

Nexus Select Trust | BUY

Bright prospects ahead; acquisition in the works



We maintain a positive outlook on the future performance of Nexus Select Trust (NXST). Our optimism is driven by several factors including a favourable demand environment, a commendable 9MFY24 performance and a promising pipeline of value-accretive acquisitions. In 9MFY24, NXST has outperformed its peers, achieving a 14% YoY consumption growth. NXST is also on the verge of acquiring a portfolio of 3 Grade-A retail assets in Southern India with a cumulative area of 1msf. The acquisition is likely to be completed in 4QFY24E. Our estimates indicate that the acquisition would be NDCF accretive as the assets reach steady state operations (in 12-15 months). The NDCF of NXST is expected to grow at a CAGR of 17% over FY23-26E. Despite outperforming on key operational parameters, NXST is yet to catch-up in terms of valuation (7% cap rate) compared to its peers (5.7-6.0% cap rate). We re-iterate BUY and maintain a Mar'25 TP of INR 150.

- Demand for Grade-A space remains robust, supported by strong macros:** Retail leasing in CY23 stood at 7.1msf and 1.2msf across tier 1 cities and tier 2 cities respectively (Source: CBRE). In 2HCY23, the absorption of retail spaces in tier 1 cities was up 67% YoY at 4.2msf, which is significantly higher than the 1HCY23 absorption of 2.9msf. According to the latest CBRE's Asia Pacific Leasing Sentiment Survey, c. 82% of retailers are looking to establish new stores, expand operations or upgrade their existing stores. With limited Grade-A supply, rental rates have continued their upward trajectory. Among high streets and Grade-A spaces, rentals grew by i) 5-7% in Pune, Kolkata and Chennai and ii) 1-5% in Bengaluru, Ahmedabad and Delhi-NCR (Source: CBRE).
- Minimal vacancy; consumption growth should reflect in higher rentals:** In a quarter where the majority of NXST's occupiers (apparel retailers, QSRs and multiplexes) reported soft growth, NXST reported 8% YoY growth in consumption. The leased and trading occupancies as of 3QFY24 is robust at 97% and 95% respectively. Furthermore, in 9MFY24 NXST leased 0.85msf of area (0.66msf re-leased at 21-26% re-leasing spreads). Consumption for 9MFY24 grew by 14% YoY to INR 92.2bn (INR 33.3bn in 3QFY24; 8% YoY; +13% QoQ) majorly driven by categories like electronics and jewellery.
- Pursuing bolt-on acquisition opportunities - a prudent strategy; growth concerns overdone:** NXST has established a presence in both tier 1 and tier 2 cities, successfully building a substantial portfolio covering nearly 4msf in various tier 2 cities. NXST predominantly employs an acquisitive-led model, thereby avoiding development risks and has the potential to grow faster. We have illustrated the financial impact on NOI and NDCF for a typical representative deal (1msf, INR 90psf rentals, 8% cap rate; Exhibit 2 & 3). We estimate that a 1msf acquisition (if done at the right valuations - 8% cap rate), can be NDCF accretive in a time period of 9-12 months.
- Maintain BUY with a Mar'25 TP of INR 150:** We estimate the NDCF of NXST to grow at 17% CAGR over FY23-26E. We reiterate BUY with a DCF-based Mar'25 TP of INR 150 and expect NXST to distribute INR 8.7 p.u., reflecting a total 1-year return of 23%.

Sumit Kumar
sumit.kumar@jmf.com | Tel.: (91 22) 66303089

Recommendation and Price Target

| | |
|----------------------------|-------|
| Current Reco. | BUY |
| Previous Reco. | BUY |
| Current Price Target (12M) | 150 |
| Upside/(Downside) | 16.2% |
| Previous Price Target | 150 |
| Change | 0.0% |

Key Data – NXST IN

| | |
|--------------------------|------------------|
| Current Market Price | INR129 |
| Market cap (bn) | INR195.6/US\$2.4 |
| Free Float | 100% |
| Shares in issue (mn) | 1,515.0 |
| Diluted share (mn) | 1,515.0 |
| 3-mon avg daily val (mn) | INR82.5/US\$1.0 |
| 52-week range | 140/102 |
| Sensex/Nifty | 73,158/22,217 |
| INR/US\$ | 82.8 |

Price Performance

| % | 1M | 6M | 12M |
|-----------|------|------|-----|
| Absolute | -2.0 | 8.0 | 0.0 |
| Relative* | -4.3 | -3.7 | 0.0 |

* To the BSE Sensex

JM Financial Research is also available on:
Bloomberg - JMFR <GO>,
Thomson Publisher & Reuters,
S&P Capital IQ, FactSet and Visible Alpha

Please see Appendix I at the end of this report for Important Disclosures and Disclaimers and Research Analyst Certification.

| Financial Summary | | | | | (INR mn) |
|------------------------|---------|---------|--------|--------|----------|
| Y/E March | FY22A | FY23E | FY24E | FY25E | FY26E |
| Net Sales | 13,182 | 19,120 | 21,341 | 23,173 | 24,917 |
| Sales Growth (%) | 45.3 | 45.0 | 11.6 | 8.6 | 7.5 |
| EBITDA | 7,777 | 13,039 | 15,297 | 16,719 | 18,334 |
| EBITDA Margin (%) | 59.0 | 68.2 | 71.7 | 72.1 | 73.6 |
| Adjusted Net Profit | 105 | 3,960 | 6,798 | 7,651 | 8,083 |
| Diluted EPS (INR) | 0.1 | 2.6 | 4.5 | 5.1 | 5.3 |
| Diluted EPS Growth (%) | 0.0 | 3,671.3 | 71.7 | 12.5 | 5.6 |
| ROIC (%) | -1.4 | 9.3 | 5.7 | 4.2 | 4.4 |
| ROE (%) | 0.6 | 20.6 | 6.4 | 4.1 | 4.4 |
| P/E (x) | 1,861.3 | 49.4 | 28.7 | 25.5 | 24.2 |
| P/B (x) | 11.3 | 9.2 | 1.0 | 1.1 | 1.1 |
| EV/EBITDA (x) | 32.9 | 18.9 | 15.1 | 13.8 | 12.6 |
| Dividend Yield (%) | 0.0 | 4.7 | 6.1 | 6.8 | 7.5 |

