SIMPLEX INFRASTRUCTURES

Strong order book visibility

India Equity Research | Infrastructure - Construction



Simplex Infrastructure's (SINF) Q1FY18 revenue grew 7.4% YoY post 4 consecutive quarters of decline. While EBITDA margin fell 25bps YoY, higher other income and lower tax rate (due to Sec 80 (IA) benefits) led to PAT jumping ~67% YoY to INR287mn. The company's order book at Q1FY18 end stood at ~INR164bn (book-to-bill at 2.9x). We believe, execution growth is contingent on debt reduction via working capital improvement. Maintain 'BUY' with SOTP-based target price of INR664.

Top line improves

While SINF's Q1FY18 top line improved 7.4% YoY to INR15.1bn, PAT jumped 67% YoY aided by lower tax rate and higher other income. SINF won ~INR14bn orders in Q1FY18 (INR81bn in FY17) boosting order book to INR164bn. Further, the company is L1 in ~INR10bn orders (of which ~INR6bn are metro rail jobs). Overseas segment contributed 8% to Q1FY18 revenue and 1% to the order intake during the quarter; its share in order book is at 6%. Management has guided for ~INR70-75bn order intake in FY18, revenue growth of 15% in FY18 (and 10-15% in FY19) and EBITDA margin of ~11.5% in FY18.

Execution ramp up to follow working capital improvement

SINF's revenue in the past has been constrained by its elongated working capital cycle (234 days), which has led to a leveraged balance sheet (debt:equity at 2x). With healthy order inflows across the EPC space, we believe cherry picking of orders will lead to better payment terms and improve working capital cycle.

Outlook and valuations: Leverage level key; maintain 'BUY'

SINF's high working capital cycle has impacted its top-line growth. However, working capital has stabilised over the past 4 quarters and we expect it to improve going ahead. The company's strong execution capabilities and healthy order book are positives and we expect revenue traction to follow improvement in payment cycle. We maintain 'BUY' with SOTP-based target price of INR664 (INR638 from EPC business at 18x FY19E EPS and balance from BOT projects).

Financials (Stand	alone)							(INR mn)
Year to March	Q1FY18	Q1FY17	% change	Q4FY17	% change	FY17	FY18E	FY19E
Revenues	15,119	14,074	7.4	15,501	(2.5)	56,075	60,429	69,228
EBITDA	1,728	1,644	5.1	2,051	(15.7)	6,887	7,119	8,225
Adj profit	287	172	66.9	668	(57.0)	1,202	920	1,759
Dil. EPS (INR)	5.8	3.5	66.9	13.5	(57.0)	24.2	18.5	35.4
Diluted P/E(x)*						18.8	24.6	12.8
EV/EBITDA(x)*						8.1	7.7	6.3
ROAE (%)						8.2	5.8	10.3

* for implied construction business

Absolute Rating	BUY
Investment Characteristics	Growth
BAARKET DATA (D. CINIS DO	D. C(A)E (A)
MARKET DATA (R: SINF.BO)	, B: SINF IN)
CMP	: INR 484
Target Price	: INR 664
52-week range (INR)	: 590 / 260
Share in issue (mn)	: 49.5
M cap (INR bn/USD mn)	: 24/371
Avg. Daily Vol. BSE/NSE ('00	0) · 44.2

SHARE HOLDING PATTERN (%)

	Current	Q4FY17	Q3FY17
Promoters *	56.3	56.2	56.0
MF's, FI's & BKs	19.6	19.3	20.9
FII's	0.2	0.7	3.3
Others	23.8	23.8	19.7
* Promoters pledge (% of share in issu		:	0.33

PRICE PERFORMANCE (%)

	Index
(10.9)	(11.5)
14.3	12.7
59.1	39.3
	14.3

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Other highlights

- Debt stands at ~INR33.6bn at Q1FY18 end (INR33.2bn at FY17 end).
- SINF is targeting debtor recovery of ~INR11bn over FY18-19.
- To combat slowdown in private sector capex, SINF has sharpened focus on public sector jobs. Hence, the share of government orders in order book has jumped to 63% at Q1FY18 end from 42% in FY16.
- Arbitration claims won by the company stand at ~INR4.75bn (of which claims from central government departments are ~INR1.8bn); in addition, claims worth ~ INR12.1bn are currently under arbitration.

