

# **PNC Infratech Limited**

## Subscribe at lower price band with longer horizon

Company background: PNC Infratech Ltd (PNC), incorporated in 1999, is an Agra based infra player mainly focused on Roads & Highways construction. PNC, in FY2012, diversified into BOT-Toll & Annuity projects and in FY2014 into OMT projects. Currently, PNC is executing 23 Engineering Procurement Construction (EPC) projects (1 through JV route), 7 BOT projects (including 2 Annuity projects) and 1 OMT project. 3 of the 7 BOT projects are already operational. Another 4 are likely to be operational in the next 12 months. With no more BOT projects in the pipeline, PNC's dependency on BOT projects for EPC works has substantially declined from what it was two years ago. Currently, 12% of the EPC order book comes from in-house BOT projects and this should further decline in the next 1-2 quarters.

**Positives:** (1) Order book to FY2015 sales (for the standalone entity) is at 2.2x which gives good revenue visibility, (2) ₹50,000cr of NHAI and Uttar Pradesh (UP) PWD Roads & Highways bid-pipeline, gives visibility on the order book growth front, (3) commencement of 4 BOT projects in the next 12 months to ease Balance Sheet stress. Announcements on new order wins, better execution, and commencement of BOT projects could lead to re-rating.

**Risks & Concerns:** (1) Prolonged delay in the UP road sector award activity, (2) lower-than-expected traffic numbers across the 3 upcoming BOT projects (the fourth is a Annuity project), (3) higher dependency on sub-contracting works could impact their FY2016-17E EBITDA margins.

**Valuation:** PNC is poised to deliver healthy growth on the top-line as well as the bottom-line front with improvement in order book, particularly on account of revival in the NHAI and UP PWD award activity. On the valuation front, the company is available at a 12% discount to its listed Road focused EPC peers on Adj. P/E basis at the lower end of the issue price. The issue poses a good opportunity for investors with a 12 month investment horizon as the stock has potential to get re-rated on account of panning out of possible triggers, which include 1) commencement of Tolling/ Annuity across 4 BOT projects, 2) news flow pertaining to better execution and stable EBITDA margins (at  $\sim$ 13%) and (3) gradual build-up in the company's track-record as a listed entity. Accordingly, we advise investors with a 12 months investment horizon to SUBSCRIBE to this issue at the lower end of the price band.

**Key Financials (Standalone)** 

Y/E March (₹ cr)	FY11	FY12	FY13	FY14	9mFY15
Net Sales	1,139	1,274	1,303	1,145	1,097
% chg		11.8	2.3	(12.1)	
Net Profit	71	79	76	67	67
% chg		10.7	(3.3)	(12.6)	
EBITDA (%)	11.3	12.1	11.9	12.2	14.2
EPS (₹)	18	20	19	17	1 <i>7</i>
P/E (x)	21.1	19.0	19.7	22.5	
P/BV (x)	3.6	3.0	2.7	2.4	
RoE (%)	23.5	17.4	14.4	11.2	
RoCE (%)	29.3	22.6	17.7	15.0	
EV/Sales (x)	1.4	1.4	1.3	1.4	
EV/EBITDA (x)	12.0	11.2	10.9	11.8	

Source: Company, Angel Research; Note: Valuation ratio's arrived using higher end of the Issue price

## **SUBSCRIBE**

Issue Open: May 08, 2015 Issue Close: May 12, 2015

#### Issue Details

Face Value: ₹10

Present Eq. Paid up Capital: ₹39.8cr

Fresh Issue: 1.15cr Shares

Offer for Sale: 0.14cr Shares

Post Eq. Paid up Capital: ₹51.3cr

Issue size (amount): ₹458-488cr

Price Band: ₹355-378

Lot Size: 35 shares

Post-issue implied mkt. cap: ₹1,821.4cr- 1,939.4cr

Promoters holding Pre-Issue: 72.3%

Promoters holding Post-Issue: 56.1%

Note:\*at Lower-end of the price band

#### **Book Building**

QIBs	50% of issue
Non-Institutional	15% of issue
Retail	35% of issue

#### Post Issue Shareholding Pattern

Promoters Group	56.1
DIIs/FIIs/Public & Others	43.9

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#### **Issue Details**

PNC Infratech is offering 1.29cr equity shares of ₹10 each via book building route in a price band of ₹355-378, consisting of fresh equity issue of 1.15cr shares and offer for sale by PE firm of 0.14cr equity shares. Further, 50,000 shares have been reserved for employees of the company.

**Exhibit 1: Shareholding Pattern** 

	Pre-Is	sue	Post-Issue		
Particulars	No. of Shares	(%)	No. of Shares	(%)	
Promoter Group	2,87,69,121	72.3	2,87,69,121	56.1	
Retail & HNI Investors	53,50,173	13.4	1,11,25,173	21.7	
Institutional Investors	56,88,539	14.3	1,14,13,539	22.2	

Source: Company, Angel Research

### Objects of the Offer

- Utilize the IPO proceeds for funding Working Capital requirements of ₹150cr.
- Equity investment of ₹65cr towards Raebareli-Jaunpur BOT project, a 100% subsidiary of PNC Infratech.
- Invest in Machinery / Equipment to the tune of ₹103cr.
- Prepay/ Repay debt to the tune of ₹35.21cr.
- General Corporate Purposes.



### **Company Details**

PNC Infratech (PNC), incorporated in 1999, is an Agra based infrastructure player mainly focused on Roads, Highways and Bridge construction. The company in years has diversified into Build, Operate Transfer (BOT)-Toll & Annuity projects as well as Operate Maintain Transfer (OMT) projects.

