



## INDIA

**Nagarjuna Construction**  
NJCC IN, OP, Rs158, 24% upside

**NJCC-Rs197 target price**

Segment	Rs/share	Comment
Construction business	159	15x FY11E
Overseas construction biz	8	6x FY11E
Investments	30	At book value
<b>Total</b>	<b>197</b>	

Source: FactSet, Macquarie Research, December 2009

**IVRCL Infrastructure**  
IVRC IN, OP, Rs343, 40% upside

**IVRCL - Rs481 target price**

Segment	Per share value	Comment
IVRCL core construction biz	375	15x FY11E
IVR Prime	93	10% disc to market value
Hindustan Dorr Oliver	17	10% disc to market value
Less: Accumulated taxes	4	
<b>Total</b>	<b>453</b>	

Source: FactSet, Macquarie Research, December 2009

**Patel Engineering**  
PEC IN, OP, Rs453, 13% upside

**PEC - Rs513 target price**

	Rs/share	Comment
Core business	429	12x FY11E
Real estate	73	0.8x NAV of Phase I
BOT	16	1x inv equity
Less: accumulated taxes	5	Cash impact of withdrawal of 80IA benefits
<b>Total</b>	<b>513</b>	

Source: FactSet, Macquarie Research, December 2009

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# Indian mid-cap construction

## Look beyond near-term spoilers

### Event

- We spoke to managements of various mid-cap construction companies to discuss key issues. We are very positive on the space and believe the recent underperformance is an excellent accumulation opportunity. We think valuations are at very attractive levels of 10–11x FY11E earnings with a very strong order inflow cycle about to begin. The stocks have come under pressure due to short-term issues like the Dubai credit crisis and statehood demand for Telangana.

### Impact

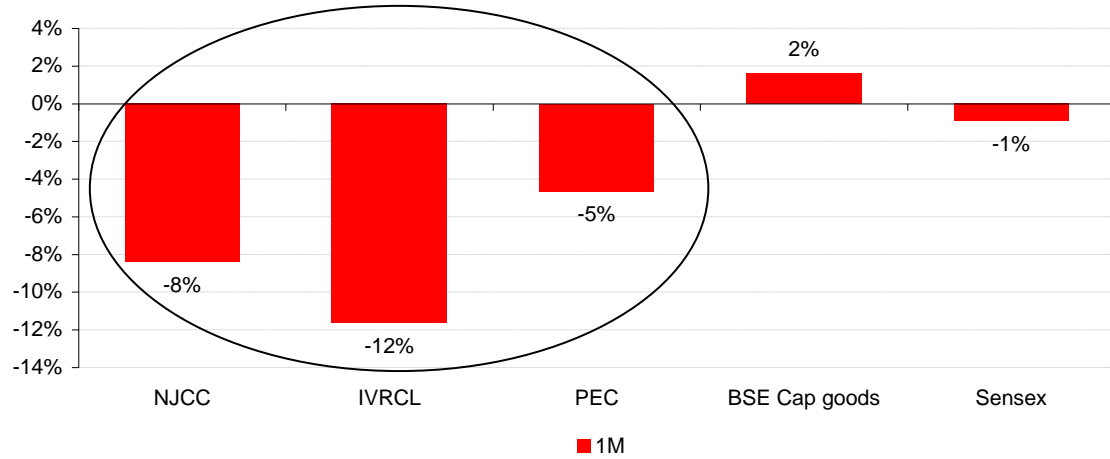
- **Valuations extremely attractive with substantial growth:** The mid-cap construction space has underperformed the broader indices recently and is trading around 10x FY11E (adjusted for subs valuations) due to short-term irritants, despite we believe substantial growth opportunities beginning in FY11. Interestingly, most of these companies have recently raised equity financing, so the risk of dilution is also substantially reduced in the near term.
- **Near-term sentiment spoilers are temporary in nature:** The issues like the Dubai credit crisis and a separate statehood issue in Telangana have created a dampener on stock prices. We strongly believe that these issues are temporary with no material impact and create an opportunity to accumulate these stocks.
- **Substantial structural opportunity to support long-term earnings growth:** We expect order inflow in the infra space to strongly rebound in FY11 as governments get their acts together on sectors like roads, ports and continued push in power. In the near term, top-line growth will likely rebound in FY11. Roads, which were around 30% of order backlog, have reduced to close to 10–15%. Roads itself are likely to witness order inflow of US\$10bn in FY11. Even without roads, the order backlog for the space remains healthy at 3x last year's revenues.
- **Lower interest costs can provide upside to earnings estimates:** Interest costs have reduced by 150–200bps for construction companies in 2H FY10, which have yet to be reflected in earnings. Recent fundraising will further help in lowering interest costs, which are not built into consensus estimates.
- **Subsidiary valuations are becoming material:** For all the three companies, BOT (Build-Operate-Transfer) assets are getting commissioned gradually, which will start contributing to earnings while new BOT assets are being added to the portfolio, hence enhancing the size and valuations. Also, we believe valuations for all these companies' real estate portfolios have bottomed out and present upside to the valuations.

