

# **IDFC**

STOCK INFO. BSE Sensex: 20,251	BLOOMBERG IDFC IN	15 Ja	nuary 2008									Buy
S&P CNX: 6,074	REUTERS CODE IDFC.BO	Previo	ous Recomm	endatio	n:Buy							Rs219
Equity Shares (m)	1,291.3	YEAR	NET INCOME	PAT	EPS	EPS	P/E	P/BV	CAR	ROE	ROA	P/ABV
52-Week Range	235/74	END	(RSM)	(RS M)	(RS)	GROWTH (%)	(X)	(X)	(%)	(%)	(%)	(X)
1 6 10 Dol Dorf (0/	) -4/39/119	3/07A	7,158	5,042	4.4	25.6	50.2	8.4	21.5	18.3	3.3	8.4
1,6,12 Rel.Perf.(%	) -4/39/119	3/08E	13,538	7,722	6.1	39.2	36.1	4.8	22.0	17.4	3.4	4.8
M.Cap. (Rs b)	283.6	3/09E	18,759	10,448	8.2	35.1	26.7	4.2	18.0	16.5	3.3	4.3
M.Cap. (US\$ b)	7.2	3/10E	23,911	13,075	10.3	25.1	21.3	3.6	16.0	18.0	3.1	3.7

- IDFC posted 77% increase in consolidated earnings to Rs2.18b in 3QFY08 on the back of strong volume growth, stable spreads, and higher capital gains and fees. NII on infrastructure loans was up 44% YoY to Rs1.5b. NII from treasury operations was up 123% YoY to Rs290m.
- Fee income grew 364% YoY due to consolidation of SSKI as well as strong growth in advisory fees. Excluding SSKI (Rs565m in 3QFY08), fee income growth was strong at 146% YoY. Capital gains increased from Rs290m in 3QFY07 to Rs730m in 3QFY08.
- Balance sheet grew 58% YoY to Rs259b, driven by 43% growth in loans and a huge build up of treasury and investment portfolio. Gross disbursements increased 53% YoY to Rs84b in 9MFY08. Approvals increased 60% YoY to Rs149b in 9MFY08. Thus, disbursements and loan book growth will remain strong going forward.
- While RoA has declined YoY, the decline has been on account of higher taxes. Effective tax rate has increased from 19% in 3QFY07 to 26% in 3QFY08 (12m rolling). IDFC reported RoA of 3.2% in 3QFY08 (12m rolling), as against 3.2% in 2QFY08 and 3.3% in FY07. RoE has increased to 16.6% despite the capital raising of Rs21b in 2QFY08. Asset quality remains strong with zero net NPAs.
- We have revised our earnings estimates upward by 11% for FY08 and 16% for FY09 to factor in strong traction in asset growth as well as fee income. The stock currently trades at 21.3x FY10E EPS and 3.6x FY10E BV. **Buy.**

