

Container Corporation of India

13 November 2022

Reuters: CCRI.NS; Bloomberg: CCRI IN

Unclear LLF policy; DFC a key growth catalyst

In 2QFY23, Concor's performance was modest compared to 1QFY23 and below our estimates. Revenue was down marginally by 0.4% QoQ at Rs19,863mn due to lower realization in Exim segment (down by 15.1% QoQ). Concor carried larger handling cargo volume (first mile last mile connectivity), which is not lucrative from realization perspective compared to originating volume. The overall volume was up by 12.9% QoQ at 1.14mn TEUs. Blended realization was down by 1.3% QoQ at Rs23,165/TEUs. Despite a global slowdown and limited availability of the Shanghai port, Concor's Exim volume grew by 19.4% QoQ to 0.94mn TEUs, driven by higher carriage of handling cargo. The management stated that the shift from road to rail continues with the partial operationalization of the Western DFC route from Rewari until Palanpur, which has resulted in following benefits: (1) Faster travel time on rail v/s road (2) Assured timeline for freight transport (3) Lower cost in rail transport vs road. The benefits of partial Western DFC operationalization are expected to be evident over the next few years once the Western DFC and Eastern DFC corridors are fully commissioned. We maintain BUY on Concor with a target price (TP) of Rs923, valuing it at 22x on Sept'FY24E EPS. Our optimism on Concor stems from: (1) Higher volume on the back of partial operationalization of Western DFC, coupled with double-stack trains driving revenue growth (2) Various initiatives such as 3P logistics, bulk commodity transportation, higher terminal utilization etc are expected to diversify Concor's offerings, thereby increasing sales and profitability and (3) Comfortable balance sheet.

Revenue declines by 0.4% QoQ but increases by 8.1% YoY to Rs19,863mn in 2QFY23 Revenue stood at Rs19,863mn, down by 0.4% QoQ because of a decline in average realization by 1.3% QoQ to Rs 23,165/sqft in 2QFY23. Exim realization declined by 15.1% QoQ to Rs14,076/sqft because Concor handled first mile last mile connectivity cargo, which is not lucrative from realization perspective compared to originating volume.

Concor achieved throughput of 1.14mn TEUs, an increase of 12.9% QoQ (Exim volume was up by 19.4% QoQ at 0.94mn TEUs; domestic volume was down by 9.3% QoQ at 0.21mn TEUs).

Revenue grew by 13.1% YoY in 2QFY23 compared to 2QFY20 level (pre-covid level).

BUY

Sector: Logistics

CMP: Rs767

Target Price: Rs923

Upside: 20%

NBIE

Institutional.research@nirmalbang.com

+91-22-6273 8175

Key Data	
Current Shares O/S (mn)	609.3
Mkt Cap (Rsbn/US\$bn)	468/6
52 Wk H / L (Rs)	829/554
Daily Vol. (3M NSE Avg.)	2,306,157

Price Performance (%)