### Outlook

- **All three stocks seem attractively placed for the short and medium term:** We like all the three companies at current valuations with near-term triggers in place. NJCC and PEC have near-term triggers in the form of Q3 FY10 earnings, while in the case of IVRCL, visibility on BOT revenues and the settling down of the Telangana issue will likely be the triggers.

**All 3 stocks at cheap levels post strong underperformance in last 1 month**

**Fig 1 All 3 stocks have substantially underperformed the broader market and BSE cap goods index in the past 1 month**



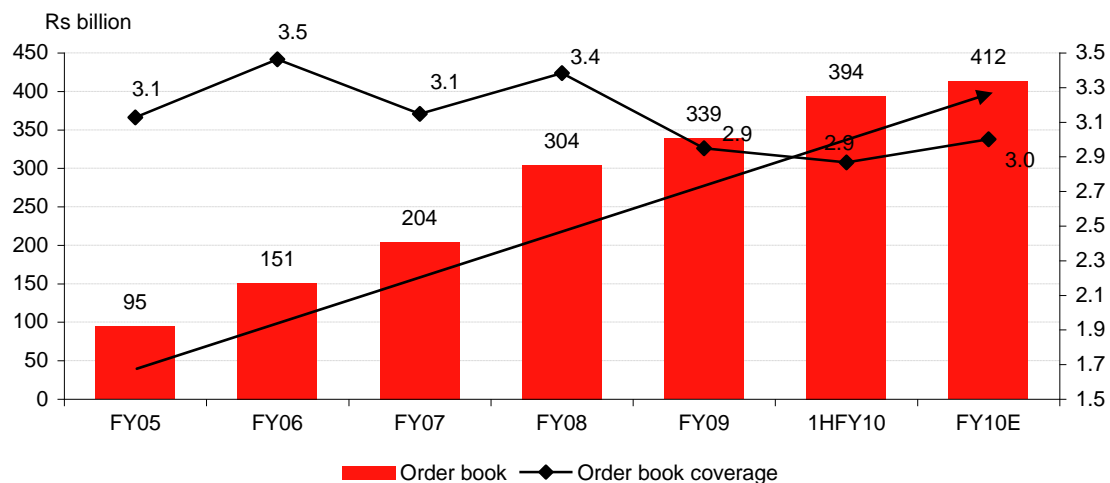
Source: FactSet, Macquarie Research, December 2009

**Fig 2 All 3 stocks at very attractive valuations now on FY11E earnings**

Ticker	Macq Rating	Market Cap US\$ Bn	Avg. Vol. (20D) US\$ m	Current price 17-Dec-09	Target Price	Upside %	P/E		P/BV		PAT CAGR 09-11e	ROE 10e
							10e	11e	10e	11e		
IVRCL	IVRC IN OP	1.0	18.9	343.1	481	40%	13.2	10.3	1.6	1.4	17%	11.8%
Nagarjuna Const	NJCC IN OP	0.9	6.9	158.4	197	24%	14.9	11.4	1.4	1.2	26%	9.1%
Patel Engr	PEC IN OP	0.6	1.7	452.7	513	13%	14.3	10.3	1.6	1.4	9%	11.3%