Y/E MARCH		FY0	7			FYO	8		FY07*	FY08E*
	1Q	2 Q	3 Q	4 Q	1Q	2 Q	3 Q	4QE		
Operating Income	3,388	4,021	4,023	4,232	6,096	6,551	7,634	7,458	15,664	27,739
Other Income	6	0	0	45	0	16	33	0	52	49
Total income	3,395	4,021	4,023	4,277	6,096	6,567	7,667	7,458	15,716	27,788
Y-o-Y Growth (%)	30.5	61.3	58.8	55.6	79.6	63.3	90.6	74.4	51.3	76.8
Interest Expenses	1,643	1,960	2,291	2,660	3,112	3,306	3,960	3,872	8,555	14,250
Net Income	1,751	2,061	1,733	1,617	2,985	3,261	3,707	3,585	7,158	13,538
Operating Expenses	131	181	182	284	486	486	629	660	774	2,261
Operating Profit	1,620	1,880	1,551	1,333	2,499	2,775	3,077	2,926	6,384	11,277
Depreciation	10	11	11	12	12	13	13	15	44	53
Provisions	0	-25	43	159	63	164	73	299	178	600
Profit before Tax	1,610	1,894	1,496	1,161	2,424	2,598	2,991	2,611	6,162	10,624
Tax Provisions	298	404	268	271	582	621	774	785	1,241	2,762
Net Profit	1,312	1,490	1,228	890	1,842	1,977	2,216	1,826	4,921	7,862
Share of Ass / Minority Int	-1	58	22	39	-33	-32	-41	-34	118	-140
Consolidated Net Profit	1,312	1,548	1,250	930	1,809	1,945	2,176	1,792	5,039	7,722
Y-o-Y Growth (%)	19.9	46.2	33.7	11.5	37.9	25.6	77.1	101.3	25.3	53.2
Int Exp/ Int Earned (%)	48.5	48.8	56.9	62.9	51.0	50.5	51.9	51.9	54.6	51.4
Other Income / Net Income (%)	0.4	0.0	0.0	2.8	0.0	0.5	0.9	0.0	0.7	0.4
Cost to Income Ratio (%)	7.5	8.8	10.5	17.6	16.3	14.9	17.0	18.4	10.8	16.7

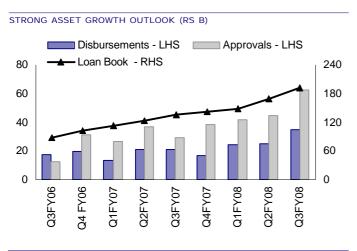
E: MOSt Estimates \* Quaterly nos and full year nos will not tally due to different way of reporting financial nos

#### Strong NII growth on stable margins

NII on infrastructure loans was up 44% YoY to Rs1.5b. NII from treasury operations increased from Rs130m to Rs290m in 3QFY08 (up 123%). Overall margins were stable at ~2.9% YoY though margins on infrastructure loans declined by 36bp YoY (12-month rolling). Overall spreads have remained stable at 2% (12m rolling).

## Balance sheet growth remains robust

Balance sheet grew at 58% YoY to Rs259b, driven by a 43% growth in loans to Rs192b and a huge build up of proprietary and treasury investment portfolio. Treasury assets portfolio increased to Rs44.6b in 3QFY08 from Rs21.5b in 3QFY07. Gross disbursements increased 53% YoY to Rs84b in 9MFY08. Approvals increased by 60% YoY to Rs149b. The pipeline to grow the loan book continues to remain strong and disbursement growth is likely to remain strong going forward. Borrowings increased 53% YoY to Rs204b, while net worth increased from Rs30b in 3QFY07 to Rs55b in 3QFY08.



Source: Company/Motilal Oswal Securities

# SSKI consolidation, advisory fees and capital gains drive non-interest income

Non-interest income grew 252% to Rs1.94b. Capital gains were Rs730m as against Rs290m in 3QFY07 (up 152%).

Fees grew sharply by 364% YoY to Rs1.2b. This was driven by the consolidation of SSKI (IDFC increased its stake in SSKI to 79.8% from 66% in 2QFY08), which added Rs565m as fees. Even excluding SSKI, fees were up 146%, mainly driven by project finance advisory fees. Asset management fees were flat YoY and QoQ at Rs130m. IDFC is expected to close a US\$500m project equity fund in the next couple of weeks, which would lead to increased fee income in 4QFY08.

## RoA strong at 3.2%

IDFC reported RoA of 3.2% in 3QFY08 (12-m rolling), stable at September 2007 levels but marginally down from 3.3% in FY07. Overall margins declined marginally QoQ by 9bp but improved by 8bp over FY07. Leverage decreased to 4.7x in 3QFY08 (12-m rolling) from 5.2x in 3QFY07 (12-m rolling) as IDFC had raised capital during 2QFY08. However, on a QoQ basis, leverage increased from 4.2x in September 2007 (12-m rolling). RoE increased to 16.6% in 3QFY08 (12-m rolling).

