

## **Reliance Retail**

### Top-line disappoints, margins surprise

Amidst the COVID-19 induced lockdown and subsequent store closures, Grocery taking the lead on growth was par for the course, while Consumer Electronics (CE) and Fashion & Lifestyle (F&L) take a beating. Net Revenue for Reliance Retail (RR) grew 5.5% YoY in 4Q to Rs. 344bn (HSIE: Rs. 356bn); while Core Retail gross revenue (Grocery/F&L/CE) declined by 7.6% YoY to Rs. 195bn (HSIE: Rs. 234bn). The miss in top-line was on account of subdued CE (down 43% YoY) and F&L (flat YoY) revenues. Interestingly, while CE & F&L revenues declined, their respective margins inexplicably improved.

- Grocery takes centre-stage in growth narrative: Grocery revenue grew 44% YoY to Rs. 100.4bn (HSIE: Rs. 82.4bn) as bill sizes increased courtesy excessive hoarding of essentials during the lockdown. Our store network analysis for grocery biz validates RR's focus on the 'SMART' format. (HSIE: 166/253 SMART stores added over FY18-20E), Grocery margins improved 237bp YoY to 7.8% (on gross sales). Cost of retailing has inched down (HSIE: down 250bp) over FY18-20E as store network gets denser with time.
- CE and F&L top-line takes a beating, margins inexplicably improve: While the lockdown-induced store closures in Mid-Mar-20 took a toll on RR's CE (down 43% YoY to ~Rs.62bn) and F&L revenues (0.3% YoY; Rs. 32.9bn); margins inexplicably improved YoY despite the revenue drop. Adj. CE/F&L EBITDA (Pre-IND-AS 116) margins is estimated to have improved by 190/158bp YoY to 6.9/22.6% resp. in 4Q.
- **FY20 store addition remains strong across categories:** RR added 1,370 stores (net) and ~6.7mn sq. ft in retail area (30% YoY growth) in FY20. 85%+ of incremental area addition is estimated to have come from Grocery/F&L, which ties into our argument that Grocery/F&L are likely to be growth anchors for RR over the medium-to-long term (**Link**).
- Margin levers limited: While RR enjoys best-in-class margins across all categories given its unparalleled scale. Benefits hereon seem limited as 1. Competitive intensity increases in CE (biggest EBITDA contributor) and 2. Omni-investments increase cost of doing biz. Expect 50bp cut in FY21 (COVID-led) and full recovery in margins by FY22.
- STANCE: RR's long term growth visibility remains high esp. in grocery and F&L as 1. it seems past its "rummaging through formats phase" and 2. Addressable market remains massive. However, CE growth (biggest segment) should cool off as JIO phone sales moderate and competitive intensity increases. We maintain our FY21/22 estimates and build in Rev/EBITDA/PAT CAGR of 15/14/12% over FY20-22E. We assign an SOTP-based fair value of Rs. 2.36tn (EV), implying 19x FY22 EV/EBITDA (Rs. 380/sh) on RIL share count.

#### Financial Summary - Standalone

(Rs bn)	4QFY20	4QFY19	YoY (%)	3QFY20	QoQ (%)	FY19	FY20E	FY21E	FY22E
Net Revenue	344	326	5.5	407	(15.4)	1,306	1,629	1,826	2,160
EBITDA	26	19	32.9	27	(6.3)	62	97	100	126
EPS (Rs)						5.4	9.8	9.7	12.5
FV/E (x)						69.7	38.2	38.8	30.0
EV/EBITDA (x)						38.9	24.5	23.7	18.8
Core RoCE(%)						20.3	24.3	19.1	20.4

Source: Company, HSIE Research

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### Quarterly Financial Snapshot (Rs. mn)