Source: Company data, JM Financial. Note: Valuations as of 22/Feb/2024

Exhibit 1. Nexus Select Trust versus Phoenix Mills

| Particulars | FY23 | | 3QFY24 | | 9MFY24 | |
|---------------------------------------|---------|---------|--------|---------|--------|---------|
| | Nexus | Phoenix | NXST | Phoenix | NXST | Phoenix |
| Leasable area (msf) | 9.9 | 8.8 | 9.9 | 11.3 | 9.9 | 11.3 |
| UCCs/Malls | 17 | 10 | 17 | 12 | 17 | 12 |
| Cities | 14 | 8 | 14 | 8 | 14 | 8 |
| Consumption (INR mn) | 106,767 | 92,482 | 33,297 | 32,960 | 92,215 | 85,098 |
| Consumption YoY growth (%) | 77% | 85% | 8% | 25% | 14% | 21% |
| Same-store consumption YoY growth (%) | 77% | 83% | 8% | 5% | 14% | 8% |
| Leased occupancy (%) | NA | NA | 97% | 97% | 97% | 97% |
| Trading occupancy (%) | NA | NA | 96% | 84% | 96% | 84% |
| Retail revenue (INR mn) | 17,192 | 17,733 | 5,027 | 6,170 | 14,393 | 16,773 |
| Retail EBITDA (INR mn) | 12,657 | 13,352 | 3,739 | 4,350 | 10,715 | 12,250 |
| Retail EBITDA Margin (%) | 74% | 75% | 74% | 71% | 74% | 73% |

Source: Company, JM Financial

Exhibit 2. Acquisition to be funded through debt; estimated LTV to remain low at 17%

| Particulars (INR mn unless specified) | At acquisition | 12 months post acquisition | Delta | Comments |
|---------------------------------------|----------------|----------------------------|------------------|---|
| No. of malls | 3 | 3 | No change | |
| Leasable area (msf) | 1.0 | 1.0 | No change | |
| Portfolio occupancy | 84% | 95% | 1,100bps | |
| Average rentals (INR psf pm) | 83 | 90 | 8% | Assumed an 8% growth in rentals driven by improved tenant mix |
| Total rental income | 837 | 1,022 | 22% | |
| Other operating income (% of total) | 30% | 30% | No change | |
| Total revenues | 1,088 | 1,328 | 22% | |
| NOI Margin (%) | 65% | 70% | 500bps | Assumed a 500bps growth in margin led by increased operational efficiency |
| NOI | 707 | 930 | 32% | |
| Cap rate (%) | 8.0% | 7.5% | -50bps | |
| Estimated EV | 8,837 | 12,399 | 40% | |
| GAV (as of Sep'23) | 243,534 | 255,711 | 5% | Assumed a 5% growth in GAV for existing assets |
| GAV post acquisition | 252,371 | 268,110 | 6% | |
| Net debt (as on Dec'23) | 35,000 | 35,000 | No change | |
| Acquisition cost | 8,837 | 8,837 | No change | Acquisition to be completely funded through debt |
| Net debt post acquisition | 43,837 | 43,837 | No change | |
| Equity value | 208,534 | 224,273 | 8% | |
| LTV (%) | 17% | 16% | -102bps | LTV pre-acquisition stands at 14% |

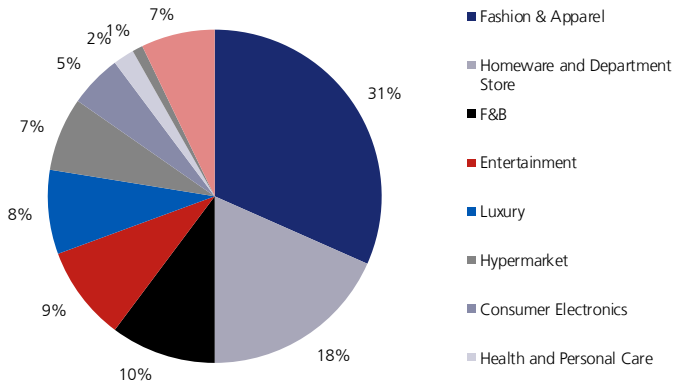
Source: Company, JM Financial

Exhibit 3. Value accretive acquisition; c. 2% increase in NDCF without any dilution

| Particulars (INR mn) | Existing assets (FY25 JMFe) | Operations of acquired assets after 1-2 years | Post Acquisition | Comments |
|---------------------------|-----------------------------|---|------------------|--|
| Revenue from operations | 23,173 | 1,452 | 24,626 | Assumptions: 1) 98% occupancy 2) INR 95psf rentals 3) 30% other operating income |
| NOI | 17,815 | 1,089 | 18,904 | |
| NOI margin (%) | 77% | 75% | 77% | |
| EBITDA | 16,719 | 1,024 | 17,743 | Assumed NOI/EBITDA margin to be 94% |
| Finance costs | -2,908 | -707 | -3,615 | Assumed an 8.0% rate of interest for the debt used to fund the acquisition |
| Taxes | -1,247 | -32 | -1,279 | |
| Others | 791 | 50 | 841 | |
| REIT Manager Fees | -134 | -10 | -144 | |
| NDCF | 13,222 | 325 | 13,547 | c. 2% increase in NDCF |
| No. of units (mn) | 1,515 | 1,515 | 1,515 | |
| DPU (INR per unit) | 8.73 | 0.21 | 8.94 | |
| CMP (INR) | 129 | 129 | 129 | |
| Yield (%) | 6.78% | | 6.94% | |