#### AUM to triple to US\$2b in six months

Management aims to increase its assets under management from US\$680m currently to ~US\$2b by 1QFY09. IDFC would close first tranche of US\$500m (out of announced US\$2b) project equity fund in the next couple of weeks followed by a second round of about same quantum in the next two to three months.

It also aims to close a new private equity fund (third in series) of US\$500m in 1QFY09, as its second private equity fund of US\$450m is already 2/3rd invested. All these would enhance IDFC's AUMs to ~US\$2b by 1QFY09. This would lead to strong traction in asset management fee income going forward.

IDFC has repaid all the capital from its first private equity fund to investors and has started booking profits (on own stake) and carry from 3QFY08.

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#### ROA ANALYSIS: ROLLING TWELEVE MONTHS BASIS

	JUN-06	SEP-06	DEC-06	MAR-07	JUN-07	SEP-07	DEC-07
Net Interest Income	2.9	2.9	2.9	2.8	2.7	3.0	2.9
Infrastructure	2.8	2.8	2.7	2.6	2.4	2.5	2.3
Treasury	0.1	0.2	0.2	0.2	0.4	0.5	0.5
Non Interest Income	1.9	1.9	1.9	1.7	2.3	2.2	2.6
Fees income	0.9	0.9	0.8	0.9	1.2	1.3	1.6
Capital gains	1.0	1.0	1.0	0.8	1.0	8.0	1.0
Miscelleneous Income	0.2	0.1	0.1	0.1	0.0	0.0	0.0
Operating Income	5.0	5.0	4.9	4.7	5.0	5.1	5.5
Operating Expenses	0.5	0.5	0.5	0.5	0.7	8.0	0.9
Operating Profit	4.4	4.5	4.4	4.1	4.3	4.3	4.6
Provisions	0.1	0.1	0.1	0.1	0.1	0.2	0.2
PBT	4.3	4.4	4.3	4.0	4.1	4.1	4.3
Tax, Minority Interest	0.6	0.8	0.8	0.8	0.9	1.0	1.1
Share of associate companies	0.0	0.0	0.1	0.1	0.1	0.0	0.0
PAT	3.7	3.6	3.6	3.3	3.3	3.2	3.2

Source: Company/Motilal Oswal Securities

#### Valuation and view

We continue to be positive on the growth prospects for IDFC. We believe IDFC can leverage its strength to earn significant higher fee income and thus sustain higher RoA of 3%+. We have revised our earnings estimates upward

by 11% for FY08 and 16% for FY09 to factor in strong traction in asset growth as well as fee income. We expect EPS of Rs8.2 and BV of Rs52.2 in FY09 and EPS of Rs10.3 and BV of Rs60.5 in FY10. The stock currently trades at 21.3x FY10E EPS and 3.6x FY10E BV. Maintain **Buy.** 

# IDFC: an investment profile

## **Company description**

IDFC was established in 1997 as a specialized financial intermediary to catalyze private sector investments to commercially viable infrastructure projects. Apart from infrastructure funding, IDFC works closely with the Government of India and other state governments to conceptualize and formulate policies to inculcate a conducive environment for private sector participation in the infrastructure sector. IDFC's main focus areas are power, roads, ports and telecom. Since it began operations in 1997, IDFC has rapidly grown across all business parameters. Its fast growing AMC business and entry into investment banking and broking business through acquisition of SSKI would be another key earnings driver for the company.

# Key investment arguments

- Explosive infrastructure growth will enable robust loan book expansion and fee income growth.
- The company has a sterling pedigree in quality lending, and hence, is able to maintain zero net NPAs.
- Enjoys the highest RoA in the sector; high CAR post current dilution gives enough room to grow loan book and boost RoE.

