Company Update/Target price change



Container Corporation of India

EXIM recovery growth driver

India | Logistics

Dadri ICD market booming on the back of industrial development

The Dadri market contributed ~21% to total EXIM originating volume for CCRI in FY23. Container Corporation of India's (CCRI IN) Dadri Inland Container Depot (ICD) near Greater Noida is spread over 110 acres of EXIM multi-modal logistics hub with direct connectivity with dedicated freight corridor (DFC) within 2km. It is developed on railway land in a JV with Star Track Terminals, CMA CGM, Transworld and Allcargo Terminals. Total catchment area is ~50km, which includes more than 4,000 industrial units across industries, such as machinery, auto parts, white goods, frozen meat, scrap, waste paper, handicrafts, artware, textiles, and chemicals. Dadri has a high share of originating volume, which is beneficial for CCRI as it is the largest container train operator with volume of ~400,000 TEU and targets to reach 1.0mn TEU in the medium term. Prior to DFC, the Dadri-Mundra distance on rail took 72 hours, which currently is lessened to 36 hours with the potential to decrease further to 24 hours. Along the same route, CRRI runs on average three trains per day on double stack basis at a cost that is 10% lower than road, leading to ongoing diversion from road to rail. Overall volume from Dadri grew at ~10-12% in the past 3-4 years, but it is expected to grow at ~30%, due to huge industrial development and investments in Uttar Pradesh.

EXIM volume to further get a leg up

After two years of consecutive muted performance in EXIM due to increased competition, which resulted in market share loss, the past two quarters saw average EXIM originating volume growth by ~14% YoY, led by improvement in double stack operations, service quality and transit times. Growth momentum is likely to be supported in catchment territory as the Uttar Pradesh State Industrial Development Authority (UPSIDA) is developing industrial areas with INR 2.5tn investment via eAuction of 84 projects. Moreover, 16 projects worth INR 10bn have been sanctioned to build warehouses, dry ports and logistics parks. On the tariff side, levy of busy season surcharge by Indian Railways is expected to cease from 31 March 2024.

Outlook: reiterate Accumulate with a higher TP of INR 1,073

With EXIM market share stable at 55-60%, we believe focus will be on ramping up volume through competitive pricing by passing on economics of scale benefits to customers. New initiatives, such as the MoU with Germany-based global logistics firm DB Schenker to provide end-to-end services in the EXIM segment also would lift performance. Management is confident of 10% volume growth in EXIM in FY24 vs 7% in 9MFY24 and higher next year. Segment EBIT margin remains healthy at 20%+. DFC connectivity with JNPT by 2025 would be incrementally positive. We increase our earnings estimates by ~8% each for FY25 and FY26. We reiterate **Accumulate** with a higher TP of INR 1,073 from INR 940 based on 35x (from 33x) FY26E P/E.

Rating: Accumulate

Target Price: INR 1.073

Upside: 12%

CMP: INR 955 (as on 28 February 2024)

Key data	
Bloomberg / Reuters Code	CCRI IN/CCRI.BO
Current /Dil Shares O/S (mn)	609/609
Mkt Cap (INR bn/USD mn)	583/7,033
Daily Volume (3M NSE Avg)	1,831,119
Face Value (INR)	5

1 USD= INR 82.9

Note: *as on 28 February 2024; Source: Bloomberg

Price & Volume



Source: Bloomberg

Shareholding (%)	Q4FY23	Q1FY24	Q2FY24	Q3FY24
Promoter	54.8	54.8	54.8	54.8
Institutional Investor	41.4	42.1	42.2	42.3
Other Investor	0.8	0.7	0.7	0.7
General Public	3.0	2.5	2.4	2.2

Price performance (%)	3M	6M	12M
Nifty	10.4	13.7	26.9
Container Corporation	24.8	44.1	62.1
VRI Logistics	(18.6)	(15.0)	6.0

Source: Bloomberg

Source: BSE

YE	Rev	YoY	EBITDA	EBITDA	Adj PAT	YoY	Fully DEPS	RoE	RoCE	P/E EV	//EBITDA
March	(INR mn)	(%)	(INR mn)	margin (%)	(INR mn)	(%)	(INR)	(%)	(%)	(x)	(x)
FY23	81,034	6.7	18,421	22.7	11,703	10.2	19.2	10.6	13.8	49.7	29.9
FY24E	89,446	10.4	20,489	22.9	13,606	16.3	22.3	11.7	14.9	42.8	26.6
FY25E	101,800	13.8	23,845	23.4	15,744	15.7	25.8	12.5	16.0	37.0	22.6
FY26E	117,952	15.9	28,361	24.0	18,702	18.8	30.7	13.6	17.6	31.1	18.6

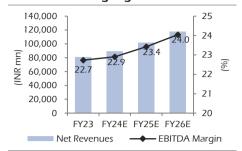


Standalone financials (YE March)