Source: FactSet, Macquarie Research, December 2009

**Fig 3 Combined order book of the 3 companies has grown substantially over the years**



Source: Company data, Macquarie Research, December 2009

## NJCC – Top pick in the mid-cap construction space

- **Execution concerns have been addressed:** The two slow-moving road projects (Meerut-Muzaffarnagar BOT road project and Orai-Bhognipur annuity road project, UP) that have adversely affected the top line and margins in the recent past are close to having construction completed by March 2010. Cost overruns from these two projects have all been accounted for in FY09. Management expects to start collecting toll revenues before end-FY10.
- **Funding issues have been resolved in the recent past:** Through QIP of US\$75m and Rs1bn raised by the sale in the Gautami power plant to GVK (GVKP IN, Rs46, OP, TP: Rs54, OP, 17.4% upside), NJCC has addressed its funding problems and has room to add leverage to fund further growth. There is upside to our FY10 earnings estimate (Rs2.1bn PAT) given that we have taken interest expense at Rs1.3bn for FY10, while it could come in around Rs1.0-1.1bn given the extra cash available in the 2<sup>nd</sup> half of FY10.
- **Strong ahead-of-guidance order inflows indicate a robust FY11 in the offing:** Order inflows have been extremely robust in FY10 YTD at Rs63bn vs Rs54bn in the whole of FY09. Management expects at least Rs75bn of orders this year. Management has reiterated its 15% revenue growth guidance for this year and restoring margins back to 10% levels. We expect FY11 to be an extremely robust year on the back of strong order inflows this year with revenue growth of 27% and earnings growth of 39% for NJCC.
- **Near-term spoilers to be taken care of:** NJCC's stock has come under pressure in the past few weeks in the wake of the Dubai real estate issue and the Telangana issue in Andhra Pradesh. However, our talks with the management indicate that these issues have been adequately addressed and concerns should subside.
  - ⇒ **Shortfall in Dubai real estate project to be addressed:** NJCC has spent Rs3.3bn on the project out of which Rs1.8bn has been recovered already in the form of pre-sales. Another bulk receipt of Rs1.8bn will arrive when the 10th floor on the tower is constructed (4 floors done yet). The company is looking to arrange the funding gap from banks in the meanwhile.
  - ⇒ **Telangana issue has had no impact:** Exposure to Andhra Pradesh (AP) is limited at 7% of the order book (Rs140bn). Our talks with the management indicate that there have been no manpower days lost because of the Telangana issue.

## IVRCL – Robust growth with effective strategy working in its favour

- **Robust 30–35% revenue growth guidance for FY10:** Despite moderate revenue growth of 11% in 1H FY10, management has stood by its strong guidance given that the first half's revenue booking was hampered by slow execution in the Andhra Pradesh (AP) projects due to elections and were also on a very high base of 1H FY09 (+51% YoY vs 1HFY08). Few of the Andhra Pradesh projects, which were re-mobilised due to elections, will start contributing to revenues from 3Q onwards and also IVRCL was L1 on a few large projects in Maharashtra this quarter, which will also contribute to revenues in 2H FY10. We remain comfortable with our FY10 revenue growth estimate of 30%.
- **Order book and pipeline remain extremely robust:** IVRCL's order book stands at Rs150bn at the end of 1H FY10, implying a strong order book coverage of around 3x. Also, the company is the lowest bidder in a further Rs44bn of new orders. The company is also looking to aggressively participate in the road sector with awards likely by the end of FY10. Moreover, the irrigation sector continues to be the prime focus for provincial governments and order inflow is likely to pick up from states other than AP.
- **Balance sheet provides room for growth:** IVRCL's net debt / equity ratio is at 0.7x. Given that there is room to add leverage and there are no investment requirements toward the current BOT/real estate projects, funding availability is not a concern for new projects.
- **Restructuring seems to be working out in its favour:** IVRCL's recent transfer of its BOT portfolio to IVR Prime (IVR IN, Not rated) in lieu of 59.5m new shares of IVR Prime (taking stake up to 80.5% from 62.4% earlier) seems to be working well given that the company has started bagging more BOT projects. IVR Prime is set to get awarded three new road projects in addition to the four transferred from IVRCL. Except for the upside in valuations that IVRCL got from transferring its BOT projects in a listed company, the rationale was to utilize IVR Prime's balance sheet strength to bid for large projects and to build an in-house source of strong order inflows.

