

PSP Projects Ltd.

Growth & margins continue to remain under pressure

In Q4 FY25, PSP Projects Ltd. (PSPPL) recorded a flat revenue growth of ~1% on a YoY basis, mainly due to a delay in the commencement of execution of projects that the Company bagged recently. EBITDA margin continued to witness significant weakness, recording a drop of 308 bps on a YoY basis. The EBITDA margin reported by the Company was 4.8%, which is significantly lower than the steady-state run rate. This was again due to cost overruns related to a project the Company was executing in UP. All this resulted in a 251 bps decrease in PBT margins on a YoY basis. Total order inflow for FY25 stood at ~Rs. 35 Bn, which was in line with the guidance provided earlier. This took the total order book to ~Rs. 73 Bn. The management continues to exercise caution in guidance but believes that FY26 should be much better than FY25, both in terms of growth and profitability. However, the near-term outlook regarding the stoppage of cost overruns and other hurdles relating to projects in UP continues to remain bleak.

Adani Group to provide strong support

As of FY25, PSPPL's order book stands at ~Rs. 73 Bn, with 25% now attributable to Adani Group projects. Notably, 50–60% of the current bid pipeline (~Rs. 71 Bn) also comprises Adani-linked opportunities, signalling a significant pivot in the Company's future revenue visibility towards the Group. While this marks a clear shift in client concentration, the management has firmly stated that Adani will act purely as a financial sponsor, facilitating order flow and capital support, without any involvement in project execution. PSPPL will retain complete operational independence. Regarding the stake purchase, Adani Infra's open offer received SEBI approval on 5th May 2025 and will conclude on 4th June 2025. Post completion, Adani's acquisition will be formally effective from June 2025.

Cost overruns and other hurdles related to UP Projects continue

In Q4 FY25, profitability remained under pressure due to continued cost overruns on the UP Medical College and Hospital project, which dented EBITDA by Rs. 620 Mn for FY25. This pulled FY25 EBITDA margin down to 7.1%, below the guided 9–10% range. Management clarified that while the core project has been completed and handed over, overruns stem from delays in renovating a building which was a part of the original contract. Though the management didn't give exact clarity on the stoppage of these overruns, they indicated the impact to be much lower in FY26.

Guidance for FY26

Following a muted FY25, PSPPL is guiding for a sharp recovery in FY26, with revenue expected to cross Rs. 30 Bn and EBITDA margins stabilizing in the 9–10% range. The Company has also set an order inflow target of Rs. 40–50 Bn.

View & Valuation

PSPPL delivered another quarter of weak topline growth along with weak profitability. Additionally, near-term visibility regarding the stoppage of cost overruns also continues to be weak. Owing to the above-mentioned weak outlook and our revised estimates, we change our rating from NEUTRAL to REDUCE on PSPPL with a target price of Rs. 600 (17x FY26E EPS).

26th May 2025

REDUCE

CMP Rs. 639

TARGET Rs. 600 (-6.1%)

Company Data

Bloomberg Code	PSPPL IN
MCAP (Rs. Mn)	25,331
O/S Shares (Mn)	40
52w High/Low	746 / 565
Face Value (in Rs.)	10
Liquidity (3M) (Rs. Mn)	58

Shareholding Pattern %

	Mar 25	Dec 24	Sep 24
Promoters	60.14	60.14	60.14
FIIs	7.82	7.63	8.58
DIIs	7.95	8.09	10.94
Non- Institutional	24.1	24.14	20.35

PSP vs Nifty



May, 22	May, 23	May, 24	May, 25
,	PSP	NIFTY	

Source: Keynote Capitals Ltd.

Key Financial Data

(Rs. Mn)	FY24	FY25	FY26E
Revenue	25,058	25,121	30,146
EBITDA	2,610	1,794	2,954
Net Profit	1,230	564	1,399
Total Assets	20,367	23,531	25,195
ROCE (%)	15%	5%	12%
ROE (%)	14%	5%	11%

Source: Company, Keynote Capitals Ltd.