Chart 1: Order book break up



Chart 2: Revenue break up

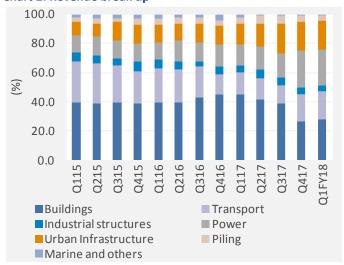
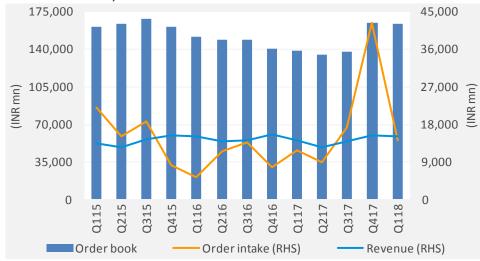


Chart 3: Order book, order intake and revenue



Source: Company, Edelweiss research

Financial snapshot								(INR mn)
Year to March	Q1FY18	Q1FY17	% change	Q4FY17	% change	FY17	FY18E	FY19E
Net revenues	15,119	14,074	7.4	15,501	(2.5)	56,075	60,429	69,228
Direct costs	5,208	4,192	24.2	4,725	10.2	16,422	17,939	20,482
Staff costs	1,403	5,620	(75.0)	6,012	(76.7)	22,483	24,289	27,826
Other expenses	6,780	2,619	158.9	2,714	149.9	10,283	11,081	12,695
Total expenditure	13,391	12,430	7.7	13,450	(0.4)	38,906	42,228	48,308
EBITDA	1,728	1,644	5.1	2,051	(15.7)	6,887	7,119	8,225
Depreciation	479	502	(4.6)	486	(1.6)	1,978	2,054	2,120
EBIT	1,250	1,142	9.4	1,565	(20.1)	4,909	5,065	6,105
Other income	247	201	23.0	57	336.0	890	945	934
Interest	1,132	1,067	6.2	1,129	0.3	4,454	4,690	4,375
Profit before tax	364	276	31.7	492	(26.0)	1,345	1,320	2,665
Provision for taxes	77	104	(26.4)	(176)	(143.6)	143	400	906
Reported profit	287	172	66.9	668	(57.0)	1,202	920	1,759
Adjusted profit	287	172	66.9	668	(57.0)	1,202	920	1,759
Equity capital	99	99		99		99	99	99
Diluted shares (mn)	50	50		50		50	50	50
Adjusted Diluted EPS	5.8	3.5	66.9	13.5	(57.0)	24.2	18.5	35.4
as % of net revenues								
Direct costs	34.4	29.8		30.5		29.3	29.7	29.6
Other expenses	54.1	58.5		56.3		58.4	58.5	58.5
EBITDA	11.4	11.7		13.2		12.3	11.8	11.9
Reported profit	1.9	1.2		4.3		2.1	1.5	2.5
Tax rate	21.1	37.7		(35.8)		10.6	30.3	34.0

Edelweiss Securities Limi

Company Description

SINF is a fast growing infrastructure construction company present across all verticals within the infrastructure space. A piling contractor by origin, SINF has ramped up its capabilities and currently executes projects in the power, industrial structures, buildings, roads, railways, marine, and urban infrastructure segments. The company emphasises on diversification and is thus focused on building a versatile business model, in terms of segmental mix as well as geographical contribution. SINF has successfully entered the Middle Eastern markets and is now looking at repeating its success story in other geographies.

Investment Theme

SINF is one of the few pure contracting plays available in the construction industry. Its strong technical and execution capabilities are likely to lead to a robust growth in revenues as well as margins going forward. Increasing share of EPC projects in the order book accompanied with the advantages of building a business model (leaning overseas) is likely to result in long-term benefits for the company. Continued preference for pure contracting space with a focus on short duration projects along with risk mitigation by way of geographical and business mix diversification provides the company with a great platform to achieve solid growth going forward.

