# NCC Limited Corporate Presentation



December 2017

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# **Table of Contents**





# **COMPANY OVERVIEW**

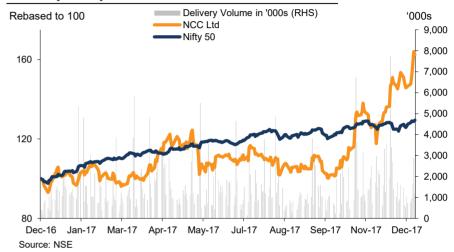
# Company Snapshot (1/2)



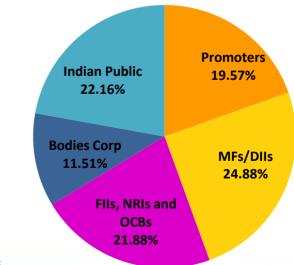
### **Overview**

- One of the largest Indian construction companies in terms of revenues
- Well diversified order book with presence across buildings & housing, roads, water & environment, irrigation, electrical, metals, mining and railways
- Pan India presence with offices across 13 cities in key states such as Maharashtra, Andhra Pradesh, Telangana, Karnataka, Gujarat, Uttar Pradesh, West Bengal, Tamil Nadu, etc.
- Experienced Management and skilled workforce which includes 4,733 employees (including 3,072 engineers), currently executing around 120 active sites at various locations (As on Sept 30, 2017)
- Order Book of INR 219 bn as on Sept 30, 2017. New orders of INR 115 bn received post Sept 30, 2017 till Dec 25, 2017
- Market capitalization: INR 74.86 bn as on Dec 26, 2017
- Key projects executed:
  - Agra Lucknow Expressways Uttar Pradesh
  - o ESI Hospital and Medical College, Gulbarga, Karnataka
  - o Outer ring Road, Hyderabad Growth Corridor Telangana
  - o Infrastructure development, Ministry of Defence Arunachal Pradesh
  - Water Supply Project, Rajkot Gujarat
- Major investors having stake in the Company:
  - Rekha and Rakesh Jhunjhunwala (10.2%)
  - Reliance Nippon (7.1%)
  - Norges Bank (4.7%)
  - UTI (3.7%)
  - DSP Blackrock (3.0%)