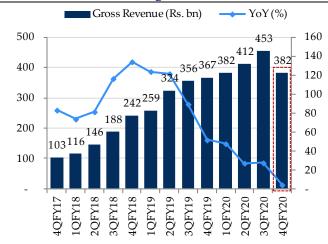
	4QFY20	4QFY19	3QFY20	YoY (%)	QoQ (%)	4QFY20E	Variance (%)
Gross Revenue	382,110	366,630	453,270	4.2	(15.7)	397,550	(3.9)
-Grocery	100,430	69,850	87,790	43.8	14.4	82,431	21.8
-Consumer Electronics	61,980	108,530	143,500	(42.9)	(56.8)	111,401	(44.4)
-Fashion & Lifestyle	32,920	33,020	39,400	(0.3)	(16.4)	40,077	(17.9)
-Connectivity	151,930	120,110	145,330	26.5	4.5	131,625	15.4
-Petro Retail	34,860	35,120	37,250	(0.7)	(6.4)	32,017	8.9
Net Revenue	344,020	326,190	406,600	5.5	(15.4)	356,617	(3.5)
Core Retail revenue	195,330	211,400	270,690	(7.6)	(27.8)	233,908	(16.5)
EBITDA	25,560	19,230	27,270	32.9	(6.3)	22,599	13.1
-Grocery	7,830	3,790	5,930	106.6	32.0	6,456	21.3
-Consumer Electronics	4,270	5,420	8,943	(21.2)	(52.3)	7,574	(43.6)
-Fashion & Lifestyle	7,450	6,950	8,827	7.2	(15.6)	6,387	16.6
-Connectivity	3,370	2,640	3,210	27.7	5.0	1,938	73.9
-Petro Retail	300	430	359	(30.2)	(16.5)	245	22.5
EBITDA margin (%) - on gross sales	7.4	5.9	6.7	153 bps	72 bps	6.3	$109\ bps$
-Grocery	7.8	5.4	6.8	237 bps	104 bps	7.8	(4 bps)
-Consumer Electronics	6.9	5.0	6.2	$190\ bps$	66 bps	6.8	9 bps
-Fashion & Lifestyle	22.6	21.0	22.4	158 bps	23 bps	15.9	669 bps
-Connectivity	2.2	2.2	2.2	2 bps	1 bps	1.5	75 bps
-Petro Retail	0.9	1.2	1.0	(36 bps)	(10 bps)	0.8	10 bps
Adj. EBITDA	23,220	19,230	27,270	20.7	(14.9)	22,599	2.7
Adj. EBITDA margin (%)	6.7	5.9	6.7	85 bps	4 bps	6.3	41 bps
EBIT	20,620	17,210	23,890	19.8	(13.7)	19,635	5.0
EBIT margin (%)	6.0	5.3	5.9	72 bps	12 bps	5.5	49 bps
Core Retail EBITDA	21,890	16,160	23,700	35.5	(7.6)	20,417	7.2
Core Retail EBITDA margin (%)*	11.2	7.6	8.8	356 bps	245 bps	8.7	248 bps
Assets	381,650	355,600	446,340	7.3	(14.5)	-	
Liabilities	192,760	225,080	262,460	(14.4)	(26.6)	-	
Capital Employed	188,890	130,520	183,880	44.7	2.7	-	
Pre-tax RoCE	10.7	7.6	9.1	305 bps	159 bps		

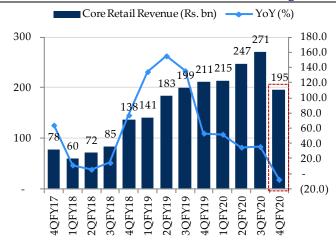
Source: Company, HSIE Research, Note: Core Retail EBITDA margin is on gross sales; 3QFY20 segmental EBITDA are estimates; Adj. EBITDA and margins are Pre-IND-AS 116



### Story in charts

### Consumer Electronics drags down core retail revenue (Rs. 195bn, down -8% YoY), non-core cushions the drag

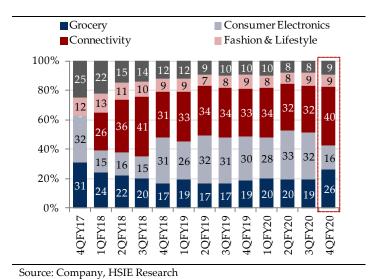




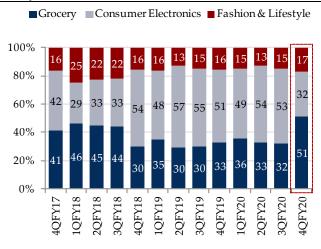
Source: Company, HSIE Research

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#### Retail revenue mix (%)

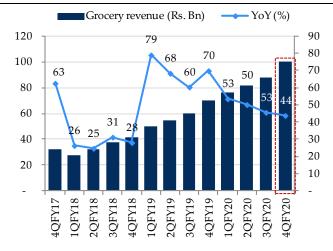


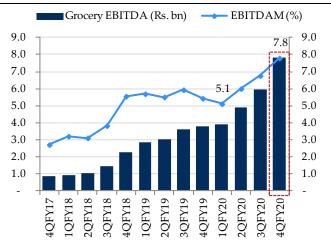
## COVID19-induced lockdown makes mix Grocery-heavy