## PEC – Improved outlook and funding to boost growth

- **Robust top-line growth and margin expansion this year:** The company expects 20–25% of robust revenue growth in FY10 and has delivered 25% growth in 1H FY10. Strong growth so far has been aided by a robust Rs2bn contribution from US subsidiaries (16% of total revenues reported). In terms of EBITDA margins, the company has surprised one and all with an extremely robust 17.5% margins in 1H FY10. However, this has been due to the execution of high-margin hydropower orders (56%) and higher margin US orders (20% margins). The company expects 16.0–16.2% margins for the full year versus 15.8% reported last year.
- **Order inflow outlook remains robust on irrigation and the kick-start in hydropower:** PEC has a very healthy Rs99bn order book (+51% YoY). The outlook for order inflows remains robust as state governments focus on irrigation and increased order inflow is expected from hydropower post the recent IPO of NHPC (NHPC IN, Not rated). PEC is also the lowest bidder in Rs30bn of projects.
  - ⇒ **Order book mix is shifting gradually towards irrigation and water segment orders:** The order book mix has shifted significantly towards irrigation and water supply segment this year due to a few large orders in this segment (43% now vs 17% in FY08 and 25% in FY07). We expect the contribution of irrigation to the order book will continue to increase further in the short term (to 50% levels in our view from the current 43%) as state governments focus on irrigation.
- **Leverage levels comfortable post QIP:** Post its QIP of Rs3.4bn in October 2009 (dilution of 12.1%), net debt / equity has fallen to 0.7x vs 1.0x earlier. This has provided room on the balance sheet to fund incremental growth and also provides for annual working capital and capex requirements of around Rs6bn.
- **Remain positive on improved outlook and comfort on balance sheet:** We remain positive on the stock given a robust order book, which will likely lead to strong top-line growth in our view. We also view the recent fundraising positively as it provides room for future growth. The stock is trading at 10.3x FY11E earnings, an attractive entry point in our view.

**Fig 4 NJCC – Standalone financials (Rs m)**

Income Statement	FY08	FY09	FY10E	FY11E	FY12E
<b>Net Revenues</b>	<b>34,729</b>	<b>41,514</b>	<b>46,906</b>	<b>59,696</b>	<b>72,445</b>
.....growth	21%	20%	13%	27%	21%
Total Expenses	31,131	37,777	42,028	53,727	65,201
<b>Core EBITDA</b>	<b>3,598</b>	<b>3,737</b>	<b>4,878</b>	<b>5,970</b>	<b>7,245</b>
.....margin	10.4%	9.0%	10.4%	10.0%	10.0%
Other Income	56	42	94	228	117
Depreciation & amortization	482	533	556	672	826
Net financial cost	719	964	1,299	1,438	1,657
Pre-tax income	2,452	2,282	3,117	4,088	4,879
Taxes	833	743	1,044	1,369	1,634
Extraordinary Items					
<b>Net Income</b>	<b>1,620</b>	<b>1,539</b>	<b>2,072</b>	<b>2,718</b>	<b>3,244</b>
.....margin	4.7%	3.7%	4.4%	4.6%	4.5%
EPS	7.1	6.7	8.1	10.6	12.6
<b>Balance Sheet</b>	<b>FY08</b>	<b>FY09</b>	<b>FY10E</b>	<b>FY11E</b>	<b>FY12E</b>
Cash	2,330	1,345	5,706	2,928	850
Accounts Receivable	8,677	10,260	11,593	14,754	17,905
Inventories	5,493	7,495	8,469	10,778	13,080
Other Assets ST	14,984	14,514	16,395	20,858	25,306
LT Investments	5,648	7,402	7,881	7,881	7,881
Fixed Assets	5,339	4,873	5,317	6,145	7,320
<b>TOTAL ASSETS</b>	<b>42,471</b>	<b>45,891</b>	<b>55,360</b>	<b>63,344</b>	<b>72,341</b>
Accounts payable	10,735	10,880	12,293	15,645	18,986
Other Liabilities ST	2,078	867	979	1,247	1,513
Financing LT	13,767	17,101	19,101	21,101	23,601
Other Liabilities LT	167	188	188	188	188
SHAREHOLDERS' EQUITY	15,724	16,856	22,800	25,164	28,054
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>42,471</b>	<b>45,891</b>	<b>55,360</b>	<b>63,344</b>	<b>72,341</b>

