

# **Company Flash**

27 July 2008 | 9 pages

# **Union Bank Of India (UNBK.BO)**

## Buy: 1Q09 Results – No Surprises; Core Remains in Good Shape

- **1Q09 profits in-line** Union Bank's 1Q09 profits were up 1% yoy, in-line with our estimates. Union continues to improve its deposit mix and asset quality, grow fee incomes and maintain margins. Core operating profits (pre-provision ex-trading gains) were healthy (+24% yoy); headline profit growth was modest due to higher MTM bond charges. Key highlights of the quarter were:
- Stable margins, healthy fee growth Union maintained NIMs at 263bps due to slightly higher loan yields (+10bps qoq) and lower funding costs (redeemed high cost deposits); despite offsets from higher CRR balances. Union's fee growth also remained healthy (+17% yoy) a key positive.
- Balance sheet: growth with improving mix Both loans and deposits grew at a reasonable pace; more important, it has continued to improve the loan mix towards higher yielding loans (SME, retail) and deposit mix toward more CASA. While there is scope for further improvement, Union has shown consistent progress over the last 3-4 quarters.
- Asset quality: Stable but remain cautious Union's asset quality was stable (ex-loan waiver impact), delinquencies contained and coverage remained high. We, however, remain cautious as it increases its SME, retail and agri loan portfolios segments that are currently under most pressure.
- Maintain Buy (1L): profitable core business, consistent improvements Union has among the best profitability, cost ratios, fee growth and asset quality relative to peers. We maintain our Rs165 target price and Buy (1L).

Buy/Low Risk	1L
Price (25 Jul 08)	Rs128.60
Target price	Rs165.00
Expected share price return	28.3%
Expected dividend yield	3.1%
Expected total return	31.4%
Market Cap	Rs64,958M
	US\$1,541M

Price Pe	rforman	ce (RIC: UN	BK.BO, BB:	UNBK IN)
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	Sep	Dec	Mar	Jun

Statistical Abstract									
Year to	Net Profit	Diluted EPS	EPS growth	P/E	P/B	ROE	Yield		
31 Mar	(RsM)	(Rs)	(%)	(x)	(x)	(%)	(%)		
2007A	8,454	16.74	19.7	7.7	1.3	17.3	2.6		
2008A	13,874	27.47	64.1	4.7	1.1	24.9	3.1		
2009E	13,996	27.71	0.9	4.6	0.9	21.4	3.1		
2010E	13,905	27.53	-0.6	4.7	0.8	18.1	3.5		
2011E	16,053	31.78	15.4	4.0	0.7	18.0	3.9		

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

Source: Powered by dataCentral

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Fiscal year end 31-Mar	2007	2008	2009E	2010E	2011E
Valuation Ratios					
P/E adjusted (x)	7.7	4.7	4.6	4.7	4.0
P/E reported (x)	7.7	4.7	4.6	4.7	4.0
P/BV (x)	1.3	1.1	0.9	0.8	0.7
P/Adjusted BV diluted (x)	1.4	1.2	1.0	8.0	0.7
Dividend yield (%)	2.6	3.1	3.1	3.5	3.9
Per Share Data (Rs)					
EPS adjusted	16.74	27.47	27.71	27.53	31.78
EPS reported	16.74	27.47	27.71	27.53	31.78
BVPS	102.75	117.82	140.95	163.41	189.61
Tangible BVPS	102.75	117.82	140.95	163.41	189.61
Adjusted BVPS diluted	93.53	108.60	131.73	154.19	180.39
DPS	3.41	4.00	4.00	4.50	5.00
Profit & Loss (RsM)					
Net interest income	27,902	30,864	35,712	41,417	47,988
Fees and commissions	2,737	3,010	3,371	3,776	4,229
Other operating Income	5,681	9,320	9,144	9,914	10,565
Total operating income	36,320	43,194	48,228	55,107	62,782
Total operating expenses	-14,759	-15,930	-17,847	-20,004	-22,434
Oper. profit bef. provisions	21,561	27,264	30,381	35,102	40,348
Bad debt provisions	-4,660	-6,650	-8,902	-13,802	-16,023
Non-operating/exceptionals	-3,097	-1,970	-1,485	-1,436	-1,392
Pre-tax profit	13,804	18,644	19,994	19,865	22,933
Tax	-5,350	-4,770	-5,998	-5,959	-6,880
Extraord./Min. Int./Pref. Div.	0	0	0	0	0
Attributable profit	8,454	13,874	13,996	13,905	16,053
Adjusted earnings	8,454	13,874	13,996	13,905	16,053
Growth Rates (%)					
EPS adjusted	19.7	64.1	0.9	-0.6	15.4
Oper. profit bef. prov.	35.0	26.4	11.4	15.5	14.9
Balance Sheet (RsM)					
Total assets	1,026,779	1,228,749	1,417,362	1,626,450	1,867,677
Avg interest earning assets	937,960	1,104,912	1,302,372	1,507,824	1,743,211
Customer loans	639,920	778,539	923,657	1,080,190	1,262,291
Gross NPLs	18,727	16,566	26,597	37,055	48,579
Liab. & shar. funds	1,026,779	1,228,749	1,417,362	1,626,450	1,867,677
Total customer deposits	851,802	1,038,590	1,206,796	1,394,580	1,611,774
Reserve for loan losses	16,055	20,371	29,018	42,409	58,465
Shareholders' equity	51,899	59,512	71,197	82,539	95,777
Profitability/Solvency Ratios (%)					
ROE adjusted	17.3	24.9	21.4	18.1	18.0
Net interest margin	2.97	2.79	2.74	2.75	2.75
Cost/income ratio	40.6	36.9	37.0	36.3	35.7
Cash cost/average assets	1.5	1.4	1.3	1.3	1.3
NPLs/customer loans	2.9	2.1	2.9	3.4	3.8
Reserve for Ioan Iosses/NPLs	85.7	123.0	109.1	114.4	120.3
Bad debt prov./avg. cust. loans	8.0	0.9	1.0	1.4	1.4
Loans/deposit ratio	75.1	75.0	76.5	77.5	78.3
Tior 1 conital ratio					
Tier 1 capital ratio Total capital ratio	7.8 12.8	7.0 10.8	7.2 10.8	7.3 10.7	7.4 10.6