Income Statement (INR mn)	FY23	FY24E	FY25E	FY26
Net Revenue	81,034	89,446	101,800	117,95
EBITDA	18,421	20,489	23,845	28,36
Add:- Non operating Income	3,240	3,888	4,122	4,36
OPBIDTA	21,661	24,377	27,966	32,73
Less :- Depreciation & Amortization	5,541	5,853	6,573	7,38
EBIT	16,120	18,524	21,393	25,34
Less:- Interest Expenses	570	621	677	73
Less:- Exceptional loss	13	0	0	
PBT	15,537	17,903	20,716	24,60
Less :- Taxes	3,847	4,297	4,972	5,90
Reported PAT	11,691	13,606	15,744	18,70
Adjusted PAT	11,703	13,606	15,744	18,70
Balance Sheet (INR mn)	FY23	FY24E	FY25E	FY26
Share Capital	3,047	3,047	3,047	3,04
Reserves	109,403	118,070	128,100	140,01
Net worth	112,450	121,117	131,146	143,05
Other non-current liabilities	7,159	7,196	7,236	7,27
Total Liabilities	119,609	128,313	138,382	150,33
Net Block	53,254	54,401	56,828	58,44
Add:- Capital work in progress	8,265	8,265	8,265	8,26
nvestments	14,425	14,425	14,425	13,20
Cash & bank balances	30,479	35,510	42,268	53,14
Net Working Capital	(4,364)	(3,533)	(4,512)	(5,87
Other Assets	17,551	19,246	21,107	23,15
Total Assets	119,609	128,313	138,382	150,33
Cash Flow Statement (INR mn)	FY23	FY24E	FY25E	FY26
Cash profit adjusted for non-cash items	15,467	16,192	18,873	22,45
Add/Less:- Working Capital changes	(2,251)	(854)	955	1,34
Operating Cash Flow	13,217	15,339	19,828	23,79
Less:- Capex	5,669	7,000	9,000	9,00
Free Cash Flow	7,548	8,339	10,828	14,79
Financing Cash Flow	(6,684)	(5,560)	(6,393)	(7,52)
	737	, ,	2,323	
Investing Cash Flow		2,253		3,60
Net change in Cash Ratio Analysis	1,600 FY23	5,032 FY24E	6,758 FY25E	10,87 FY26
Income Statement Ratios (%)	F1Z3	FIZHE	FIZDE	FIZO
, ,	4.7	10.4	120	15
Revenue Growth	6.7	10.4	13.8	15
EBITDA Growth	6.5	11.2	16.4	18.
Adjusted PAT Growth	10.2	16.3	15.7	18.
EBITDA Margin	22.7	22.9	23.4	24. 15
Net Margin	14.4	15.2	15.5	15.
Return & Liquidity Ratios (%)	(0.2)	10.21	/0.31	10
Net Debt/Equity (x)	(0.3)	(0.3)	(0.3)	(0.4
ROE (%)	10.6	11.7	12.5	13.
ROCE (%)	13.8	14.9	16.0	17.
Per Share data & Valuation Ratios	10.7	22.7	35.0	
Reported EPS (INR)	19.2	22.3	25.8	30.
Adjusted EPS (INR)	19.2	22.3	25.8	30.
EPS Growth (%)	10.2	16.3	15.7	18.
DPS (INR)	11.0	6.7	7.8	9.
P/E (x)	49.7	42.8	37.0	31.
EV/EBITDA (x)	29.9	26.6	22.6	18.
EV/Sales (x)	6.8	6.1	5.3	4.
Price/Book (x)	5.2	4.8	4.4	4.
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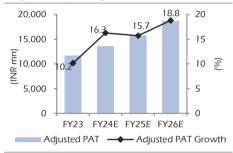
Note: pricing as on 28 February 2024; Source: Company, Elara Securities Estimate

Revenue & margin growth trend



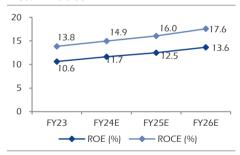
Source: Company, Elara Securities Estimate

Adjusted profit growth trend



Source: Company, Elara Securities Estimate

Return ratios



Source: Company, Elara Securities Estimate

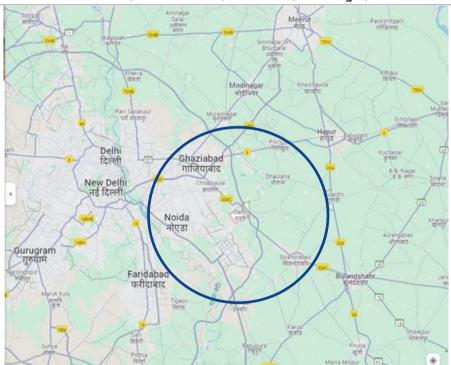


Exhibit 1: Dadri CFS and ICD overview



Source: Elara Securities Research

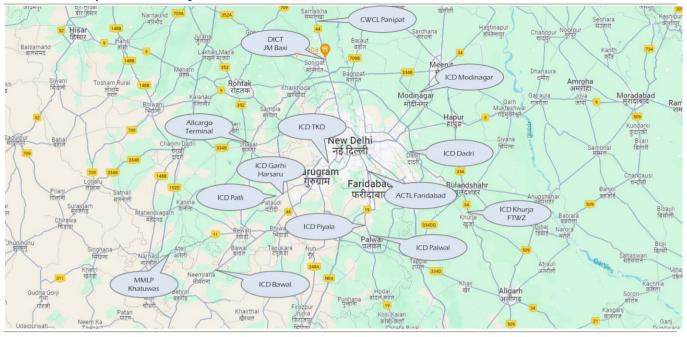
Exhibit 2: Dadri catchment area – Noida, Greater Noida, Ghaziabad, Modinagar, and Bulandshahar