### Stock price performance - Last 12 months

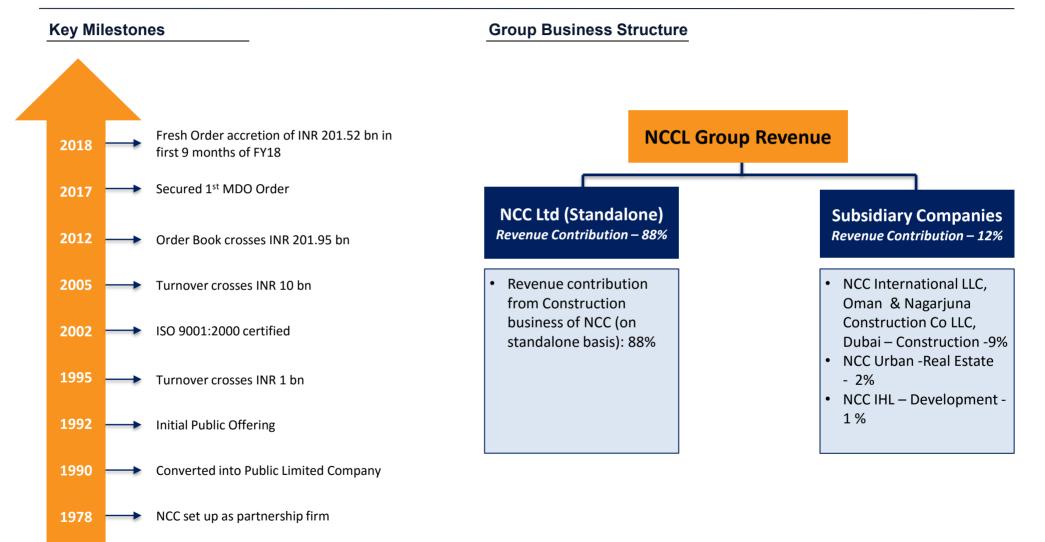


### Shareholding – As on September 30, 2017



# Company Snapshot (2/2)





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# **BUSINESS VERTICALS**

# **Operating Divisions**



Building & Housing	Roads	Water & Environment	Electrical	Irrigation	International
<ul> <li>Industrial buildings</li> </ul>	<ul> <li>Highways</li> </ul>	Water supply	Transmission and	Dams & Reservoirs	Roads
<ul> <li>Commercial</li> </ul>	<ul> <li>Highway</li> </ul>	projects	distribution lines	<ul> <li>Canals</li> </ul>	<ul> <li>Buildings</li> </ul>
buildings	realignment and	Water treatment	and sub-stations	<ul> <li>Tunnels</li> </ul>	<ul> <li>Water pipelines</li> </ul>
<ul> <li>Housing projects</li> </ul>	Bypass	plants	<ul> <li>Project</li> </ul>	<ul> <li>Barrages, Spillways</li> </ul>	
<ul> <li>IT Parks</li> </ul>	<ul> <li>Carriageway</li> </ul>	<ul> <li>Distribution</li> </ul>	electrification	and Aqueducts	
<ul> <li>Shopping malls</li> </ul>	widening and	networks	System		
<ul> <li>Sports complexes</li> </ul>	strengthening	<ul> <li>Underground</li> </ul>	Improvement		
<ul> <li>Hospitals</li> </ul>		drainages	Projects		
• Bridges, flyovers		<ul> <li>Lift irrigation</li> </ul>			
and elevated		schemes			
corridors					

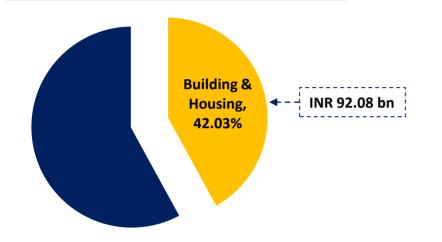
Mining	Railways	Others
<ul> <li>Overburden removal</li> <li>Coal excavation</li> <li>MDO</li> </ul>	<ul> <li>Track Laying</li> <li>Signaling and Communication</li> <li>Railway Siding</li> </ul>	<ul><li>Power</li><li>Oil &amp; Gas</li><li>Metals</li><li>Others</li></ul>

Diversified operations across various divisions help mitigate business risks

# **Building & Housing**



### Order Book (As on September 30, 2017)



### **Key Clientele**

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Client Name		
Uttar Pradesh Housing & Development Board		
Tamil Nadu Housing Board		
Nagpur Metro Rail Corporation Ltd.		
NBCC Limited		
Bangalore Metro Rail Corporation,		
Lucknow Development Authority		
Indian Institute of Management		

### **Details of Major Projects Completed**

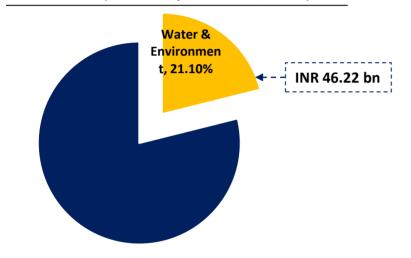
Project Name	Location	Project Cost (INR bn)
ESIC Hospital & Medical College	Gulbarga, Karnataka	10.73
Infrastructure Development Works, Ministry of Defence	Arunachal Pradesh	7.76
VIMS Hospital	Bihar	5.40
Rajiv Gandhi Institute of Petroleum Technology	Uttar Pradesh	3.11

Project Name	Location	Project Cost (INR bn)
Housing Project - APTIDCO,	Vijayawada & Nellore - AP	20.13
Pune Metro Package-1 & 2	Maharashtra	8.47
Bangalore Metro Rail Project	Karnataka	5.09
Housing Project UP Hsg & Devt. Board	Uttar Pradesh	5.46

# Water & Environment



### Order Book (As on September 30, 2017)



### **Key Clientele**

### **Client Name**

Gujarat Water Supply and Sewerage Board

Hyderabad Metropolitan Water Supply and Sewerage Board

Chennai Metropolitan Water Supply and Sewerage Board

Govt of Telangana

Public Health Engineering Department, Rajasthan

Public Works Departments, Government of West Bengal

### **Details of Major Projects Completed**

Project Name	Location	Project Cost (INR bn)
Water Supply Project – Sauni Yojana –Package -2	Gujarat	8.07
Water Supply Project - Sauni Yojna – Package 1	Gujarat	4.28
Water supply project - Melur	Tamilnadu	3.67
Water supply project - Bhilwara	Rajasthan	2.90

Project Name	Location	Project Cost (INR bn)
Water Supply Project - Rangareddy,	Telangana.	14.45
Water Supply Project - Sauni Yojana Link 4, Pkg 6)	Gujarat	7.02
Water Supply project - Warn gal	Telangana.	7.50
Water Supply project - HMWSSB	Hyderabad	5.33