	1 M	6 M	1 Yr
CONCOR	8.5	29.2	11.7
Nifty Index	6.8	16.3	1.4

Source: Bloomberg

Y/E Mar (Rs mn)	2QFY23	1QFY23	QoQ (%)	2QFY22	YoY (%)	2QFY23E	Var (%)	2QFY20	YoY (%) Pre covid level
Net Sales	19,863	19,940	-0.4%	18,372	8.1%	20,890	-4.9%	17,556	13.1%
Rail freight expenses	-10,679	-10,875	-1.8%	-9,838	8.6%	-11,393	-6.3%	-9,397	13.6%
other operating expenses	-2,669	-2,742	-2.7%	-2,701	-1.2%	-2,873	-7.1%	-2,319	15.1%
Employee benefit expenses	-930	-1,043	-10.8%	-1,004	-7.4%	-1,063	-12.5%	-837	11.1%
Other Expenses	-530	-493	7.5%	-511	3.7%	-507	4.4%	-683	-22.5%
EBITDA	5,056	4,788	5.6%	4,319	17.1%	5,053	0.0%	4,320	17.0%
EBITDAM (%)	25.5%	24.0%	1.4%	23.5%	1.9%	24.2%	1.3%	24.6%	0.9%
Depreciation and amortization	(1,386)	(1,373)	0.9%	-1,440	-3.8%	(1,373)	0.9%	-1,354	2.3%
EBIT	3,670	3,415	7.5%	2,879	27.5%	3,680	-0.3%	2,966	23.7%
EBITM (%)	18.5%	17.1%	1.4%	15.7%	2.8%	17.6%	0.9%	16.9%	1.6%
Other income	446	685	-34.9%	630.8	-29.3%	698.8	-36.2%	448	-0.5%
Interest expenses	-159	-155	2.9%	-156.1	2.1%	-155.0	2.8%	-108	47.3%
Extraordinary expenses		0	-	0	-	-	-	-8,611	-
Profit before tax	3,957	3,945	0.3%	3,354	18.0%	4,224	-6.3%	-5,304	-174.6%
Tax expense	-998.10	-1,005	-0.6%	-870.9	14.6%	(1,071)	-6.8%	1,860	-153.7%
Effective tax rate (%)	25%	25%	-	26%	-	25.3%	-	-275%	-
PAT	2,959	2,940	0.6%	2,483	19.2%	3153	-6.2%	-3,444	-185.9%
Add: Share of Profit/(losses) from associates	79	28	183.6%	49.2	61.4%	28.0	183.6%	117	-32.0%
Minority interest	-3	3	-232.0%	5.1	-164.7%	2.5	-232.0%	8.0	-141.3%
Adj. net profit	3,035	2,971	2.2%	2,537	19.6%	3184	-4.7%	-3,320	-191.4%
NPM (%)	15.3%	14.9%	0.4%	13.8%	1.5%	15.2%	0.0%	-18.9%	34.2%

Source: Company, Nirmal Bang Institutional Equities Research



EBITDA margin expands by ~140bps QoQ and 190bps YoY to 25.5% in 2QFY23: EBITDA margin expanded by ~140bps QoQ and 190bps YoY to 25.5% in 2QFY23. The QoQ increase in EBITDA margin was mainly led by: (1) Decline in rail freight charges as the company successfully passed on the entire withdrawal of discount on haulage charges to its customers and (2) Decline in employee cost by 10.8% QoQ.

Adjusted PAT increases by 2.2% QoQ and 19.6% YoY to Rs3.1bn in 2QFY23: The increase in adjusted PAT by 2.2% QoQ was due to: (1) EBITDA margin expanding by 140bps QoQ and (2) Decline in tax expenses by 0.6% QoQ.

Highlights from Management Conference Call

Unclear LLF policy: The Ministry of Railways has published the Master Circular on Railway Land policy. It states following: (a) Competitive bidding for new terminals with lower rate (i.e. fixed rate 1.5% + traffic access charges) (b) existing users retaining the right to operate as per higher earlier lease rate i.e. 6% (c) Extension of lease period up to 35 years. The lack of clarity on the basis of competitive bidding and calculation of traffic access charges will delay Concor's decision to participate in the bidding process. We await more clarity on compressive policy and details from the Union Railway Minister. The lumpsum one-time payment of Rs60-70bn is still under evaluation by the Railways. The company has paid ~Rs1,900mn towards land license fees (LLF) in 1HFY23, which is based on 6% market value of the land. The management has guided for LLF payment of Rs3,900mn for FY23.

Concor introduces volume-based rebate on rail freight to reduce empty running container cost: Concor has introduced volume-based rebate on rail freight for clients who will reposition empty containers from various gateway ports to various hinterland terminals. This helped the company to reduce empty running cost in Exim segment from Rs400mn in 1QFY23 to Rs127mn in 2QFY23.

Continuous focus on higher lead distance to drive domestic segment realization: Concor remains focused on higher lead distance (EXIM: 675km and Domestic: 1,344km in 1HFY23), which drove domestic segment realizations higher.

Capex is to meet growing domestic freight demand: The management has stated that it will incur a capex of ~Rs80bn over the next four years in developing infrastructure, purchasing containers and investing in electrical equipment. The capex will be funded through internal accruals.

Other highlights: (1) Concor's port-wise market share in 2QFY23 stood at: 36.4% from Mundra; 11.2% from Pipavav; 36% from JNPT; 5% from Chennai; 4.3% from Vizag; 1.6% from Tuticorin and 2.3% from Cochin.(2) The management has guided for volume growth 30% in the domestic segment. Also, it indicated change in product mix from the present EXIM:DOMESTIC - 70:30 to EXIM:DOMESTIC - 60:40 in the next two years.

