115	9,356	17,138	20,494	31,899
Total Assets	46,141	55,760	82,932	109,339	133,693
Long-Term Debt	24,859	29,948	45,988	60,844	69,334
Other Non-Current Liabilities	182	237	3,178	7,568	11,914
Short-Term Debt	NA	NA	NA	NA	NA
Other Current Liabilities	3,210	4,399	8,530	10,877	16,930
Total Liabilities	28,251	34,584	57,696	79,289	98,178
Total Equity	17,900	21,186	25,246	30,060	35,524
Total Equity & Liabilities	46,151	55,770	82,942	109,349	133,702
<i>iQmethod</i> [™] - Bus Performance*					
Return On Capital Employed	6.5%	12.2%	12.0%	10.6%	9.8%
Return On Equity	10.5%	20.4%	21.1%	20.9%	19.7%
Operating Margin	29.8%	36.2%	27.4%	24.8%	22.5%
EBITDA Margin	41.8%	46.9%	32.8%	30.5%	29.3%
<i>iQmethod</i> [™] - Quality of Earnings*					
Cash Realization Ratio	1.9x	1.5x	1.7x	1.7x	2.0x
Asset Replacement Ratio	7.1x	4.5x	11.4x	8.9x	3.6x
Tax Rate (Reported)	17.6%	3.2%	30.0%	31.1%	35.5%
Net Debt-to-Equity Ratio	115.7%	117.5%	173.7%	200.0%	193.4%
Interest Cover	2.1x	2.5x	2.7x	2.5x	2.4x
Key Metrics					

^{*} For full definitions of *iQmethod* SM measures, see page 7.

Company Description

IRB Infrastructure is one of the leading road infrastructure developers in India. It has one of the largest toll road portfolio in the country on BOT basis with total length of 1150 kms. It holds 7.2% market share on the Golden Qualdrilateral. It also has strong in-house integrated execution capabilities.

Investment Thesis

IRB, with its experience and expertise, is well positioned to benefit from boom in the road infra segment. The company's recent road project wins will drive strong earnings growth of 21% CAGR over FY10-12. We have valued the company on SOTP and arrived at a value of Rs320 per share.

Stock Data

Price to Book Value 3.9x

4QFY10 results review

IRB reported 4Q PAT at Rs1.4bn, ahead of expectations (MLe Rs837mn) mainly due to MAT tax credit of Rs650mn. Key highlights:

■ Toll revenues were in-line with expectation, up 68% yoy, driven by new contribution from Bharuch-Surat (commissioned in Sept'09), improvement in toll collection at Surat-Dahisar (run rate of over Rs10mn per day) and strong growth in toll collection from most other projects. Mumbai-Pune expressway growth remained steady at 7%. Net profit from toll roads was up 269% yoy to Rs1.06bn.

Table 1: Project wise toll revenues

(Rs mn)	4QFY10	4QFY09	YoY change	FY10	FY09	YoY change
Mumbai - Pune	761	710	7%	3,063	2,880	6%
Surat Dahisar	907	336	170%	3,337	336	893%
Bharuch - Surat	317	-		663	-	
Thane Bhiwandi Bypass	130	101	29%	472	403	17%
Thane Ghodbunder	70	66	6%	277	265	5%
Pune - Nashik	48	41	17%	181	164	10%
Pune - Solapur	35	30	17%	133	127	5%
Nagar - Karmala	36	27	33%	135	113	19%
Kharpada Bridge	18	17	6%	68	71	-4%
Mohol - Mandrup	14	16	-13%	63	65	-4%
Khambatki Ghat		34		12	131	
Kaman - Paygaon	-	9		22	36	
Bhiwandi - Wada					16	
Total Revenues	2,336	1,387	68%	8,425	4,607	83%

Source: Company, BofA Merrill Lynch Global Research

Table 2: Toll road projects results

(Rs mn)	4QFY10	4Q FY09	YoY chg	FY10	FY09	YoY chg
Sales	2,011	1,280	57%	7,296	4,543	61%
EBIDTA	1,846	907	104%	6,474	3,657	77%
EBIDTA margin	92%	71%		89%	80%	
Depreciation	384	235	63%	1,299	936	39%
EBIT	1,462	672	118%	5,175	2,721	90%
Interest	767	338	127%	2,268	1,274	78%
PBT	695	334	108%	2,907	1,447	101%
tax	(435)	34	-1385%	(115)	165	-170%
PAT	1,130	300	276%	3,022	1,282	136%
Minority Interest	69	13		179	13	
PAT after minority interest	1,061	287	269%	2,842	1,269	124%

Source: Company, BofA Merrill Lynch Global Research

 Construction (E&C) revenues came in higher than expected at Rs3.1bn, up 56% yoy. EBIDTA margins remained robust at 19%. Net profit was up 164% yoy to Rs356mn.

