CMP: INR 76 Target Price: INR 94 (INR 85) 🔺 24%

03 August 2023

Gateway Distriparks

Logistics

To continue focusing on growth, start 2 new terminals soon

Gateway Distriparks' (GDL) Q1FY24 EBITDA performance was broadly in line with estimates. Key points: 1) Volume was impacted by disruption in rail network and port operations owing to cyclone in Gujarat; 2) EBITDA/te improved to INR 5,302 (vs INR 5,109 in Q4FY23) due to favourable volume mix; 3) Kashipur ICD is ramping up well while Jaipur ICD is expected to commence operations by end-FY24; and 4) focus on growth continues with the aim to start at least two additional terminals soon. Going ahead, management has guided for rail EBITDA/te to reach INR 10,000 and volume growth to be the main revenue contributor. Factoring in growth prospects, we raise our EV/EBITDA multiple by 10% to 11x (earlier 10x). Our revised TP works out to INR 94 (earlier INR 85).

In-line performance

GDL's Q1FY24 EBITDA of INR 954mn (up 9.2% YoY) was broadly in line with our estimates and consensus despite volume disruption owing to inclement weather. Key points: 1) Rail volume was up 5% YoY at 89.9kteu while CFS volume (ex-Conware CFS) was up 6.9% YoY at 89.9kteu; 2) management mentioned EBITDA/teu (including other income) for rail segment was ~INR 9,000 (Q4FY23: 9,400-9,500) mainly due to lower double stacking while for CFS, it was unchanged QoQ at INR 2,000; 3) 'net debt/ EBITDA' improved to 0.76x (Q4FY23: 0.86x); and 4) Board has recommended first interim dividend of INR 1.25/share. Going ahead, management expects both EXIM volume imbalance and double stacking to improve. Hence, management has retained volume growth guidance of 10% YoY (including Kashipur ICD) in FY24 and expects rail business EBITDA/teu to reach INR 10,000 in the near term.

Key positives: Growth focus and market share retention

We find management's focus on growth to be unwavering. Cumulative capex through to FY25, expected at INR 3bn, may be spent in developing two new terminals, balance spend at Jaipur terminal and upgrade of existing terminals. Accordingly, management expects monthly volume at Kashipur ICD to stabilise at 3,000-3,500teus and ultimately reach 4,000teus. Also, Jaipur terminal is expected to contribute ~2-3kteus in next 2-3 years. In Q1FY24, GDL maintained its market share in NCR and Ludhiana at ~17% and ~30%, respectively, while market share in Kashipur has improved to ~38% from ~34% in Q4FY23. We expect volume growth to be the major revenue growth driver.

Financial Summary

Y/E March (INR mn)	FY22A	FY23A	FY24E	FY25E
Net Revenue	13,737	14,209	16,090	17,848
EBITDA	3,685	3,685	4,199	4,649
EBITDA Margin (%)	26.8	25.9	26.1	26.0
Net Profit	2,238	2,419	2,037	2,520
EPS (Rs)	4.5	4.8	4.1	5.0
EPS % Chg YoY	136.1	6.2	(16.9)	24.5
P/E (x)	17.0	16.0	19.3	15.5
EV/EBITDA (x)	11.1	11.2	9.6	8.2
RoCE (%)	11.5	11.4	10.2	11.5
RoE (%)	15.1	14.8	11.4	13.0

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India | Equity Research | Q1FY24 result review

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Market Data

Market Cap (INR)	38bn
Market Cap (USD)	459mn
Bloomberg Code	GRFL IN
Reuters Code	GATE BO
52-week Range (INR)	80 /59
Free Float (%)	68.0
ADTV-3M (mn) (USD)	1

Price Performance (%)	3m	6m	12m
Absolute	20.0	26.0	6.8
Relative to Sensex	8.0	10.8	14.6

ESG Disclosure	2021	2022	Change
ESG score	28.7	0.0	0.0
Environment	0.0	0.0	0.0
Social	3.6	0.0	0.0
Governance	82.4	0.0	0.0

Note - Score ranges from 0 - 100 with a higher score indicating higher ESG disclosures.