Source: Google maps, Elara Securities Research



Exhibit 3: Competitive intensity in the NCR market



Source: Google maps, Elara Securities Research

Exhibit 4: Key commodity mix at Dadri

Machinery & White Goods

Chemicals

Frozen Meat

RMG & Scrap & Waste-Paper

Handicrafts & Artware

Source: Elara Securities Research

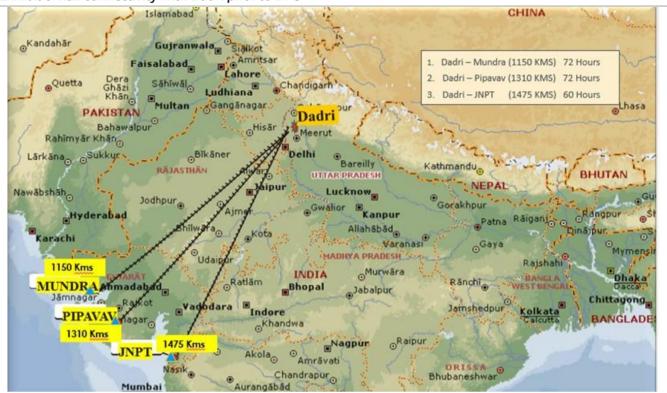
Exhibit 5: Double stack train operations at Dadri



Source: Elara Securities Research



Exhibit 6: Rail connectivity with Dadri prior to DFC



Source: Google maps, Elara Securities Research

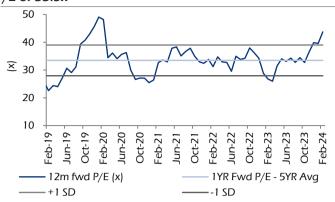
Exhibit 7: Peer comparison

(INR mn)	FY21	FY22	FY23	9MFY23	9MFY24
Revenue					
Concor (EXIM)	47,130	52,887	52,129	38,889	41,117
Growth YoY %		12.2	-1.4		5.7
Gateway Distripark	8,159	10,474	11,256	8,156	9,393
Growth YoY %		28.4	7.5		15.2
Adani Logistics	9,580	12,080	17,440	12,110	15,190
Growth YoY %		26.1	44.3		25.4
Volume					
Concor (EXIM Originating)	19,77,684	21,31,849	19,18,079	14,33,585	15,33,098
Growth YoY %		7.8	-10.0		6.9
Gateway Distripark	2,48,504	3,33,502	3,48,020	2,54,511	2,81,549
Growth YoY %		34.2	4.4		10.6
Adani Logistics	3,12,974	4,03,737	5,00,446	3,58,162	4,37,081
Growth YoY %		29.0	23.9		22.0
Realization per TEU (INR)					
Concor (EXIM Originating)	23,831	24,808	27,178	27,127	26,819
Growth YoY %		4.1	9.6		-1.1
Gateway Distripark	32,832	31,406	32,342	32,044	33,360
Growth YoY %		-4.3	3.0		4.1
Adani Logistics	30,610	29,920	34,849	33,812	34,753
Growth YoY %		-2.3	16.5		2.8

Source: Company, Elara Securities Research



Exhibit 8: Five-year historical average one-year forward P/E of 33.5x



Source: Bloomberg, Company, Elara Securities Estimates

Exhibit 9: Change in estimates

		Old			Revised		C	Change (%)	
(INR mn)	FY24E	FY25E	FY26E	FY24E	FY25E	FY26E	FY24E	FY25E	FY26E
Net Sales	88,088	99,527	114,487	89,446	101,800	117,952	1.5	2.3	3.0
EBITDA	20,190	23,747	28,183	20,489	23,845	28,361	1.5	0.4	0.6
PAT	13,002	14,558	17,369	13,606	15,744	18,702	4.6	8.1	7.7
TP (INR)			940			1,073			14

Source: Elara Securities Estimate



Coverage History



	Date	Rating	Target Price	Closing Price
11	19-May-2022	Accumulate	INR 695	INR 573
12	5-Aug-2022	Accumulate	INR 730	INR 686
13	21-Nov-2022	Accumulate	INR 785	INR 733
14	28-Apr-2023	Accumulate	INR 640	INR 612
15	14-Aug-2023	Reduce	INR 619	INR 665
16	3-Nov-2023	Reduce	INR 724	INR 714
17	29-Jan-2024	Accumulate	INR 940	INR 860
18	28-Feb-2024	Accumulate	INR 1,073	INR 955

Guide to Research Rating

BUY	Absolute Return >+20%
ACCUMULATE	Absolute Return +5% to +20%
REDUCE	Absolute Return -5% to +5%
SELL	Absolute Return < -5%

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