Table 3: E&C business results

(Rs mn)	4QFY10	4Q FY09	YoY chg	FY10	FY09	YoY chg
Sales	3,120	1,997	56%	10,242	5,672	81%
EBIDTA	578	364	59%	2,006	1,013	98%
EBIDTA margin	19%	18%		20%	18%	
Depreciation	132	96	38%	520	208	150%
EBIT	446	268	67%	1,486	805	85%
Interest	48	66	-27%	226	102	120%
PBT	399	202	97%	1,260	703	79%
tax	42	67	-37%	248	213	17%
PAT	356	135	164%	1,012	490	107%

Source: Company, BofA Merrill Lynch Global Research

Table 4: IRB Infra consolidated results

(Rs mn)	4QFY10	4Q FY09	YoY chg	FY10	FY09	YoY chg
Sales	5,017	3,211	56%	17,049	9,919	72%
Direct exps						
 contract exps 	658	318	107%	2,128	920	131%
 cost of material 	1,307	1,117	17%	4,502	3,054	47%
 other direct exps 	391	294	33%	1,221	689	77%
Employee cost	217	116	87%	710	425	67%
Other exps	134	161	-17%	496	451	10%
EBIDTA	2,310	1,205	92%	7,991	4,379	82%
EBIDTA Margin	46%	38%		47%	44%	
Depreciation	516	331	56%	1,819	1,144	59%
EBIT	1,795	874	105%	6,171	3,236	91%
Other income	114	66	73%	490	296	65%
Interest	815	403	102%	2,494	1,382	80%
PBT	1,094	536	104%	4,167	2,149	94%
Tax	(393)	101	-490%	133	378	-65%
PAT	1,487	435	241%	4,034	1,772	128%
less: Minority Interest	69	-		179		
Consol PAT	1,417	435	225%	3,855	1,772	118%

Source: Company, BofA Merrill Lynch Global Research

SOTP valuation

We have raised our SOTP value for IRB from Rs294 earlier to Rs320. Key changes are:

- For E&C, rolled forward target EV/EBIDTA multiple of 7.5x to FY12. E&C is now valued at Rs143 comprising 45% of total value.
- Raised the risk free rate from 7.8% to 8.2%. As a result DCF value of road projects has gone down marginally.
- Lower the discount rate for the four projects under development from 13.3% to 13% as they have now achieved financial closure.



Table 5: IRB SOTP value

				Risk		Equity value (Rs		Proportion of
	Basis	Risk free rate	Beta	premium	Cost of equity	mn)	Per share value	total
Road assets						54,929	165	52%
Operational						34,740	105	33%
- Mumbai - Pune	DCF	8.2%	0.7	5.5%	12.1%	18,962	57	18%
- Bharuch - Surat	DCF	8.2%	0.8	5.5%	12.6%	7,023	21	7%
- Thane - Bhiwandi	DCF	8.2%	0.8	5.5%	12.6%	3,203	10	3%
- Thane - Ghorbunder	DCF	8.2%	0.8	5.5%	12.6%	2,526	8	2%
- Pune - Solapur	DCF	8.2%	0.8	5.5%	12.6%	729	2	1%
- Pune - Nashik	DCF	8.2%	8.0	5.5%	12.6%	1,204	4	1%
- Others	DCF	8.2%	0.8	5.5%	12.6%	1,094	3	1%
Under construction						6,010	18	6%
- Surat - Dahisar	DCF	8.2%	0.8	5.5%	12.6%	2,575	8	2%
- Kolhapur Integrated	DCF	8.2%	0.8	6.0%	13.0%	3,434	10	3%
Under development						14,179	43	13%
- Amritsar - Pathankot	DCF	8.2%	0.8	6.0%	13.0%	5,515	17	5%
- Jaipur - Tonk	DCF	8.2%	0.8	6.0%	13.0%	3,610	11	3%
- Talegaon - Amravati	DCF	8.2%	0.8	6.0%	13.0%	2,157	6	2%
- Goa - Karnataka	DCF	8.2%	0.8	6.0%	13.0%	2,897	9	3%
EPC	Target EV/E				7.5	47,458	143	45%
Real estate investments						1,300	4	1%
Cash at parent level						2,700	8	3%
Sum of the parts value						106,386	320	100%