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PSP Projects Ltd | Quarterly Update



Q4 FY25 Result Update

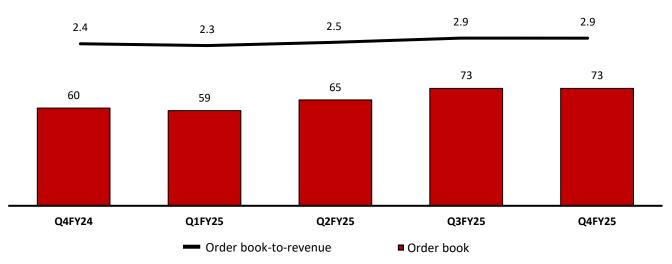
Result Highlights (Rs. Mn)

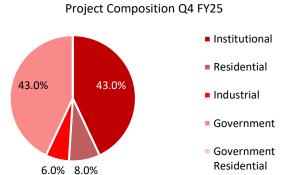
Particulars	Q4 FY25	Q4 FY24	Change % (Y-o-Y)	Q3 FY25	Change % (Q-o-Q)	FY25	FY24	Change % (Y-o-Y)
Revenue	6,729	6,678	1%	6,302	7%	25,121	25,058	0%
Construction Costs	6,003	5,616	7%	5,532	9%	21,713	20,776	5%
Employee Cost	231	336	-31%	333	-31%	1,195	1,251	-4%
Other Operating Expense	172	199	-14%	82	111%	420	422	0%
EBITDA	324	527	-39%	355	-9%	1,794	2,609	-31%
EBITDA %	5%	8%	-308 Bps	6%	-83 Bps	7%	10%	-327 Bps
Depreciation	193	199	-3%	187	3%	727	649	12%
EBIT	131	327	-60%	168	-22%	1,068	1,961	-46%
EBIT %	2%	5%	-295 Bps	3%	-72 Bps	4%	8%	-357 Bps
Finance Cost	102	140	-27%	102	0%	442	508	-13%
Other Income	52	61	-15%	38	37%	173	242	-28%
PBT	80	248	-68%	103	-22%	799	1,695	-53%
PBT %	1%	4%	-251 Bps	2%	-44 Bps	3%	7%	-358 Bps
Tax	16	87	-82%	37	-58%	219	460	-52%
Share of Profit/Loss from JV	0	-6	-99%	-15	-100%	-15	-5	214%
Profit for the period	65	155	-58%	51	28%	564	1,230	-54%
EPS	1.64	4.31	-	1.28	-	14.32	34.16	-

Source: Company, Keynote Capitals Ltd.

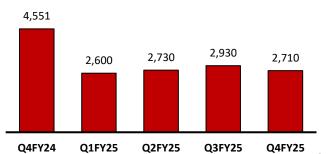
Quarterly business progression

Order Book to TTM Revenue (x) and Order Book (Rs. Bn)



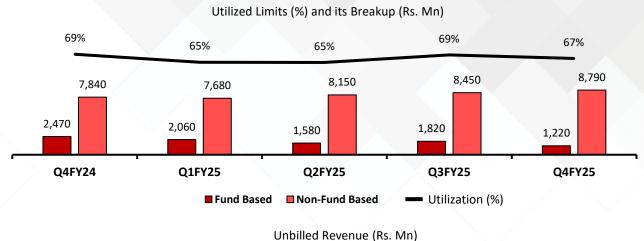


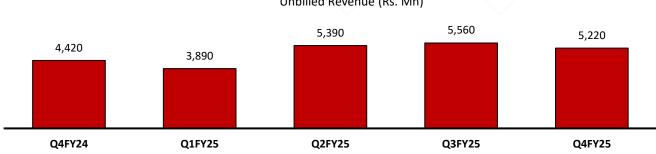
Total Debt (Rs. Mn)



Source: Company, Keynote Capitals Ltd.







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Major ongoing projects as of Q4 FY25

		Total Contract Value	Outstanding Contract Value
Project	Name of the Client	(~Rs. Bn)	(~Rs. Bn)
SMC High Rise Building	Municipal Corporation	13.5	9.6
Gati Shakti Vishwavidyalaya	RVNL	6.3	4.7
Medicity & Research Center	Private Company	4.1	4.1
Dharoi Dam	State Government	6.8	4.1
Commercial Building & Hotel	Private Company	3.9	3.8
Sabarmati River Front - Phase II	Government	4.0	3.2
Fintech Building at GIFT City	Government	3.3	2.9
Residential Building, GIFT City	Private Company	2.7	2.6
Project Himalaya (IRPL, Coca Cola)	MNC	4.9	2.6
Human & Biological Science Gallery	Government	2.7	2.4
Palladium Mall, Surat	Private Company	2.3	2.0
Residential Building, Ahmedabad	Private Company	1.7	1.6
Guest House at Shantigram	Private Company	1.5	1.5
Residential Project at Shantigram	Private Company	1.4	1.4
National High-Speed Project (Precast)	L&T	2.7	1.4
Street Beautification Project	Municipal Corporation	1.6	1.3





Q4 FY25 Conference Call Takeaways

FY25 Project Completions

 In FY25, PSPPL has completed the following projects, a) Institutional Project, Sanand, b) Medical Colleges & Hospitals, Uttar Pradesh, c) Residential Tower, Ahmedabad and d) Two precast infrastructure projects (excluding high-speed rail).