Source: Company reports, Macquarie Research, December 2009

Fig 5 IVRCL – Standalone financials (Rs m)

Income Statement	FY08	FY09	FY10E	FY11E	FY12E
<b>Net Revenues</b>	<b>36,606</b>	<b>48,819</b>	<b>60,000</b>	<b>72,000</b>	<b>88,011</b>
.....growth	59%	33%	23%	20%	22%
Total Expenses	32,992	44,601	54,300	65,016	79,474
<b>Core EBITDA</b>	<b>3,614</b>	<b>4,218</b>	<b>5,700</b>	<b>6,984</b>	<b>8,537</b>
.....margin	9.9%	8.6%	9.5%	9.7%	9.7%
Other Income	45	299	100	100	100
Depreciation & amortization	328	473	736	803	869
Net financial cost	478	1,306	1,486	1,678	1,918
Pre-tax income	2,853	2,738	3,578	4,603	5,849
Taxes	749	478	1,181	1,519	1,930
Extraordinary Items	-	-	-	-	-
<b>Net Income</b>	<b>2,105</b>	<b>2,260</b>	<b>2,397</b>	<b>3,084</b>	<b>3,919</b>
.....margin	5.7%	4.6%	4.0%	4.3%	4.5%
EPS	15.8	16.9	18.0	23.1	29.4
<b>Balance Sheet</b>	<b>FY08</b>	<b>FY09</b>	<b>FY10E</b>	<b>FY11E</b>	<b>FY12E</b>
Cash	1,772	1,009	2,329	2,594	3,289
Accounts Receivable	6,585	11,430	14,142	16,889	19,584
Inventories	1,943	2,093	2,711	3,237	3,754
Other Assets ST	18,531	23,603	29,987	35,811	41,525
LT Investments	3,409	3,892	4,392	4,892	5,392
Fixed Assets	3,733	5,402	5,133	5,733	6,333
<b>TOTAL ASSETS</b>	<b>35,973</b>	<b>47,430</b>	<b>58,695</b>	<b>69,156</b>	<b>79,877</b>
Accounts payable	8,893	14,787	20,330	24,278	28,152
Other Liabilities ST	238	440	416	497	576
Financing LT	10,678	13,980	17,480	20,980	23,980
Other Liabilities LT	103	117	117	117	117
SHAREHOLDERS' EQUITY	16,060	18,106	20,351	23,284	27,051
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>35,973</b>	<b>47,430</b>	<b>58,695</b>	<b>69,156</b>	<b>79,877</b>

Source: Company reports, Macquarie Research, December 2009

Fig 6 PEC – Consolidated financials (Rs m)

Income Statement	FY08	FY09	FY10E	FY11E	FY12E
<b>Net Revenues</b>	<b>18,596</b>	<b>24,598</b>	<b>30,528</b>	<b>38,072</b>	<b>46,590</b>
.....growth	42%	32%	24%	25%	22%
Total Expenses	15,856	20,702	25,644	31,981	39,136
<b>Core EBITDA</b>	<b>2,740</b>	<b>3,897</b>	<b>4,884</b>	<b>6,092</b>	<b>7,454</b>
.....margin	14.7%	15.8%	16.0%	16.0%	16.0%
Other Income	37	145	400	444	623
Depreciation & amortization	627	1,196	1,248	1,279	1,605
Net financial cost	295	475	1,225	1,385	1,785
Pre-tax income	1,855	2,370	2,812	3,871	4,687
Taxes	227	436	928	1,277	1,547
Extraordinary Items	-	-	-	-	-
<b>Net Income</b>	<b>1,519</b>	<b>1,805</b>	<b>1,722</b>	<b>2,392</b>	<b>2,888</b>
EPS	25.5	30.3	25.8	35.8	43.2
		4.1	4.9	3.5	2.9
<b>Balance Sheet</b>	<b>FY08</b>	<b>FY09</b>	<b>FY10E</b>	<b>FY11E</b>	<b>FY12E</b>
Cash	2,882	2,951	5,072	6,027	9,542
Accounts Receivable	4,617	5,826	7,527	9,388	11,488
Inventories	8,148	11,100	13,776	16,689	20,423
LT Investments	361	505	1,005	1,005	1,005
Fixed Assets	6,702	5,701	5,953	5,674	5,069
<b>TOTAL ASSETS</b>	<b>27,446</b>	<b>34,918</b>	<b>43,538</b>	<b>51,364</b>	<b>62,792</b>
Accounts payable	6,465	6,837	8,782	10,952	13,403
Other Liabilities ST	23	78	78	78	78
Financing LT	9,764	12,813	15,313	17,313	22,313
Minority interest	405	216	377	579	831
SHAREHOLDERS' EQUITY	8,459	10,172	15,177	17,344	19,962
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>27,446</b>	<b>34,918</b>	<b>43,538</b>	<b>51,364</b>	<b>62,792</b>