Source: BofA Merrill Lynch Global Research



Price objective basis & risk

IRB Infrastructure Developers Ltd. (XIRBF)

Our PO of Rs320 for IRB Infrastructure is based on sum-of-the-parts (SOTP) valuation:

- 1) We have valued the road projects at Rs165/share (52% of total) based on DCF. This comprises of Rs105 from operational projects (33%) and Rs61 (19%) from projects under construction.
- 2) We have valued the Engineering & Construction (E&C) business at Rs143/share (45% of total) based on 7.5x FY12 EV/EBIDTA at 50% discount to large engineering companies and at 10% discount to smaller companies like IVRCL, given predominently in-house order book.

Real estate investments and cash in parent balance sheet comprise the remainder 4% of SOTP.

Key risks are execution delays, lower traffic growth, surge in material costs and higher interest rates.

Link to Definitions

Industrials

Click here for definitions of commonly used terms.

Analyst Certification

I, Manish Sarawagi, hereby certify that the views expressed in this research report accurately reflect my personal views about the subject securities and issuers. I also certify that no part of my compensation was, is, or will be, directly or indirectly, related to the specific recommendations or view expressed in this research report.

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India - Engineering/Construction/Utilities Coverage Cluster

Investment rating	Company	BofAML ticker	Bloomberg symbol	Analyst
BUY				
	Adani Enterprises Ltd.	ANIEF	ADE IN	Bharat Parekh
	Adani Power Ltd.	XADPF	ADANI IN	Bharat Parekh
	Bharat Heavy	BHHEF	BHEL IN	Bharat Parekh
	Essar Shipping, Ports & Logistics Ltd.	XESSF	ESRS IN	Manish Sarawagi
	Gujarat State Petronet Ltd	GJRSF	GUJS IN	Vidyadhar Ginde
	GVK Power & Infrastructure Ltd.	GVPWF	GVKP IN	Manish Sarawagi
	IRB Infrastructure Developers Ltd.	XIRBF	IRB IN	Manish Sarawagi
	IVRCL Infrastruc	IIFRF	IVRC IN	Bharat Parekh
	Jaiprakash Associates Limited	JPRKF	JPA IN	Bharat Parekh
	Jaiprakash Power Ventures Ltd.	XJSHF	JPVL IN	Bharat Parekh
	Lanco Infratech Ltd.	LNIFF	LANCI IN	Manish Sarawagi
	Larsen & Toub -G	LTORF	LTOD LI	Bharat Parekh
	Larsen & Toubro	LTOUF	LT IN	Bharat Parekh
	Mundra Port SEZ	XMANF	MSEZ IN	Bharat Parekh
	Nagarjuna Const	NGRJF	NJCC IN	Bharat Parekh
	NCC-GDR	XAKUF	NJGR LX	Bharat Parekh
	Reliance Infrastructure	RCTDF	RELIIN	Bharat Parekh
NEUTRAL				
	Gujarat Inds	GUJIF	GIP IN	Bharat Parekh
	Neyveli Lignite	NEYVF	NLC IN	Bharat Parekh
	Tata Pwr. Co.	XTAWF	TPWR IN	Bharat Parekh
UNDERPERFORM				
	ABB	ABVFF	ABB IN	Bharat Parekh
	Gail India	XGLAF	GAIL IN	Vidyadhar Ginde
	Gail Limited - G	GAILF	GAID LI	Vidyadhar Ginde
	GMR Infrastructure Ltd.	GMRLF	GMRI IN	Manish Sarawagi
	NTPC Ltd	NTHPF	NATP IN	Bharat Parekh
	Suzlon Energy	SZEYF	SUEL IN	Bharat Parekh
RVW				
	Indraprastha Gas	IAGSF	IGL IN	Vidyadhar Ginde