In 2011, Nylim Jacob Ballas India (FVCI) III LLC, acquired a stake in PNC and currently holds 14.29% of the pre-offer capital of the company.

In the backdrop of lull in EPC award activity (as seen during FY2012-14), PNC pursued the strategy of building its EPC Order Book by adding BOT projects to its asset portfolio. The company entered the BOT space in FY2012, when it reported its first order win of Jaora-Nayagaon Project through JV route. Since then PNC has won 5 BOT Road projects to build its EPC Order book. 3 of the 7 BOT projects are already operational. Another 4 BOT projects are likely to be operational in next 12 months. With no more BOT projects in the pipeline, PNC's dependency on BOT projects for EPC works would substantially decline from what it was 2 years ago. Currently, 12% of the EPC OB comes from in-house BOT projects and this would further decline in next 1-2 quarters.

To-date PNC has executed 42 major infra projects across more than 13 states. Currently, PNC is executing 23 projects (including 1 JV) on Engineering Procurement Construction (EPC) basis.

**Exhibit 2: Vertical-wise Projects Split** 

Total No. of Ongoing Projects	23
No. of projects (on JV basis)	1
Roads & Highways	19
Power Transmission & Distribution	1
Airport Runways	2
Water Supply Infrastructure	1
Source: Company, Angel Research	

Source: Company, Angel Research

The gross and net EPC order book (inc. escalation) of PNC at FY2015-end is at ₹7,849.7cr and ₹3,474.8cr, respectively. A major chunk of the current order book is from the Roads, Highways & Bridges vertical. At FY2015-end, the order book of PNC stands at 2.2x FY2015 standalone revenues.

PNC is also currently developing / operating 7 BOT projects and 1 OMT project.



**Exhibit 3: BOT & OMT Project Key details** 

Project Type	PNC Stake (%)	Status	Length (kms)	TPC (₹ cr)	Equity Inv.
Toll	35%	Under Const.	125	2,000	68
Toll	100%	Under Const.	123	458	81
Toll	100%	Operational	108	340	78
Toll	100%	Under Const.	54	604	75
Toll	9%	Operational	128	907	24
Annuity	100%	Under Const.	166	837	140
Annuity +Fee	100%	Operational	NA	175	39
Toll	100%	Operational	217	0	0
	Type Toll Toll Toll Toll Annuity Annuity +Fee	Type         Stake (%)           Toll         35%           Toll         100%           Toll         100%           Toll         9%           Annuity         100%           Annuity         100%	Type         Stake (%)         Status           Toll         35%         Under Const.           Toll         100%         Under Const.           Toll         100%         Operational           Toll         100%         Under Const.           Toll         9%         Operational           Annuity         100%         Under Const.           Annuity         100%         Operational	Type         Stake (%)         Status (kms)           Toll         35%         Under Const.         125           Toll         100%         Under Const.         123           Toll         100%         Operational         108           Toll         100%         Under Const.         54           Toll         9%         Operational         128           Annuity         100%         Under Const.         166           Annuity         100%         Operational         NA	Type         Stake (%)         Status         (kms)         (₹ cr)           Toll         35%         Under Const.         125         2,000           Toll         100%         Under Const.         123         458           Toll         100%         Operational         108         340           Toll         100%         Under Const.         54         604           Toll         9%         Operational         128         907           Annuity         100%         Under Const.         166         837           Annuity         100%         Operational         NA         175

Source: Company, Angel Research



#### **Key Investment Rationale**

#### Order book to FY2015 sales at 2.2x...gives revenue visibility

PNC currently is working on 23 EPC projects across Roads, Highways & Bridges vertical, Power Transmission vertical and Airport Runways vertical. At FY2015-end, PNC reported gross and net EPC order book (including escalation) of ₹7,849.7cr and ₹3,474.8cr, respectively. Current the order book, at 2.3x FY2015 standalone revenues, gives better near-to-medium term revenue visibility.

Notably, Roads, Highways & Bridges vertical contributes majorly to the current order book.

**Exhibit 4: Order Book details** 

SI. No.	Project details	Kms	State	Gross EPC val. (₹ cr)
1	Develop Agra-Firozabad stretch	51	U.P.	1,636
2	Upgrade Sonauli-Gorakhpur stretch on NH-29E	80	U.P.	441
3	Construct 4-laning of Agra Bypass stretch	NA	U.P.	385
4	Construct 4-lane of Dholpur-Morena stretch (inc. Chambal Bridge) on NH-3	10	Rajasthan-M.P.	294
5	Upgrade Barabanki-Jarwal stretch on NH-28C	43	U.P.	273
6	EPC works from in-house Ghaziabad-Aligarh BOT	387	U.P.	1,725
7	EPC works from in-house Raebareli-Jaunpur BOT	166	U.P.	728
8	EPC works from in-house Bareilly-Almora BOT	NA	U.P.	540
9	EPC works from in-house Kanpur-Kabrai BOT	NA	U.P.	429
10	EPC works from in-house Gwalior-Bhind BOT	NA	M.PU.P.	316
	Gross EPC business - Order Book Value			7,850
	Net EPC business - Order Book Value			3,475

Source: Company, Angel Research

#### Order Inflow to pick-up...gives revenue growth visibility...

If we look at the standalone entity's (which captures EPC business) financials, PNC during FY2011-14 reported muted growth (vs some of its peers which reported a sharp decline in their profitability). During the same period, PNC reported a 0.2% top-line and -2.2% bottom-line CAGR, respectively. This could be majorly attributed to slowdown in NHAI roads & highways award activity environment.