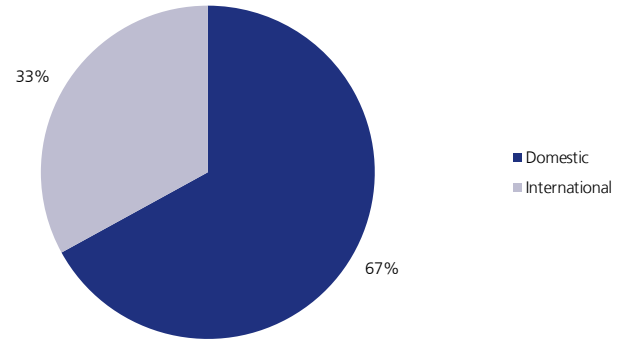
Source: Company, JM Financial

Exhibit 4. Leasing transaction activity as per industry in 2HCY23



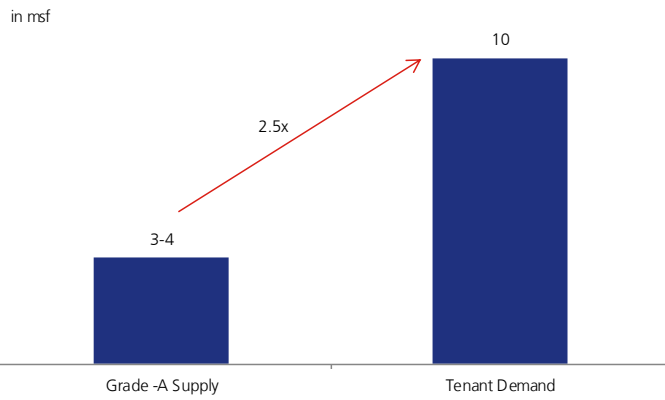
Source: CBRE, JM Financial

Exhibit 5. Leasing transaction activity as per region in 2HCY23



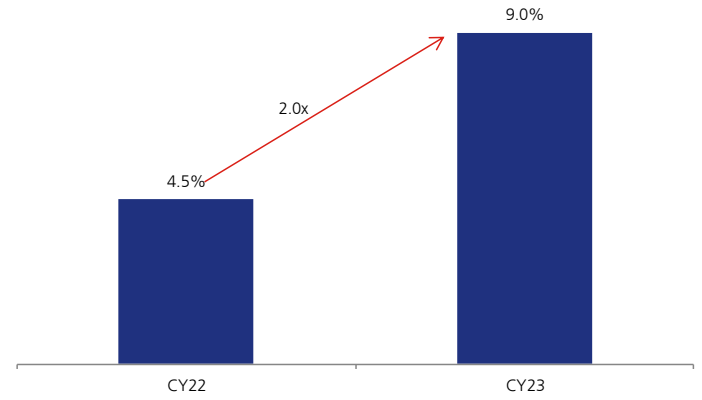
Source: CBRE, JM Financial

Exhibit 6. Limited Grade-A Supply



Source: CBRE, JM Financial

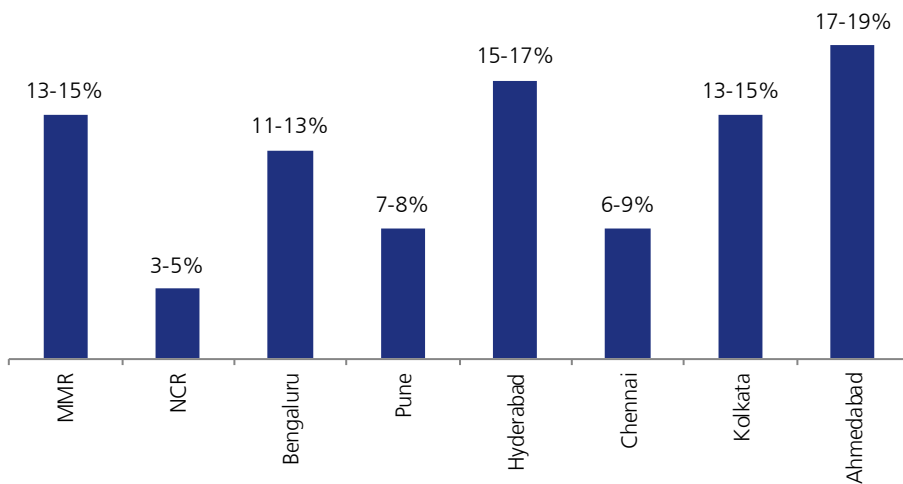
Exhibit 7. Mix of luxury in total tenant demand



Source: CBRE, JM Financial

Exhibit 8. Rental growth across prominent mainstreets

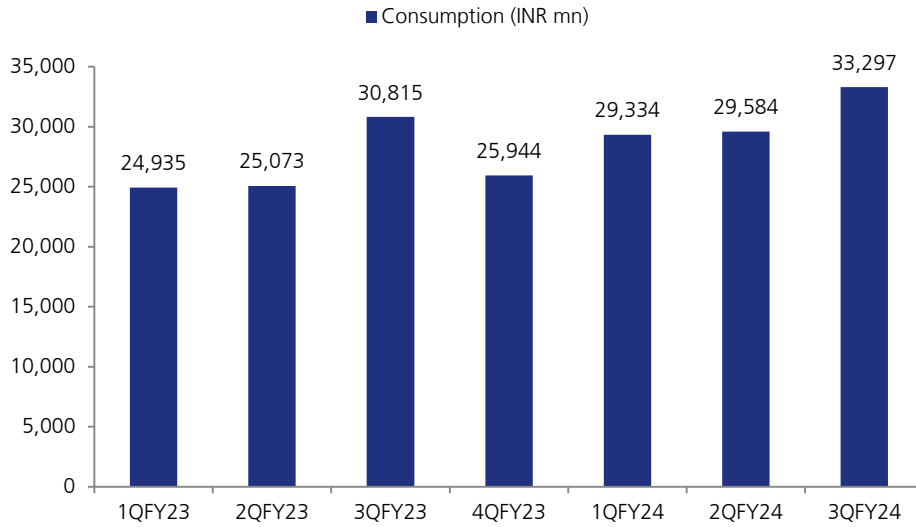
■ Rental YoY growth across prominent mainstreets (as of 4QCY23)



Source: Cushman & Wakefield, JM Financial

Nexus Quarterly Charts

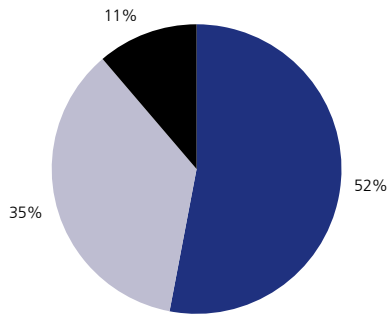
Exhibit 9. Healthy consumption trend



Source: Company, JM Financial

Exhibit 10. Distribution mix (as a %)

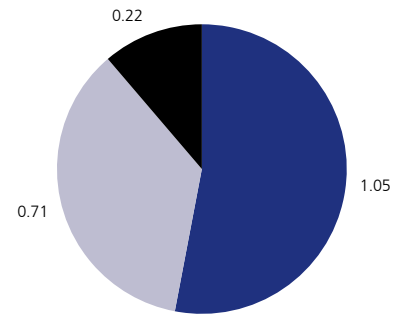
Distribution mix (%) ■ Dividend ■ Interest ■ Amortization of SPV Debt



Source: Company, JM Financial

Exhibit 11. Distribution mix (INR p.u.)