Source: Bloomberg, I-sec research

Previous Reports

29-05-2023: <u>Q4FY23 results review</u> 25-01-2023: <u>Q3FY23 results review</u>



Outlook: Adherence to growth

Taking cognisance of Q1FY24 performance and management's commentary on growth prospects, we have raised our valuation multiple by 10% to 11x (earlier 10x). Our revised target price works out to INR 94 (earlier: INR 85). Key risks to our thesis: 1) Sustained EXIM imbalance; 2) less volume growth than expected.

Exhibit 1: Gateway Distriparks Q1FY24 result review

(INR mn)	Q1FY24	Q1FY23	% Chg YoY	Q4FY23	% Chg QoQ	FY23	FY22	% Chg YoY
Net Revenue	3,697	3,437	7.5	3,770	(1.9)	14,209	13,737	3.4
Total Expense	2,743	2,564	7.0	2,836	(3.3)	10,525	10,051	4.7
EBITDA	954	874	9.2	933	2.2	3,685	3,685	(0.0)
Volume	1,79,897	1,78,659	0.7	1,82,707	-1.5	7,12,778	7,50,876	(5.1)
EBITDA/teu	5,302	4,891	8.4	5,109	3.8	5,169	4,908	5.3
EBITDA %	25.8%	25.4%		24.8%		25.9%	26.8%	
Depreciation	249	255	(2.4)	259	(3.9)	1,039	1,277	(18.6)
EBIT	705	619	13.9	674	4.5	2,645	2,409	9.8
Other Income	52	35	48.5	139	(62.8)	221	332	(33.4)
Interest	113	118	(4.4)	117	(4.0)	453	647	(30.0)
PBT	644	536	20.2	696	(7.4)	2,413	2,093	15.3
Exceptional items	-	-		-		-	-	
Tax	19.3	-41	(146.8)	26	(26.1)	43.8	44	0.0
PAT	637	584	9.0	686	(7.1)	2,384	2,057	15.9

Source: I-Sec research, Company data

Exhibit 2: Gateway Distriparks segmental Q1FY24 result review

(INR)	Q1FY24	Q1FY23	% Chg YoY	Q4FY23	% Chg QoQ	FY23	FY22	% Chg YoY
Rail (teu)	89,939	85,686	5.0	93,509	(3.8)	3,48,020	3,33,270	4.4
Rail realisation/teu	33,184	30,841	7.6	33,137	0.1	32,218	31,824	1.2
CFS (teu)	89,958	92,973	(3.2)	89,198	0.9	3,64,758	4,17,606	(12.7)
CFS realisation/teu	8,493	8,924	(4.8)	9,079	(6.5)	8,822	8,290	6.4

Source: I-Sec research, Company data



Key takeaways: Q1FY24 concall

- **FY24 volume growth guidance** retained at 10% YoY, including incremental volume from Kashipur ICD.
- In Q1FY24, ~35% of overall volume was carried as double stacking (vs 40% in Q4FY23 and 42% in Q1FY23) due to temporary disruption in rail network and ports (particularly in Jun'23) owing to cyclone in Gujarat. Management mentioned that the endeavour is to increase double stacking to 50%. Currently, all the restrictions on double stacking and movement, imposed during the cyclone have been removed; however, maximum speed is restricted to 75kmph.
- The temporary disruption on rail movement resulted in a decline of 5-6kteu volume in Q1FY24; however, management expressed confidence that the deficit would be made up in subsequent quarters.
- Double stacking has already commenced at Dadri Management mentioned that double stacking at Faridabad will start in next 2-3 months. Currently, double stacking is happening only via Gurugram terminal. Increased double stacking is likely to improve margins further.
- Profitability: As per the management, Q1FY24 EBITDA/teu (including other income) for rail and CFS business was INR 9,000 and INR 2,000, respectively. In next two years, management expects rail business EBITDA/teu to improve to INR 10,000.
- **EXIM imbalances**. The EXIM ratio has improved from 60:40 (import: export) in the last quarter to 57:43 now. Management mentioned export growth may rise in Jul'23 and therefore, Q2FY24 earnings are expected to be slightly better.
- Kashipur Terminal. Management mentioned Kashipur ICD is ramping up well with monthly volume of 3,000teu being achieved. In Jul'23, volume of 3,500teu was also achieved. Hence, management expressed confidence that volume of 4,000teu/month may also be achieved in the near term, given the sales pipeline and customer projections. At Kashipur, 100% of rail share is with the company. Market share has improved to 38% in Q1FY24 from 34-35% in Q4FY23.
- Progress on new terminals. Jaipur ICD is likely to be operational by end-FY24. However, volume build up may take some time. Management expects proper volume/EBITDA contribution from Jaipur ICD to happen from FY26. The company has already incurred capex of ~INR 400mn till now in Jaipur ICD (INR 300mn in land and remaining into construction). By end-FY24, another INR 500mn of capex would be spent on this terminal.
- Capex guidance: Management mentioned planned capex (cumulative) for FY24 and FY25 is ~Rs3bn and will be spent on the following areas: 1) Development of 2 new terminals; 2) upgrade of existing terminals; 3) replacement of vehicles and 4) completion of Jaipur ICD. In Q1FY24, the company incurred growth capex of INR 100mn and spent another INR 105mn to increase stake by 1.5% in Snowman Logistics. Management mentioned that post land purchase, it takes 12 months to construct and 12 months to ramp up the new terminal.
- **Pricing action by competition.** Concor has provided discounts only in areas where GDL is absent. Management does not see any major impact on the company's realisation. Other operators have also given some discounts.
- **Rakes.** Currently, GDL operates 31 rakes and plans to add ~3 rakes annually for next 2-3 years. Rake are currently available at 6 months' notice.