Even though PNC has executed major projects across over 13 states to-date since its inception, the Management claims that the company is more comfortable and focused on UP based road projects. NHAI road award activity for UP has been lackluster to-date. However, both, NHAI and UP PWD have guided for strong bid-pipeline in UP for FY2016.

If we look at NHAI's award activity pipeline, then ~2,127 kms/₹29,083cr worth of road projects are expected to be awarded from UP alone in FY2016-17E. Further, UP State Government made ₹20,871cr of budgetary allocation in FY2015-16E towards roads, highways and bridges. Of this allocation, ₹1,635cr of Agra-Firozabad stretch (of the proposed Green Expressway connecting Agra-Lucknow) has already been awarded under competitive bidding format to PNC.



**Exhibit 5: NHAI Bid Pipeline** 

1         6-laning of Agra-Etawah stretch         125         BOT/DBFOT         U.P.         1,787           2         Lucknow-Sultanpur         126         BOT/DBFOT         U.P.         1,276           3         Chutmalpur-Saharapur-Yamunagarh-Haryana/ UP Border         105         BOT/DBFOT         U.P.         1,39           4         IndoNepal Border-Ghaghra Bridge         122         EPC         U.P.         1,220           5         Barabanki-Bahraich-Nanpara-Rupaideeha         152         EPC         U.P.         1,520           6         Gorakhpur-Ferenda-Nautawa-Sonouli         99         EPC         U.P.         503           8         Eastern Periphal Expressway (6-lane) Pack1         46         EPC         U.P.         503           8         Eastern Periphal Expressway (6-lane) Pack2         45         EPC         U.P./Haryana         789           9         Eastern Periphal Expressway (6-lane) Pack3         44         EPC         U.P./Haryana         789           10         Eastern Periphal Expressway (6-lane) Pack3         21         EPC         U.P./Haryana         789           11         Eastern Periphal Expressway (6-lane) Pack3         21         EPC         U.P./Haryana         769 <t< th=""><th>SI. No</th><th>Project Details</th><th>Kms</th><th>Proj. Type</th><th>State</th><th>Gross TPC val. (₹ cr)</th></t<>	SI. No	Project Details	Kms	Proj. Type	State	Gross TPC val. (₹ cr)
Lucknow-Sulfanpur	1	6-laning of Agra-Etawah stretch	125		U.P.	1,787
UP Border	2	Lucknow-Sultanpur	126		U.P.	1,276
5 Barabanki-Bahraich-Nanpara-Rupaideeha 152 EPC U.P. 1,520 6 Gorakhpur-Ferenda-Nautawa-Sonouli 99 EPC U.P. 990 7 Aligarh-Moradabad 146 EPC U.P. 503 8 Eastern Periphal Expressway (6-lane) Pack1 46 EPC U.P./ Haryana U.P./ Haryana 10 Eastern Periphal Expressway (6-lane) Pack2 45 EPC U.P./ Haryana 11 Eastern Periphal Expressway (6-lane) Pack3 44 EPC Haryana 11 Eastern Periphal Expressway (6-lane) Pack4 22 EPC U.P./ Haryana 12 Eastern Periphal Expressway (6-lane) Pack5 21 EPC U.P./ Haryana 13 Eastern Periphal Expressway (6-lane) Pack6 22 EPC U.P./ Haryana 665 Haryana 14 4-laning of Ghaghra Bridge-Varanasi 178 EPC U.P. 2,295 4-laning of Varanasi-Gorakhpur (Pack. 2) 76 EPC U.P. 857 4-laning of Varanasi-Gorakhpur (Pack. 3) 60 EPC U.P. 852 14 4-laning of Varanasi-Gorakhpur (Pack. 4) 60 EPC U.P. 1,038 Barwala-Panchkula (Pack1) 19 U.P./Haryana Border-Yamunagar-Saha-Barwala-Panchkula (Pack2) 70 EPC U.P. 1,028 Barwala-Panchkula (Pack2) 70 EPC U.P. 815 1,028 Barwala-Panchkula (Pack2) 70 EPC U.P. 815 24 4-laning of Sultanpur-Varanasi (Pack1) 74 EPC U.P. 1,028 Barwala-Panchkula (Pack2) 70 EPC U.P. 815 24 4-laning of Haridwar-Dehradun 39 BOT (Annuity) U.P. 488 34 4-laning of Haridwar-Dehradun 39 BOT (Annuity) U.P. 488 34 4-laning of Haridwar-Dehradun 39 BOT (Toll) U.P. 2,362 34 4-laning of Haridwar-Dehradun 39 BOT (Toll) U.P. 2,362 34 4-laning of Meerut-Bulandshahr 39 BOT (Toll) U.P. 2,362 34 4-laning of Kashipur-Sitargani 77 BOT (Toll) U.P. 2,887 36 4-laning of Kashipur-Sitargani 77 BOT (Toll) U.P. 1,001 27 6-laning of Chakeri-Allahabad 145 BOT (Toll) U.P. 1,001 27 6-laning of Chakeri-Allahabad 145 BOT (Toll) U.P. 1,001 27 6-laning of Chakeri-Allahabad 145 BOT (Toll) U.P. 1,001	3		105		U.P.	139
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11   Eastern Periphal Expressway (6-lane) Pack4   22   EPC   Haryana   U.P./ Haryana   U.P.	10	Eastern Periphal Expressway (6-lane) Pack3	44	EPC	Haryana	789