# Irrigation



# Order Book (As on September 30, 2017)

### **Details of Major Projects Completed**

Project Name	Location	Project Cost (INR bn)
Gandak Canal Project	Bihar	5.31
Sardar Sarovar Narmada Nigam Ltd.	Gujarat	4.47
Water Resources Dept. Birpur	Bihar	1.53

### **Key Clientele**

### **Client Name**

Sardar Sarovar Narmada Nigam Limited

Water Resources Department, Govt. of Bihar

Water Resources Department, Govt. of Chattisgarh

Govt. of Andhra Pradesh, Water resources department

Project Name	Location	Project Cost (INR bn)
Lift Irrigation Project (PRLIS)	Telangana	13.78
Saradhi Barrage project	Chattisgarh	3.99
Formation of Reservoir project – Baswapur	Telangana	4.58
Moderanisation of Midpennar South Canal	Andhra Pradesh	2.48

# Electrical



# Electrical, 8.40% INR 18.40 bn

### Order Book (As on September 30, 2017)

### **Key Clientele**

### **Client Name**

Purvanchal vidyut Vitran Nigam Limited

Dakshinanchal Vidyut Vitran Nigam Limited

Madhyanchal Vidyut Vitran Nigam Limited

West Bengal State Electricity Distribution Co Ltd

Jharkhand Bijili Vitran Nigam Limited

Power Grid Corpn.of India Ltd

Maharashtra State Road Development Corporation Ltd

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### **Details of Major Projects Completed**

Project Name	Location	Project Cost (INR bn)
TG&D Corpn Ltd, Chennai-Erode	Tamilnadu	2.54
PVNL- RGGY - Phase II Allahabad	Uttar Pradesh	1.65
Power Grid Corpn.of India Ltd. TW- 01 & TW-02	Andhra Pradesh	1.31
MSEDCL – Nashik	Maharashtra	0.74

Project Name	Location	Project Cost (INR bn)
Jharkhand Bijili Vitran Nigam Limited, Ranchi	Jharkhand	3.02
Kerala State Electricity Board	Kerala	2.43
DDUGJY - Dumka	Jharkhand	3.00
DDUGY- Auraiya	Uttar Pradesh	1.67

### Roads



# <section-header>

National Highways Authority of India

UP Expressways Industrial Development Authority

Capital City Development and Management Corporation,vijayawada

Amaravati Development Corporation

Hyderabad Growth Corridor Limited

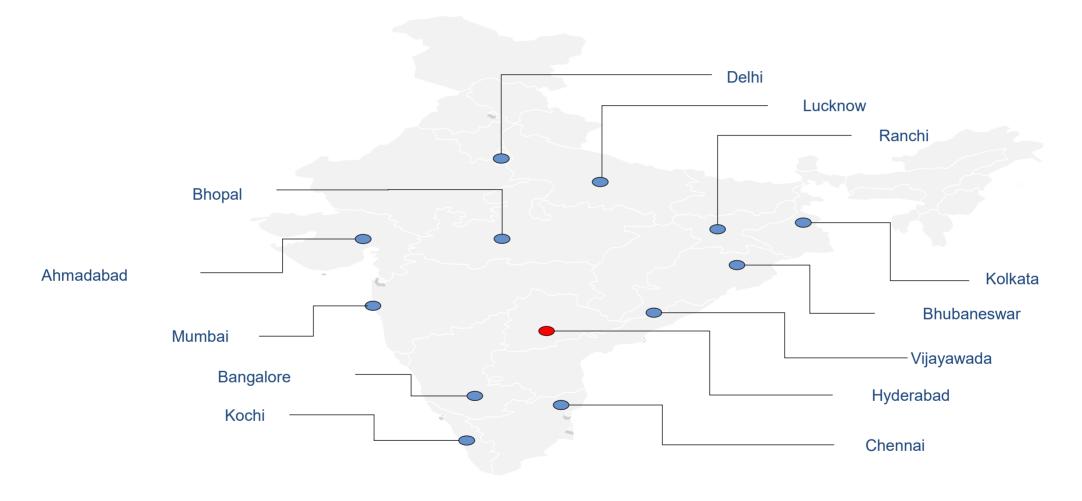
### **Details of Major Projects Completed**

Project Name	Location	Project Cost (INR bn)
Agra Lucknow Expressways	Uttar Pradesh	15.60
Outer ring Road Project - package II & III	Hyderabad	7.61

