

Equities

7 September 2011 | 7 pages

Infrastructure Development Finance (IDFC.BO)

Alert: Meeting with Project Finance Head

- We met Mr. Vinayak Mavinkurve Group Head, Project Finance & Principal Investment, IDFC. Key takeaways are as below:
- Incremental lending to power remains low Incremental project sanctions in the power sector have almost dried up with: a) Lending imposing much stricter norms for new project sanctions; b) Delays in construction of existing projects has also slowed withdrawals on existing sanctions; and c) IDFC reduced incremental sanctions to the power sector about one year ago. Resumption of growth will remain contingent on clarity on regulatory approvals, fuel availability, capital markets and project execution.
- Stress lower than widely anticipated Management believes the power sector will face some asset quality stress more likely in projects dependent on imported coal, independent fuel supply agreements and coal linkages. However, asset risks likely to be lower than widely assumed currently as: a) Even with 50% of agreed coal volumes (from Coal India +10-20% imported coal) plants can achieve break-even, protecting lenders; b) Projects able to reach commissioning should become profitable (enough demand for power). Capital could be another constraint though projects close to completion will be bid for.
- Loan restructurings possible, NPLs a while away IDFC says power sector projects (regulatory / approvals linked) will likely see delays in execution and will lead to loan restructurings (believes mostly NPV neutral for banks as lending rates can be adjusted upwards) that could extend payment holidays by up to two years. NPL formation will therefore be significantly delayed and likely only if the situation does not improve even after extended payment holiday. It does not expect loan write-offs in the sector. Also, on SEBs, management believes restructuring/ recapitalization is required, although resolution could be lengthy and delayed.
- Slowdown on the Highway One potential area for loan growth for IDFC was expected to be in roads (post recent round of project announcements), particularly as it is seen as more stable and easier to fund. However, the management believes the recent round of bidding was too aggressive; thus providing only selective opportunities for participation. A majority of IDFC's existing exposure in this segment is towards refinancing rather than funding new road projects. Therefore, we expect growth from this segment to remain muted as well.
- Overall growth, returns to remain soft near term IDFC's growth and earnings will remain soft near term (along with the stock) – however, business fundamentals remain healthy and cyclical (leveraged to rates, macro and infra growth). While the mood is weak now, it can turn rapidly with the macro environment. We are comfortable investing in the stock on a more medium-term outlook.

Company Update

Buy/Medium Risk	1M
Price (07 Sep 11)	Rs115.40
Target price	Rs154.00
Expected share price return	33.4%
Expected dividend yield	1.7%
Expected total return	35.2%
Market Cap	Rs168,868M
	US\$3,662M

Price Performance (RIC: IDFC.BO, BB: IDFC IN)



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Infrastructure Development Finance

Valuation

We value IDFC at Rs154 based on our sum-of-the-parts methodology. We value IDFC's core lending business at Rs124 per share; we prefer a P/BV multiple of 1.75x 1yr-Fwd BV benchmarked towards the lower band of private banks' target P/BV multiples, given its sub-15% core ROE. This reflects IDFC's premium positioning in the infrastructure segment, strong management, long track record of low asset risks and relatively high longer term growth profile. However, its target multiple is constrained by its lack of retail asset, liability and distribution franchises relative to premier private bank franchises. We value the asset management business as a percentage of assets and value this business at Rs9 per share sub-divided into Rs3 for the private equity segment (5% of AUMs) and Rs6 for the domestic AMC business (4% of AUMs). We value IDFC's broking and investment banking business at Rs3 per share based on 12x 1yr Fwd profits. Finally, we also add Rs18 for IDFC's investment portfolio including the NSE (valued in-line with the last reported transaction).

Risks

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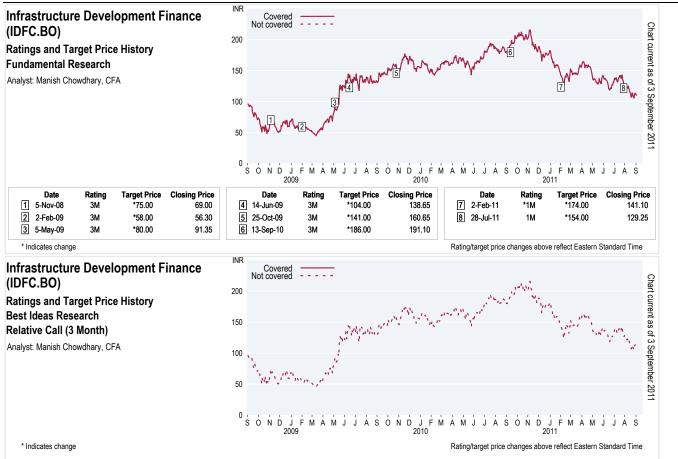
We rate IDFC shares Medium Risk, even as our quantitative risk system, which tracks 260-day historical share price volatility, suggests Low Risk. While IDFC's increasing scale and strong asset quality track record, reduce risks, we believe its mono-segment lending and inherent exposure to capital markets increase its risk profile. Key downside risks that could restrict the stock from achieving our target price include: a) Sharp increases in interest rates; b) Significant slowdown in infrastructure growth and asset quality; c) Continued softness in capital markets for a relatively longer period; d) Regulatory changes and a higher tax rate.

Appendix A-1

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	12 Ma	12 Month Rating			Relative Rating		
Data current as of 30 Jun 2011	Buy	Hold	Sell	Buy	Hold	Sell	
Citi Investment Research & Analysis Global Fundamental Coverage	54%	36%	11%	10%	81%	10%	

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% of companies in each rating category that are investment banking clients 45% 41% 42% 50% 42%

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