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	1Q09	1Q08	YoY %	4Q08	QoQ%	Citi Investment Research Comments
Interest Income	25,332	20,742	22.1	26,024		Some yield expansion QoQ (+10bps) though has been impacted by increase in CRR balances and a 50bps reduction in lending rate in Feb08
Interest Expense	-17,232	(13,399)	28.6	(17,685)	-2.6	Sharp reduction in cost of funding to 5.6% (5.76% in Mar08) due to redemption of Rs14bn in high cost borrowings during 1Q09
Net Interest Income	8,100	7,343	10.3	8,339	-2.9	Slightly lower than estimates - no loan growth in the quarter and some pressure on yields
Fee-Based Income	2,137	1,820	17.4	2,707	-21.1	Continued strong growth in fees - a key strength of the bank's performance over the last 18 months
Other Non-Interest Income	80	333	-76.0	400	-80.0	
Non Interest Income	2,217	2,153	2.9	3,107	-28.6	
Operating Income	10,317	9,496	8.6	11,446	-9.9	
Operating Expenses	(4,157)	(4,242)	-2.0	(2,539)	63.7	Reduction in costs YoY largely due to reduction in AS-15 related provisions; +5% excluding this impact (QoQ comparison distorted due to provision write-backs)
Pre-Provision Profit	6,160	5,254	17.2	8,907	-30.8	into suche,
Pre-Provision Profit (ex- trading gains and one-offs)	6,080	4,921	23.6	8,507		Core operating profitability shows a strong trend with 23% YoY increase led by fees and a healthy asset growth. (QoQ comparisons distorted)
Charges for Bad Debts	553	(1,280)	NM	(2,350)	NM	Reduction in provisioning due to reversal of provisions on waiver of agri loan NPLs (Rs400-420m write-back)
Other Operating Items	(3,510)	(274)	1182.0	(1,302)	169.6	MTM charges of Rs3.39bn due to increase in interest rates. This is inclusive of Rs350m on the equity portfolio (portfolio size Rs2bn). Union is relatively more exposed to increases in interest rates
<b>Pre-Tax Profit</b> Tax	<b>3,203</b> (920)	<b>3,701</b> (1,450)	<b>-13.4</b> -36.6	<b>5,255</b> (44)	<b>-39.1</b> 2005.3	
Net Profit	2,283	2,250.6	1.4	5,211.3		Overall a healthy operating quarter; profits in-line with estimates - good
	2,200	2,230.0	1.4	3,211.3	-30.2	operating profitability but offset by high MTM charges
EPS	4.52	4.46	1.4	10.32	-56.2	
Customer Loans	758,100	637,080	19.0	758,780	-0.1	Reasonable growth though lower than industry - management maintains target of 22% growth for FY09 (thrust on retail, SME and small business loans)
Customer Deposits	1,072,480	869,840	23.3	1,038,590	3.3	Strong accretion in CASA ratio (+150bps YoY), CASA deposits increased to 34.76% of total deposits
AIEA	1,227,083	991,872	23.7	1,262,229	-2.8	
AIBL	1,034,424	833,214	24.1	994,232	4.0	
Total Assets	1,281,016	1,041,476	23.0	1,226,026	4.5	
Avg Assets	1,253,521	1,024,300	22.4	1,180,618	6.2	
Non-Performing Loans (NPL)	15,755	17,690	-10.9	16,566	-4.9	QoQ reduction in NPLs largely on account of implementation of Agri loan waiver scheme (Rs800m decline). However, delinquencies have improved significantly to 0.85% of loans (1.3% in 1Q08)
Loan Loss Reserves (LLR)	(14,660)	(12,830)	14.3	(15,303)	-4.2	Strong coverage levels - amongst the best in the industry
Shareholders' Funds	58,516	49,531	18.1	56,233	4.1	
Book Value Per Share	116	98	18.1	111	4.0	
Key Ratios (%)	1Q09	1Q08	Bps △ YoY		Bps △ QoQ	
ROAA (annualized)	0.73	0.88	-15	1.77	-104	
ROAE (annualized) Net Interest Margin (bps)	15.61 264	18.18 296	-257 -32	37.07 264	-2146 0	Has maintained margins and loan yields in a shallonging environment
net interest margin (pps)	204	290	-32	204		Has maintained margins and loan yields in a challenging environment (management attributes this to change in loan mix to more retail and SME); combined with a reduction in cost of funds
Fee Inc/Operating Income	20.7	19.2	154	23.7	-294	Healthy growth in fees - a key positive in the quarter
Other Non-Interest Inc/Op Inc	21.5	22.7	-119	27.1	-566	
Op. Cost/ Operating Income	40.3	44.7	-438	22.2	1811	Has consistently maintained a lower than peers' cost ratio - amongst the best relative to PSU banks
Loan-to-Deposit Ratio (LDR)	70.7	73.2	-255	73.1	-237	
NPL/Loan Ratio	2.1	2.8	-70	2.2	-11	Consistent improvement in NPL ratios - however, would be cautious here as it is continuing to show strong growth in Retail, SME and agri loans (the key pressure points currently)
LLR/NPL Ratio	93	73	2,053	92	68	, , , , , , , , , , , , , , , , , , ,