Key Risks

Any delay in project execution in the domestic or overseas markets may lead to slower thananticipated revenue growth impacting margins and liquidity negatively. As the private sector dominates its order book, any slowdown in the corporate capex will impact the revenue growth negatively.

Financial Statements

Key Assumptions				
Year to March	FY16	FY17	FY18E	FY19E
Macro				
GDP(Y-o-Y %)	7.2	6.5	7.1	7.7
Inflation (Avg)	4.9	4.8	5.0	5.2
Repo rate (exit rate)	6.8	6.3	6.3	6.3
USD/INR (Avg)	65.0	67.5	67.0	67.0
Company				
Order intake (INR bn)	39	81	86	101
Y-o-Y growth (%)	(39.8)	108.2	6.2	17.5
Book-to-bill ratio (x)	2.4	2.9	3.1	3.2
Order backlog (INR bn)	141	165	190	222
Order backlog growth (%)	(12.6)	17.4	15.2	16.5
Revenue growth (% yoy)	6	(5)	8	15
Raw Material (% net rev)	33.4	29.3	29.7	29.6
Job work (as % of sales)	29.4	30.9	31.0	31.0
Salary (% of revenues)	8.7	9.2	9.2	9.2
Other admin (% net rev)	17.0	18.3	18.3	18.3
Avg. Interest rate (%)	12.9	13.2	13.0	12.8
Depreciation rate (%)	9.0	8.0	8.0	7.8
Tax rate (%)	28.4	10.6	30.3	34.0
Dividend per share	0.5	0.5	0.5	0.5
Inc. in invts (INR mn)	-	109	-	-
Capex (INR mn)	1,734	888	1,025	1,700
Debtor days	185	92	95	91
Inventory days	83	80	77	73
Payable days	162	175	171	166
Other creditors days	131	173	177	174
Provisions days	2	2	2	2
Incremental debt	253	(739)	(750)	(2,350)

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Income statement				(INR mn)
Year to March	FY16	FY17	FY18E	FY19E
Income from operations	59,046	56,075	60,429	69,228
Direct costs	19,714	16,422	17,939	20,482
Employee costs	22,484	22,483	24,289	27,826
Other Expenses	10,026	10,283	11,081	12,695
Total operating expenses	52,224	49,188	53,309	61,003
EBITDA	6,822	6,887	7,119	8,225
Depreciation	2,036	1,978	2,054	2,120
EBIT	4,787	4,909	5,065	6,105
Add: Other income	981	890	945	934
Less: Interest Expense	4,286	4,454	4,690	4,375
Profit Before Tax	1,482	1,345	1,320	2,665
Less: Provision for Tax	421	143	400	906
Reported Profit	1,061	1,202	920	1,759
Adjusted Profit	1,061	1,202	920	1,759
Shares o /s (mn)	50	50	50	50
Adjusted Basic EPS	21.4	24.2	18.5	35.4
Diluted shares o/s (mn)	50	50	50	50
Adjusted Diluted EPS	21.4	24.2	18.5	35.4
Adjusted Cash EPS	60.5	65.1	59.9	78.1
Dividend per share (DPS)	0.5	0.5	0.5	0.5
Dividend Payout Ratio(%)	2.8	2.5	3.2	1.7
Common size metrics				

FY17 FY18E Year to March FY16 FY19E 87.7 88.1 Operating expenses 88.4 88.2 EBITDA margins 11.6 12.3 11.8 11.9 Net Profit margins 1.8 1.5 2.1 2.5

Growth ratios (%)				
Year to March	FY16	FY17	FY18E	FY19E
Revenues	5.8	(5.0)	7.8	14.6
EBITDA	8.6	0.9	3.4	15.5
PBT	57.9	(9.2)	(1.9)	101.8
Adjusted Profit	70.0	13.3	(23.5)	91.1
EPS	70.0	13.3	(23.5)	91.1