12 Eastern Periphal Expressway (6-lane) Pack5       21 EPC       Haryana U.P./ Haryana       865         13 Eastern Periphal Expressway (6-lane) Pack6       22 EPC       Haryana U.P./ Haryana       769         14 4-laning of Ghaghra Bridge-Varanasi       178 EPC       U.P.       2,295         15 4-laning of Varanasi-Gorakhpur (Pack. 2)       76 EPC       U.P.       857         16 4-laning of Varanasi-Gorakhpur (Pack. 3)       60 EPC       U.P.       852         17 4-laning of Varanasi-Gorakhpur (Pack. 4)       60 EPC       U.P.       1,038         18 U.P./Haryana Border-Yamunagar-Saha-Barwala-Panchkula (Pack1)       45 EPC       U.P.       587         19 U.P./Haryana Border-Yamunagar-Saha-Barwala-Panchkula (Pack2)       45 EPC       U.P.       567         20 4-laning of Sultanpur-Varanasi (Pack1)       74 EPC       U.P.       1,028         21 4-laning of Sultanpur-Varanasi (Pack2)       70 EPC       U.P.       815         22 4-laning of Haridwar-Dehradun       39 BOT (Annuity)       U.P.       488         23 4-laning of Meerut-Bulandshahr       61 BOT (Toll)       U.P.       641         25 Delhi-Meerut Expressway (Hapur Bypass)       50 BOT (Toll)       U.P.       2,887         26 4-laning of Chakeri-Allahabad       145 BOT (Toll)       U.P.       1,662 <td>11</td> <td>Eastern Periphal Expressway (6-lane) Pack4</td> <td>22</td> <td>EPC</td> <td>Haryana</td> <td>789</td>	11	Eastern Periphal Expressway (6-lane) Pack4	22	EPC	Haryana	789
13 Eastern Periphal Expressway (6-lane) Pack6       22 EPC Haryana       769         14 4-laning of Ghaghra Bridge-Varanasi       178 EPC U.P. 2,295         15 4-laning of Varanasi-Gorakhpur (Pack. 2)       76 EPC U.P. 857         16 4-laning of Varanasi-Gorakhpur (Pack. 3)       60 EPC U.P. 852         17 4-laning of Varanasi-Gorakhpur (Pack. 4)       60 EPC U.P. 1,038         18 U.P./Haryana Border-Yamunagar-Saha-Barwala-Panchkula (Pack1)       45 EPC U.P. 587         19 U.P./Haryana Border-Yamunagar-Saha-Barwala-Panchkula (Pack2)       45 EPC U.P. 567         20 4-laning of Sultanpur-Varanasi (Pack1)       74 EPC U.P. 1,028         21 4-laning of Sultanpur-Varanasi (Pack2)       70 EPC U.P. 815         22 4-laning of Haridwar-Dehradun       39 BOT (Annuity)       U.P. 488         23 4-laning of Handia-Varanasi       72 BOT (Toll)       U.P. 641         24 4-laning of Meerut-Bulandshahr       61 BOT/DBFOT U.P. 641         25 Delhi-Meerut Expressway (Hapur Bypass)       50 BOT (Toll)       U.P. 2,362         26 4-laning of Kashipur-Sitargani       77 BOT (Toll)       U.P. 1,001         27 6-laning of Chakeri-Allahabad       145 BOT (Toll)       U.P. 1,662	12	Eastern Periphal Expressway (6-lane) Pack5	21	EPC	Haryana	665
15 4-laning of Varanasi-Gorakhpur (Pack. 2)       76 EPC       U.P.       857         16 4-laning of Varanasi-Gorakhpur (Pack. 3)       60 EPC       U.P.       852         17 4-laning of Varanasi-Gorakhpur (Pack. 4)       60 EPC       U.P.       1,038         18 U.P./Haryana Border-Yamunagar-Saha-Barwala-Panchkula (Pack1)       45 EPC       U.P.       587         19 U.P./Haryana Border-Yamunagar-Saha-Barwala-Panchkula (Pack2)       45 EPC       U.P.       567         20 4-laning of Sultanpur-Varanasi (Pack1)       74 EPC       U.P.       1,028         21 4-laning of Sultanpur-Varanasi (Pack2)       70 EPC       U.P.       815         22 4-laning of Haridwar-Dehradun       39 BOT (Annuity)       U.P.       488         23 4-laning of Handia-Varanasi       72 BOT (Toll)       U.P.       2,362         24 4-laning of Meerut-Bulandshahr       61 BOT/DBFOT       U.P.       641         25 Delhi-Meerut Expressway (Hapur Bypass)       50 BOT/DBFOT       U.P.       2,887         26 4-laning of Kashipur-Sitargani       77 BOT (Toll)       U.P.       1,662         27 6-laning of Chakeri-Allahabad       145 BOT (Toll)       U.P.       1,662	13	Eastern Periphal Expressway (6-lane) Pack6	22	EPC		769
16 4-laning of Varanasi-Gorakhpur (Pack. 3) 17 4-laning of Varanasi-Gorakhpur (Pack. 4) 18 U.P./Haryana Border-Yamunagar-Saha- Barwala-Panchkula (Pack1) 19 U.P./Haryana Border-Yamunagar-Saha- Barwala-Panchkula (Pack2) 20 4-laning of Sultanpur-Varanasi (Pack1) 21 4-laning of Sultanpur-Varanasi (Pack2) 22 4-laning of Haridwar-Dehradun 23 4-laning of Handia-Varanasi 24 4-laning of Meerut-Bulandshahr 25 Delhi-Meerut Expressway (Hapur Bypass) 26 4-laning of Kashipur-Sitargani 27 6-laning of Chakeri-Allahabad 38 EPC 49 U.P. 567 45 EPC 567 45 EPC 70 U.P. 567 74 EPC 70 EPC 70 U.P. 815 807 (Annuity) 70 U.P. 815 807 (Annuity) 71 BOT (Toll) 72 BOT (Toll) 73 BOT (Toll) 74 EPC 75 BOT (Toll) 75 BOT (Toll) 76 BOT (Toll) 77 BOT (Toll) 78 BOT (Toll) 78 BOT (Toll) 79 BOT (Toll) 79 BOT (Toll) 70 U.P. 70 EPC 70 EPC 71 BOT (Toll) 71 BOT (Toll) 72 BOT (Toll) 73 BOT (Toll) 74 BOT (Toll) 75 BOT (Toll) 76 BOT (Toll) 77 BOT (Toll) 77 BOT (Toll) 78 BOT (Toll) 78 BOT (Toll) 79 BOT (Toll)	14	4-laning of Ghaghra Bridge-Varanasi	178	EPC	U.P.	2,295