Project Name	Location	Project Cost (INR bn)
Capital City Development and Management Corporation	Andhra Pradesh	2.15
Amaravati Development Corporation	Andhra Pradesh	2.72

# Pan India Presence





Regional offices controlled by Directors and / or senior management facilitate efficient and timely decision making

# **KEY INVESTMENT HIGHLIGHTS**

# Key Investment Highlights



Strong Execution Track Record	<ul> <li>More than three decades of experience in completing numerous construction projects across roads, buildings, bridges, irrigation &amp; mining etc with timely execution</li> </ul>
Diversified Order Book across Industry Segments and Geography	<ul> <li>Robust and regionally diversified order book diversified across24 states in India with strong counterparties</li> <li>Order book of INR 219 bn (as on Sept 30, 2017) and order book to sales ratio of 2.3x provides strong cash flow visibility for next 2-3 years</li> </ul>
3 Robust Financials with Strong Credit Rating	<ul> <li>Company has had robust financial performance in terms of margins and return metrics along with low leverage</li> <li>India Ratings upgraded the rating from BBB+ to A- in view of reduction in principal repayments, improving EBITDA Margins, lower than expected debt and plans for further asset sale.</li> </ul>
4 Professional Board with Strong Corporate Governance	<ul> <li>Board comprising of 5 Executive, 3 Non-executive non-independent and 5 Independent directors</li> <li>Strong Corporate Governance due to institutional ownership and presence of independent directors in board &amp; various committees</li> </ul>
5 Favorable Industry Dynamics	<ul> <li>Various initiatives such as Bharat Mala, Sagar Mala, Pradhan Mantri Awas Yojna, Namami Gange Programme, Freight Corridors, Industrial Corridors, Smart Cities, etc. to provide additional impetus to Construction industry</li> </ul>

# Strong Track Record



### **Details of Major Projects Completed**

Project Name	Location	Project Cost (INR bn)	Year of completion	
Agra Lucknow Expressways	Uttar Pradesh	15.60	2017-18	
ESIC Hospital & Medical College	Karnataka	10.73	2014-15	
IISCO Steel plant Blast furnace	West Bengal	7.84	2014-15	
Water Supply Project	Gujarat	8.07	2016-17	

### **Details of Major Projects Under Execution**

Project Name	Location	Project Cost (INR bn)
Housing Project - APTIDCO,	Vijayawada & Nellore – Andhra Pradesh	20.13
Water Supply Project	Telangana	14.45
Pune Metro Package-1 & 2	Maharashtra	8.47
Bangalore Metro Rail Project	Karnataka	5.09
Lift Irrigation Project (PRLIS)	Telangana	13.78

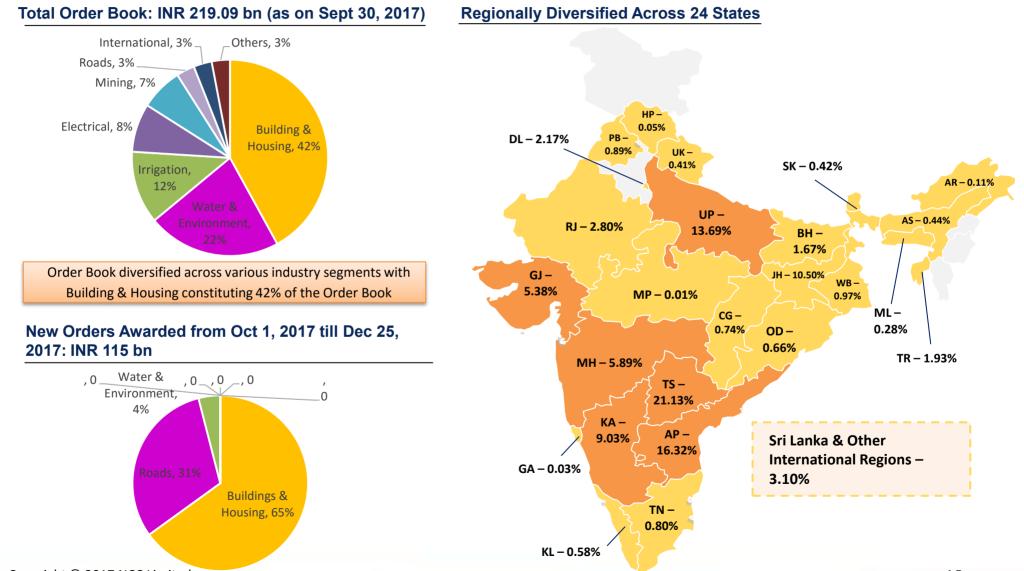
### Ability to Win Large Projects

De	monstrated ability to bid for and win large projects
•	Outer ring Road Projects in Amaravthi Capital city, AP: INR 20.46 bn
	(two packages)
•	Andhra Pradesh Township Infra Development Corporation: INR
	20.13 bn (two packages)
•	Building Project by NBCC, Nauroji Nagar, New Delhi: INR 19.49 bn
•	UP Expressways Development Authority : INR 16.75 bn

