CESC

## <u>Motilal Oswal</u>

STOCK INFO. BSE Sensex: 19,785	BLOOMBERG CESC IN	15 No	ovember 2	007							Ne	eutral
S&P CNX: 5,912	REUTERS CODE CESC.BO	Previo	ous Recom	nendatio	on: Nei	utral						Rs658
Equity Shares (m)	115.3	YEAR	NET SALES	РАТ	EPS*	EPS*	P/E*	P/BV	ROE	ROCE	EV/	EV/
52-Week Range	668/277	END	(RSM)	(RSM)	(RS)	GROWTH (%)	(X)	(X)	(%)	(%)	SALES	EBITDA
1,6,12 Rel. Perf.(%)	11/35/53	03/07A	24,843	2,257	20.6	-4.3	31.9	3.3	13.5	12.2	3.5	15.1
M.Cap. (Rs b)	75.9	03/08E	26,782	2,848	24.7	19.7	26.7	3.9	13.9	11.2	3.2	16.2
M.Cap. (US\$ b)	1.9	03/09E	28,378	2,949	25.6	3.6	25.7	3.5	12.7	11.1	3.2	15.8

\* Excl impact of Budge Budge plant capital account adjustment; fully diluted

- Recent coal mine allocation could potentially add Rs196-Rs246/sh to SOTP value: CESC has been recently awarded the Mahuagarhi coal block in Jharkhand (50% stake) with estimated reserves of 220m ton. CESC's share of 110m ton can support a 1,000MW power plant, which would be on a merchant basis. As per the terms of award, 25% of power generated will have to be sold within the state, at the negotiated rates. The process of land acquisition and financial closure will take ~12-15 months, and thus the project is expected to be commissioned by end-FY12. While the project is currently in its nascent stage, we estimate the potential contribution to be in the range of Rs23b-Rs28b (Rs196-Rs246/sh).
- I,850MW of power projects potentially under development: CESC is working on: (1) 250MW Budge Budge expansion (expected completion, September 2009); and (2) 600MW Haldia power project (coal linkage received, project completion, by FY11). Further, the 1,000MW merchant power project in Jharkhand would be commissioned by end-FY12. Thus, CESC's effective power capacity by end-FY12 should stand at 2,825MW, v/s 975MW currently.
- Spencer retail expansion on track: We expect Spencer to expand retail space from 0.6m sft currently to 1.5m sft by March 2008, 3m sft by March 2009 and 4.5m sft by March 2010. The company has already tied up for 1.5mn sq ft to be commissioned in the coming 12-15 months. We expect breakeven at the EBIDTA level in FY10 and net profit breakeven during FY12. We value Spencer at Rs16.7b on a DCF basis and arrive at a value of Rs13.3b for CESC, or Rs116/sh (post holding company discount of 20%).
- Valuation and view: We expect CESC to report net profit of Rs2,848m in FY08 (up 19.7% YoY) and Rs2,949m in FY09 (up 3.6% YoY). On a fully diluted basis, EPS stands at Rs24.7/sh for FY08 and Rs25.6/sh in FY09. At the CMP of Rs658, the stock is trading at PER of 26.7x FY08E and 25.7x FY09E.



# Recent coal block allocation could potentially add Rs196-246/sh to SOTP value

CESC has recently been awarded the Mahuagarhi coal block in Jharkhand (CESC has a 50% stake, in consortium with Jas Infrastructure) with estimated reserves of 220m ton. CESC's share of 110m ton can support a 1,000MW power plant. The management has indicated that the project would be set up on merchant basis. As per the terms of the award, 25% of power generated will have to be sold within the state, at the negotiated rates. The process of land acquisition and financial closure will take ~12-15 months, and thus the project is expected to be commissioned by end-FY12.

While the project is currently in the nascent stage, we estimate the project would contribute in the range of Rs23b-Rs28b (Rs196-Rs246/sh) to our SOTP valuation. The underlying assumptions include: (1) project cost of Rs42b, to be funded in DER of 70:30, (2) merchant based tariff of Rs2.5/unit and negotiated tariff of Rs1.5/unit, and (3) 85% PLF. We have discounted back the total free cash flow to equity at a WACC of 15%, which factors in the long gestation period of the project and also uncertainties on the mining cost, calorific value etc.