Source: Company, HSIE Research

## Grocery revenue grew 44% YoY to Rs. 100.4bn, margins up 237bp as more profitable SMART format increases in store mix





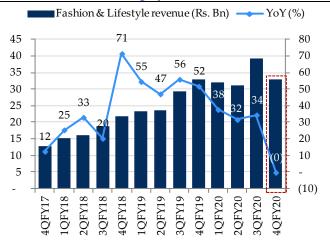
Source: Company, HSIE Research

Source: Company, HSIE Research, Note: EBITDAM on gross sales

### Reliance Retail: Results Review 4QFY20

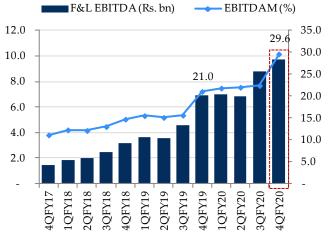
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### F&L revenue remains largely flat YoY



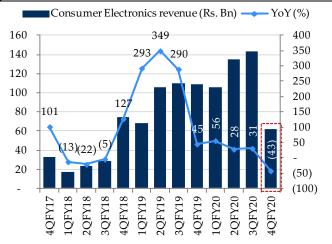
Source: Company, HSIE Research

## ...However, margin profile improves



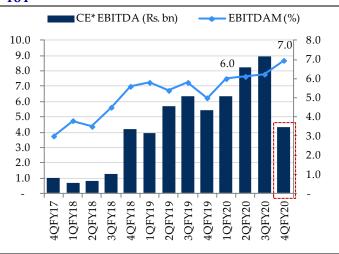
Source: Company, HSIE Research, Note: EBITDAM on gross sales

## CE revenue declines 43% YoY; ex-Devices, CE sales were up 41% YoY



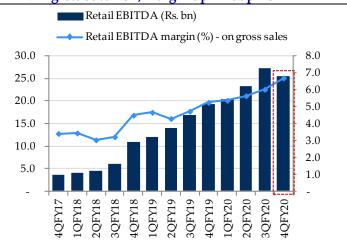
Source: Company, HSIE Research

## ...EBITDA decline was lower as margins up 200bp YoY



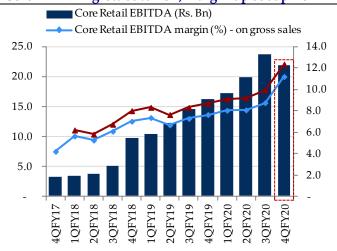
Source: Company, HSIE Research, CE = Consumer Electronics

### EBITDA grew 33% YoY; margin up ~145bp YoY



Source: Company, HSIE Research, margins not comparable as 4QFY20 EBITDA is post IND-AS 116

### Core EBITDA grew 35% YoY; margin up 356bp YoY



Source: Company, HSIE Research, margins not comparable as  $4QFY20\ EBITDA$  is post IND-AS 116

### Reliance Retail : Results Review 4QFY20



Estimate changes (%)

		FY20E			FY21E		FY22E			
(Rs mn)	New	Old	Change (%)	New	Old	Change (%)	New	Old	Change (%)	
Revenue	1,462,730	1,467,463	(0.3)	1,639,004	1,641,371	(0.1)	1,939,412	1,947,785	(0.4)	
Gross Profit	208,962	209,638	(0.3)	233,324	233,661	(0.1)	275,120	276,307	(0.4)	
Gross Profit Margin (%)	14.3	14.3	$0\ bps$	14.2	14.2	(0 bps)	14.2	14.2	(0 bps)	
EBITDA	96,540	93,580	3.2	99,782	99,563	0.2	125,584	124,158	1.1	
EBITDA margin (%)	6.6	6.4	$22\ bps$	6.1	6.1	2 bps	6.5	6.4	10 bps	
Adj. EBITDA margin	94,200	93,580	0.7							
Adj. EBITDA margin (%)										
APAT	58,894	56,169	4.9	57,964	57,200	1.3	74,902	73,050	2.5	
APAT margin (%)	4.0	3.8	$20\ bps$	3.5	3.5	5 bps	3.9	3.8	11 bps	
EPS (Rs)	9.8	9.4	4.9	9.7	9.5	1.3	12.5	12.2	2.5	