Distribution mix (INR p.u.) ■ Dividend ■ Interest ■ Amortization of SPV Debt



Source: Company, JM Financial

Exhibit 12. Top 7 Retail Mall Metrics

| Operational metrics | 1QFY24 | 2QFY24 | 3QFY24 |
|------------------------------|--------|--------|--------|
| Select Citywalk | | | |
| Leasable Area (msf) | 0.5 | 0.5 | 0.5 |
| Leasing Occupancy (%) | 99% | 100% | 100% |
| Trading Occupancy (%) | 98% | 100% | 100% |
| In-place Rent (INR psf pm) | 429 | 431 | 437 |
| Tenant Sales (INR mn) | 3,966 | 4,123 | 4,742 |
| Trading Density (INR psf pm) | 4,212 | 4,131 | 4,737 |
| Nexus Elante | | | |
| Leasable Area (msf) | 1.2 | 1.3 | 1.3 |
| Leasing Occupancy (%) | 99% | 99% | 99% |
| Trading Occupancy (%) | 99% | 99% | 99% |
| In-place Rent (INR psf pm) | 171 | 172 | 170 |
| Tenant Sales (INR mn) | 4,544 | 4,335 | 4,755 |
| Trading Density (INR psf pm) | 1,891 | 1,795 | 1,971 |
| Nexus Seawoods | | | |
| Leasable Area (msf) | 1.0 | 1.0 | 1.0 |
| Leasing Occupancy (%) | 98% | 99% | 98% |
| Trading Occupancy (%) | 98% | 98% | 98% |
| In-place Rent (INR psf pm) | 132 | 134 | 134 |
| Tenant Sales (INR mn) | 3,081 | 3,309 | 3,775 |
| Trading Density (INR psf pm) | 1,625 | 1,724 | 1,984 |
| Nexus Ahmedabad One | | | |
| Leasable Area (msf) | 0.9 | 0.9 | 0.9 |
| Leasing Occupancy (%) | 98% | 98% | 98% |
| Trading Occupancy (%) | 96% | 96% | 96% |
| In-place Rent (INR psf pm) | 116 | 114 | 114 |
| Tenant Sales (INR mn) | 2,300 | 2,252 | 2,797 |
| Trading Density (INR psf pm) | 1,345 | 1,320 | 1,641 |
| Nexus Hyderabad | | | |
| Leasable Area (msf) | 0.8 | 0.8 | 0.8 |
| Leasing Occupancy (%) | 99% | 99% | 99% |
| Trading Occupancy (%) | 99% | 97% | 98% |
| In-place Rent (INR psf pm) | 108 | 109 | 112 |
| Tenant Sales (INR mn) | 3,097 | 3,067 | 3,282 |
| Trading Density (INR psf pm) | 2,004 | 1,988 | 2,141 |
| Nexus Vijaya | | | |
| Leasable Area (msf) | 0.6 | 0.6 | 0.6 |
| Leasing Occupancy (%) | 99% | 99% | 100% |
| Trading Occupancy (%) | 90% | 91% | 100% |
| In-place Rent (INR psf pm) | 98 | 100 | 100 |
| Tenant Sales (INR mn) | 1,944 | 1,982 | 2,079 |
| Trading Density (INR psf pm) | 1,696 | 1,919 | 1,739 |
| Nexus Shantiniketan | | | |
| Leasable Area (msf) | 0.6 | 0.6 | 0.6 |
| Leasing Occupancy (%) | 95% | 95% | 99% |
| Trading Occupancy (%) | 95% | 95% | 95% |
| In-place Rent (INR psf pm) | 89 | 92 | 93 |
| Tenant Sales (INR mn) | 1,776 | 1,874 | 2,066 |
| Trading Density (INR psf pm) | 1,564 | 1,666 | 1,818 |

Source: Company, JM Financial

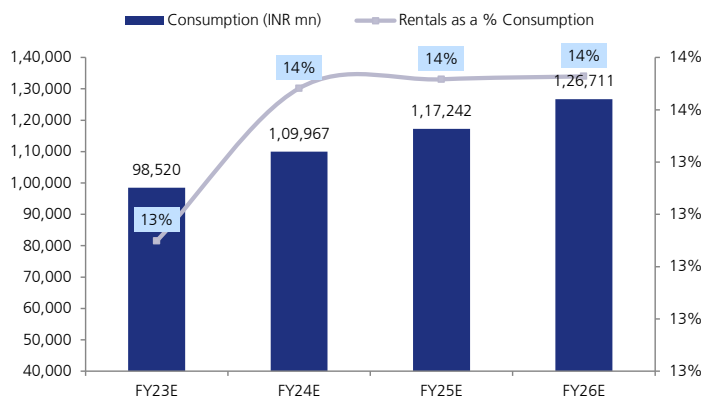
Exhibit 13. NDCF to grow at a CAGR of 17% over FY23-26E

| Particulars (INR mn unless specified) | FY22 | FY23E | FY24E | FY25E | FY26E | FY23-26E CAGR (%) |
|---------------------------------------|---------------|---------------|---------------|---------------|---------------|-------------------|
| Completed Area | NA | 9.8 | 9.8 | 9.8 | 9.8 | |
| Facility Rentals | NA | 13,177 | 14,868 | 15,862 | 17,146 | 9.2% |
| Growth (%) | NM | NM | 13% | 7% | 8% | |
| Revenue from Operations | 13,182 | 19,120 | 21,341 | 23,173 | 24,917 | 9.2% |
| Growth (%) | 45% | 45% | 12% | 9% | 8% | |
| NOI | 8,694 | 13,999 | 16,290 | 17,815 | 19,077 | 10.9% |
| Growth (%) | 59% | 61% | 16% | 9% | 7% | |
| NOI Margin (%) | 66% | 73% | 76% | 77% | 77% | |
| EBITDA | 7,777 | 13,039 | 15,297 | 16,719 | 18,334 | 12.0% |
| Growth (%) | 59% | 68% | 17% | 9% | 10% | |
| EBITDA Margin (%) | 59% | 68% | 72% | 72% | 74% | |
| NDCF | NA | 9,107 | 11,839 | 13,222 | 14,581 | 17.0% |

Source: Company, JM Financial

Note: FY24E financials assume REIT formation starting Apr'23, whereas REIT listed on 19th May'23

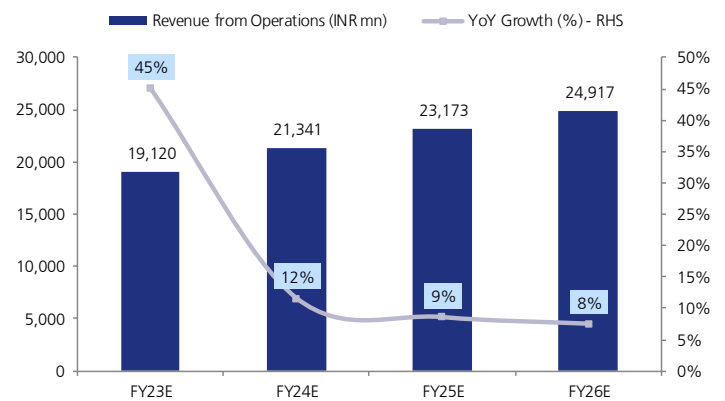
Exhibit 14. Steady consumption growth...