Update on Major Ongoing Projects

- Coca-Cola, Sanand: The structural work is complete, and the finishing work is in progress. The project is well on track.
- SMC Building, Surat: Construction of 14 floors is completed. PSPPL has onboarded the façade agency. Currently, the façade is being constructed simultaneously with the construction of the remaining floors.
- Sports Complex, Ahmedabad: The main building is ready. Additional work of Rs. 200 Mn is currently underway.
- Gatishakti Project: Currently, the construction of the superstructure is going on. This project is operating with a 30-60 day delay due to recently faced labor shortages.

Major Orders Secured in FY25

In FY25, PSPPL has secured orders for the following projects, a) Airport & Hotel development, GIFT City, b) Coca-Cola project, Sanand, c) Medicity & Research Center, Ahmedabad, d) Palladium Mall (repeat order from client), Surat, e) Leadership Guesthouse (using precast technology), Shantigram and f) Residential projects, Bangalore and Ahmedabad.

General Highlights

- The current project base of PSPPL remains highly concentrated, with 91% of ongoing work located in Gujarat, followed by Karnataka at 5%, and UP and Rajasthan at 2% each.
- In FY25, the rise in receivables is largely due to delays in payments from UP, the Ahmedabad Sports Complex (Rs. 980 Mn), and SDB (Rs. 90 Mn, due in Oct 2025). Management believes that, relative to the current scale, the normalized receivables should have been closer to Rs. 4 Bn.
- Two senior executives stepped down with over 15 years of service at the Company post-Adani tie-up. Management clarified these were voluntary exits. Execution continues at the normal pace, and the broader leadership team remains unchanged.
- PSPPL has commenced preparatory work on a relocation project in Mahim, Mumbai. This project includes the construction of 5,200 houses meant to house Dharavi residents. The main Dharavi land handover is still pending.





Financial Statement Analysis

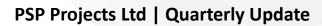
Income Statement					
Y/E Mar, Rs. Mn	FY23	FY24	FY25	FY26E	FY27E
Net Sales	19,378	25,058	25,121	30,146	34,667
Growth %		29%	0%	20%	15%
Raw Material Expenses	15,014	19,331	21,713	23,664	27,214
Employee Expenses	731	1,042	1,195	1,417	1,629
Other Expenses	1,333	2,076	420	2,110	2,427
EBITDA	2,301	2,609	1,794	2,954	3,397
Growth %		13%	-31%	65%	15%
Margin%	12%	10%	7%	10%	10%
Depreciation	400	649	727	790	818
EBIT	1,901	1,961	1,067	2,164	2,579
Growth %		3%	-46%	103%	19%
Margin%	10%	8%	4%	7%	7%
Interest Paid	320	508	442	469	497
Other Income & exceptional	250	242	173	173	173
PBT	1,831	1,695	798	1,868	2,255
Tax	485	460	219	467	564
Others (Minorities,					
Associates)	-27	-5	-15	-2	-2
Net Profit	1,319	1,230	564	1,399	1,689
Growth %		-7%	-54%	148%	21%
Shares (Mn)	36.0	36.0	39.6	39.6	39.6
EPS	36.65	34.16	14.23	35.29	42.62