	FY20E				FY21E		FY22E			
Gross Revenue Split (Rs. mn)	New	Old	Change (%)	New	Old	Change (%)	New	Old	Change (%)	
Grocery	346,020	328,021	5.5	404,580	383,143	5.6	513,894	486,424	5.6	
Consumer Electronics	446,250	495,671	(10.0)	450,189	516,057	(12.8)	531,687	608,271	(12.6)	
Connectivity	559,440	539,135	3.8	665,734	636,179	4.6	765,594	737,968	3.7	
Fashion & Lifestyle	135,520	142,677	(5.0)	155,978	162,960	(4.3)	192,475	202,052	(4.7)	
Petro Retail	142,150	139,307	2.0	149,258	141,397	5.6	156,720	148,467	5.6	
Total Gross Revenue (Rs. mn)	1,629,380	1,644,810	(0.9)	1,825,738	1,839,736	(0.8)	2,160,371	2,183,182	(1.0)	

Source: Company, HSIE Research

**RRVL - SOTP Valuation** 

	FY22 Revenue (Rs. bn)	FY22 EBITDA (Rs. bn)	Target EV/EBITDA (x)	EV (Rs. bn)	Rev CAGR (FY19-22E)	EBITDA CAGR (FY19-22E)	Comments
Grocery	514	36	27	985	30.0	40.4	DMART trading at ~50x EV/EBITDA, Our target multiple for DMART is ~34x. Valuing Reliance's Grocery biz at 20% discount to DMART's target multiple given the difference in store make up and customer profile
F&L	192	38	20	770	20.8	27.2	@ par with market leader V-MART (Closest competitor)
Consumer Electronics	532	32	16	515	10.7	14.5	Great Franchise but category at risk of increasingly moving online
Connectivity	766	17	5	84	20.5	32.9	Commodity biz. Just a master distributor
Petro Retail	157	2	5	8	5.6	0.8	Commodity biz
Total	2,160	126	18.8	2,362			
Net Debt				113			
Equity Value (Rs. Mn)				2,249			
Per Share (Rs.) on RRVL count				375			
Per Share (Rs.) on RIL count				380			
Core Retail		107	21.2	2,270			

Source: Company, HSIE Research

FY14

FY15

FY16

FY17

FY18

FY19

FY20



FY21

FY22

### **Financials**

Year End (March)