Client Name					
Indian Railway	Power Grid	Indian Oil			
Coal India	CIDCO	Airport Authority of India			
National Aluminum Company	Steel Authority of India	Hyderabad Growth Corridor			
National Highways Authority of India	Bharat Heavy Electricals	Maharashtra Airport Development			
NTPC	NBCC	Indian Army			

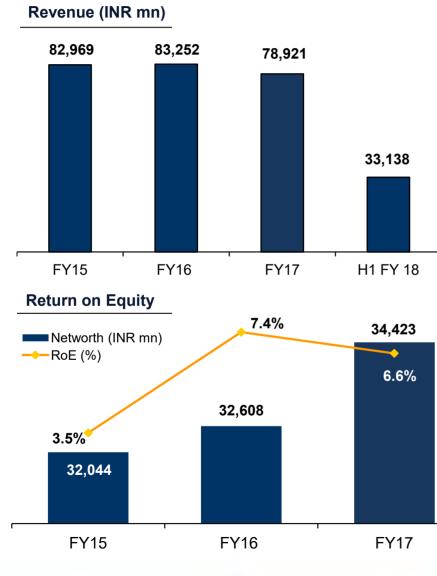
# 2 Diversified Order Book





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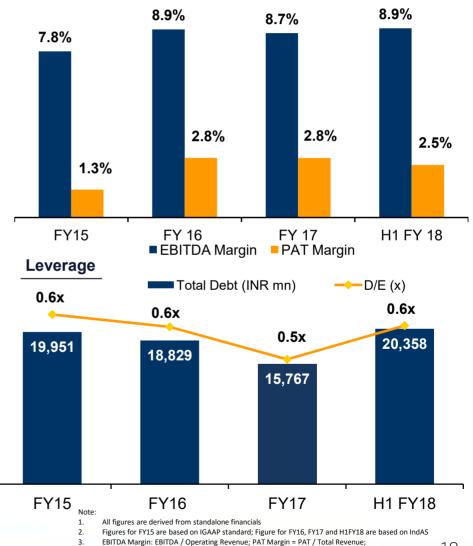
# 3 Robust Financials with Strong Credit Rating (1/2)



### Margins

4.

RoE = PAT / Net Worth



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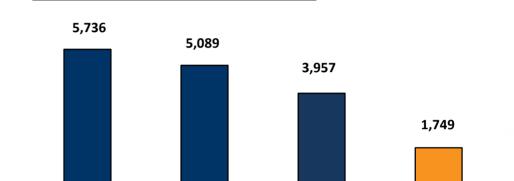
# 3 Robust Financials with Strong Credit Rating (2/2)



- Interest on Working Capital Loans
- Interest on Mobilization Advances
- Commission on Bank Guarantees and Letter of Credits
- Other Financial Charges

### Financial Assistance from Banks (As on Dec 1, 2017)

Sl. No.	Particulars	Limit (INR bn)
1.	Cash Credit & WCDL	20.58
2.	Bank Guarantees	78.34
3.	Letter of Credit	7.51
	TOTAL	106.43



### **Rating of the Company:**

FY15

**Reduction in Finance Cost (INR mn)** 

FY16

 External rating of the company is "A-" with stable outlook with both the rating agencies i.e. ICRA and India Ratings

FY17

 India Ratings upgraded the rating from BBB+ to A- in view of reduction in principal repayments, improving EBITDA Margins, lower than expected debt and plans for further asset sale

