

Company Focus

5 February 2008 | 12 pages

Punj Lloyd (PUJL.BO)

 Target price change
 Estimate change

Buy: Down But Not Out

- Revising down our target price to Rs493** — We are reducing our target price to Rs493 (from Rs593 earlier) to factor in: 1) 18-20% earnings cut over FY08E-10E; 2) Cut in our target multiple to 23x (from 25x earlier); 3) Rolling forward our target P/E multiple to Dec09 (from Sep09 earlier); and 4) Value of Rs38 (Rs32 earlier) for real estate and other investments.
- Earnings revised downwards** — We are cutting our FD EPS estimates by 18-20% to factor in 1) 10-16% slower growth in Punj sales; 2) 2-4% higher sales in Semb; 3) Reduction in Punj margins by 20-37 bps; and 4) Lower Semb margins by 200-330bps. Despite the earnings cut we expect Punj + Semb to grow EPS CAGR at 45% over FY07-10E with RoE at the 17-21% levels
- Disappointing 3QFY08** — After a strong 1HFY08 PAT growth of 138% YoY, Punj Lloyd's 3QFY08 Recurring PAT at Rs613mn up 27% YoY was substantially lower than our estimates of Rs1.0bn on the back of losses on legacy projects in Semb E&C to the tune of Rs680mn. Reported PAT was higher at Rs917mn on the back of sale of investments to the tune of Rs371mn.
- But maintain our Buy rating** — We see Punj as the only mid-cap Indian E&C company that can give L&T a run for its money. Punj Lloyd has taken more risks in terms of bidding in more countries and domains to ramp up its skill sets. Post a weak 3QFY08 we increase our target multiple discount to L&T to 23% and narrow the premium to 35% vis-à-vis other mid cap peers.

Buy/Low Risk	1L
Price (04 Feb 08)	Rs395.45
Target price	Rs493.00
	<i>from Rs593.00</i>
Expected share price return	24.7%
Expected dividend yield	0.1%
Expected total return	24.7%
Market Cap	Rs119,971M
	US\$3,058M

Price Performance (RIC: PUJL.BO, BB: PUNJ IN)



Figure 1. Punj Lloyd – Statistical Abstract

Year to	Net Profit	FD EPS	EPS Growth	P/E EV / EBITDA	ROE	Div. Yield	# Adj P/E	# Adj EV/EBITDA
31-Mar	(Rsmn)	(Rs)	(%)	(x)	(%)	(%)	(x)	(x)
FY05A	272	2.23	na	177.0	26.1	7.8%	0.0%	160.1
FY06A	545	1.93	-13.6%	204.9	56.6	6.7%	0.1%	185.4
FY07A	1,973	6.98	261.7%	56.6	29.5	16.4%	0.1%	51.2
FY08E	3,161	9.81	40.5%	40.3	21.0	17.0%	0.1%	36.5
FY09E	4,909	15.24	55.3%	26.0	14.4	18.4%	0.1%	23.5
FY10E	6,862	21.30	39.8%	18.6	10.7	21.1%	0.1%	16.8

Source: Citi Investment Research estimates # Adjusted for value of real estate and other investments

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See Appendix A-1 for Analyst Certification and important disclosures.