- Market share: The company has maintained market share in NCR of ~17% and Ludhiana of ~30%. Market share in Kashipur has improved from ~34% to 38% in Q1FY24.
- During Q1FY24, the company acquired additional stake of 1.50% in Snowman Logistics, post which its stake has increased to 41.75%. Currently, the management is not looking at any stake sale in Snowman Logistics.
- DFC progress: Management mentioned 70% of total construction work has been done. Recently, the 127km stretch between Dadri and Rewari became operational. The company is running its own trains via DFC from Pipavav and Mundra now.
- Tax Rate. The C=company is currently paying tax at ~17.47%; however, due to deferred tax adjustments, overall tax is low. MAT is likely to be exhausted by FY31-32.

Exhibit 3: Shareholding pattern

%	Dec'22	Mar'23	Jun'23
Promoters	32.1	32.3	32.3
Institutional investors	53.7	53.9	54.1
MFs and other	35.0	36.2	37.5
Insurance Cos.	3.3	3.3	2.6
FIIs	15.4	14.4	14.0
Others	14.2	13.8	13.6

Exhibit 4: Price chart



Source: Bloomberg, I-Sec research

Source: Bloomberg, I-Sec research



Financial Summary

Exhibit 5: Profit & Loss

(INR mn, year ending March)

	FY22A	FY23A	FY24E	FY25E
Net Sales	13,737	14,209	16,090	17,848
Operating Expenses	10,051	10,525	11,890	13,199
EBITDA	3,685	3,685	4,199	4,649
EBITDA Margin (%)	26.8	25.9	26.1	26.0
Depreciation & Amortization	1,277	1,039	1,582	1,642
EBIT	2,409	2,645	2,617	3,007
Interest expenditure	-	-	-	-
Other Non-operating Income	332	221	56	122
Recurring PBT	2,093	2,413	2,187	2,723
Profit / (Loss) from Associates	8	50	69	69
Less: Taxes	(137)	44	219	272
PAT	2,230	2,369	1,968	2,451
Less: Minority Interest	-	-	-	-
Extraordinaries (Net)	-	-	-	-
Net Income (Reported)	2,238	2,419	2,037	2,520
Net Income (Adjusted)	2,238	2,419	2,037	2,520

Source Company data, I-Sec research

Exhibit 6: Balance sheet

(INR mn, year ending March)