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H1 FY 18

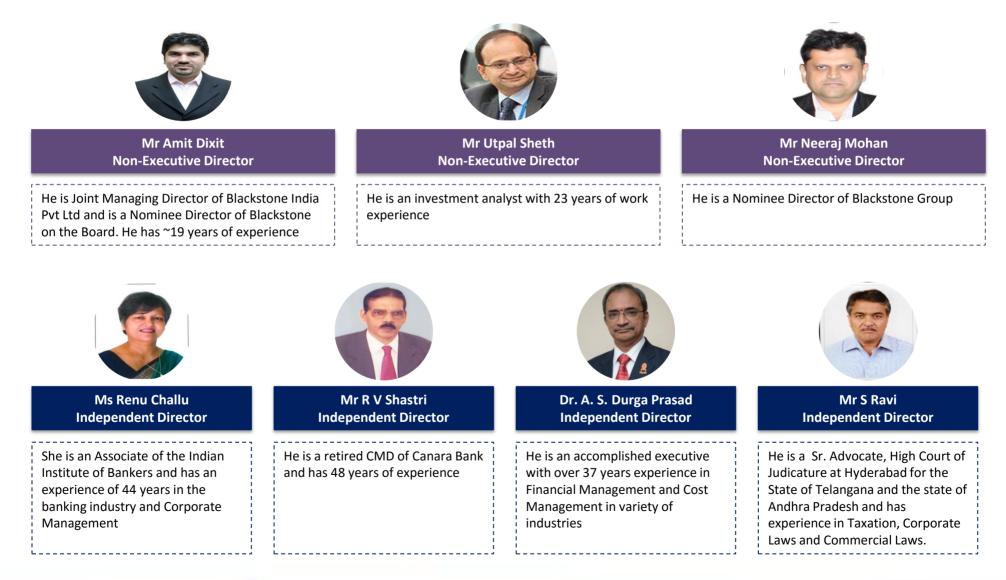
# Professional Board (1/2)





# Professional Board (2/2)



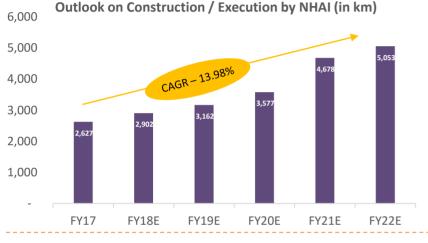


# Favorable Industry Dynamics (1/2)



### Roads

5



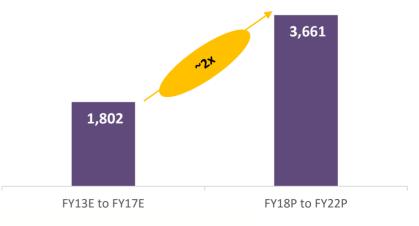
# Expected investment of INR 4.3 tn in national highways from FY18-22 Expected investment of INR 4.4 tn in state highways from FY17-21

• Momentum on account of completion of remaining length of NHDP programme, new projects such as Bharat Mala, upgradation of SH to NH, four-laning of NH, and Pradhan Mantri Gram Sadak Yojna

### **Urban Infrastructure**

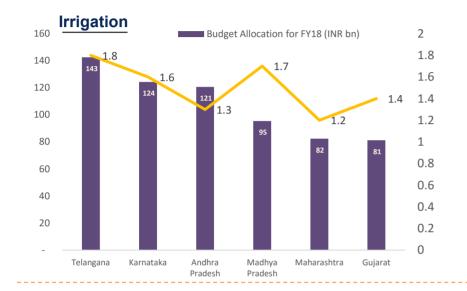
Construction Spend in Urban Infra (INR bn)

- Construction spend in urban infrastructure to be ~INR 3.7 tn between FY18-22
- In the Union Budget FY18, Centre allocated INR 162.4 bn for Swachh Bharat.
- Allocation of INR 500 bn for five years (FY16-20) under AMRUT, as against INR 360 bn spent under JNNURM over the past five years
- Construction spends on metros in India will increase 1.9 times to ~INR 1.1 tn over the next five years
- Also, government has decided to develop 100 cities as smart cities



# Favorable Industry Dynamics (2/2)



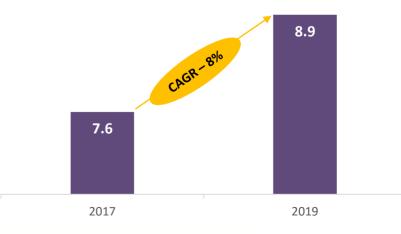


- Investments to increase 1.4 times to touch INR 3 tn between FY18-20
- With **only 50% of the land irrigated**, there is a huge unharnessed potential for further investments
- Top six states Andhra Pradesh (including Telangana), Maharashtra, Karnataka, Gujarat, Madhya Pradesh and Uttar Pradesh – account for nearly 75% of the total investments during 2012 to 2017
- Over 2017-18 to 2019-20 as well, the share of the top six states are expected to remain at ~75%, as investments in Andhra Pradesh, Karnataka, Madhya Pradesh and Gujarat rise significantly