Source: Company reports, Macquarie Research, December 2009

## Important disclosures:

## Recommendation definitions

**Macquarie - Australia/New Zealand**

Outperform – return >5% in excess of benchmark return  
Neutral – return within 5% of benchmark return  
Underperform – return >5% below benchmark return

**Macquarie – Asia/Europe**

Outperform – expected return >+10%  
Neutral – expected return from -10% to +10%  
Underperform – expected return <-10%

**Macquarie First South - South Africa**

Outperform – expected return >+10%  
Neutral – expected return from -10% to +10%  
Underperform – expected return <-10%

**Macquarie - Canada**

Outperform – return >5% in excess of benchmark return  
Neutral – return within 5% of benchmark return  
Underperform – return >5% below benchmark return

**Macquarie - USA**

Outperform (Buy) – return >5% in excess of Russell 3000 index return  
Neutral (Hold) – return within 5% of Russell 3000 index return  
Underperform (Sell) – return >5% below Russell 3000 index return

**Recommendations** – 12 months

**Note:** Quant recommendations may differ from Fundamental Analyst recommendations

## Volatility index definition\*

This is calculated from the volatility of historical price movements.

**Very high-highest risk** – Stock should be expected to move up or down 60–100% in a year – investors should be aware this stock is highly speculative.

**High** – stock should be expected to move up or down at least 40–60% in a year – investors should be aware this stock could be speculative.

**Medium** – stock should be expected to move up or down at least 30–40% in a year.

**Low-medium** – stock should be expected to move up or down at least 25–30% in a year.

**Low** – stock should be expected to move up or down at least 15–25% in a year.

\* Applicable to Australian/NZ/Canada stocks only

## Financial definitions

All "Adjusted" data items have had the following adjustments made:

Added back: goodwill amortisation, provision for catastrophe reserves, IFRS derivatives & hedging, IFRS impairments & IFRS interest expense  
Excluded: non recurring items, asset revals, property revals, appraisal value uplift, preference dividends & minority interests

**EPS** = adjusted net profit / epowa\*

**ROA** = adjusted ebit / average total assets

**ROA Banks/Insurance** = adjusted net profit / average total assets

**ROE** = adjusted net profit / average shareholders funds

**Gross cashflow** = adjusted net profit + depreciation

\*equivalent fully paid ordinary weighted average number of shares

All Reported numbers for Australian/NZ listed stocks are modelled under IFRS (International Financial Reporting Standards).

## Recommendation proportions – For quarter ending 30 September 2009

	AU/NZ	Asia	RSA	USA	CA	EUR	
Outperform	45.08%	54.02%	40.00%	42.31%	62.86%	43.61%	(for US coverage by MCUSA, 0.35% of stocks covered are investment banking clients)
Neutral	39.77%	19.10%	45.00%	43.36%	31.90%	39.85%	(for US coverage by MCUSA, 0.35% of stocks covered are investment banking clients)
Underperform	15.15%	26.88%	15.00%	14.34%	5.24%	16.54%	(for US coverage by MCUSA, 0.00% of stocks covered are investment banking clients)

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