

DCR

1HFY22 Result Review: Stance Downgraded to HOLD

Equity Research | Real Estate Investment Trust | Monday, 24 January, 2022

DCR has announced its 1HFY22 result where it posted a profit after tax of Rs 3.246bn as compared to profit after tax of Rs 3.419bn in the same period last year, down by 5.1% YoY.

The company has posted a revenue of Rs 1.754bn against Rs 1.479bn in SPLY, recording a surge of 18.5% YoY. We note that this growth is attributed to the withdrawal of waivers provided by the management to its tenants amid the Covid-19 crisis.

Administrative expenses have been increased by 15% YoY to Rs 248mn. Other income has been declined by 37% YoY to Rs 49mn as compared to Rs 77mn during the same period last year. Lastly, the management fee has been increased by 19% YoY to Rs 45mn as compared to Rs 38mn during the same period last year.

DCR is currently trading at FY22E PE of 9.31x. Furthermore, the script is also trading at FY22E P/B of 0.47x which offers a discount of 16% relative to its historical 3-year average of 0.56. We have a **HOLD** stance on the script with a DDM based Dec-22 TP of Rs 13 which provides an upside potential of 1%. Furthermore, it also offers an attractive dividend yield of 12% which makes the total return of 13%.

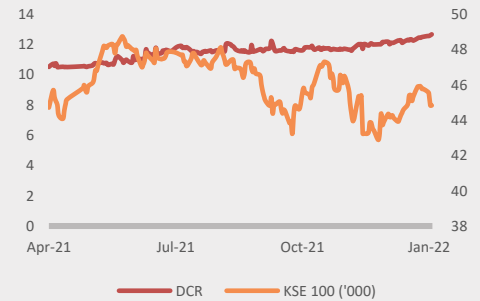
Rupees' millions	2QFY22	2QFY21	YoY	1HFY22	1HFY21	YoY
Rental Income	889	815	9.1% ▲	1,660	1,418	17.0% ▲
Marketing Income	54	44	22.4% ▲	94	61	53.3% ▲
Total Income	944	860	9.8% ▲	1,754	1,479	18.5% ▲
SG&A Expenses	-150	-115	29.8% ▲	-248	-215	15.0% ▲
Operating Profit	794	744	6.7% ▲	1,506	1,264	19.1% ▲
Other Income	27	22	19.4% ▲	49	77	37.0% ▼
Management Fee	-24	-22	6.7% ▲	-45	-38	19.1% ▲
Trustee Remn.	-4	-4	6.7% ▲	-8	-6	19.1% ▲
Profit Before Change in FV	789	737	7.1% ▲	1,495	1,291	15.8% ▲
Change in fair value	1,751	2,128		1,751	2,128	17.7% ▼
Profit Before Taxation	2,541	2,865	11.3% ▼	3,246	8,118	60.0% ▼
Taxation	0	0	-	0	0	-
Profit After Taxation	2,541	2,865	11.3% ▼	3,246	3,419	5.1% ▼
Distributable EPU	0.35	0.33	7.1% ▲	1.21	0.58	108.2% ▲
Dividend	0.37	0.33	12.1% ▲	1.36	0.58	134.5% ▲
Bonus	-	-		-	-	
Closing Period: 04 Feb 22 - 06 Feb 2022						
SG&A Expenses to T.Income	-15.9%	-13.4%	2.4% ▲	-14.1%	-14.6%	0.4% ▼
Other Income to T.Income	2.8%	2.6%	0.2% ▲	2.8%	5.2%	2.4% ▼
Mgmt. Fee to T.Income	-2.5%	-2.6%	0.1% ▼	-2.6%	-2.6%	0.0% ▲
Trustee Remn. to T.Income	-0.4%	-0.4%	0.0% ▼	-0.4%	-0.4%	0.0% ▲
Net Margin	83.6%	85.8%	2.1% ▼	85.3%	87.3%	2.0% ▼