### **Real Estate**

Real Estate Industry (INR tn)





Source: Crisil

# **COMPANY STRATEGY**

# **Company Strategy**



Asset Light Business Model	<ul> <li>Focus on core competency of the Company i.e. Construction Business (EPC and Item rate contracts) with asset light strategy</li> <li>Monetize BOT and Real Estate Assets exposure on a case to case basis</li> <li>Limited exposure to selective HAM projects in Roads</li> </ul>
Focus on India	<ul> <li>With impetus of Government on development of Infrastructure and housing for all in India, focus on bidding for construction projects in India</li> <li>Exit from middle east construction business</li> </ul>
Improving Operational Efficiency and Return Metrics	<ul> <li>Continuing efforts in improving operational efficiency and reduction of costs</li> <li>Focus on superior management and better control of projects by strengthening MIS and Review System</li> <li>Sustained efforts on improving EBITDA and Net Profit Margins</li> <li>Reduction of Debt and Interest Costs</li> </ul>

# Thank you

# ANNEXURES

# Division Wise Execution & Order book As on 30.09.2017 **NCC**

Particulars	Buildings & Housing	Water & Environment	Irrigation	Electrical	Roads	Mining	Others (Metals, Power, Railways)	International	TOTAL
									(INR bn)
Orders on Hand as on 01.04.2017	77.30	32.05	19.04	16.09	5.63	18.74	2.43	9.62	180.90
	43%	18%	11%	9%	3%	10%	1%	5%	100%
Add: New Orders Received	43.81	25.20	9.00	6.84	3.83		4.90	0.00	93.58
	47%	27%	10%	7%	4%	0%	5%	0%	100%
Less: Value of Works Executed	16.59	9.85	1.31	2.61	1.86	0.06	0.68	2.87	35.83
	46%	27%	4%	7%	5%	0%	2%	8%	100%
Balance as on 30.09.2017	104.52	47.40	26.73	20.32	7.60	18.68	6.65	6.75	238.65
	44%	20%	11%	9%	3%	8%	3%	3%	100%
Less: GST	12.44	1.18	0.23	1.92	0.77	2.35	0.67	0.00	19.56
Net Balance as on 30.09.2017	92.08	46.22	26.50	18.40	6.83	16.33	5.98	6.75	219.09
	42%	21%	12%	8%	3%	7%	3%	3%	100%

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### **Profit & Loss Statement**



All Figures in INR mn

Year Ended 31st March, 6months IGAAP PARTICULARS Ind AS Ind AS 2014-15 2015-16 2016-17 FY 17-18 Income Revenue from Operations 83,251.55 82.969.43 78.920.73 33.138.46 Other Income 1,950.74 2,239.85 1,400.76 631.10 85,491.40 80,321.49 Total Income 84.920.17 33.769.56 Expenses Cost of Material Consumed 45,558.54 38,619.35 10,351.78 29,958.85 **Construction Expenses** 26,934.06 8,395.98 9,347.37 3,845.81 (1,029.14)389.59 1,398.02 Changes in Inventories of Work in Progress 1,211.27 Sub-Contractors Work Bills 23,351.11 26,166.72 12,157.22 2,647.00 3,007.81 **Employee Benefits Expense** 3,315.45 1,673.34 Other Expenses 2,365.50 2,111.27 1,882.56 945.79 **Finance Cost** 5,735.59 5,088.58 3,956.99 1,748.79 Depreciation & Amortization Expense 1,118.33 1,099.59 1,120.63 565.89 **Total Expenses** 83,329.88 82,063.28 77,146.59 32,499.89 Profit Before Exceptional Items 3,174.90 1,269.67 1.590.29 3.428.12 Exceptional items(net) (203.23)(503.37)(465.64)Profit Before Tax 1.590.29 3,224.89 2,671.53 804.03 472.37 Tax Expenses 823.20 416.52 (33.19)Profit for the Year 1,117.92 2,401.69 2,255.01 837.22 Other Comprehensive Income/(Loss) (21.14)(38.85)(4.70)**Total Comprehensive Income** 1,117.92 2,380.55 2,216.16 832.52