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Fiscal year end 31-Mar	2006	2007	2008E	2009E	2010E
Valuation Ratios					
P/E adjusted (x)	nm	56.6	40.3	26.0	18.6
P/E reported (x)	nm	56.7	36.8	26.0	18.6
P/BV (x)	9.2	8.1	4.7	4.0	3.2
Dividend yield (%)	0.1	0.1	0.1	0.1	0.1
Per Share Data (Rs)					
EPS adjusted	1.93	6.98	9.81	15.24	21.30
EPS reported	1.94	6.97	10.75	15.24	21.30
BVPS	42.95	48.95	83.52	99.99	123.17
NAVps ordinary	na	na	na	na	na
DPS	0.20	0.25	0.30	0.35	0.35
Profit & Loss (RsM)					
Net operating income (NOI)	na	na	na	na	na
G&A expenses	na	na	na	na	na
Other Operating items	na	na	na	na	na
EBIT including associates	1,306	2,691	4,477	7,194	10,287
Non-oper./net int./except.	-475	-35	341	-183	-485
Pre-tax profit	831	2,656	4,818	7,011	9,802
Tax	-291	-690	-1,354	-2,103	-2,941
Extraord./Min. Int./Pref. Div.	7	3	1	1	1
Reported net income	547	1,969	3,465	4,909	6,862
Adjusted earnings	545	1,973	3,161	4,909	6,862
Adjusted EBIT	1,298	2,682	4,477	7,194	10,287
Adjusted EBITDA	1,902	3,743	5,928	8,915	12,278
Growth Rates (%)					
NOI	na	na	na	na	na
EBIT adjusted	2.8	106.5	67.0	60.7	43.0
EPS adjusted	-13.6	261.7	40.5	55.3	39.8
Cash Flow (RsM)					
Operating cash flow	-549	6,319	-1,912	1,717	2,051
Depreciation/amortization	604	1,062	1,451	1,721	1,991
Net working capital	-1,680	3,536	-7,084	-4,912	-6,801
Investing cash flow	-2,705	-8,498	-8,530	-5,500	-5,500
Capital expenditure	-2,548	-7,215	-4,500	-4,500	-4,500
Acquisitions/disposals	0	0	0	0	0
Financing cash flow	3,953	11,032	8,038	1,881	3,381
Borrowings	-1,622	11,427	0	2,000	3,500
Dividends paid	-60	-92	-102	-119	-119
Change in cash	699	8,853	-2,403	-1,901	-68
Balance Sheet (RsM)					
Total assets	23,071	57,278	79,915	96,022	117,979
Cash & cash equivalent	1,122	10,027	7,566	5,665	5,599
Net fixed assets	7,108	12,019	15,078	17,867	20,386
Total liabilities	11,847	44,432	55,626	66,944	82,158
Total Debt	5,566	16,994	16,995	18,996	22,497
Shareholders' funds	11,224	12,847	24,292	29,082	35,826
Profitability/Solvency Ratios					
EBIT margin adjusted (%)	7.7	5.2	5.8	7.3	8.3
ROE adjusted (%)	6.7	16.4	17.0	18.4	21.1
ROA adjusted (%)	2.7	4.9	4.6	5.6	6.4
Net debt to equity (%)	39.6	54.2	38.8	45.8	47.2
Interest coverage (x)	2.4	4.5	4.7	6.4	7.3

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Maintain Buy; New target price Rs493

We are lowering our target price to Rs493 (from Rs593 earlier) to factor in:

- 18 -20% downward revision in our FD EPS estimates
- Cut in our target P/E multiple to 23x (from 25x earlier) on the back of lower expected FY07-10E EPS CAGR of 45% vis-à-vis 55% earlier.
- Roll forward our target multiple to Dec09 from Sep09 earlier.
- Raising real estate and other investments value to Rs38 (from Rs32 earlier)

Figure 2. Punj Lloyd – Sum of the Parts

Part	Old Methodology	New Methodology	Rs/share
Punj + Semb	25x Sep09 FD EPS	23x Dec09 FD EPS	455
Real Estate and Other Investments	P/BV of 2.0x	P/BV of 2.3x	38
Target Price			493

Source: Citi Investment Research estimates

We maintain our Buy/Low Risk (1L) rating despite the unexpected Rs680mn write off in Semb on legacy orders as:

- We believe that Punj is perhaps the only mid-cap Indian construction company that can give L&T a run for its money.
- Punj Lloyd has taken more risks in terms of bidding in more countries and domains to ramp up its skill sets.
- In FY07 Punj Lloyd acquired Semb, which has helped it scale up its infrastructure expertise to upstream oil & gas, airports, jetties, MRT/LRT and tunnelling amongst others. Also, Punj Lloyd is now pre-qualified for larger and more complex project bids.
- Punj Lloyd's move up the value chain is reflected in the average size of the projects it has won increasing from US\$30mn to US\$100mn in FY07 (which could move up to US\$200mn).
- However, post a weak 3QFY08 we increase our target multiple discount to L&T to 23% and narrow the premium to 35% vis-à-vis other mid cap peers.