Source: ACPL Research, Company Financials

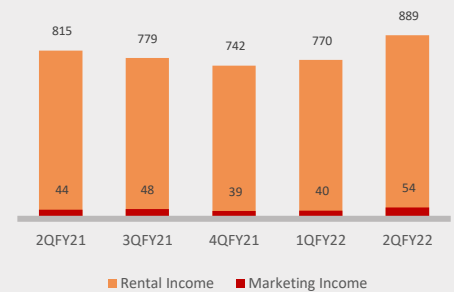
Key Statistics

Symbol	DCR
TP - Dec 22	13.00
LDCP	12.95
Upside (%)	1
Free Float ('mn)	556
Market Cap. (Rs.'mn)	28,797

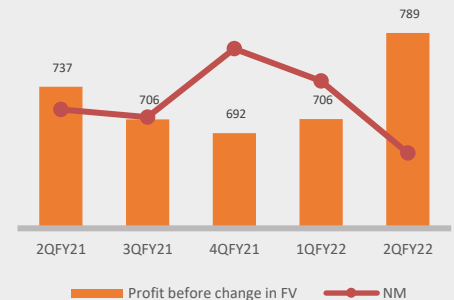
DCR vs KSE 100



Rental vs Marketing Income (Rs'mn)



PBCFV (Rs'mn) vs Net Margin



Sources: ACPL Research, Company Financials

Muhammad Nauman Naeem

Phone: (+92) 42 38302028; Ext: 116

Email: nauman@abbasiandcompany.com

Financial Projections

Rupees' millions	FY19A	FY20A	FY21A	FY22E	FY23E	FY24E	FY25E
Rental Income	3,344	2,814	2,939	3,438	3,679	3,936	4,212
Marketing Income	183	151	147	187	206	226	249
Total Income	3,527	2,965	3,086	3,625	3,885	4,163	4,461
Administrative & Operating Expenses	-513	-396	-422	-508	-544	-583	-625
Net Operating Income	3,014	2,568	2,664	3,118	3,341	3,580	3,837
Other income	140	192	130	100	107	114	123
Management Fee	-90	-77	-80	-94	-100	-107	-115
Profit before taxation	6,870	8,118	8,610	6,634	7,602	8,149	8,403
Income tax expense	0	0	0	0	0	0	0
Profit for the year	6,870	8,118	8,610	6,634	7,602	8,149	8,403
EPU	3.09	3.65	3.87	2.98	3.42	3.66	3.78
Distributable EPU	1.36	1.20	1.21	1.39	1.49	1.60	1.71

Source: ACPL Research, Company Financials

Horizontal Analysis

	FY19A	FY20A	FY21A	FY22E	FY23E	FY24E	FY25E
Rental Income	9.8%	-15.9%	4.4%	17.0%	7.0%	7.0%	7.0%
Marketing Income	-13.1%	-17.1%	-2.6%	27.0%	10.0%	10.0%	10.0%
Total Income	8.3%	-15.9%	4.1%	17.5%	7.2%	7.2%	7.2%
Administrative & Operating Expenses	6.0%	-22.8%	6.4%	20.4%	7.2%	7.2%	7.2%
Net Operating Income	8.7%	-14.8%	3.7%	17.0%	7.2%	7.2%	7.2%
Other income	23.7%	37.5%	-32.1%	-23.5%	7.2%	7.2%	7.2%
Management Fee	8.7%	-14.8%	3.7%	17.0%	7.2%	7.2%	7.2%
Profit before change in fair value of investment property	9.3%	-12.4%	1.1%	15.1%	7.2%	7.2%	7.2%
Change in fair value of investment property / unrealized gain	68.3%	42.3%	8.5%	-40.2%	21.1%	7.2%	0.0%
Profit before taxation	35.9%	18.2%	6.1%	-23.0%	14.6%	7.2%	3.1%
Income tax expense	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Profit for the year	35.9%	18.2%	6.1%	-23.0%	14.6%	7.2%	3.1%
EPU	35.9%	18.2%	6.1%	-23.0%	14.6%	7.2%	3.1%
Distributable EPU	9.3%	-12.4%	1.1%	15.1%	7.2%	7.2%	7.2%