17 4-laning of Varanasi-Gorakhpur (Pack. 4)  18 U.P./Haryana Border-Yamunagar-Saha-Barwala-Panchkula (Pack1)  19 U.P./Haryana Border-Yamunagar-Saha-Barwala-Panchkula (Pack2)  20 4-laning of Sultanpur-Varanasi (Pack1)  21 4-laning of Sultanpur-Varanasi (Pack2)  22 4-laning of Haridwar-Dehradun  23 4-laning of Handia-Varanasi  24 4-laning of Meerut-Bulandshahr  25 Delhi-Meerut Expressway (Hapur Bypass)  26 4-laning of Kashipur-Sitargani  27 6-laning of Chakeri-Allahabad  45 EPC U.P. 567  U.P. 567  U.P. 1,028  BOT U.P. 815  BOT (Annuity)  U.P. 488  BOT/DBFOT U.P. 641  BOT/DBFOT U.P. 641	15	4-laning of Varanasi-Gorakhpur (Pack. 2)	76	EPC	U.P.	857
18 U.P./Haryana Border-Yamunagar-Saha- Barwala-Panchkula (Pack1) 19 U.P./Haryana Border-Yamunagar-Saha- Barwala-Panchkula (Pack2) 20 4-laning of Sultanpur-Varanasi (Pack1) 21 4-laning of Sultanpur-Varanasi (Pack2) 22 4-laning of Haridwar-Dehradun 23 4-laning of Handia-Varanasi 24 4-laning of Meerut-Bulandshahr 25 Delhi-Meerut Expressway (Hapur Bypass) 26 4-laning of Kashipur-Sitargani 27 BOT (Toll) 28 BOT (U.P. 815 BOT/ DBFOT DBFOT U.P. 641 DBFOT U.P. 641 DBFOT U.P. 2,887 DBFOT U.P. 2,887	16	4-laning of Varanasi-Gorakhpur (Pack. 3)	60	EPC	U.P.	852
Barwala-Panchkula (Pack1)  19 U.P./Haryana Border-Yamunagar-Saha- Barwala-Panchkula (Pack2)  20 4-laning of Sultanpur-Varanasi (Pack1)  21 4-laning of Sultanpur-Varanasi (Pack2)  22 4-laning of Haridwar-Dehradun  23 4-laning of Handia-Varanasi  24 4-laning of Meerut-Bulandshahr  25 Delhi-Meerut Expressway (Hapur Bypass)  26 4-laning of Kashipur-Sitargani  27 BOT (Toll)  28 DOT (U.P. 2,362  BOT/ (DBFOT U.P. 641  BOT/ (DBFOT U.P. 2,887  BOT (Toll)  BOT/ (DBFOT U.P. 2,887  BOT (Toll)  BOT/ (DBFOT U.P. 1,001  BOT/ (DBFOT U.P. 1,001)	17	4-laning of Varanasi-Gorakhpur (Pack. 4)	60	EPC	U.P.	1,038
Barwala-Panchkula (Pack2)  45 EPC U.F. 367  46 Laning of Sultanpur-Varanasi (Pack1)  47 EPC U.P. 1,028  48 Laning of Sultanpur-Varanasi (Pack2)  48 Laning of Sultanpur-Varanasi (Pack2)  48 Laning of Haridwar-Dehradun  48 BOT (Annuity)  48 BOT (Toll)  48 BOT (Toll)  48 BOT (Toll)  48 BOT (Toll)  48 BOT (DBFOT U.P. 641  49 DEFOT U.P. 641  49 BOT (DBFOT U.P. 641  40 DBFOT U.P. 2,887  40 Laning of Kashipur-Sitargani  40 BOT (Toll)  41 BOT (Toll)  48 BOT (Toll)  49 BOT (Toll)  49 BOT (Toll)  40 BOT (Toll)  41 BOT (Toll)  42 BOT (Toll)  43 BOT (Toll)  45 BOT (Toll)  45 BOT (Toll)  46 BOT (Toll)  47 BOT (Toll)  48 BOT (Toll)	18	Barwala-Panchkula (Pack1)	45	EPC	U.P.	587
21 4-laning of Sultanpur-Varanasi (Pack2)  22 4-laning of Haridwar-Dehradun  39 BOT (Annuity)  23 4-laning of Handia-Varanasi  72 BOT (Toll)  73 U.P. 2,362  24 4-laning of Meerut-Bulandshahr  61 BOT/ DBFOT  25 Delhi-Meerut Expressway (Hapur Bypass)  50 BOT/ DBFOT  26 4-laning of Kashipur-Sitargani  77 BOT (Toll)  78 U.P. 2,887  79 BOT (Toll)  70 EPC  70 U.P. 488  70 BOT (Toll)  70 BOT/ DBFOT  71 BOT (Toll)  72 BOT (Toll)  73 BOT (Toll)  74 BOT (Toll)  75 BOT (Toll)  76 Claning of Chakeri-Allahabad	19	U.P./Haryana Border-Yamunagar-Saha- Barwala-Panchkula (Pack2)	45	EPC	U.P.	567
22 4-laning of Haridwar-Dehradun  39 BOT (Annuity) U.P. 488 23 4-laning of Handia-Varanasi 72 BOT (Toll) U.P. 2,362 24 4-laning of Meerut-Bulandshahr 61 BOT/ DBFOT U.P. 641 25 Delhi-Meerut Expressway (Hapur Bypass) 50 BOT/ DBFOT U.P. 2,887 26 4-laning of Kashipur-Sitargani 77 BOT (Toll) U.P. 1,001 27 6-laning of Chakeri-Allahabad	20	4-laning of Sultanpur-Varanasi (Pack1)	74	EPC	U.P.	1,028
22 4-laning of Haridwar-Dehradun  39 (Annuity)  U.P. 488  23 4-laning of Handia-Varanasi  72 BOT (Toll)  U.P. 2,362  24 4-laning of Meerut-Bulandshahr  61 BOT/  DBFOT  U.P. 641  25 Delhi-Meerut Expressway (Hapur Bypass)  50 BOT/  DBFOT  U.P. 2,887  26 4-laning of Kashipur-Sitargani  77 BOT (Toll)  U.P. 1,001  27 6-laning of Chakeri-Allahabad  145 BOT (Toll)  U.P. 1,662	21	4-laning of Sultanpur-Varanasi (Pack2)	70	EPC	U.P.	815
24 4-laning of Meerut-Bulandshahr  61 BOT/ DBFOT U.P. 641  25 Delhi-Meerut Expressway (Hapur Bypass)  50 BOT/ DBFOT U.P. 2,887  26 4-laning of Kashipur-Sitargani  77 BOT (Toll) U.P. 1,001  27 6-laning of Chakeri-Allahabad  145 BOT (Toll) U.P. 1,662	22	4-laning of Haridwar-Dehradun	39		U.P.	488
25 Delhi-Meerut Expressway (Hapur Bypass)  50 BOT/DBFOT  26 4-laning of Kashipur-Sitargani  77 BOT (Toll)  U.P. 2,887  DBFOT  U.P. 1,001  145 BOT (Toll)  U.P. 1,662	23	4-laning of Handia-Varanasi	72		U.P.	2,362
26 4-laning of Kashipur-Sitargani 77 BOT (Toll) U.P. 1,001 27 6-laning of Chakeri-Allahabad 145 BOT (Toll) U.P. 1,662	24	4-laning of Meerut-Bulandshahr	61	DBFOT	U.P.	641
27 6-laning of Chakeri-Allahabad 145 BOT (Toll) U.P. 1,662	25	Delhi-Meerut Expressway (Hapur Bypass)	50		U.P.	2,887
	26	4-laning of Kashipur-Sitarganj	77	BOT (Toll)	U.P.	1,001
Totals 2,127 29,083	27	6-laning of Chakeri-Allahabad	145	BOT (Toll)	U.P.	1,662
		Totals	2,127			29,083