Source: Company, JM Financial

Note: FY24E financials assume REIT formation starting Apr'23, whereas REIT listed on 19th May'23

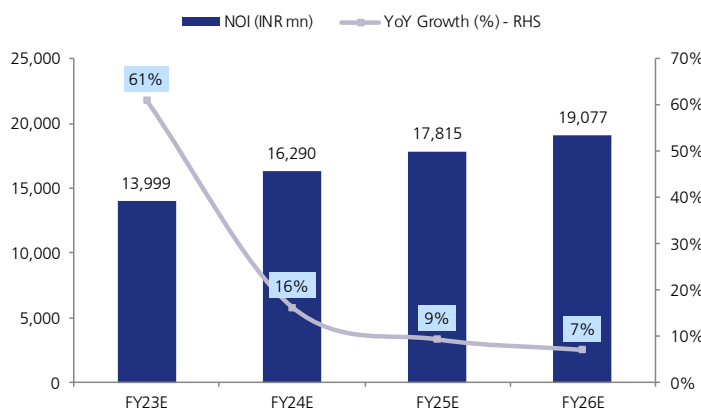
Exhibit 15. ...leading to higher revenue



Source: Company, JM Financial

Note: FY24E financials assume REIT formation starting Apr'23, whereas REIT listed on 19th May'23

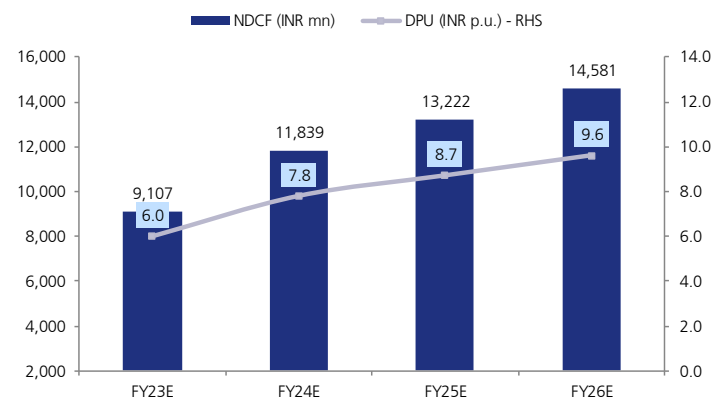
Exhibit 16. NOI growth driven by contractual escalations



Source: Company, JM Financial

Note: FY24E financials assume REIT formation starting Apr'23, whereas REIT listed on 19th May'23

Exhibit 17. Healthy distribution per unit



Source: Company, JM Financial

Note: FY24E financials assume REIT formation starting Apr'23, whereas REIT listed on 19th May'23

Exhibit 18. Mar'25 TP of INR 150

| Mar'25 TP | INR mn |
|--------------------------------|----------------|
| Enterprise Value | 263,951 |
| Less: Net debt | 35,397 |
| Equity Value | 228,554 |
| Shares Outstanding (mn) | 1,515 |
| Target Price (INR) | 150 |
| CMP (INR) | 129 |
| Upside (%) | 16.2% |

Source: Company, JM Financial

Exhibit 19. Total potential return

| Total Return | % |
|----------------------|--------------|
| Capital appreciation | 16.2% |
| Dividend Received | 6.8% |
| Total Return | 23.0% |

Source: JM Financial

Financial Tables (Consolidated)

| Income Statement | | (INR mn) | | | | |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|--|
| Y/E March | FY22A | FY23E | FY24E | FY25E | FY26E | |
| Net Sales | 13,182 | 19,120 | 21,341 | 23,173 | 24,917 | |
| Sales Growth | 45.3% | 45.0% | 11.6% | 8.6% | 7.5% | |
| Other Operating Income | 0 | 0 | 0 | 0 | 0 | |
| Total Revenue | 13,182 | 19,120 | 21,341 | 23,173 | 24,917 | |
| Cost of Goods Sold/Op. Exp | 390 | 429 | 472 | 519 | 571 | |
| Personnel Cost | 1,127 | 1,240 | 1,364 | 1,500 | 1,650 | |
| Other Expenses | 3,888 | 4,412 | 4,208 | 4,435 | 4,362 | |
| EBITDA | 7,777 | 13,039 | 15,297 | 16,719 | 18,334 | |
| EBITDA Margin | 59.0% | 68.2% | 71.7% | 72.1% | 73.6% | |
| EBITDA Growth | 64.7% | 67.7% | 17.3% | 9.3% | 9.7% | |
| Depn. & Amort. | 2,429 | 4,372 | 4,722 | 5,100 | 5,508 | |
| EBIT | 5,348 | 8,667 | 10,575 | 11,620 | 12,827 | |
| Other Income | 803 | 819 | 835 | 852 | 869 | |
| Finance Cost | 5,240 | 4,536 | 2,913 | 2,908 | 2,919 | |
| PBT before Excep. & Forex | 911 | 4,950 | 8,498 | 9,564 | 10,777 | |
| Excep. & Forex Inc./Loss(-) | -215 | 0 | 0 | 0 | 0 | |
| PBT | 696 | 4,950 | 8,498 | 9,564 | 10,777 | |
| Taxes | 833 | 990 | 1,700 | 1,913 | 2,694 | |
| Extraordinary Inc./Loss(-) | 0 | 0 | 0 | 0 | 0 | |
| Assoc. Profit/Min. Int.(-) | -27 | 0 | 0 | 0 | 0 | |
| Reported Net Profit | -110 | 3,960 | 6,798 | 7,651 | 8,083 | |
| Adjusted Net Profit | 105 | 3,960 | 6,798 | 7,651 | 8,083 | |
| Net Margin | 0.8% | 20.7% | 31.9% | 33.0% | 32.4% | |
| Diluted Share Cap. (mn) | 1,515.0 | 1,515.0 | 1,515.0 | 1,515.0 | 1,515.0 | |
| Diluted EPS (INR) | 0.1 | 2.6 | 4.5 | 5.1 | 5.3 | |
| Diluted EPS Growth | 0.0% | 3,671.3% | 71.7% | 12.5% | 5.6% | |
| Total Dividend + Tax | 0 | 9,107 | 11,839 | 13,222 | 14,581 | |
| Dividend Per Share (INR) | 0.0 | 6.0 | 7.8 | 8.7 | 9.6 | |