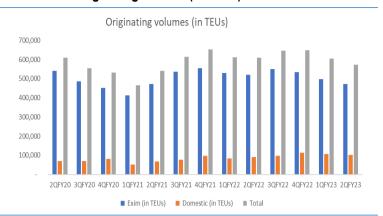
Maintain BUY with a TP of Rs923: We maintain BUY on Concor with a TP of Rs923, implying an upside of 20% from CMP based on P/E of 22x on Sept'FY24E EPS.



Exhibit 1: Physical Volume (in TEUs)

Physical Volumes in TEUs 1,400,000 1,200,000 800,000 400,000 200,000 20FY203QFY204QFY201QFY212QFY213QFY214QFY211QFY222QFY223QFY224QFY221QFY232QFY23 Exim (in TEUs) Domestic (in TEUs) In Total Volumes in TEUs)

Exhibit 2: Originating Volume (in TEUs)



Source: Company, Nirmal Bang Institutional Equities

Source: Company, Nirmal Bang Institutional Equities



Exhibit 3: Segment-wise revenue:

Segment Revenues (Rs mn)	2QFY23	1QFY23	QoQ (%)	2QFY22	YoY(%)	2QFY20	Yo Y(%)	2QFY23E	Var(%)
EXIM	13,189	13,009	1.4	12,929	2.0	13,579	-2.9	13,467	-2.1%
Domestic	6,675	6,931	-3.7	5,443	22.6	3,977	67.8	7,423	-10.1%
Un-allocable		-	-	-		-	-	-	-
Total	19,863	19,940	-0.4	18,372	8.1	17,556	13.1	20,890	-4.9%

Source: Company, Nirmal Bang Institutional Equities Research

Exhibit 4: Segment-wise TEUs handled:

Segment Throughput (TEUs)	2QFY23	1QFY23	QoQ (%)	2QFY22	YoY(%)	2QFY20	YoY(%)	2QFY23E	Var(%)
EXIM	9,36,950	7,84,857	19.4%	7,92,425	18.2%	8,26,013	13.4%	7,88,781	18.8%
Domestic	2,06,945	2,28,191	-9.3%	1,88,332	9.9%	1,43,145	44.6%	2,39,601	-13.6%
Total	1,143,895	1,013,048	12.9%	9,80,757	16.6%	9,69,158	18.0%	1,028,382	11.2%

Source: Company, Nirmal Bang Institutional Equities Research

Exhibit 5: Segment-wise originating volume:

Segment Throughput (TEUs)	2QFY23	1QFY23	QoQ (%)	2QFY22	Yo Y(%)	2QFY20	YoY(%)	2QFY23E	Var(%)
EXIM	4,71,256	4,97,222	-5.2	5,18,916	-9.2	5,41,375	-13.0	5,07,166	-7.1
Domestic	1,01,122	1,06,271	-4.8	90,350	11.9	68,848	46.9	1,07,334	-5.8
Total	5,72,378	6,03,493	-5.2	609,266	-6.1	6,10,223	-6.2	6,14,500	-6.9

Source: Company, Nirmal Bang Institutional Equities Research

Exhibit 6: Segment-wise realization:

Segment Realization (Rs/TEU)	2QFY23	1QFY23	QoQ	2QFY22	YoY
EXIM	14,076	16,576	-15.1%	16,316	-13.7%
Domestic	32,254	30,373	6.2%	28,902	11.6%
average Realization	23,165	23,474	-1.3%	22,609	2.5%

Source: Company, Nirmal Bang Institutional Equities Research

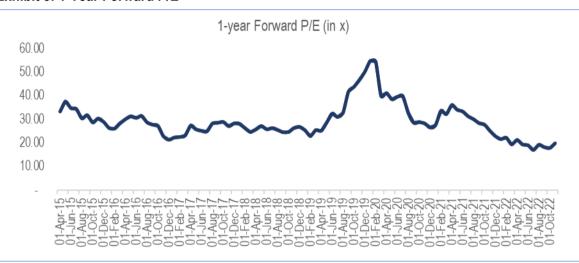


Exhibit 7: Port-wise rail coefficient and market share:

Particulars	2QFY23 Market share (%)	2QFY23 Rail coefficient (%)
JNPT	36.0%	18.2%
Mundra	36.4%	26.0%
Pipavav	11.2%	70.0%