Source: Company, Angel Research

With improved outlook in the UP roads and highways space (as over ₹50,000cr of projects are to be awarded in FY2016E), we expect PNC to stand a better chance to report new project wins during FY2016-17E. The Management maintained that it has historically experienced 20% bid success rate. On considering the same, PNC stands a good chance of reporting order book growth, which again translates to improved outlook towards revenue and profitability growth from here-on.



### 4 BOT projects to start paying-off in FY2016-17E

PNC currently has 8 BOT/OMT Assets which are at different stages of execution. Of this 1 is BOT-Annuity project, 1 is an Industrial Estate maintenance project (BOT-Annuity+Fee model), 1 is an OMT project and the remaining 5 are BOT-Toll projects. Notably, all the 8 BOT projects are either UP based or are Central/North India focused. Again, if we look into the details, then the most interesting perspective that emerged is that 5 of the BOT projects have been won on Viability Gap Funding (VGF) basis amidst intense competition. The VGF component in the TPC comforts us to a certain extent. The equity IRRs are slated to be in the range of 16-18%, as has been highlighted by the Management.

Only 4 of these 8 BOT/OMT projects are currently operational (including 1 OMT project). Barring Rae Bareilly-Jaunpur BOT project, all the required equity towards the other 7 BOT/OMT projects has been infused. Part proceeds (₹65cr) of the IPO money would be deployed towards the equity of this project. Also all the required land for these 4 ongoing BOT projects is in place, thereby allaying fears of any delays in completion of the EPC works and in getting the Commercial Operations Date (CoD).

The management highlighted that the Ghaziabad-Aligarh, Kanpur-Kabrai and Bareilly-Almora BOT projects would commence tolling in FY2016E. Whereas, the company's only BOT Annuity project in the portfolio, Rae Bareilly-Jaunpur BOT project, is expected to commence operations in FY2017E.

With commencement of these 4 BOT projects, revenues from these subsidiaries should see sharp growth in FY2016-17E. In-line with surge in revenues, we expect debt repayment cycle of these SPVs to commence, thereby easing consol. Balance sheet stress.