Source: Company, JM Financial

| Balance Sheet | | (INR mn) | | | | |
|-----------------------------------|---------------|---------------|----------------|----------------|----------------|--|
| Y/E March | FY22A | FY23E | FY24E | FY25E | FY26E | |
| Shareholders' Fund | 17,239 | 21,199 | 191,158 | 185,588 | 179,089 | |
| Share Capital | 3,249 | 3,249 | 3,249 | 3,249 | 3,249 | |
| Reserves & Surplus | 13,990 | 17,950 | 187,909 | 182,339 | 175,840 | |
| Preference Share Capital | 0 | 0 | 0 | 0 | 0 | |
| Minority Interest | 0 | 0 | 0 | 0 | 0 | |
| Total Loans | 63,084 | 58,500 | 37,500 | 37,500 | 37,500 | |
| Def. Tax Liab. / Assets (-) | 2,276 | 1,974 | -550 | -578 | -607 | |
| Total - Equity & Liab. | 82,599 | 81,672 | 228,108 | 222,510 | 215,983 | |
| Net Fixed Assets | 72,344 | 67,169 | 236,804 | 231,705 | 226,197 | |
| Gross Fixed Assets | 77,640 | 76,837 | 76,195 | 76,195 | 76,195 | |
| Intangible Assets | 2,260 | 2,260 | 177,260 | 177,260 | 177,260 | |
| Less: Depn. & Amort. | 7,556 | 11,928 | 16,650 | 21,750 | 27,258 | |
| Capital WIP | 0 | 0 | 0 | 0 | 0 | |
| Investments | 293 | 308 | 323 | 339 | 356 | |
| Current Assets | 17,764 | 18,616 | 12,174 | 12,141 | 11,734 | |
| Inventories | 1,247 | 1,309 | 1,375 | 1,444 | 1,516 | |
| Sundry Debtors | 1,161 | 1,219 | 1,280 | 1,344 | 1,411 | |
| Cash & Bank Balances | 2,896 | 8,053 | 1,977 | 2,103 | 1,703 | |
| Loans & Advances | 2,765 | 2,765 | 2,765 | 2,765 | 2,765 | |
| Other Current Assets | 9,695 | 5,270 | 4,777 | 4,486 | 4,339 | |
| Current Liab. & Prov. | 7,802 | 4,420 | 21,193 | 21,675 | 22,305 | |
| Current Liabilities | 2,015 | 2,116 | 2,222 | 2,333 | 2,449 | |
| Provisions & Others | 5,787 | 2,304 | 18,972 | 19,342 | 19,855 | |
| Net Current Assets | 9,962 | 14,196 | -9,019 | -9,534 | -10,570 | |
| Total - Assets | 82,599 | 81,672 | 228,108 | 222,510 | 215,983 | |

Source: Company, JM Financial

| Cash Flow Statement | | (INR mn) | | | | |
|------------------------------|---------------|---------------|----------------|----------------|----------------|--|
| Y/E March | FY22A | FY23E | FY24E | FY25E | FY26E | |
| Profit before Tax | 723 | 4,950 | 8,498 | 9,564 | 10,777 | |
| Depn. & Amort. | 2,429 | 4,372 | 4,722 | 5,100 | 5,508 | |
| Net Interest Exp. / Inc. (-) | 4,532 | 3,717 | 2,077 | 2,056 | 2,050 | |
| Inc (-) / Dec in WCap. | 724 | -80 | -84 | -88 | -92 | |
| Others | 69 | 700 | 700 | 700 | 700 | |
| Taxes Paid | -1,001 | -990 | -1,700 | -1,913 | -2,694 | |
| Operating Cash Flow | 7,476 | 12,669 | 14,214 | 15,419 | 16,248 | |
| Capex | -1,257 | 803 | 642 | 0 | 0 | |
| Free Cash Flow | 6,219 | 13,472 | 14,856 | 15,419 | 16,248 | |
| Inc (-) / Dec in Investments | -1,117 | -15 | -15 | -16 | -17 | |
| Others | -333 | 819 | 835 | 852 | 869 | |
| Investing Cash Flow | -2,707 | 1,607 | 1,462 | 836 | 852 | |
| Inc / Dec (-) in Capital | 0 | 0 | 14,000 | 0 | 0 | |
| Dividend + Tax thereon | 0 | 0 | -11,839 | -13,222 | -14,581 | |
| Inc / Dec (-) in Loans | 141 | -4,584 | -21,000 | 0 | 0 | |
| Others | -4,523 | -4,536 | -2,913 | -2,908 | -2,919 | |
| Financing Cash Flow | -4,382 | -9,120 | -21,752 | -16,129 | -17,500 | |
| Inc / Dec (-) in Cash | 387 | 5,157 | -6,075 | 125 | -400 | |
| Opening Cash Balance | 2,509 | 2,896 | 8,053 | 1,977 | 2,103 | |
| Closing Cash Balance | 2,896 | 8,053 | 1,977 | 2,103 | 1,703 | |

Source: Company, JM Financial

| Dupont Analysis | | FY22A | FY23E | FY24E | FY25E | FY26E |
|---------------------|--|-------|-------|-------|-------|-------|
| Net Margin | | 0.8% | 20.7% | 31.9% | 33.0% | 32.4% |
| Asset Turnover (x) | | 0.2 | 0.2 | 0.1 | 0.1 | 0.1 |
| Leverage Factor (x) | | 5.0 | 4.4 | 1.5 | 1.2 | 1.2 |
| RoE | | 0.6% | 20.6% | 6.4% | 4.1% | 4.4% |