Source: ACPL Research, Company Financials

Key Ratios

Profitability Ratios		FY19A	FY20E	FY21A	FY22E	FY23E	FY24E	FY25E
OP Margin	%	85.45	86.63	86.34	86.00	86.00	86.00	86.00
ROE	%	14.86	15.83	14.99	10.92	11.70	11.77	11.39
ROCE	%	6.49	4.99	4.62	5.08	5.10	5.10	7.45
ROA	%	14.61	15.60	14.82	10.73	11.52	11.53	16.19
Liquidity Ratios		FY19A	FY20E	FY21A	FY22E	FY23E	FY24E	FY25E
Current	x	3.51	2.96	4.22	4.70	4.39	4.64	4.14
Quick	x	3.01	2.42	3.71	4.18	3.87	4.12	3.62
Activity Ratios		FY19A	FY20E	FY21A	FY22E	FY23E	FY24E	FY25E
Receivables Days		15.54	26.34	19.03	16.20	15.12	14.11	13.17
Payables Days		55.11	7.68	21.74	18.06	16.85	15.73	14.68
Investment Ratios		FY19A	FY20E	FY21A	FY22E	FY23E	FY24E	FY25E
DPS		1.32	1.25	1.24	1.50	1.50	1.75	1.75
Div. Yield	%	10.19	9.65	9.58	11.58	11.58	13.51	13.51
Dividend Cover	x	2.34	2.92	3.12	1.99	2.28	2.09	2.16
Retention	%	3.26	-4.54	-2.53	-2.53	-2.53	-2.53	-2.53
Payout	%	96.74	104.54	102.53	102.53	102.53	102.53	102.53
No. of Shares	('m)	2223.7	2223.7	2223.7	2223.7	2223.7	2223.7	2223.7
EPU		3.09	3.65	3.87	2.98	3.42	3.66	3.78
Distributable EPU		1.36	1.20	1.21	1.39	1.49	1.60	1.71
Un-Distributable EPU		1.72	2.45	2.66	1.59	1.93	2.07	2.07
BVPS		20.79	23.06	25.82	27.31	29.23	31.14	33.17
P/E	x	9.49	10.83	10.71	9.31	8.69	8.10	7.56
P/BV	x	0.62	0.56	0.50	0.47	0.44	0.42	0.39

Source: ACPL Research, Company Financials

DISCLAIMER

This report has been prepared by Abbasi & Company (Private) Limited and is provided for information purposes only. Under no circumstances, this is to be used or considered as an offer to sell or solicitation of any offer to buy. While reasonable care has been taken to ensure that the information contained therein is not untrue or misleading at the time of publication, we make no representation as to its accuracy or completeness and it should not be relied upon as such. From time to time, Abbasi & Company (Private) Limited and or any of its officers or directors may, as permitted by applicable laws, have a position, or otherwise be interested in any transaction, in any securities directly or indirectly subject of this report. This report is provided only for the information of professional advisers who are expected to make their own investment decisions without undue reliance on this report. Investments in capital markets are subject to market risk and Abbasi & Company (Private) Limited accepts no responsibility whatsoever for any direct or indirect consequential loss arising from any use of this report or its contents. In particular, the report takes no account of the investment objectives, financial situation and needs of investors, who should seek further professional advice or rely upon their own judgment and acumen before making any investment. The views expressed in this report are those of Abbasi & Company (Private) Limited Research Department and do not necessarily reflect those of the company or its directors. Abbasi & Company (Private) Limited as a firm may have business relationships, including investment-banking relationships, with the companies referred to in this report. Abbasi & Company (Private) Limited does not act as a market maker in the securities of the subject company. Abbasi & Company (Private) Limited or any officers, directors, associates or close relatives do not have a financial interest in the securities of the subject company to an amount exceeding 1% of the value of the securities of the subject company at the time of issuance of this report. Abbasi & Company (Private) Limited or any officers, directors, associates or close relatives are not currently serving or have served in the past three years as a director or officer of the subject company. Abbasi & Company (Private) Limited or any officers, directors, associates or close relatives have not received compensation from the subject company in the previous 12 months. The subject company currently is not, or during the 12-month period preceding the date of publication or distribution of this report, was not, a client of Abbasi & Company (Private) Limited. We have not managed or co-managed a public offering or any take-over, buyback or delisting offer of securities for the subject company in the past 12 months and/or received compensation for corporate advisory services, brokerage services or underwriting services from the subject company in the past 12 months. Abbasi & Company (Private) Limited does not expect to receive or intend to seek compensation for corporate advisory services or underwriting services from the subject company in the next 3 months