#### Balance Sheet stress to ease...

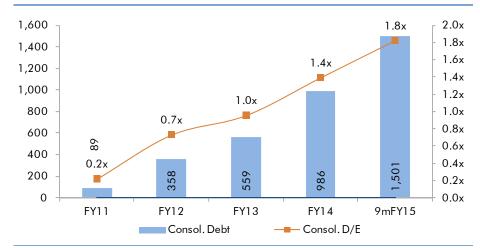
PNC entered the BOT space in FY2012 and the OMT space in FY2014. As a result, the consolidated debt of the company increased from 0.2x in FY2011 to 1.8x as of 9MFY2015-end. The consolidated debt of the company stands at ₹1,501cr as of Dec-2015 end.

The Management commented that they do not intend to build BOT portfolio unless (1) the BOT project gives an estimated 16-18% equity IRR, (2) the project's ticket size is within ₹500cr as the Management intends equity funding for new BOTs to be done through internal accruals, and (3) the project is based within UP.

With the pending 4 (of the total 7) BOT projects likely to get operational in the next 12 months, and PNC's focus to reduce additions to the BOT projects portfolio, we expect the consolidated D/E ratio levels of the company to peak-out in the next few quarters.



Exhibit 6: Balance Sheet stress to ease....



Source: Company, Angel Research



#### **Outlook and Valuation**

During FY2011-14, PNC Infratech (standalone entity) reported a 0.2% top-line and -2.2% bottom-line CAGR, respectively. In order to maintain its financials during the same period, PNC built its EPC order book by building its BOT projects portfolio. With ~₹50,000cr worth of NHAI & UP PWD projects likely to be awarded in FY2016-17E, the Management has indicated that it is now focusing less on adding any more BOT projects to the portfolio. Also, EPC works flowing in from the in-house BOT projects currently constitute ~12% of the net order book, which is lesser than what it was 2 years ago. In the next 1-2 quarters, we expect this contribution to further decline.

With a revival in order inflows, we are optimistic that PNC would be able to emerge as one of the key beneficiaries in the Roads and Highways space. We expect the order book of PNC to report a healthy growth during FY2015-17E, from the current net order book levels of ₹3,474cr. This when coupled with PNC's increased emphasis of doing in-house EPC works vs its earlier practice of doing more of sub-contracting, should help it maintain EBITDA margins at 13% levels, going forward. We expect the standalone entity's profitability growth to pick-up from current levels considering (1) stronger order book execution, (2) EBITDA margins being held at ~13% levels, and (3) benefits accruing from lower interest expenses (considering that part of the IPO proceeds would be deployed towards debt repayment and interest rates are in a down-cycle).

Considering PNC's current lower dependency on in-house BOT projects, higher dependency on Roads & Highways vertical and their Balance Sheet size, we are considering 2 of the Road focused EPC players, MBL Infra and KNR Construction for peer group comparison purpose.

In order to value the EPC business (captures standalone business) on FY2015E numbers, we have adjusted the value of BOT projects from their current market price.

Exhibit 7: Adj. P/E Multiple on FY2015E EPS

	CMP (₹)	Adj. CMP (BOT proj.)	Adj. P/E FY15E	Adj. P/E FY16E	Adj. P/E FY17E
PNC Infratech (higher price band)	378	273	14.0x		
PNC Infratech (lower price band)	355	250	12.8x		
MBL Infra	558	478	11.7x	9.9x	8.4x
KNR Construction	448	388	17.4x	14.1x	11.1x
Average			14.5x	12.0x	9.7x

Source: Company, Angel Research; Note: Valued PNC has been valued using post IPO shares o/s

The above table clearly highlights that the PNC Infratech issue is relatively more attractive (assuming FY2015E post IPO outstanding shares) at the lower end of the issue price band. Alternatively PNC's issue, at the lower end of the price band, is at a considerable discount to its peers' average Adj. P/E multiple of 14.5x.

Notably, the lower P/E multiple enjoyed by MBL Infra is on account of, (1) comparatively higher D/E ratio (of 1.1x), (2) lower order book/FY2015 sales (at 1.4x), and (3) lower earnings growth estimate.



At FY2015E EPS, PNC (at lower-end of listing price) would be trading at 12.8x. In our view, the current valuations are not reflecting benefits of award activity revival and uptick in PNC's profitability.

Given the prospects of a healthy growth in the order book which in turn would translate into uptick in earnings momentum, the stock would pose to be a good investment opportunity in terms of valuations turning attractive.

At the backdrop of the following catalysts panning out: (1) standalone entity's growth potential (with NHAI and UP PWD award activity revival) from here-on, (2) Management's focus to maintain standalone entity's EBITDA margins at ~13%, (3) commencement of 4 BOT projects in next 12 months, and (4) gradual build-up in track-record as a listed entity, there exists potential for the stock to get re-rated (led by both, possible growth in earnings and expansion in valuation multiple). Accordingly we advise investors to SUBSCRIBE to this issue at the lower end of the issue price from a 12 month investment horizon.