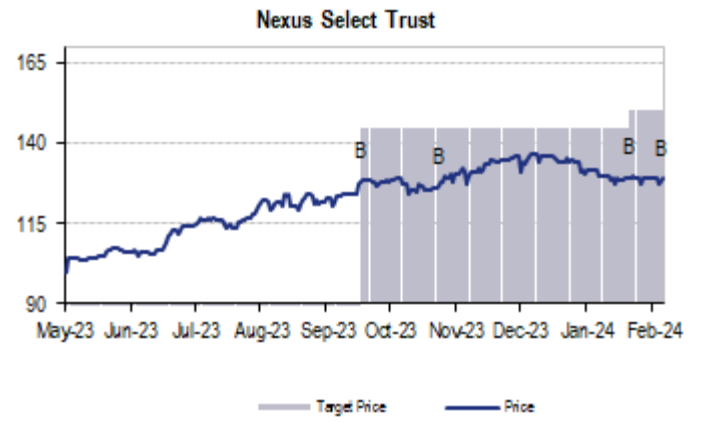
| Key Ratios | | FY22A | FY23E | FY24E | FY25E | FY26E |
|---------------------|--|---------|-------|-------|-------|-------|
| BV/Share (INR) | | 11.4 | 14.0 | 126.2 | 122.5 | 118.2 |
| ROIC | | -1.4% | 9.3% | 5.7% | 4.2% | 4.4% |
| ROE | | 0.6% | 20.6% | 6.4% | 4.1% | 4.4% |
| Net Debt/Equity (x) | | 3.5 | 2.4 | 0.2 | 0.2 | 0.2 |
| P/E (x) | | 1,861.3 | 49.4 | 28.7 | 25.5 | 24.2 |
| P/B (x) | | 11.3 | 9.2 | 1.0 | 1.1 | 1.1 |
| EV/EBITDA (x) | | 32.9 | 18.9 | 15.1 | 13.8 | 12.6 |
| EV/Sales (x) | | 19.4 | 12.9 | 10.8 | 10.0 | 9.3 |
| Debtor days | | 32 | 23 | 22 | 21 | 21 |
| Inventory days | | 35 | 25 | 24 | 23 | 22 |
| Creditor days | | 55 | 51 | 54 | 53 | 55 |

Source: Company, JM Financial

History of Recommendation and Target Price

| Date | Recommendation | Target Price | % Chg. |
|-----------|----------------|--------------|--------|
| 4-Oct-23 | Buy | 145 | |
| 9-Nov-23 | Buy | 145 | 0.0 |
| 7-Feb-24 | Buy | 150 | 3.7 |
| 22-Feb-24 | Buy | 150 | 0.0 |

Recommendation History



APPENDIX I

JM Financial Institutional Securities Limited

Corporate Identity Number: U67100MH2017PLC296081

Member of BSE Ltd. and National Stock Exchange of India Ltd.

SEBI Registration Nos.: Stock Broker - INZ000163434, Research Analyst - INH000000610

Registered Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025, India.

Board: +91 22 6630 3030 | Fax: +91 22 6630 3488 | Email: jmfinancial.research@jmfl.com | www.jmfl.com

Compliance Officer: Mr. Sahil Salastekar | Tel: +91 22 6224 1073 | Email: sahil.salastekar@jmfl.com

Grievance officer: Mr. Sahil Salastekar | Tel: +91 22 6224 1073 | Email: instcompliance@jmfl.com

Investment in securities market are subject to market risks. Read all the related documents carefully before investing.

| Definition of ratings | |
|-----------------------|---|
| Rating | Meaning |
| Buy | Total expected returns of more than 10% for stocks with market capitalisation in excess of INR 200 billion and REITs* and more than 15% for all other stocks, over the next twelve months. Total expected return includes dividend yields. |
| Hold | Price expected to move in the range of 10% downside to 10% upside from the current market price for stocks with market capitalisation in excess of INR 200 billion and REITs* and in the range of 10% downside to 15% upside from the current market price for all other stocks, over the next twelve months. |
| Sell | Price expected to move downwards by more than 10% from the current market price over the next twelve months. |

* REITs refers to Real Estate Investment Trusts.

Research Analyst(s) Certification

The Research Analyst(s), with respect to each issuer and its securities covered by them in this research report, certify that:

All of the views expressed in this research report accurately reflect his or her or their personal views about all of the issuers and their securities; and

No part of his or her or their compensation was, is, or will be directly or indirectly related to the specific recommendations or views expressed in this research report.

Important Disclosures

This research report has been prepared by JM Financial Institutional Securities Limited (JM Financial Institutional Securities) to provide information about the company(ies) and sector(s), if any, covered in the report and may be distributed by it and/or its associates solely for the purpose of information of the select recipient of this report. This report and/or any part thereof, may not be duplicated in any form and/or reproduced or redistributed without the prior written consent of JM Financial Institutional Securities. This report has been prepared independent of the companies covered herein.

JM Financial Institutional Securities is registered with the Securities and Exchange Board of India (SEBI) as a Research Analyst and a Stock Broker having trading memberships of the BSE Ltd. (BSE) and National Stock Exchange of India Ltd. (NSE). No material disciplinary action has been taken by SEBI against JM Financial Institutional Securities in the past two financial years which may impact the investment decision making of the investor. Registration granted by SEBI and certification from the National Institute of Securities Market (NISM) in no way guarantee performance of JM Financial Institutional Securities or provide any assurance of returns to investors.

JM Financial Institutional Securities renders stock broking services primarily to institutional investors and provides the research services to its institutional clients/investors. JM Financial Institutional Securities and its associates are part of a multi-service, integrated investment banking, investment management, brokerage and financing group. JM Financial Institutional Securities and/or its associates might have provided or may provide services in respect of managing offerings of securities, corporate finance, investment banking, mergers & acquisitions, broking, financing or any other advisory services to the company(ies) covered herein. JM Financial Institutional Securities and/or its associates might have received during the past twelve months or may receive compensation from the company(ies) mentioned in this report for rendering any of the above services.

JM Financial Institutional Securities and/or its associates, their directors and employees may; (a) from time to time, have a long or short position in, and buy or sell the securities of the company(ies) mentioned herein or (b) be engaged in any other transaction involving such securities and earn brokerage or other compensation or act as a market maker in the financial instruments of the company(ies) covered under this report or (c) act as an advisor or lender/borrower to, or may have any financial interest in, such company(ies) or (d) considering the nature of business/activities that JM Financial Institutional Securities is engaged in, it may have potential conflict of interest at the time of publication of this report on the subject company(ies).

Neither JM Financial Institutional Securities nor its associates or the Research Analyst(s) named in this report or his/her relatives individually own one per cent or more securities of the company(ies) covered under this report, at the relevant date as specified in the SEBI (Research Analysts) Regulations, 2014.

The Research Analyst(s) principally responsible for the preparation of this research report and their immediate relatives are prohibited from buying or selling debt or equity securities, including but not limited to any option, right, warrant, future, long or short position issued by company(ies) covered under this report. The Research Analyst(s) principally responsible for the preparation of this research report or their immediate relatives (as defined under SEBI (Research Analysts) Regulations, 2014); (a) do not have any financial interest in the company(ies) covered under this report or (b) did not receive any compensation from the company(ies) covered under this report, or from any third party, in connection with this report or (c) do not have any other material conflict of interest at the time of publication of this report. Research Analyst(s) are not serving as an officer, director or employee of the company(ies) covered under this report.