#### **Recent developments**

- IDFC would be raising project equity funds for Indian infrastructure in collaboration with Citi and Blackstone of US\$5b over the next couple of years.
- ✓ IDFC has acquired 80% stake in SSKI during 9MFY08
- ✓ IDFC made a QIP of Rs21b at a price of Rs127 per share.

#### Valuation and view

- With growth in infrastructure development activities, the loan book is expected to expand by 39% CAGR in FY07-10E.
- Consolidated PAT is expected to grow at a CAGR of 37% over FY07-10E. The stock currently trades at 21.3x FY10E EPS and 3.6x FY10E BV. Maintain Buy.

## Key investment risks

- ✓ Is dependent on government policies.
- Rising interest rates may pressurize margins.
- Faces competitive pressures from banks.

#### COMPARATIVE VALUATIONS

		IDFC	HDFC BANK	HDFC
P/E (x)	FY09E	26.7	30.5	26.3
	FY10E	21.3	22.4	20.9
P/BV (x)	FY09E	4.2	4.7	6.3
	FY10E	3.6	4.0	5.5
RoE (%)	FY09E	16.5	16.5	20.0
	FY10E	18.0	19.3	20.9
RoA (%)	FY09E	3.3	1.5	2.6
	FY10E	3.1	1.6	2.7

SHAREHOLDING PATTERN (%)

	SEP-07	JUN-07	SEP-06
Promoter	0.0	0.0	0.0
Domestic Inst	36.3	39.7	44.8
Foreign	53.8	49.8	45.9
Others	9.9	10.5	13.3

EPS: MOST FORECAST VS CONSENSUS (RS)

	MOST	CONSENSUS	VARIATION
	FORECAST	FORECAST	(%)
FY08	6.1	5.5	11.5
FY09	8.2	7.1	16.5

#### TARGET PRICE AND RECOMMENDATION

CURRENT	TARGET	UPSIDE	RECO.
PRICE (RS)	PRICE (RS)	(%)	
219	250	14.2	Buy

STOCK PERFORMANCE (1 YEAR)