#### COAL MINE ALLOCATION

	BASE	OPTIMISTIC
	CASE	CASE
Coal Reserves (m ton)	110	110
Capacity (MW)	1,000	1,000
Capex (Rs b)	42	42
Merchant Power Tariff (Rs/unit)	2.5	2.5
Negotiated Power Tariff (Rs/unit)	1.5	2.5
PLF (%)	85	85
WACC (%)	15	15
NPV (Rs b)	22.6	28.4
NPV (Rs/sh)	196	246

Source: Motilal Oswal Securities

### Significant ramp-up in power generating capacity

Currently, the power generating capacity for CESC stands at 975MW while it is working on projects (in the development and/or planning stages) of 4,150MW. CESC has already started work on its 250MW Budge Budge expansion, which is expected to be commissioned by September 2009. For the 600MW phase 1 of the Haldia project (1,900MW), land acquisition has been completed and coal linkage has been received. The project is expected to be commissioned by FY11. Phase 1 of the Haldia project would cater to CESC's own distribution area and the returns would be governed by CERC norms (RoE of 14%). It is awaiting environmental clearance for the project.

The company has signed an MoU with the government of Jharkhand to implement the 2,000MW power project, of which 1,000MW would be commissioned with the recent coal mine allocation.

Similarly an MoU has been signed with the government of Orissa to set up a 2,000MW power project (phase 1, 1,000MW). Besides this, CESC plans to (a) bid for ultra mega power projects; (b) acquire distribution circles; and (c) participate in the state electricity board (SEB) privatization process.

## Real estate development plans

CESC has announced formation of a subsidiary to carry out real estate development. The company has exited from its joint venture with Godrej Projects and would be developing a retail mall on 3 acres of land (constructed area of 0.4m sft) on its own. The expected average rental is Rs100-120/sft/month, which translates into annual rental income of Rs400-Rs600m. The West Bengal Electricity Regulatory Commission (WBERC) norms permits the company to retain two-thirds of the non-tariff income, thus entailing CESC's share at Rs160m-Rs240m.

Apart from this, the company also has substantial real estate at its existing plants situated at Mulajore and New Cossipore, in Kolkata. Mulajore plant (43 acres, ~2.5m sft) is closed since 2004 and is located on river Ganges. The management is working on a plan to develop this as an IT park (5 acres), housing (30 acres) and sub stations of CESC (8 acres). New Cossipore (23 acres) plant would be shut down by June 2009, post commissioning of the 250MW Budge Budge unit. Currently, the plant produces just peaking power. Further, the plant is located in the city of Kolkata, and thus the potential value unlocking could be substantial.

## Spencer retail – fast track expansion

Mr. Amnish Aggarwal, our retail analyst, expects Spencer to expand retail space from 0.6m sft currently to 1.5m sft by March 2008, 3m sft by March 2009 and 4.5m sft by March 2010. The company has already tied up for 1.5m sft to be commissioned in the forthcoming 12-15 months. We expect the company to breakeven at the EBIDTA level in FY10 and achieve net profit breakeven during FY12.

#### RETAIL SPACE (M SFT)

	FY07	FY08E	FY09E	FY10E
Food Vertical				
Hyper	0.2	0.6	0.8	1.0
Super	0.0	0.1	0.2	0.5
Daily	0.3	0.5	1.3	2.1
Specialty Vertical				
Express	0.0	0.2	0.3	0.4
Music	0.1	0.1	0.2	0.2
Books	0.0	0.0	0.2	0.3
Total	0.6	1.5	3.0	4.5

Source: Company/Motilal Oswal Securities

Based on our current estimate, we expect Spencer to post cash breakeven in FY10 and net profit breakeven in FY12. We expect revenues for Spencer to grow from Rs4.7b in FY07 to Rs11.6b in FY08 (up 144.3% YoY), and Rs27.6b in FY09 (up 138.4% YoY). We have estimated an equity infusion of Rs6b over FY07-FY11 in our earnings forecast. We value Spencer at Rs16.7b on a DCF basis and apply a holding company discount of 20% to arrive at a value of Rs13.3b for CESC, or Rs116/sh.