Source: Company, Nirmal Bang Institutional Equities

Exhibit 8: 1-Year Forward P/E



Source: Company, Nirmal Bang Institutional Equities



Consolidated Financial statement

Exhibit 9: Income statement

Y/E March (Rsmn)	FY21	FY22	FY23E	FY24E	FY25E
Net sales	64,271	76,527	93,398	113,759	138,558
Growth YoY (%)	-1.7	19.1	22.0	21.8	21.8
Terminal & other service chg	46,745	52,521	55,995	68,325	83,564
Employee Benefit Expenses	4,287	4,192	4,283	4,456	4,636
Other expenses	2,769	2,343	2,805	3,417	4,162
EBITDA	10,470	17,473	30,315	37,561	46,196
EBITDA growth (%)	(38.2)	66.9	73.5	23.9	23.0
EBITDA margin (%)	16.3	22.8	32.5	33.0	33.3
Depreciation	5,534	5,614	8,017	9,953	11,888
EBIT	4,936	11,859	22,298	27,609	34,308
EBIT (%)	7.7	15.5	23.9	24.3	24.8
Interest expense	429	624	414	432	452
Other income	2,704	2,471	2,981	3,130	3,287
Others	(787)	-	-	-	-
Earnings before tax	6,425	13,706	24,865	30,307	37,143
Tax- total	1,730	3,422	6,345	7,719	9,445
Rate of tax (%)	26.9	25.0	25.5	25.5	25.4
Net profit	4,695	10,284	18,520	22,587	27,699
Share of Profit / (Loss) of joint	313	239	345	362	381
Minority Interest	45	29	48	50	52
Adjusted Net Profit	5,054	10,551	18,912	23,000	28,132
% growth	24.9	108.8	79.2	21.6	22.3
EPS (FD)	8.29	17.32	31.04	37.75	46.17
% growth	24.9	108.8	79.2	21.6	22.3

Source: Company, Nirmal Bang Institutional Equities Research

Exhibit 11: Cash flow

Y/E March (Rsmn)	FY21	FY22	FY23E	FY24E	FY25E
Profit after tax	5,054	10,551	18,912	23,000	28,132
Depreciation	5,534	5,614	8,017	9,953	11,888
Finance costs	429	624	414	432	452
Other income	(2,704)	(2,471)	(2,981)	(3,130)	(3,287)
Others	1,730	3,422	6,345	7,719	9,445
Working capital changes	2,270	(1,237)	26,096	591	645
Operating cash flow	12,312	16,504	56,804	38,565	47,274
Capital expenditure	(7,782)	(8,500)	(20,200)	(20,200)	(20,200)
Cash Flow from Investments	(319)	(76)	(1,290)	(734)	(771)
Other income	2,704	2,471	2,981	3,130	3,287
Net cash after capex	6,916	10,399	38,295	20,761	29,590
Issue/(buyback of equity)	-	-	-	-	-
Proceeds/repayment of borrowings	(82)	0	-	-	-
Finance costs	(429)	(624)	(414)	(432)	(452)
Others	(2,668)	(31,377)	(14,342)	(19,657)	(23,874)
Cash flow from financing	(3,179)	(32,000)	(14,756)	(20,090)	(24,325)
Total cash generation	3,737	(21,601)	23,540	671	5,265
Opening cash balance	21,388	25,428	3,827	27,366	28,038
Closing cash & bank balance	25,125	3,827	27,366	28,038	33,302

Source: Company, Nirmal Bang Institutional Equities Research

Exhibit 10: Balance sheet

Y/E March (Rsmn)	FY21	FY22	FY23E	FY24E	FY25E
Equity Share capital	3,046	3,046	3,046	3,046	3,046
Reserves and surplus	98,825	104,509	117,503	129,102	143,370
Net worth	101,871	107,555	120,549	132,149	146,417
Minority Interest	1,040	1,011	1,011	1,011	1,011
Loans	618	618	618	618	618
Other Financial Liabilities:	5,863	6,732	6,464	6,787	7,126
Provisions	1,376	867	1,375	1,431	1,488
Other non-current liability	39	32	43	45	47
Total capital employed	110,806	116,815	130,060	142,040	156,708
Property, plant and equipment	65,852	64,674	80,184	90,431	98,743
Non Current Investments	12,111	12,070	13,352	14,020	14,721
Loans	782	469	862	905	950
Other non-current assets	13,187	15,931	14,538	15,265	16,029
Total non-current assets	91,932	93,145	108,937	120,622	130,443
Trade payables	2,693	4,223	3,181	3,840	4,654
Other current liabilities	10,278	8,133	11,332	11,898	12,493
Provisions (current)	324	714	358	375	394
Total current liabilities	13,295	13,070	14,870	16,114	17,541
Inventories	240	307	283	342	414
Trade receivables	1,608	1,817	2,337	2,846	3,467
Cash and bank balance	25,125	3,827	27,366	28,038	33,302
Loans and advances	159	116	175	183	193
Other current assets	5,038	30,674	5,832	6,124	6,430
Total current assets	32,170	36,741	35,993	37,533	43,806
Net current assets	18,875	23,671	21,123	21,419	26,265
Total capital employed	110,806	116,815	130,060	142,040	156,708
Source: Company Nirmal Bang Ins	titutional Fau	ities Reseal	rch		