Balance Sheet	EV22	EV24	EVAE	EVACE	EVAZE
Y/E Mar, Rs. Mn Cash, Cash equivalents &	FY23	FY24	FY25	FY26E	FY27E
Bank	2,424	2,271	2,078	2,572	2,981
Current Investments	0	0	0	0	0
Debtors	4,339	3,421	5,298	6,029	6,933
Inventory	1,531	3,178	3,239	3,786	4,354
Short Term Loans & Advances	4,310	6,230	7	7	7
Other Current Assets	219	196	7,170	7,170	7,170
Total Current Assets	12,822	15,297	17,793	19,565	21,446
Net Block & CWIP	2,573	3,247	3,101	3,136	3,196
Long Term Investments	7	7	7	5	3
Other Non-current Assets	2,123	1,623	2,630	2,630	2,630
Total Assets	17,525	20,174	23,531	25,335	27,274
Creditors	3,683	4,200	4,179	5,084	5,834
Provision	13	31	43	43	43
Short Term Borrowings	746	3,597	2,531	2,031	1,531
Other Current Liabilities	4,800	2,947	4,475	4,475	4,475
Total Current Liabilities	9,242	10,775	11,228	11,633	11,883
Long Term Debt	381	417	184	184	184
Deferred Tax Liabilities	-129	-194	0	0	0
Other Long Term Liabilities	21	27	29	29	29
Total Non Current Liabilities	273	250	213	213	213
Paid-up Capital	360	360	396	396	396
Reserves & Surplus	7,650	8,789	11,693	13,092	14,781
Shareholders' Equity	8,010	9,149	12,089	13,488	15,178
Non Controlling Interest	0	0	0	0	0
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Cash Flow Statement					
Y/E Mar, Rs. Mn	FY23	FY24	FY25	FY26E	FY27E
Pre-tax profit	1,831	1,695	783	1,868	2,255
Adjustments	336	809	1,062	1,086	1,142
Change in Working Capital	-1,119	-4,269	-787	-372	-722
Total Tax Paid	-568	-469	-531	-467	-564
Cash flow from operating					
Activities	480	-2,235	527	2,115	2,111
Net Capital Expenditure	-788	-1,412	-673	-825	-878
Change in investments	41	915	-565	0	C
Other investing activities	239	234	181	173	173
Cash flow from investing					
activities	-507	-262	-1,057	-652	-705
Equity raised / (repaid)	0	0	2,379	0	C
Debt raised / (repaid)	453	3,101	-1,836	-500	-500
Dividend (incl. tax)	-180	-90	0	0	C
Other financing activities	-158	-319	-347	-469	-497
Cash flow from financing					
activities	115	2,692	196	-969	-997

Valuation Ratios					
Particulars	FY23	FY24	FY25	FY26E	FY27E
Per Share Data					
EPS	37	34	14	35	43
Growth %		-7%	-58%	148%	21%
Book Value Per Share	222	254	305	340	383
Return Ratios					
Return on Assets (%)	9%	7%	3%	6%	6%
Return on Equity (%)	18%	14%	5%	11%	12%
Return on Capital Employed (%)	18%	15%	5%	12%	13%
Turnover Ratios					
Asset Turnover (x)	1.3	1.3	1.1	1.2	1.3
Sales / Gross Block (x)	5.1	5.1	4.3	4.6	4.7
Working Capital / Sales (%)	16%	16%	22%	24%	25%
Receivable Days	70	57	63	69	68
Inventory Days	29	44	54	54	55
Payable Days	73	69	70	70	72
Working Capital Days	26	32	47	53	51
Liquidity Ratios					
Current Ratio (x)	1.4	1.4	1.6	1.7	1.8
Interest Coverage Ratio (x)	6.7	4.3	2.8	5.0	5.5
Total Debt to Equity	0.2	0.5	0.2	0.2	0.1
Net Debt to Equity	-0.1	0.2	0.1	0.0	-0.1
Valuation					
PE (x)	14.7	15.8	44.9	18.1	15.0
Earnings Yield (%)	7%	6%	2%	6%	7%
Price to Sales (x)	1.0	0.8	1.0	0.8	0.7
Price to Book (x)	3.0	2.7	2.1	1.9	1.7
EV/EBITDA (x)	10.1	9.3	17.8	10.8	9.4
EV/Salas (v)	1.2	1.0	1 2	1 1	0.0





KEYNOTE Rating History

Date	Rating	Market Price at recommendation	Upside/Downside
4 th December 2023	BUY	780	+26.7%
12 th February 2023	BUY	737	+22.5%
28 th May 2024	BUY	640	+23.1%
5 th August 2024	BUY	673	+12.3%
29 th October 2024	BUY	620	+23.0%
10 th February 2025	NEUTRAL	626	+4.6%
26 th May 2025	REDUCE	639	-6.1%

Source: Company, Keynote Capitals Ltd. estimates





Rating Methodology

Rating	Criteria
BUY	Expected positive return of > 10% over 1-year horizon
NEUTRAL	Expected positive return of > 0% to < 10% over 1-year horizon
REDUCE	Expected return of < 0% to -10% over 1-year horizon
SELL	Expected to fall by >10% over 1-year horizon
NOT RATED (NR)/UNDER REVIEW (UR)/COVERAGE SUSPENDED (CS)	Not covered by Keynote Capitals Ltd/Rating & Fair value under Review/Keynote Capitals Ltd has suspended coverage

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