Consolidated	<b>Income</b>	Statement
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Net Revenues	144,960	175,485	209,282	333,311	621,616	1,163,575	1,462,730	1,639,004	1,939,412
Growth (%)			19.3	59.3	86.5	87.2	25.7	12.1	18.3
Material Expenses	115,602	139,375	171,176	277,862	544,196	997,931	1,253,768	1,405,680	1,664,292
Employee Expense	5,480	5,401	5,938	7,380	8,296	10,784	12,825	12,731	14,095
A&P Expense	7,241	7,633	7,241	6,945	7,413	8,994	9,698	11,194	13,634
Other selling and distribution Expense	1,868	2,785	2,383	8,037	15,165	27,924	35,103	39,334	46,543
Other Expenses	11,378	12,776	13,816	21,248	21,888	57,184	54,796	70,283	75,263
EBITDA	3,391	7,515	8,729	11,840	24,658	60,758	96,540	99,782	125,584
EBITDA Growth (%)	2.0	4.0	16.1	35.6	108.3	146.4	58.9	3.4	25.9
EBITDA Margin (%)	2.3	4.3	4.2	3.6	4.0	5.2	6.6	6.1	6.5
Depreciation	2,339	3,489	3,465	3,950	4,646	6,553	10,815	14,756	18,255
EBIT	1,052	4,026	5,263	7,890	20,013	54,204	85,725	85,026	107,329
Other Income (Including EO Items)	2,660	748	213	379	467	826	1,407	712	1,320
Interest	713	1,508	1,180	645	1,004	6,210	9,351	9,294	9,676
PBT	3,000	3,266	4,296	7,624	19,475	48,820	77,781	76,444	98,974
Total Tax	1,079	1,224	1,686	3,177	6,536	17,136	19,577	19,241	24,912
PAT before share of associate earnings	1,920	2,042	2,610	4,446	12,939	31,684	58,203	57,203	74,062
Share of associate earnings RPAT	1 026	(1)	(380)	(160)	215	600	660	726	799
	1,926	2,041	2,230	4,286	13,155	32,284	58,864	57,930	74,861
Exceptional Gain/(loss)  Adjusted PAT	1,926	2,041	2,230	4,286	13,155	32,284	58,864	57,930	74,861
APAT Growth (%)	1,920	6.0	9.2	92.2	206.9	145.4	82.3	(1.6)	29.2
Adjusted EPS (Rs)	0.3	0.3	0.4	0.7	2.0	5.4	9.8	9.7	12.5
EPS Growth (%)	0.0	6.0	9.2	92.2	206.9	145.4	82.3	(1.6)	29.2
El 3 Glowth (70)		0.0	9.2	92.2	200.9	143.4	02.3	(1.0)	29.2
<b>Consolidated Balance Sheet</b>									
Year End (March)	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
SOURCES OF FUNDS									
Share Capital - Equity	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Reserves	(547)	1,008	9,003	13,544	36,867	75,309	133,512	190,716	·
Total Shareholders Funds	59,453	61,008	69,003	73,544	96,867	135,309	193,512	250,716	
Minority Interest	26	28	(92)	(224)	239	1,116	1,116	1,116	
Long Term Debt	17,421	37	11	2	_	3	3	3	
Short Term Debt	1,836	16,783	7,302	212	34,480	128,317	116,817	126,817	
Total Debt	19,257	16,820	7,313	214	34,480	128,320	116,820	126,820	
Net Deferred Taxes	(7,579)	(5,998)	(10,540)	(9,057)	(6,801)	(798)	(798)	(798)	
Other Non-current Liabilities & Provns	1,447	1,561	130	(9,037)	(0,001)	(790)	(790)	(790)	(790)
TOTAL SOURCES OF FUNDS				- 	104 506	262.045	210.650	255 054	451.016
	72,605	73,419	65,814	64,477	124,786	263,947	310,650	377,854	451,916
APPLICATION OF FUNDS	22.010	05.450	04.044	04.400	24262	== 000	4.40.000	450 (40	405.040
Net Block	23,010	27,179	21,911	24,482	34,362	75,898	140,879		
CWIP	8,084	4,304	5,435	7,407	41,635	43,664	43,664		
Other Non-current Assets	-	-	5,769	5,758	11,243	15,101	15,101	15,101	
Total Non-current Assets	31,094	31,483	33,115	37,647	87,239	134,663	199,644	217,383	
Inventories	35,966	41,170	54,507	54,240	108,223	119,784	140,262	193,088	
Debtors	1,887	2,324	2,652	8,550	24,459	47,649	59,900	89,808	98,299
Other Current Assets	14,428	14,523	10,204	10,639	23,209	24,247	26,474	29,664	35,101
Cash & Equivalents	6,772	2,170	2,035	8,372	5,195	37,260	9,650	14,099	29,917
Total Current Assets	59,053	60,187	69,397	81,801	161,086	228,941	236,285	326,659	381,168
Creditors	13,100	13,425	28,765	43,114	87,099	47,027	59,117	94,299	100,956
Other Current Liabilities & Provns	4,443	4,826	7,933	11,857	36,441	52,630	66,162	71,890	82,409
<b>Total Current Liabilities</b>	17,542	18,251	36,698	54,971	123,540	99,657	125,279	166,188	183,365
Net Current Assets	41,511	41,936	32,699	26,830	37,546	129,284	111,007	160,471	197,803
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### **Consolidated Cash Flow**

Year ending March	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
Reported PBT	3,000	3,266	4,296	7,624	19,476	48,821	77,781	76,444	98,974
Non-operating & EO Items	(2,217)	(266)	37	390	1,021	301	(1,407)	(712)	(1,320)
Interest Expenses	713	1,508	1,180	645	1,004	6,210	9,351	9,294	9,676
Depreciation	2,339	3,489	3,465	3,950	4,646	6,553	10,815	14,756	18,255
Working Capital Change	(10,771)	(4,475)	2,657	10,529	(16,063)	(39,067)	(9,333)	(45,015)	(21,515)
Tax Paid	(307)	(519)	(1,304)	(762)	(4,929)	(10,414)	(19,577)	(19,241)	(24,912)
OPERATING CASH FLOW (a)	(7,243)	3,003	10,331	22,375	5,155	12,404	67,629	35,525	79,158
Capex	(4,139)	(2,309)	(5,203)	(13,594)	(49,336)	(49,638)	(75,796)	(32,495)	(54,985)
Free Cash Flow (FCF)	(11,383)	694	5,129	8,781	(44,180)	(37,234)	(8,166)	3,030	24,173
Investments	-	-	-	-	-	(33,801)	30,000	-	-
Non-operating Income	958	2,453	5,330	224	62	228	1,407	712	1,320
INVESTING CASH FLOW (b)	(3,181)	145	127	(13,370)	(49,274)	(83,211)	(44,388)	(31,782)	(53,664)
Debt Issuance/(Repaid)	13,073	(4,015)	(10,630)	(7,735)	33,262	87,657	(20,851)	706	(9,676)
FCFE	1,691	(3,321)	(5,501)	1,047	(10,918)	50,423	(29,018)	3,736	14,498
Share Capital Issuance	(2,017)	-	-	-	10,485	7,377	-	-	-
Dividend	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	(22,924)	-	-	-
FINANCING CASH FLOW (c)	11,056	(4,015)	(10,630)	(7,735)	43,747	72,109	(20,851)	706	(9,676)
NET CASH FLOW (a+b+c)	631	(868)	(171)	1,271	(371)	1,302	2,390	4,449	15,818
EO Items, Others	(1)	-	-	-	1	1	1	1	1
Closing Cash & Equivalents	5,060	1,949	1,632	2,903	2,531	4,096	6,486	10,935	26,753