While reasonable care has been taken in the preparation of this report, it does not purport to be a complete description of the securities, markets or developments referred to herein, and JM Financial Institutional Securities does not warrant its accuracy or completeness. JM Financial Institutional Securities may not be in any way responsible for any loss or damage that may arise to any person from any inadvertent error in the information contained in this report. This report is provided for information only and is not an investment advice and must not alone be taken as the basis for an investment decision.

This research report is based on the fundamental research/analysis conducted by the Research Analyst(s) named herein. Accordingly, this report has been prepared by studying/focusing on the fundamentals of the company(ies) covered in this report and other macro-economic factors. JM Financial Institutional Securities may have also issued or may issue, research reports and/or recommendations based on the technical/quantitative analysis of the company(ies) covered in this report by studying and using charts of the stock's price movement, trading volume and/or other volatility parameters. As a result, the views/recommendations expressed in such technical research reports could be inconsistent or even contrary to the views contained in this report.

The investment discussed or views expressed or recommendations/opinions given herein may not be suitable for all investors. The user assumes the entire risk of any use made of this information. The information contained herein may be changed without notice and JM Financial Institutional Securities reserves the right to make modifications and alterations to this statement as they may deem fit from time to time.

This report is neither an offer nor solicitation of an offer to buy and/or sell any securities mentioned herein and/or not an official confirmation of any transaction.

This report is not directed or intended for distribution to, or use by any person or entity who is a citizen or resident of or located in any locality, state, country or other jurisdiction, where such distribution, publication, availability or use would be contrary to law, regulation or which would subject JM Financial Institutional Securities and/or its affiliated company(ies) to any registration or licensing requirement within such jurisdiction. The securities described herein may or may not be eligible for sale in all jurisdictions or to a certain category of investors. Persons in whose possession this report may come, are required to inform themselves of and to observe such restrictions.

Additional disclosure only for U.S. persons: JM Financial Institutional Securities has entered into an agreement with JM Financial Securities, Inc. ("JM Financial Securities"), a U.S. registered broker-dealer and member of the Financial Industry Regulatory Authority ("FINRA") in order to conduct certain business in the United States in reliance on the exemption from U.S. broker-dealer registration provided by Rule 15a-6, promulgated under the U.S. Securities Exchange Act of 1934 (the "Exchange Act"), as amended, and as interpreted by the staff of the U.S. Securities and Exchange Commission ("SEC") (together "Rule 15a-6").

This research report is distributed in the United States by JM Financial Securities in compliance with Rule 15a-6, and as a "third party research report" for purposes of FINRA Rule 2241. In compliance with Rule 15a-6(a)(3) this research report is distributed only to "major U.S. institutional investors" as defined in Rule 15a-6 and is not intended for use by any person or entity that is not a major U.S. institutional investor. If you have received a copy of this research report and are not a major U.S. institutional investor, you are instructed not to read, rely on, or reproduce the contents hereof, and to destroy this research or return it to JM Financial Institutional Securities or to JM Financial Securities.

This research report is a product of JM Financial Institutional Securities, which is the employer of the research analyst(s) solely responsible for its content. The research analyst(s) preparing this research report is/are resident outside the United States and are not associated persons or employees of any U.S. registered broker-dealer. Therefore, the analyst(s) are not subject to supervision by a U.S. broker-dealer, or otherwise required to satisfy the regulatory licensing requirements of FINRA and may not be subject to the Rule 2241 restrictions on communications with a subject company, public appearances and trading securities held by a research analyst account.

Any U.S. person who is recipient of this report that wishes further information regarding, or to effect any transaction in, any of the securities discussed in this report, must contact, and deal directly through a U.S. registered representative affiliated with a broker-dealer registered with the SEC and a member of FINRA. In the U.S., JM Financial Institutional Securities has an affiliate, JM Financial Securities, Inc. located at 1325 Avenue of the Americas, 28th Floor, Office No. 2821, New York, New York 10019. Telephone +1 (332) 900 4958 which is registered with the SEC and is a member of FINRA and SIPC.

Additional disclosure only for U.K. persons: Neither JM Financial Institutional Securities nor any of its affiliates is authorised in the United Kingdom (U.K.) by the Financial Conduct Authority. As a result, this report is for distribution only to persons who (i) have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended, the "Financial Promotion Order"), (ii) are persons falling within Article 49(2)(a) to (d) ("high net worth companies, unincorporated associations etc.") of the Financial Promotion Order, (iii) are outside the United Kingdom, or (iv) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of section 21 of the Financial Services and Markets Act 2000) in connection with the matters to which this report relates may otherwise lawfully be communicated or caused to be communicated (all such persons together being referred to as "relevant persons"). This report is directed only at relevant persons and must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this report relates is available only to relevant persons and will be engaged in only with relevant persons.

Additional disclosure only for Canadian persons: This report is not, and under no circumstances is to be construed as, an advertisement or a public offering of the securities described herein in Canada or any province or territory thereof. Under no circumstances is this report to be construed as an offer to sell securities or as a solicitation of an offer to buy securities in any jurisdiction of Canada. Any offer or sale of the securities described herein in Canada will be made only under an exemption from the requirements to file a prospectus with the relevant Canadian securities regulators and only by a dealer properly registered under applicable securities laws or, alternatively, pursuant to an exemption from the registration requirement in the relevant province or territory of Canada in which such offer or sale is made. This report is not, and under no circumstances is it to be construed as, a prospectus or an offering memorandum. No securities commission or similar regulatory authority in Canada has reviewed or in any way passed upon these materials, the information contained herein or the merits of the securities described herein and any representation to the contrary is an offence. If you are located in Canada, this report has been made available to you based on your representation that you are an "accredited investor" as such term is defined in National Instrument 45-106 Prospectus Exemptions and a "permitted client" as such term is defined in National Instrument 31-103 Registration Requirements, Exemptions and Ongoing Registrant Obligations. Under no circumstances is the information contained herein to be construed as investment advice in any province or territory of Canada nor should it be construed as being tailored to the needs of the recipient. Canadian recipients are advised that JM Financial Securities, Inc., JM Financial Institutional Securities Limited, their affiliates and authorized agents are not responsible for, nor do they accept, any liability whatsoever for any direct or consequential loss arising from any use of this research report or the information contained herein.