**Profit & Loss Statement (Standalone)** 

FY11	FY12	FY13	FY14	9mFY15
1,139	1,274	1,303	1,145	1,097
	11.8	2.3	(12.1)	
1,010	1,120	1,148	1,005	941
183	353	367	372	442
(73)	52	2	10	(25)
32	42	47	58	50
869	673	732	566	474
129	154	156	140	156
	19.4	1.0	(10.0)	
11.3	12.1	11.9	12.2	14.2
19	19	23	25	26
110	135	133	115	130
	22.8	(1.7)	(13.3)	
9	24	23	23	35
4	6	4	11	5
105	118	114	102	100
34	39	37	36	33
32.2	32.8	32.7	34.8	33.2
71	79	76	67	67
0	0	0	0	0
71	79	76	67	67
	10.7	(3.3)	(12.6)	
6.3	6.2	5.9	5.8	6.1
18	20	19	17	1 <i>7</i>
	10.7	(3.3)	(12.6)	
	1,139  1,010  183  (73)  32  869  129  11.3  19  110  9  4  105  34  32.2  71  0  71  6.3	1,139       1,274         11.8         1,010       1,120         183       353         (73)       52         32       42         869       673         129       154         19.4       11.3       12.1         19       19         110       135         22.8       9       24         4       6       105       118         34       39         32.2       32.8       71       79         0       0       71       79         10.7       6.3       6.2         18       20	1,139       1,274       1,303         1,010       1,120       1,148         183       353       367         (73)       52       2         32       42       47         869       673       732         129       154       156         19.4       1.0         11.3       12.1       11.9         19       19       23         110       135       133         22.8       (1.7)         9       24       23         4       6       4         105       118       114         34       39       37         32.2       32.8       32.7         71       79       76         0       0       0         71       79       76         10.7       (3.3)         6.3       6.2       5.9         18       20       19	1,139         1,274         1,303         1,145           11.8         2.3         (12.1)           1,010         1,120         1,148         1,005           183         353         367         372           (73)         52         2         10           32         42         47         58           869         673         732         566           129         154         156         140           19.4         1.0         (10.0)           11.3         12.1         11.9         12.2           19         19         23         25           110         135         133         115           22.8         (1.7)         (13.3)           9         24         23         23           4         6         4         11           105         118         114         102           34         39         37         36           32.2         32.8         32.7         34.8           71         79         76         67           0         0         0         0           71         79



## **Balance Sheet (Standalone)**

balance sheet (standardie)					
Y/E March (₹ cr)	FY11	FY12	FY13	FY14	9mFY15
Sources of Funds					
Equity Capital	40	40	40	40	40
Reserves Total	375	454	527	590	655
Networth	415	493	566	630	695
Total Debt	89	256	234	248	364
Other Long-term Liabilities	18	115	99	178	214
Deferred Tax Liability	2	2	0	3	1
Total Liabilities	524	867	900	1,058	1,274
Application of Funds					
Gross Block	180	203	225	287	327
Accumulated Depreciation	79	92	111	134	161
Net Block	101	111	114	153	166
Cap. WIP & Intan. Assets under Dev.	0	6	12	2	1
Investments	51	167	271	351	367
Current Assets					
Inventories	148	148	105	105	170
Sundry Debtors	190	416	398	344	427
Cash and Bank Balance	41	38	38	100	21
Loans & Advances	18	64	75	127	147
Other Current Asset	1	2	2	1	1
Current Liabilities	74	167	218	223	226
Net Current Assets	323	501	401	455	539
Other Assets	48	82	102	98	202
Total Assets	524	867	900	1,058	1,274



## **Cash Flow Statement (Standalone)**

Y/E March (₹ cr)	FY11	FY12	FY13	FY14	9mFY15
Profit before tax	105	117	114	103	100
Dep. & Other Non-cash Charg.	20	14	22	28	23
Change in Working Capital	(200)	(118)	59	74	(234)
Interest & Financial Charges	9	24	23	23	35
Direct taxes paid	(34)	(39)	(39)	(33)	(35)
Cash Flow from Operations	(100)	(2)	179	195	(111)
(Inc)/ Dec in Fixed Assets	(31)	(34)	(33)	(54)	(40)
(Inc)/ Dec in Investments	(28)	(116)	(104)	(80)	(16)
Cash Flow from Investing	(60)	(150)	(137)	(133)	(55)
Issue/ (Buy Back) of Equity	150	0	0	0	0
Inc./ (Dec.) in Loans	9	167	(17)	21	119
Dividend Paid (Incl. Tax)	0	0	(3)	(3)	0
Net Interest Expenses	(8)	(18)	(21)	(17)	(32)
Cash Flow from Financing	152	149	(42)	0	87
Inc./(Dec.) in Cash	(8)	(3)	0	62	(79)
Opening Cash balances	49	41	38	38	100
Closing Cash balances	41	38	38	100	21



### Ratio Analysis (Standalone)

Y/E March	FY11	FY12	FY13	FY14	9mFY15
Valuation Ratio (x)					
P/E (on FDEPS)	21.1	19.0	19.7	22.5	
P/CEPS	16.7	15.4	15.2	16.4	
Dividend yield (%)	0.0	0.0	12.7	12.7	
EV/Sales	1.4	1.4	1.3	1.4	
EV/EBITDA	12.0	11.2	10.9	11.8	
EV / Total Assets	2.6	1.7	1.5	1.3	
Per Share Data (₹)					
EPS (fully diluted)	17.9	19.9	19.2	16.8	16.8
Cash EPS	22.7	24.6	24.9	23.0	23.2
DPS	0.0	0.0	0.8	0.8	0.0
Book Value	104	124	142	158	175
Returns (%)					
RoCE (Pre-tax)	29.3	22.6	17.7	15.0	
Angel RoIC (Pre-tax)	33.1	24.2	18.8	16.5	
RoE	23.5	17.4	14.4	11.2	
Turnover ratios (x)					
Asset Turnover (Gross Block) (x)	6.9	6.6	6.1	4.5	
Inventory / Sales (days)	31	42	35	33	
Receivables (days)	52	87	114	118	
Payables (days)	27	39	61	80	
Leverage Ratios (x)					
D/E ratio (x)	0.2	0.5	0.4	0.4	0.5
Interest Coverage Ratio (x)	13.1	5.9	5.8	5.4	

Note: Valuation ratio's arrived using higher end of the Issue price



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