Infrastructure - Construction

Balance sheet				(INR mn)	Cash flow metrics				
As on 31st March	FY16	FY17	FY18E	FY19E	Year to March	FY16	FY17	FY18E	FY19E
Share capital	99	99	99	99	Operating cash flow	(41,234)	1,715	2,087	4,094
Reserves & Surplus	14,100	15,204	16,094	17,823	Investing cash flow	(1,340)	(997)	(1,025)	(1,700)
Shareholders' funds	14,199	15,303	16,194	17,922	Financing cash flow	549	(769)	(780)	(2,380)
Short term borrowings	27,889	27,448	26,698	24,448	Net cash Flow	(42,025)	(50)	282	14
Long term borrowings	6,102	5,804	5,804	5,704	Capex	(1,734)	(888)	(1,025)	(1,700)
Total Borrowings	33,991	33,252	32,502	30,152	Dividend paid	(30)	(30)	(30)	(30)
Long Term Liabilities	104	121	121	121					
Def. Tax Liability (net)	798	1,064	1,064	1,064	Profitability and efficiency ratios	5			
Sources of funds	49,092	49,740	49,881	49,260	Year to March	FY16	FY17	FY18E	FY19E
Gross Block	24,219	25,095	26,095	27,795	ROAE (%)	7.4	8.2	5.8	10.3
Net Block	12,797	11,710	10,673	10,271	ROACE (%)	12.2	12.0	12.4	14.5
Capital work in progress	123	115	115	115	Inventory Days	83	80	77	73
Intangible Assets	14	20	28	9	Debtors Days	185	92	95	91
Total Fixed Assets	12,935	11,845	10,815	10,395	Payable Days	293	348	348	340
Non current investments	1,184	1,316	1,316	1,316	Cash Conversion Cycle	(25)	(176)	(176)	(176)
Cash and Equivalents	279	352	634	648	Current Ratio	2.2	2.1	2.1	1.9
Inventories	7,281	7,464	8,014	8,769	Gross Debt/EBITDA	5.0	4.8	4.6	3.7
Sundry Debtors	12,890	15,294	16,162	18,357	Gross Debt/Equity	2.4	2.2	2.0	1.7
Loans & Advances	811	1,427	1,450	1,592	Adjusted Debt/Equity	2.4	2.2	2.0	1.7
Other Current Assets	43,726	46,478	47,134	50,883	Net Debt/Equity	2.4	2.1	2.0	1.6
Current Assets (ex cash)	64,708	70,664	72,761	79,602	Interest Coverage Ratio	1.1	1.1	1.1	1.4
Trade payable	15,268	17,119	17,256	20,910					
Other Current Liab	14,745	17,317	18,389	21,792	Operating ratios				
Total Current Liab	30,013	34,436	35,645	42,701	Year to March	FY16	FY17	FY18E	FY19E
Net Curr Assets-ex cash	34,695	36,228	37,116	36,900	Total Asset Turnover	1.2	1.1	1.2	1.4
Uses of funds	49,092	49,740	49,881	49,260	Fixed Asset Turnover	4.9	4.6	5.4	6.6
BVPS (INR)	286.0	308.2	326.2	361.0	Equity Turnover	4.1	3.8	3.8	4.1
Free cash flow				(INR mn)	Valuation parameters				
Year to March	FY16	FY17	FY18E	FY19E	Year to March	FY16	FY17	FY18E	FY19E
Reported Profit	1,061	1,202	920	1,759	Adj. Diluted EPS (INR)	21.4	24.2	18.5	35.4
Add: Depreciation	2,036	1,978	2,054	2,120	Y-o-Y growth (%)	70.0	13.3	(23.5)	91.1
Interest (Net of Tax)	3,068	3,980	3,269	2,887	Adjusted Cash EPS (INR)	60.5	65.1	59.9	78.1
Others	(92,289)	(6,961)	(5,044)	(2,457)	Diluted P/E (x) *	21.3	18.8	24.6	12.8
Less: Changes in WC	(44,890)	(1,516)	(888)	215	P/B (x)	1.7	1.6	1.5	1.3