MOTILAL OSWAL IDFC

INCOME STATEMENT				(RS	MILLION)	RATIOS		
Y/E MARCH	2006	2007	2008E	2009E	2 0 10 E	Y/E MARCH	2006	2007
Interest Income	7,848	12,762	20,972	29,398	39,581	Spreads Analysis (%)		
Interest Expended	5,008	8,555	14,250	20,322	27,646	Avg. Yield - Earning Assets	7.6	8.5
Net Interest Income	2,839	4,208	6,722	9,076	11,935	•		7.0
Change (%)	20.2	48.2	59.8	35.0	315	Avg. Cost-Int. Bear. Liab.	6.3 1.3	7.0 1.4
Other Income	2,520	2,951	6,816	9,683	11,976	Interest Spread		
- Fees	959	1,346	4,316	6,783	8,676	Net Interest Margin	2.8	2.8
- Treasury Income	1,561	1,605	2,500	2,900	3,300			
Net Income	5,359	7,158	13,538	18,759	23,911	Profitability Ratios (%)		
Change (%)	28.9	33.6	89.1	38.6	27.5	RoE	17.5	18.3
Operating Expenses	546	818	2,314	3,210	4,054	RoA	3.7	3.3
Operating Income	4,814	6,340	11,224	15,549	19,857			
Change (%)	24.1	31.7	77.0	38.5	27.7	Int. Expended/Int.Earned	63.8	67.0
Other Provisions	387	175	600	1,000	1,400	Fee Income./Net Income	17.9	18.8
PBT	4,426	6,165	10,624	14,549	18,457			
Tax	517	1,241	2,762	3,928	5,168	Efficiency Ratios (%)		
Tax Rate (%)	11.7	20.1	26.0	27.0	28.0	Op. Exps./Net Income	10.2	11.4
PAT	3,909	4,924	7,862	10,621	13,289			
Change (%)	28.6	26.0	59.7	35.1	25.1	Empl. Cost/Op. Exps.	57.6	58.7
(Minority Interest)/Associa	0	118	-140	-173	-214	Busi. per Empl. (Rs m)	1,260	1,224
Consolidated PAT	3,909	5,042	7,722	10,448	13,075	NP per Empl. (Rs m)	31.0	25.6
Change (%)	28.6	29.0	53.1	35.3	25.1			
Proposed Dividend	1,283	1,126	1,614	1,937	1,937	Accet Lightlity Brofile (	0/1	
						Asset-Liability Profile (		- 4
BALANCE SHEET				(RS	MILLION)	D/E Ratio	3.7	5.1
Y/E MARCH	2006	2007	2008E	2009E	2 0 10 E	Gross NPAs to Adv.	0.5	0.6
Capital	11,225	11,259	12,913	12,913	12,913	Net NPAs to Adv.	0.0	0.0
Reserves & Surplus	14,460	18,217	46,267	54,449	65,258			
Net Worth	25,685	29,476	59,180	67,362	78,170	VALUATION		
Borrowings	87,302	142,528	202,390	283,347	382,518		22.0	26.2
Change (%)	48.1	63.3	42.0	40.0	35.0	Book Value (Rs)	22.9	26.2
Sub-ordinated Debt	6,500	6,500	6,500	6,500	6,500	Price-BV (x)	9.6	8.4
Other Liabilities & Prov.	3,491	5,335	6,669	8,336	10,420	Adjusted BV (Rs)	22.9	26.2
Total Liabilities	122,977	183,840	274,739	365,544	477,609	Price-ABV (x)	9.6	8.4
Cash and bank balance	3,530	10,800	9,345	8,173	8,108	EPS (Rs)	3.5	4.4
Investments	12,927	23,903	47,805	66,927	83,659	EPS Growth (%)	14.6	25.6
Change (%)	68.2	84.9	100.0	40.0	25.0	Price-Earnings (x)	63.1	50.2
Advances	100,871	139,184	205,993	278,090	372,641			
Change (%)	43.1	38.0	48.0	35.0	34.0	OPS (Rs)	4.3	5.6
Net Fixed Assets	508	489	486	481	473	OPS Growth (%)	10.6	31.3
Deferred Tax Assets	794	857	771	694	625	Price-OP (x)  E: M OSt Estimates	512	39.0
Other Assets	4,347	7,637	8,401	9,241	10,165	L. W OSt Estimates		
Total Assets	122,977	183,840	274,739	365,544	477,609			
ASSUMPTIONS				(%)	(%)			
Borrowings Growth	48.1	63.3	42.0	40.0	35.0			
Advances Growth	43.1	38.0	48.0	35.0	34.0			
Dividend	10.0	10.0	12.5	15.0	15.0			
E: MOSt Estimates								

8.5 9.5 9.5 9.7 7.0 8.0 8.1 8.1 1.4 1.5 1.4 1.5 2.8 3.0 2.9 2.9 18.3 17.4 16.5 18.0 3.3 3.4 3.3 3.1 69.1 67.0 67.9 69.8 18.8 36.3 31.9 36.2 17.1 17.0 11.4 17.1 58.7 78.4 79.5 80.0 1,224 1,438 1,732 2,343 25.6 32.8 37.9 47.3 5.1 3.5 4.3 5.0 0.6 0.6 0.6 0.6 0.0 0.4 0.4 0.4 26.2 60.5 45.8 52.2 8.4 4.8 4.2 3.6 26.2 51.6 45.4 59.9 8.4 4.8 4.3 3.7 4.4 6.1 8.2 10.3 25.6 39.2 35.1 25.1 50.2 36.1 26.7 21.3 5.6 8.7 12.0 15.4 313 54.4 38.5 27.7 39.0 25.3 18.2 14.3

2008E

2009E

2010E

E: M OSt Estimates



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