Figure 3. India Engineering & Construction Comparables

		L&T	Punj Lloyd	HCC	Nagarjuna	Gammon	IVRCL
RIC Code		LART.BO	PUJL.BO	HCNS.BO	NGCN.BO	GAMM.BO	IVRC.BO
Recommendation		1L	1L	1L	1L	1L	1L
Value of BOT/Real Estate/Subsidiary		781	38	118	56	257	190
Price		3806	395	191	263	550	450
Mkt Cap US\$mn		26,297	3,058	1,194	1,339	1,164	1,424
EPS	FY07A	47.32	6.98	2.74	6.25	11.34	10.48
EPS	FY08E	72.24	9.81	2.87	8.17	13.17	12.89
EPS	FY09E	101.06	15.24	4.67	13.08	18.70	19.96
EPS	FY10E	134.29	21.30	6.55	16.37	26.52	28.54
EPS CAGR (FY07-10E)		41.6%	45.0%	33.8%	37.9%	32.7%	39.6%
EPS CAGR (FY08-10E)		36.3%	47.4%	51.0%	41.5%	41.9%	48.8%
P/E	FY07A	80.4	56.6	69.8	42.1	48.5	42.9
P/E	FY08E	52.7	40.3	66.5	32.2	41.8	34.9
P/E	FY09E	37.7	26.0	40.9	20.1	29.4	22.6
P/E	FY10E	28.3	18.6	29.1	16.1	20.7	15.8
Adj. P/E	FY07A	63.9	51.2	26.6	33.2	25.8	24.8
Adj. P/E	FY08E	41.9	36.4	25.4	25.4	22.2	20.2
Adj. P/E	FY09E	29.9	23.5	15.6	15.8	15.7	13.0
Adj. P/E	FY10E	22.5	16.8	11.1	12.7	11.0	9.1
EV/EBITDA	FY07A	62.1	29.5	28.9	23.7	29.3	26.8
EV/EBITDA	FY08E	37.1	21.0	17.8	18.8	22.6	19.0
EV/EBITDA	FY09E	26.4	14.4	14.5	13.6	16.9	11.7
EV/EBITDA	FY10E	19.8	10.7	11.9	11.4	12.5	8.3
Adj. EV/EBITDA	FY07A	49.5	26.8	14.9	19.3	16.4	16.1
Adj. EV/EBITDA	FY08E	29.5	19.1	9.5	15.3	12.7	12.0
Adj. EV/EBITDA	FY09E	21.0	13.2	7.8	11.1	9.6	6.9
Adj. EV/EBITDA	FY10E	15.7	9.8	6.5	9.4	7.1	4.7
RoE	FY07A	26.8%	16%	8%	13%	11%	16%
RoE	FY08E	28.3%	17%	8%	15%	12%	12%
RoE	FY09E	28.1%	18%	12%	17%	15%	16%
RoE	FY10E	29.4%	21%	14%	17%	18%	20%

Source: Citi Investment Research estimates

Figure 4. Punj + Semb Earnings Revision

Mar31 (Rsmn)	FY08E	FY09E	FY10E
PLL (ex Semb) Sales			
Old	55,000	74,250	100,238
New	49,608	64,490	83,837
% Chg	-9.8%	-13.1%	-16.4%
Semb Sales			
Old	28,000	32,900	38,658
New	28,000	33,600	40,320
% Chg	0.0%	2.1%	4.3%
PLL (ex Semb) EBITDA Margin %			
Old	12.2%	12.2%	12.0%
New	11.8%	12.0%	12.0%
% Chg	(37)	(20)	0
Semb EBITDA Margin %			
Old	3.5%	6.0%	7.5%
New	0.2%	3.5%	5.5%
% Chg	(330)	(250)	(200)
Recurring PAT			
Old	3,904	6,049	8,375
New	3,161	4,909	6,862
% Chg	-19.1%	-18.9%	-18.1%
FD EPS			
Old	12.12	18.78	26.00
New	9.81	15.24	21.30
% Chg	-19.1%	-18.9%	-18.1%

Source: Citi Investment Research estimates

Revising earnings downwards

We are cutting our FD EPS numbers by 18-20% over FY08E-10E to factor in:

- **Punj (ex Semb) sales** – Punj Lloyd’s order backlog though robust at Rs98 is down 13% YoY. As a consequence we have toned down our growth expectation of Punj (ex Semb) sales by 10% - 16% over FY08E-10E
- **Semb sales** – Better-than-expected growth in 9mFY08 and order backlog up 35% YoY to Rs62bn leads us to raise sales by 2-4% over FY09E-FY10E
- **Punj EBITDA margins** – We have marginally toned down EBITDA margins by 20-37 bps over FY08E-09E, as according to management incremental orders are being bid at 11-13% margins (which includes other income)
- **Semb EBITDA margins** – The unexpected Rs680mn write-off in Semb has forced us to reduce EBITDA margins in FY08E by 330bps. Further, given that the Semb order backlog has Rs10.4bn of legacy orders which will get executed over the next 6-9 months we have cut FY09E margins by 250bps. In the interest of conservatism we have also cut FY10E margins by 200bps.