Source: Company, Nirmal Bang Institutional Equities Research

Exhibit 12: Key ratios

Y/E March	FY21	FY22	FY23E	FY24E	FY25E
Profitability and return ratios					
EBITDA margin (%)	16.3	22.8	32.5	33.0	33.3
EBIT margin (%)	7.7	15.5	23.9	24.3	24.8
Net profit margin (%)	7.3	13.4	19.8	19.9	20.0
RoE (%)	5.0	9.8	15.7	17.4	19.2
RoCE (%)	4.8	11.0	18.4	20.8	23.3
Working capital & liquidity ratios					
Receivable (days)	9.1	9.1	9.1	9.1	9.1
Inventory (days)	1.7	1.7	1.7	1.7	1.7
Payable (days)	19.3	19.3	19.3	19.3	19.3
Current ratio (x)	2.4	2.8	2.4	2.3	2.5
Valuation ratios					
EV/sales (x)	7.3	6.1	5.0	4.1	3.4
EV/EBITDA (x)	44.6	26.7	15.4	12.4	10.1
P/E (x)	92.5	44.3	24.7	20.3	16.6
P/BV (x)	4.6	4.3	3.9	3.5	3.2

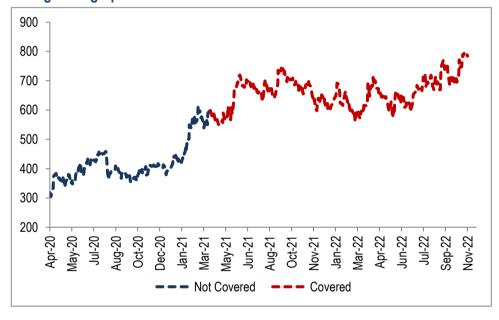
Source: Company, Nirmal Bang Institutional Equities Research



Rating track

Date	Rating	Market price (Rs)	Target price (Rs)
30 July 2022	Buy	644	853
31 March 2021	Buy	598	703
25 May 2021	Buy	634	742
27 May 2021	Buy	666	853
1 August 2021	Buy	644	853
20 September 2021	Buy	733	1,108
06 October 2021	Buy	708	1,108
24 October 2021	Buy	680	1,108
23 January 2022	Buy	623	1,108
07 April 2022	Buy	711	906
27 May 2022	Buy	643	830
07 August 2022	Buy	685	830
19 September 2022	Buy	768	923
13 November 2022	Buy	767	923

Rating track graph





DISCLOSURES

This Report is published by Nirmal Bang Equities Private Limited (hereinafter referred to as "NBEPL") for private circulation. NBEPL is a registered Research Analyst under SEBI (Research Analyst) Regulations, 2014 having Registration no. INH000001436. NBEPL is also a registered Stock Broker with National Stock Exchange of India Limited and BSE Limited in cash and derivatives segments.

NBEPL has other business divisions with independent research teams separated by Chinese walls, and therefore may, at times, have different or contrary views on stocks and markets.

NBEPL or its associates have not been debarred / suspended by SEBI or any other regulatory authority for accessing / dealing in securities Market. NBEPL, its associates or analyst or his relatives do not hold any financial interest in the subject company. NBEPL or its associates or Analyst do not have any conflict or material conflict of interest at the time of publication of the research report with the subject company. NBEPL or its associates or Analyst or his relatives do not hold beneficial ownership of 1% or more in the subject company at the end of the month immediately preceding the date of publication of this research report.