# Balance Sheet (IndAS) – FY16, FY17 and H1FY18



All Figures in INR mn

	As At 31 <sup>s</sup>	As At 31 <sup>st</sup> March		
PARTICULARS	Ind <i>i</i>	AS	Ind AS	
	2015-16	2016-17	FY 17-18	
<u>ASSETS</u>				
Non-Current Assets	18,815.21	20,592.04	20,765.61	
Property, Plant and Equipment	5,801.77	5,899.53	6,095.11	
Capital Work in Progress	76.43	12.74	268.70	
nvestment Property	358.40	481.25	586.81	
Other Intangible Assets	37.31	22.53	18.96	
Investments in Associates	1,679.65	1,430.35	1,113.35	
Other Investments	7,888.16	8,856.56	8,880.73	
Loans	115.53	0.00		
Trade Receivables	1,172.12	1,676.58	1,732.00	
Other Financial Assets	1.43	2.66	2.66	
Deferred Tax Assets (Net)	814.46	1,354.21	1,458.43	
Non Current Tax Assets (Net)	869.95	855.63	608.86	
Current Assets	73,741.71	68,566.45	74,763.31	
Inventories	16,567.70	15,258.25	13,298.89	
Other Investments	2.28	0.03	0.03	
Trade Receivables	30,866.31	35,358.09	40,183.42	
Cash and Cash Equivalents	2,118.49	1,086.60	892.17	
Bank balances other than above	39.99	8.04	56.96	
Loans	11,494.39	5,860.78	6,394.27	
Other Financial Assets	2,072.37	1,542.03	2,785.12	
Current Tax Assets (Net)	633.32	147.69	1,153.65	
Other Current Assets	9,946.85	9,304.94	9,998.80	
TOTAL	92,556.92	89158.49	95,528.92	
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	As At 31 <sup>s</sup>	As At 31 <sup>st</sup> March			
PARTICULARS	Ind		30-09-17 Ind AS		
	2015-16	2016-17	FY 17-18		
EQUITY & LIABILITIES					
Share Holders Funds	32,608.17	34,422.86	34,987.74		
Equity Share Capital	1,111.86	1,111.86	1,111.86		
Other Equity	31,496.31	33,311.00	33,875.88		
Non-Current Libilities	1,744.05	1,113.61	1,486.84		
Borrowings	1,018.63	91.07	410.60		
Trade Payables	497.43	754.49	779.89		
Provisions	227.99	268.05	296.35		
Current Libilities	58,204.69	53,622.02	59,054.34		
Borrowings	17,165.65	15,282.62	19,715.72		
Current maturities of long term borrowings	644.75	393.01	231.73		
Trade Payables	27,710.52	28,680.85	28,291.65		
Other Financial Liabilities	224.31	92.82	108.92		
Provisions	59.16	68.89	76.43		
Current Tax Liabilities (Net)	30.94	30.94			
Other Current Liabilities	12,369.36	9,072.89	10,629.89		
TOTAL	92,556.92	89,158.49	95,528.92		
			31		

# Balance Sheet (IGAAP) – FY15 and FY16

NCC

All Figures in INR mn

	As At 31st I	March,		As At 31st	As At 31st March,	
PARTICULARS	IGAA	Р	PARTICULARS	IGAA	IGAAP	
	2014-15	2015-16		2014-15	2015-16	
ASSETS			EQUITY & LIABILITIES			
Non-Current Assets	20,843.97	19,021.77	Share Holders Funds	32,044.30	34,088.22	
Fixed Assets			Share Capital	1,111.86	1,111.86	
Tangible assets	6,273.51	61,60.17	Reserves & Surplus	30,932.44	32,976.36	
Intangible assets	49.33	37.31				
Capital work in progress	78.51	76.43	Non-Current Libilities	3,512.82	1,745.05	
Non-current Investments	11,567.75	10,310.85	Long-term borrowings	2,625.09	1,019.63	
Deferred Tax Asstes (Net)		207.97	Deferred Tax Liability(net)	142.22		
Long-term loans & advances	1,398.88	1,055.48	Other Long-term liabilities	534.71	497.43	
Other Non-current Assets	1,475.99	1,173.56	Long-term provisions	210.80	227.99	
Current Assets	73,487.56	75,423.29	Current Libilities	58,774.41	58,611.79	
Current Investments	0.03	2.28	Short-term borrowings	16,626.91	17,165.65	
Inventories	18,030.93	16,567.70	Current maturities of long term			
Trade receivables	13,632.23	13,244.93	borrowings	699.30	650.39	
Cash & Bank Balances	1,126.90	2,158.48	Trade payables	17,655.56	21,229.22	
Short term loans & advances	27,554.22	27,419.74	Other current liabilities	23,453.54	19,074.97	
Other Current Assets	13,143.25	16,030.16	Short-term provisions	339.10	491.56	
TOTAL	94,331.53	94,445.06	TOTAL	94,331.53	94,445.06	