We now expect Punj + Semb to grow at an EPS CAGR of 45% over FY07-FY10E vis-à-vis the earlier 55% with RoE at the 17 – 21% levels.

Disappointing 3QFY08 – Below CIR estimates

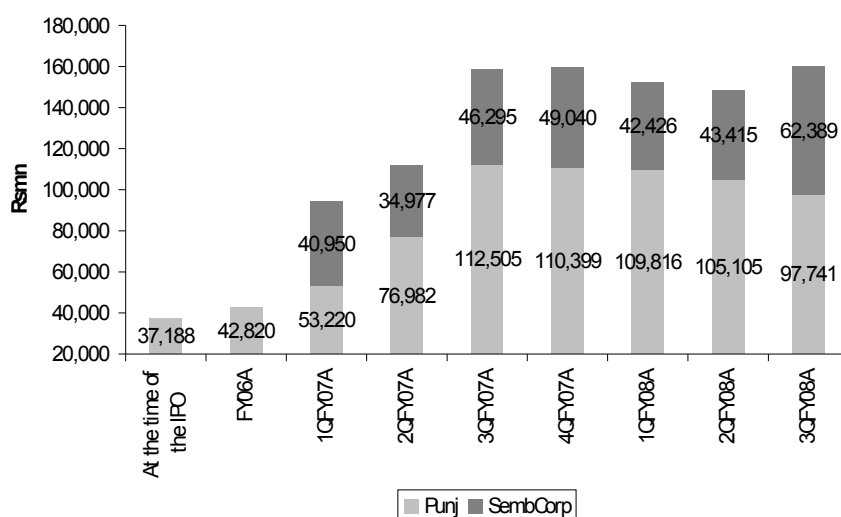
- Punj Lloyd’s 3QFY08 Recurring PAT at Rs613mn up 27% YoY was much lower than CIR estimates of Rs1.0bn on the back of losses on legacy projects in Semb E&C to the tune of Rs680mn. Reported PAT was higher at Rs917mn on the back of sale of investments to the tune of Rs371mn.
- In 3QFY08 Semb E&C substantially completed certain low margin legacy orders with cost overruns due to delays and design changes that led to booking losses to the tune of Rs680mn. The company indicated it has been conservative and provided for the entire amount of losses on these orders.
- The company is negotiating to recover cost overruns and expects to make some recoveries. However, the key question remains, “Are there are more such legacy orders in Semb E&C’s Rs62bn order backlog that could have similar huge potential losses?”
- The Punj + Semb combine ended 3QFY08 with an order backlog of Rs160bn up a tepid 12% YoY. Though the Semb backlog at Rs62bn is up 35% YoY, Punj backlog at Rs98bn down 13% YoY is a concern given that the margins are higher on the Punj orders than on the Semb orders.

Figure 5. Punj Lloyd – Consolidated 3QFY08 Results

	3QFY07	3QFY08E	% Change
Net Sales	14,333	21,170	47.7%
Growth			
Raw Material + Subcontracting %	60.9%	67.8%	
Consumption of Raw materials as a % of sales	(5,123) 35.7%	(7,614) 36.0%	
Contractor Charges as a % of sales	(3,610) 25.2%	(6,747) 31.9%	
Staff Costs as a % of sales	(1,954) 13.6%	(2,392) 11.3%	
Other expenditure as a % of sales	(2,816) 19.6%	(3,373) 15.9%	
Total Expenditure as a % of sales	(13,502) 94.2%	(20,126) 95.1%	
EBITDA	831	1,045	25.7%
EBITDA Margin	5.8%	4.9%	
Depreciation	(296)	(365)	
EBIT	535	679	
EBIT Margin	3.7%	3.2%	
Interest	(279)	(284)	
Other Income	302	459	
PBT	557	854	
Tax	(80)	(241)	
Tax Rate %	14%	28%	
Share of Profit of Associates	0	0	
Share of loss transferred to Minority	5	0	
Recurring PAT	483	613	26.9%
Extraordinary items	0	371	
Tax Adjustment @ 18%	0	(67)	
Reported PAT	483	917	90.0%

Source: Citi Investment Research estimates

Figure 6. Punj + Semb – QoQ Order Backlog



Source: Citi Investment Research

Punj Lloyd

Company description

Punj Lloyd is an Indian Engineering & Construction (E&C) major catering to the hydrocarbons and civil construction sectors across India, Asia and the Middle East. Its services include laying pipelines, building roads, and constructing refineries and tankages, power plants, and other infrastructure facilities. In FY07 Punj Lloyd acquired Semb, which helped it scale up its expertise to upstream oil & gas, airports, jetties, MRT/LRT and tunnelling amongst others, in the infrastructure domain. Enabled by the extended capabilities accruing from this acquisition, Punj Lloyd is now also pre-qualified for larger and more complex project bids.