### **Key Ratios**

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
PROFITABILITY (%)									
GPM	20.3	20.6	18.2	16.6	12.5	14.2	14.3	14.2	14.2
EBITDA Margin	2.3	4.3	4.2	3.6	4.0	5.2	6.6	6.1	6.5
EBIT Margin	0.7	2.3	2.5	2.4	3.2	4.7	5.9	5.2	5.5
APAT Margin	1.3	1.2	1.1	1.3	2.1	2.8	4.0	3.5	3.9
RoE		3.4	3.4	6.0	15.4	27.8	35.8	26.1	26.0
RoIC (or Core RoCE)		3.7	4.7	7.7	15.1	20.3	24.3	19.1	20.4
RoCE		4.1	4.2	7.2	14.6	18.7	22.9	18.8	19.8
EFFICIENCY									
Tax Rate (%)	36.0	37.5	39.3	41.7	33.6	35.1	25.2	25.2	25.2
Fixed Asset Turnover (x)	4.2	4.7	5.6	7.8	11.1	12.6	8.7	8.2	7.6
Inventory (days)	90.6	85.6	95.1	59.4	63.5	37.6	35.0	43.0	41.0
Debtors (days)	4.8	4.8	4.6	9.4	14.4	14.9	14.9	20.0	18.5
Other Current Assets (days)	36.3	30.2	17.8	11.6	13.6	7.6	6.6	6.6	6.6
Payables (days)	33.0	27.9	50.2	47.2	51.1	14.8	14.8	21.0	19.0
Other Current Liab & Provns (days)	11.2	10.0	13.8	13.0	21.4	16.5	16.5	16.0	15.5
Cash Conversion Cycle (days)	87.5	82.7	53.5	20.2	19.0	28.9	25.3	32.6	31.6
Net D/E $(x)$	0.2	0.2	0.1	(0.1)	0.3	0.7	0.6	0.4	0.3
Interest Coverage (x)	1.5	2.7	4.5	12.2	19.9	8.7	9.2	9.1	11.1
PER SHARE DATA (Rs)									
EPS	0.3	0.3	0.4	0.7	2.2	5.4	9.8	9.7	12.5
CEPS	0.7	0.9	0.9	1.4	3.0	6.5	11.6	12.1	15.5
Book Value	9.9	10.2	11.5	12.3	16.1	22.6	32.3	41.8	54.1
VALUATION									
FV/E (x)	1,167.9	1,102.0	1,008.8	524.8	171.0	69.7	38.2	38.8	30.0
FV/BV (x)	37.8	36.9	32.6	30.6	23.2	16.6	11.6	9.0	6.9
EV/EBITDA (x)	696.5	314.3	270.6	199.5	95.8	38.9	24.5	23.7	18.8
EV/Revenues (x)	16.3	13.5	11.3	7.1	3.8	2.0	1.6	1.4	1.2
OCF/EV (%)	(0.3)	0.1	0.4	0.9	0.2	0.5	2.9	1.5	3.4
FCF/EV (%)	(0.5)	0.0	0.2	0.4	(1.9)	(1.6)	(0.3)	0.1	1.0
FCFE/Mkt Cap (%)	0.1	(0.1)	(0.2)	0.0	(0.5)	2.2	(1.3)	0.2	0.6
Dividend Yield (%)				-	-	-	-	-	-
Source: Company, HSIE Research		·		·		·		·	

Source: Company, HSIE Research

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