	FY22A	FY23A	FY24E	FY25E
Total Current Assets	3,211	2,224	1,613	3,135
of which cash & cash eqv.	1,903	760	130	1,500
Total Current Liabilities & Provisions	1,109	1,230	1,309	1,438
Net Current Assets	2,102	994	305	1,697
Investments	1,403	1,410	1,410	1,410
Net Fixed Assets	13,467	14,307	14,825	14,283
ROU Assets	-	-	-	-
Capital Work-in-Progress	101	148	148	148
Total Intangible Assets	4,431	4,659	4,659	4,659
Other assets	1,392	1,731	1,731	1,731
Deferred Tax assests	-	-	-	-
Total Assets	23,185	23,767	23,595	24,446
Liabilities				
Borrowings	6,277	5,403	3,913	2,963
Deferred Tax Liability	70	74	74	74
provisions	13	13	13	13
other Liabilities	359	391	391	391
Equity Share Capital	4,996	4,996	4,996	4,996
Reserves & Surplus	11,371	12,770	14,088	15,889
Total Net Worth	16,368	17,766	19,084	20,886
Minority Interest	98	119	119	119
Total Liabilities	23,185	23,767	23,595	24,446

Source Company data, I-Sec research

Exhibit 7: Quarterly trend

(INR mn, year ending March)

	Sep-22	Dec-22	Mar-23	Jun-23
Net Sales	3,591	3,411	3,770	3,697
% growth (YOY)	7.0	(2.3)	5.0	7.5
EBITDA	959	909	933	954
Margin %	27	27	25	26
Other Income	28	29	139	52
Extraordinaries	-	-	-	-
Adjusted Net Profit	595	553	686	637

Source Company data, I-Sec research

Exhibit 8: Cashflow statement

(INR mn, year ending March)

	FY22A	FY23A	FY24E	FY25E
Operating Cashflow	3,634	8,208	3,952	4,331
Working Capital Changes	227	3,725	60	(23)
Capital Commitments	(593)	(2,158)	(2,100)	(1,100)
Free Cashflow	3,040	6,050	1,852	3,231
Other investing cashflow	186	55	145	145
Cashflow from Investing Activities	(408)	(2,103)	(1,955)	(955)
Issue of Share Capital	-	-	-	-
Interest Cost	(528)	(355)	(487)	(407)
Inc (Dec) in Borrowings	(465)	(523)	(1,490)	(950)
Dividend paid	(625)	(999)	(650)	(650)
Others	-	-	-	-
Cash flow from Financing Activities	(1,618)	(1,878)	(2,626)	(2,006)
Chg. in Cash & Bank balance	1,608	4,228	(629)	1,370
Closing cash & balance	2,738	5,965	130	1,500

Source Company data, I-Sec research

Exhibit 9: Key ratios

(Year ending March)

, <u> </u>				
	FY22A	FY23A	FY24E	FY25E
Per Share Data (INR)				
Reported EPS	4.5	4.7	3.9	4.9
Adjusted EPS (Diluted)	4.5	4.8	4.1	5.0
Cash EPS	7.0	6.9	7.2	8.3
Dividend per share (DPS)	1.3	1.3	1.3	1.3
Book Value per share (BV)	32.8	35.6	38.2	41.8
Dividend Payout (%)	28.0	27.4	33.0	26.5
Growth (%)				
Net Sales	16.5	3.4	13.2	10.9
EBITDA	17.7	0.0	14.0	10.7
EPS (INR)	136.1	6.2	(16.9)	24.5
Valuation Ratios (x)				
P/E	17.0	16.0	19.3	15.5
P/CEPS	10.8	11.0	10.5	9.1
P/BV	2.3	2.1	2.0	1.8
EV / EBITDA	11.1	11.2	9.6	8.2
Dividend Yield (%)	1.6	1.7	1.7	1.7
Operating Ratios				
Gross Profit Margins (%)	38.6	37.7	38.2	38.8
EBITDA Margins (%)	26.8	25.9	26.1	26.0
Effective Tax Rate (%)	(6.5)	1.8	10.0	10.0
Net Profit Margins (%)	16.2	16.7	12.2	13.7
Net Debt / Equity (x)	0.2	0.2	0.1	0.0
Net Debt / EBITDA (x)	0.8	0.9	0.6	0.0
Total Asset Turnover (x)	0.6	0.6	0.7	0.7
Inventory Turnover Days	-	-	-	-
Receivables Days	34	38	35	35
Payables Days	27	29	28	28
Profitability Ratios				
RoE (%)	15.1	14.8	11.4	13.0
RoCE (%)	11.5	11.4	10.2	11.5
RoIC (%)	12.7	13.0	11.4	12.7
Source Company data Sec record	1			

Source Company data, I-Sec research



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