#### SPENCER FINANCIALS (RS M)

	FY07	FY08E	FY09E
Total Area (m sft)	0.6	1.5	3.4
Revenues	4,745	11,593	27,642
Gross Profit	833	2,227	5,422
EBIDTA	(303)	(362)	(56)
EBIDTA Margin (%)	-6.4	-3.1	-0.2
PAT	(443)	(979)	(1,315)

Source: Motilal Oswal Securities

### Valuation and view

We expect CESC to report net profit of Rs2,848m in FY08 and Rs2,949m in FY09. On fully diluted basis, EPS stands at Rs24.7/sh for FY08 and Rs25.6/sh in FY09.

We arrive at an SOTP-based target price of Rs534/sh (power business at Rs384/sh, real estate at Rs84/sh and Spencer at Rs116/sh), and the recent coal block allocation can potentially add Rs196-Rs246/sh. Taking that into account, the SOTP valuation stands at Rs730-Rs780/sh, an upside of 18-26% from CMP. Our current SOTP valuation does not factor in the possible upside from: (1) 250MW Budge Budge expansion, (2) 600MW Haldia Phase 1, (3) recent mine allocation, and (4) value accretion from Mulajore and New Cossipore real estate projects. At the CMP of Rs658, the stock is trading at PER of 26.7x FY08E and 25.7x FY09E. Maintain **Neutral**.

CESC: SUM OF TH	E PARTS VALUATION					
	BUSINESS SEGMENT	METHOD	VALUATION	VALUE	VALUE	RATIONALE
			MULTIPLE	(RS M)	(RS/SH)	
Core Business	Power Generation & Distribution	FY09E PER (x)	15	44,241	384	
Real Estate	Real Estate	NPV, Land bank	-	4,018	35	NPV of Mall project, Rest land
		valuation				bank valued on per acre basis
Spencer Retail	Retail Chain	DCF	-	13,347	116	20% holding company discount
Total				61,606	534	

Note: Ignoring the upside from 250MW Budge Budge expansion, 600 MW Haldia project and recent mine allocation

## MOTILAL OSWAL

INCOME STATEMENT				(RSM	ILLION)
Y/E MARCH	2005	2006	2007	2008E	2009E
Total Revenues	23,212	25,159	24,843	26,782	28,378
Cost of Energy purchased	2,257	2,518	2,679	3,250	4,200
Cost of fuel	7,605	8,396	8,427	9,677	10,161
Stores & spares	1,038	1,136	1,498	1,558	1,620
Employee Expenses	2,528	2,625	3,078	3,201	3,329
SG&A Expenses	3,329	4,504	3,423	3,723	3,320
EBITDA	6,454	5,979	5,739	5,374	5,748
% of Total Revenues	27.8	23.8	23.1	20.1	20.3
Depreciation	2,915	2,539	1,579	1,695	1,763
Interest	2,646	2,124	1,679	1,492	1,681
Other Income	659	736	927	1,164	1,166
Extra-ordinary Expenses	37	79	750	0	0
PBT	1,552	2,053	3,407	3,350	3,470
Тах	129	200	400	503	520
Rate (%)	8.3	9.7	11.7	15.0	15.0
Reported PAT	1,423	1,853	3,007	2,848	2,949
Adjusted PAT	1,386	1,775	2,257	2,848	2,949
Change (%)	60.6	28.0	27.2	26.2	3.6
Dividend (Inc. tax)	212	235	240	325	336
Distributable Profits	1,174	1,540	2,017	2,523	2,613
Change (%)	135.7	31.2	31.0	25.1	3.6