iQmethod™ Measures Definitions

Business Performance	Numerator	Denominator
Return On Capital Employed	NOPAT = (EBIT + Interest Income) * (1 - Tax Rate) + Goodwill	Total Assets – Current Liabilities + ST Debt + Accumulated Goodwill
	Amortization	Amortization
Return On Equity	Net Income	Shareholders' Equity
Operating Margin	Operating Profit	Sales
Earnings Growth	Expected 5-Year CAGR From Latest Actual	N/A
Free Cash Flow	Cash Flow From Operations – Total Capex	N/A
Quality of Earnings		
Cash Realization Ratio	Cash Flow From Operations	Net Income
Asset Replacement Ratio	Capex	Depreciation
Tax Rate	Tax Charge	Pre-Tax Income
Net Debt-To-Equity Ratio	Net Debt = Total Debt, Less Cash & Equivalents	Total Equity
Interest Cover	EBIT	Interest Expense
Valuation Toolkit		
Price / Earnings Ratio	Current Share Price	Diluted Earnings Per Share (Basis As Specified)
Price / Book Value	Current Share Price	Shareholders' Equity / Current Basic Shares
Dividend Yield	Annualised Declared Cash Dividend	Current Share Price
Free Cash Flow Yield	Cash Flow From Operations – Total Capex	Market Cap. = Current Share Price * Current Basic Shares
Enterprise Value / Sales	EV = Current Share Price * Current Shares + Minority Equity + Net Debt	+ Sales
•	Other LT Liabilities	

iQmethod solis the set of BofA Merrill Lynch standard measures that serve to maintain global consistency under three broad headings: Business Performance, Quality of Earnings, and validations. The key features of iQmethod are: A consistently structured, detailed, and transparent methodology. Guidelines to maximize the effectiveness of the comparative valuation process, and to identify some common pitfalls.

Basic EBIT + Depreciation + Amortization

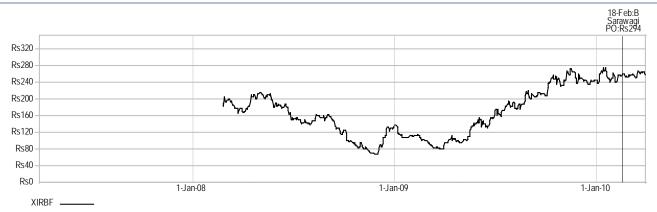
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Enterprise Value

Important Disclosures

XIRBF Price Chart



B: Buy, N: Neutral, S: Sell, U: Underperform, PO: Price objective, NA: No longer valid

"Prior to May 31, 2008, the investment opinion system included Buy, Neutral and Sell. As of May 31, 2008, the investment opinion system includes Buy, Neutral and Underperform. Dark Grey shading indicates that a security is restricted with the opinion suspended. Light grey shading indicates that a security is under review with the opinion withdrawn. The current investment opinion key is contained at the end of the report. Chart is current as of March 31, 2010 or such later date as indicated.

BofAML price charts do not reflect analysts' coverage of the stock at prior firms. Historical price charts relating to companies covered as of December 31, 2008 by former Banc of America Securities LLC (BAS) analysts are available to BAS clients on the BAS website."

Investment Rating Distribution: Transport/Infrastructure Group (as of 01 Apr 2010)

Coverage Universe	Count	Percent	Inv. Banking Relationships*	Count	Percent
Buy	78	61.90%	Buy	33	44.59%
Neutral	22	17.46%	Neutral	11	50.00%
Sell	26	20.63%	Sell	7	29.17%
Investment Rating Distribution: Globa	I Group (as of 01 A	Apr 2010)			
Coverage Universe	Count	Percent	Inv. Danking Deletionships*	Count	Percent
Coverage Universe	Count	Percent	Inv. Banking Relationships*	Count	reiteill
Buy	1818	52.41%	Buy	952	58.01%

^{*} Companies in respect of which MLPF&S or an affiliate has received compensation for investment banking services within the past 12 months. For purposes of this distribution, a stock rated Underperform is included as a Sell.

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Investment rating Total return expectation (within 12-month period of date of initial rating) Ratings dispersion guidelines for coverage cluster*

Buy	≥ 10%	≤ 70%
Neutral	≥ 0%	≤ 30%
Underperform	N/A	≥ 20%

^{*} Ratings dispersions may vary from time to time where BofAML Research believes it better reflects the investment prospects of stocks in a Coverage Cluster.

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