*For implied construction business

0.9

7.7

0.1

0.8

6.3

0.1

1.0

8.1

0.1

1.0

8.3

0.1

Peer comparison valuation

Operating cash flow

Less: Capex

Free Cash Flow

	Market cap	EV / EBITDA (X)		P/B (X)		ROAE (%)	
Name	(USD mn)	FY18E	FY19E	FY18E	FY19E	FY18E	FY19E
Simplex Infrastructures Ltd	371	7.7	6.3	1.5	1.3	5.8	10.3
Hindustan Construction Co.	566	12.2	7.0	1.4	1.3	(3.4)	5.7
Nagarjuna Construction Co	761	8.6	7.1	1.3	1.2	6.8	9.4
Median	-	8.6	7.0	1.4	1.3	5.8	9.4
AVERAGE	-	9.5	6.9	1.4	1.3	NA	8.5

Source: Edelweiss research

1,715

888

828

(41,234)

(42,968)

1,734

2,087

1,025

1,062

4,094

1,700

2,394

EV / Sales (x) *

EV / EBITDA (x) *

Dividend Yield (%)

Additional Data

Directors Data

Mr. A.D. Mundhra	Promoter & Vice Chairman	Mr. Rajiv Mundhra	Promoter and Executive Director
Mr. S. Dutta	Non-Independent Executive Director	Mr. A.K. Chatterjee	CEO & Whole-time Director
Mr. N.N. Bhattacharyya	Non-Executive Independent Director	Mr. Sheo Kishan Damani	Non-Executive Independent Director
Mr. Asutosh Sen	Non-Executive Independent Director	Ms. Leena Ghosh	Non-Independent Executive Director

Auditors - Price Waterhouse, H.S. Bhattacharjee & Co.

*as per last annual report

Holding – Top 8

	Perc. Holding		Perc. Holding
Reliance Capital Asset Management	9.03	HDFC Asset Management	8.96
State Bank of India	1.39	Nippon Life Insurance company	0.85
Dimension fund advisor	0.37	Mitsubishi Asset Management	0.05
Excel funds management	0.05	Robeco Groep Nv	0.04

*as per last available data

Bulk Deals

Data	Acquired / Seller	B/S	Qty Traded	Price
10 Feb 2017	Warhol Ltd	Sell	705244	306.13

*as per last available data

Insider Trades

Reporting Data	Acquired / Seller	B/S	Qty Traded
30 Mar 2017	BABA BASUKI DISTRIBUTORS PVT LTD	Buy	30000.00
30 Mar 2017	BITHAL DAS MUNDHRA	Sell	29300.00
21 Mar 2017	SIMPLEX INFRAPROPERTIES PRIVATE LIMITED	Buy	136000.00
20 Mar 2017	SIMPLEX INFRAPROPERTIES PRIVATE LIMITED	Buy	136000.00

*as per last available data

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Coverage group(s) of stocks by primary analyst(s): Infrastructure - Construction

Ahluwalia Contracts, Ashoka Buildcon, Hindustan Construction Co., J Kumar Infraprojects, KNR Constructions, NBCC, Nagarjuna Construction Co, PNC Infratech, Sadbhav Engineering, Simplex Infrastructures Ltd, Supreme Infrastructure

Recent Research				
Date	Company	Title	Price (INR)	Recos
17-Aug-17	PNC Infratech	Land acquisition issues der execution; Result Update	nt 141	Buy
16-Aug-17	Sadbhav Engineering	Steady performance; Result Update	267	Buy
16-Aug-17	KNR Constructions	Robust performance; orde inflows critical; Result Update	r 221	Buy

Distribution of Ratings / Market Cap					
Edelweiss Research Coverage Universe					
		Buy	Hold	Reduce	Total
Rating Distribution * 1stocks under rev		161	67	11	240
	> 50bn	Bet	ween 10bn a	nd 50 bn	< 10bn
Market Cap (INR)	156		62		11

Rating Interpretation		
Rating	Expected to	
Buy	appreciate more than 15% over a 12-month period	
Hold	appreciate up to 15% over a 12-month period	
Reduce	depreciate more than 5% over a 12-month period	



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