Investment strategy

We rate Punj Lloyd shares Buy/Low Risk (1L) as: 1) We always believed that Punj could be the only mid-cap Indian construction company to give L&T a run for its money. 2) Punj Lloyd has taken more risks in terms of bidding in more countries and domains to ramp up its skill sets. At the end of FY07 Punj Lloyd had the third-largest order backlog of Rs149bn after BHEL and L&T. 3) In FY07 Punj Lloyd acquired Semb, which has helped it scale up its infrastructure expertise to upstream oil & gas, airports, jetties, MRT/LRT and tunnelling amongst others. Also, Punj Lloyd is now pre-qualified for larger and more complex project bids. 4) Punj Lloyd's move up the value chain is reflected in the average size of the projects it has won increasing from US\$30mn to US\$100mn in FY07 (which could move up to US\$200mn).

Valuation

Our target price of Rs493 is based on a target P/E multiple of 23x Dec09 for Semb + Punj, which is well supported by earnings CAGR of 45% over FY07-10E and RoEs expanding from 17% in FY08E to 21% in FY10E. Our target multiple is at a 23% discount to that of L&T. Despite Punj Lloyd's superior earnings CAGR of 45% over FY07-10E vis-à-vis that of 42% for L&T, we believe Punj Lloyd should trade at a discount to L&T given L&T's superior order backlog, RoEs and execution capabilities. Further, we also value Punj Lloyd investments in a shipyard and a real estate JV at a P/BV of 2.3x

Risks

We rate Punj Lloyd shares Low Risk, which differs from the Medium Risk rating suggested by our quantitative risk rating system but is in line with other construction companies given the company's 3QFY08 ending order book of Rs149bn implying sales coverage of 1.7x FY08E sales, providing visibility over the next two years, in our view. The key downside risks that could impede the stock from reaching our target price include: 1) Integration risks relating SembCorp E&C; 2) Revenue volatility due to project-driven nature of business; 3) Exports – subject to geopolitical risks; 4) Project implementation risks, bad debts and receivables; 5) Sensitivity to raw material costs and foreign currency fluctuations; and 6) Employee retention could be a key challenge.

Appendix A-1

Analyst Certification

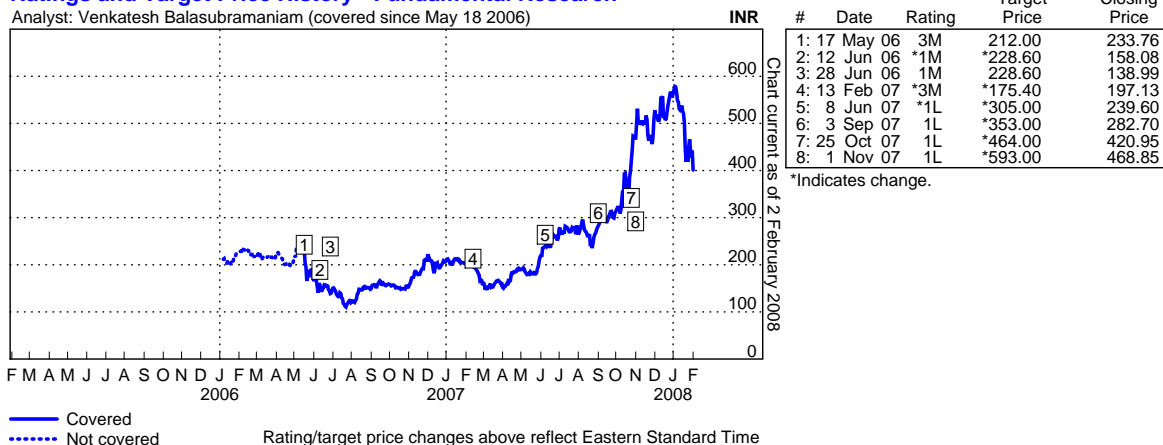
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Punj Lloyd (PUJL.BO)

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Analyst: Venkatesh Balasubramaniam (covered since May 18 2006)



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