BALANCE SHEET				(RSI	AILLION)
Y/E MARCH	2005	2006	2007	2008E	2009E
Share Capital	750	873	850	1,160	1,160
Reserves	14,641	36,059	37,302	39,825	42,438
Net Worth	15,392	36,932	38,152	40,985	43,598
Loans	21,672	19,100	17,983	16,579	18,677
Consumer's Security Depo	4,410	5,596	6,521	6,847	7,189
Capital Employed	41,473	61,627	62,655	64,411	69,464
Gross Fixed Assets	62,054	82,610	84,696	87,196	89,796
Less: Depreciation	24,597	28,267	31,795	33,490	35,252
Net Fixed Assets	37,457	54,344	52,901	53,706	54,543
Capital WIP	970	1,314	2,657	6,157	11,551
Investments	314	314	2,414	2,611	2,611
Curr. Assets	10,216	13,072	15,424	12,644	11,411
Inventory	1,423	1,713	1,673	1,834	1,944
Debtors	5,692	5,224	4,151	3,075	3,499
Cash & Bank Balance	1,651	3,959	7,314	5,449	3,684
Loans & Advances	1,380	1,426	1,770	1,770	1,770
Deferred Payments	69	750	515	515	515
Current Liab. & Prov.	7,591	7,517	10,834	10,791	10,730
Other Liabilities	6,791	6,761	9,972	9,921	9,851
Provisions	800	756	862	870	879
Net Current Assets	2,625	5,555	4,591	1,852	681
M isc Expenses	107	100	93	86	79
Application of Funds	41,473	61,627	62,655	64,411	69,464

Y/E MARCH	2005	2006	2007	2008E	2009E
Basic (Rs)					
EPS *	18.6	21.6	20.6	24.7	25.6
CEPS (Rs)	58.3	53.4	39.8	39.4	40.9
Book Value	161.0	189.2	199.5	167.8	190.5
DPS	2.5	2.5	1.8	2.5	2.6
Payout (incl. Div. Tax.)	14.9	11.1	7.0	10.0	10.0
Valuation (x)					
P/E		30.5	31.9	26.7	25.7
EV/EBITDA		15.2	15.1	16.2	15.8
EV/Sales		3.6	3.5	3.2	3.2
Price/Book Value		3.5	3.3	3.9	3.5
Dividend Yield (%)		0.4	0.3	0.4	0.4
Profitability Ratios (%	6)				
RoE	10.9	10.8	13.5	13.9	12.7
RoCE	9.9	10.4	12.2	11.2	11.
Turnover Ratios					
Debtors (Days)	54	53	38	40	45
Inventory (Days)	21	25	23	25	25
Asset Turnover (x)	0.5	0.5	0.4	0.4	0.4
Leverage Ratio					
Debt/Equity (x)	1.7	0.6	0.5	0.4	0.5

CASH FLOW STATEMENT	Γ			(Rs	Million)
	2005	2006	2007	2008E	2009E
PBT before EO Items	1,552	2,053	3,407	3,350	3,470
Add : Depreciation	2,915	2,539	1,579	1,695	1,763
Interest	2,646	2,124	1,679	1,492	1,681
Less : Direct Taxes Paid	129	200	400	503	520
(Inc)/Dec in WC	1,327	-622	4,320	873	-594
CF from Operations	8,312	5,893	10,585	6,907	5,799
Extra-ordinary Items	37	79	750	0	0
CF from Op. incl EOI	8,275	5,814	9,835	6,907	5,799
(Inc)/dec in FA	-992	-1,508	-1,479	-6,000	-7,994
(Pur)/Sale of Investments	-13	1	-2,100	-197	0
CF from Investments	-1,006	- 1,507	-3,579	-6,197	-7,994
(Inc)/Dec in Networth	458	1,745	-790	318	7
(Inc)/Dec in Debt	-4,421	-2,572	-1,117	-1,403	2,097
(Inc)/Dec in Customer Sec	677	1,186	926	326	342
Less : Interest Paid	2,646	2,124	1,679	1,492	1,681
Dividend Paid	212	235	240	325	336
CF from Fin. Activity	-6,144	- 1,999	-2,900	-2,576	430
Inc/Dec of Cash	1,125	2,308	3,355	-1,866	-1,765
Add: Beginning Balance	527	1,651	3,959	7,314	5,449
Closing Balance	1,651	3,959	7,315	5,449	3,684

E: MOSt Estimates

\* Excl impact of Budge Budge plant capital account adjustment and Fully Diluted

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NOTES



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3.	Broking relationship with company covered	No
4.	Investment Banking relationship with company covered	No

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