NBEPL or its associates / analyst has not received any compensation / managed or co-managed public offering of securities of the company covered by Analyst during the past twelve months. NBEPL or its associates have not received any compensation or other benefits from the company covered by Analyst or third party in connection with the research report. Analyst has not served as an officer, director or employee of Subject Company and NBEPL / analyst has not been engaged in market making activity of the subject company.

Analyst Certification: I, NBIE, the author of this report, hereby certify that the views expressed in this research report accurately reflects my personal views about the subject securities, issuers, products, sectors or industries. It is also certified that no part of the compensation of the analyst was, is, or will be directly or indirectly related to the inclusion of specific recommendations or views in this research. The analyst is principally responsible for the preparation of this research report and has taken reasonable care to achieve and maintain independence and objectivity in making any recommendations.



Disclaimer

Stock Ratings Absolute Returns

BUY > 15%

ACCUMULATE -5% to15%

SELL < -5%

This report is for the personal information of the authorized recipient and does not construe to be any investment, legal or taxation advice to you. NBEPL is not soliciting any action based upon it. Nothing in this research shall be construed as a solicitation to buy or sell any security or product, or to engage in or refrain from engaging in any such transaction. In preparing this research, we did not take into account the investment objectives, financial situation and particular needs of the reader.

This research has been prepared for the general use of the clients of NBEPL and must not be copied, either in whole or in part, or distributed or redistributed to any other person in any form. If you are not the intended recipient you must not use or disclose the information in this research in any way. Though disseminated to all the customers simultaneously, not all customers may receive this report at the same time. NBEPL will not treat recipients as customers by virtue of their receiving this report. This report is not directed or intended for distribution to or use by any person or entity resident in a state, country or any jurisdiction, where such distribution, publication, availability or use would be contrary to law, regulation or which would subject NBEPL & its group companies to registration or licensing requirements within such jurisdictions.

The report is based on the information obtained from sources believed to be reliable, but we do not make any representation or warranty that it is accurate, complete or up-to-date and it should not be relied upon as such. We accept no obligation to correct or update the information or opinions in it. NBEPL or any of its affiliates or employees shall 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. NBEPL or any of its affiliates or employees do not provide, at any time, any express or implied warranty of any kind, regarding any matter pertaining to this report, including without limitation the implied warranties of merchantability, fitness for a particular purpose, and non-infringement. The recipients of this report should rely on their own investigations.

This information is subject to change without any prior notice. NBEPL reserves its absolute discretion and right to make or refrain from making modifications and alterations to this statement from time to time. Nevertheless, NBEPL is committed to providing independent and transparent recommendations to its clients, and would be happy to provide information in response to specific client queries.

Before making an investment decision on the basis of this research, the reader needs to consider, with or without the assistance of an adviser, whether the advice is appropriate in light of their particular investment needs, objectives and financial circumstances. There are risks involved in securities trading. The price of securities can and does fluctuate, and an individual security may even become valueless. International investors are reminded of the additional risks inherent in international investments, such as currency fluctuations and international stock market or economic conditions, which may adversely affect the value of the investment. Opinions expressed are subject to change without any notice. Neither the company nor the director or the employees of NBEPL accept any liability whatsoever for any direct, indirect, consequential or other loss arising from any use of this research and/or further communication in relation to this research. Here it may be noted that neither NBEPL, nor its directors, employees, agents or representatives shall be liable for any damages whether direct or indirect, incidental, special or consequential including lost revenue or lost profit that may arise from or in connection with the use of the information contained in this report.

Copyright of this document vests exclusively with NBEPL.

Our reports are also available on our website www.nirmalbang.com

Access all our reports on Bloomberg, Thomson Reuters and Factset.

Team Details:			
Name		Email Id	Direct Line
Rahul Arora	CEO	rahul.arora@nirmalbang.com	-
Girish Pai	Head of Research	girish.pai@nirmalbang.com	+91 22 6273 8017 / 18
Dealing			
Ravi Jagtiani	Dealing Desk	ravi.jagtiani@nirmalbang.com	+91 22 6273 8230, +91 22 6636 8833
Michael Pillai	Dealing Desk	michael.pillai@nirmalbang.com	+91 22 6273 8102/8103, +91 22 6636 8830

Nirmal Bang Equities Pvt. Ltd.

Correspondence Address

B-2, 301/302, Marathon Innova, Nr. Peninsula Corporate Park,

Lower Parel (W), Mumbai-400013.

Board No.: 91 22 6273 8000/1; Fax.: 022 6273 8010