## **Union Bank Of India**

## Company description

Union Bank is the seventh largest bank in India and sixth largest government bank, with a large balance sheet size and diversified distribution network. It currently has 2361 branches and 1146 ATMs spread across the country. Its business is distributed across the country with a slight concentration in Western India. Union Bank listed in 2002. A follow-on offer was transacted in February 2006, with the government holding a 55% stake in the bank.

## **Investment strategy**

We rate Union Bank Buy/Low Risk (1L). Union has four key strengths, in our view: large balance sheet and distribution; low operating costs (as a proportion of assets), below industry averages; good technology, ahead of its peer group in implementation; and a clean balance sheet with low gross and net NPLs, improving above industry levels.

However, the risks to Union lie in its low balance sheet liquidity, and the need to grow term deposits rapidly to fund loan growth. We believe, given Union's sharper focus on profitability, creation of a track record in sticking to fundamentals and a favorable industry outlook, Union could trade at valuations higher than peers and offers reasonable upside potential to our target price.

### **Valuation**

Our target price of Rs165 is based on our EVA model, which we believe captures the long-term value of the business and is a standard valuation measure for our India banking coverage. We are factoring in a risk-free rate of 8.5% while maintaining an industry average margin (220bps) and reducing our cost income ratio to 35%. We are also benchmarking our target price on a 1.2x June 09E PBV. This translates to a fair value of Rs165.

We believe that Union could trade at higher than peers' multiples due to its sharp focus on growth and shareholder value, lead on utilizing technology for consistent fee income growth, its above-sector average RoE, lower bond risk relative to peers and large and scaled balance sheet. We think Union is likely pulling ahead of peers and could be valued higher than peers despite its relatively higher risk to margins and earnings or to loan growth from the lack of surplus liquidity and the need to grow deposits rapidly.

We use EVA as a primary methodology as we believe it better adjusts for the relatively dynamic cost of capital, and as it is usually the more conservative target price in a difficult interest rate environment.

### **Risks**

We rate Union Bank Low Risk, based on our quantitative risk rating system, which tracks 260-day historical share price volatility. Key downside risks that could impede the stock from reaching our target price are: low surplus balance sheet liquidity; modest deposit mix; reversal in loans growth and asset quality;

large bond portfolio could erode economic value; and some geographic concentration in Western India..

# **Appendix A-1**

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