All rights reserved by Abbasi & Company (Private) Limited. This report or any portion hereof may not be reproduced, distributed or published by any person for any purpose whatsoever. Nor can it be sent to a third party without prior consent of Abbasi & Company (Private) Limited. Action could be taken for unauthorized reproduction, distribution or publication

VALIDITY OF THE PUBLICATION OR REPORT

The information in this publication or report is, regardless of source, given in good faith, and may only be valid as of the stated date of this publication or report. The information may be subject to change without notice, its accuracy is not guaranteed, it may be incomplete or condensed and it may not contain all material information concerning the company, jurisdiction or financial instruments referred to in this report. The valuations, opinions, estimates, forecasts, ratings or risk assessments herein constitutes a judgment as of the date of this report and were based upon several estimates and assumptions and are inherently subject to significant uncertainties and contingencies. It can be expected that one or more of the estimates on which the valuations, opinions, estimates, forecasts, ratings or risk assessments were based will not materialize or will vary significantly from actual results. Therefore, the inclusion of the valuations, opinions, estimates, forecasts, ratings or risk assessments described herein is not to be relied upon as a representation and/or warranty by Abbasi & Company (Private) Limited and/or its other associated and affiliated companies, that:

- I. Such valuations, opinions, estimates, forecasts, ratings or risk assessments or their underlying assumptions will be achieved, and
- II. There is any assurance that future results or events will be consistent with any such valuations, opinions, estimates, forecasts, ratings or risk assessments stated therein

DEFINITION OF TERMS

TP	Target Price	CAGR	Compound Annual Growth Rate	FCF	Free Cash Flows
FCFE	Free Cash Flows to Equity	FCFF	Free Cash Flows to Firm	DCF	Discounted Cash Flows
PE	Price to Earnings Ratio	PB	Price to Book Ratio	BVPS	Book Value Per Share
EPS	Earnings Per Share	DPS	Dividend Per Share	ROE	Return of Equity
ROA	Return on Assets	SOTP	Sum of the Parts	LDCP	Last Day Closing Price

VALUATION METHODOLOGY

To arrive at our Target Price, Abbasi & Company (Private) Limited uses different valuation methods which include:

- I. Discounted Cash Flow Model
- II. Dividend Discount Model
- III. Relative Valuation Model
- IV. Sum of Parts Valuation

RATINGS CRITERIA

Abbasi & Company (Private) Limited employs a three-tier ratings system to rate a stock and sector, as mentioned below, which is based upon the level of expected return for a specific stock and outlook of sector. The rating is based on the following with stated time horizon

Stock Rating	Expected Total Return
BUY	Greater than 15%
HOLD	Between -5% to 15%
SELL	Less than and equal to -5%

Sector Rating	Sector Outlook
Overweight	Positive
Market Weight	Neutral
Underweight	Negative

Ratings are updated to account for any development impacting the economy/sector/company, changes in analysts' assumptions or a combination of these factors.

RESEARCH DISSEMINATION POLICY

Abbasi & Company (Private) Limited endeavors to make all reasonable efforts to disseminate research to all eligible clients in a timely manner through either physical or electronic distribution such as email, fax mail etc. Nevertheless, all clients may not receive the material at the same time

OTHER DISCLOSURES

The research analyst is primarily involved in the preparation of this report, certifies that:

- I. The views expressed in this report accurately reflect his/her personal views about the subject company/stock /sector and economy
- II. No part of his/her compensation was, is or will be directly or indirectly related to the specific recommendations or views expressed in this report

The Research Analyst is not and was not involved in issuing of a research report on any of the subject company's associated companies

RESEARCH DEPARTMENT

6 - Shadman, Lahore

Phone: (+92) 42 38302028; Ext 116, 117

Email: research@abbasiandcompany.com

web: www.abbasiandcompany.com

HEAD OFFICE

6 - Shadman, Lahore

Phone: (+92) 42 38302028

Email: info@abbasiandcompany.com

web: www.abbasiandcompany.com

BRANCH OFFICE

42 - Mall Road, Lahore

Phone: (+92) 42 37320707

Email: info@abbasiandcompany.com

web: www.abbasiandcompany.com