CONSTI

Construction & Engineering/Finland, April 23, 2020 Preview

COVID-induced uncertainty

Consti will report Q1 results on April 29th. We expect a third consecutive quarter of healthier profitability, while the points of interest will be less on Q1 financials and more on comments on any impact of the Coronavirus pandemic and order backlog development. Our estimates overall remain intact for now. With the added uncertainty we adjust our target price to EUR 7.2 (8.0) and retain our HOLD-rating.

Profitability expected to have remained at healthier levels

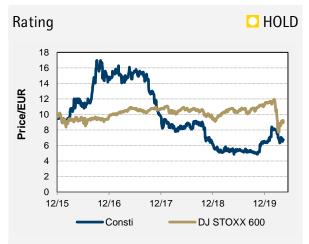
With the on-going Coronavirus pandemic, the Q1 financials will be of lesser interest, as we expect that Consti should have been able to post a third consecutive quarter of healthier profitability. Our Q1 revenue and EBIT estimates are at EUR 64.7m and EUR 1.9m respectively. Of key interest in the Q1 report will be any comments regarding the possible impacts of the Coronavirus pandemic and order backlog development. The renovation sector in general is less prone to near-term shocks due to lengthier orders but the coinciding housing company General Meeting season could affect order backlog development and revenue later on in the year.

Sales decline 2020E, additional risk from COVID-19

Our estimates on annual basis remain largely intact for now. We expect a 10.3% decline in 2020 revenue based on completion of larger projects in 2019 and the order backlog development. We expect EBIT to improve to EUR 10.1m (2019: 4.6m) as profitability burdening projects have been completed. The Coronavirus pandemic poses a risk to our estimates through plausible project delays and potential supply chain problems, dependent also on the general economic impact, but we still see fundamental drivers in place and a slow-down in new construction volumes due to the pandemic could benefit renovation construction.

HOLD with a target price of EUR 7.2 (8.0)

Our estimates remain largely intact for now in awaiting the Q1 results, but with the elevated risk level we adjust our target price to EUR 7.2 (8.0), with our HOLD-rating intact.



Share price, EUR (Last trading day's closing price)	6.74
Target price, EUR	7.2
Latest change in recommendation Latest report on company Research paid by issuer: No. of shares outstanding, '000's No. of shares fully diluted, '000's Market cap, EURm Free float, % Exchange rate EUR Reuters code Bloomberg code Average daily volume, EURm Next interim report	29-Jan-20 10-Feb-20 YES 7,858 7,858 53 62.0 1.000 CONSTI.HE CONSTI.HE 0.1 29-Apr-20
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🖪 BUY 🖸 HOLD 🗖 SELL

KEY FIGU	RES									
	Sales EURm	EBIT EURm	EBIT %	FCF EURm	EPS EUR	P/E (x)	EV/Sales (x)	EV/EBIT (x)	FCF yield %	DPS EUR
2018	315.8	-2.1	-0.7%	-7.5	-0.30	-18.5	0.2	-31.3	-17.4	0.00
2019	314.8	4.6	1.5%	0.1	0.32	20.3	0.2	15.6	0.2	0.16
2020E	282.3	10.1	3.6%	6.0	0.86	7.8	0.2	7.0	11.4	0.34
2021E	287.8	11.6	4.0%	8.1	1.03	6.5	0.2	5.6	15.2	0.51
2022E	296.4	12.5	4.2%	9.0	1.15	5.9	0.2	4.8	16.9	0.57
Market cap	, EURm		53 G	earing 2020E,	o%		40.5 CAGR	EPS 2019-2	2,%	53.8
Net debt 20	020E, EURm		17 P	rice/book 2020)E		1.7 CAGR	sales 2019-	22, %	-2.0
Enterprise	value, EURm		70 D	ividend yield 2	2020E, %		5.1 ROE 2	020E, %		23.4
Total assets	s 2020E, EURn	n	109 Ta	ax rate 2020E,	0/0		20.0 ROCE	2020E, %		17.8
Goodwill 2	020E, EURm		49 Eo	quity ratio 202	20E, %		32.1 PEG, P	/E 20/CAGR		0.6

All the important disclosures can be found on the last pages of this report.

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VALUATION RESULTS	BASE CASE DETAILS	VALUATION ASSUMPTIONS	ASSUMPTIONS FOR WACC	
Current share price	6.74 PV of Free Cash Flow	76 Long-term growth, %	1.2 Risk-free interest rate, %	2.25
DCF share value	15.77 PV of Horizon value	70 WACC, %	8.6 Market risk premium, %	5.8
Share price potential, %	134.0 Unconsolidated equity	0 Spread, %	0.5 Debt risk premium, %	3.3
Maximum value	17.1 Marketable securities	10 Minimum WACC, %	8.1 Equity beta coefficient	1.15
Minimum value	14.6 Debt - dividend	-32 Maximum WACC, %	9.1 Target debt ratio, %	30
Horizon value, %	48.2 Value of stock	124 Nr of shares, Mn	7.9 Effective tax rate, %	20

DCF valuation, EURm	2019	2020E	2021E	2022E	2023E	2024E	2025E	2026E	2027E	2028E	2029E	Horizon
Net sales	315	282	288	296	301	305	310	315	319	324	328	332
Sales growth, %	-0.3	-10.3	1.9	3.0	1.5	1.5	1.5	1.5	1.5	1.5	1.2	1.2
Operating income (EBIT)	5	10	12	13	13	12	12	13	13	13	12	12
Operating income margin, %	1.5	3.6	4.0	4.2	4.2	4.0	4.0	4.0	4.0	4.0	3.5	3.5
+ Depreciation+amort.	4	3	3	3	4	4	4	4	4	4	4	
EBITDA	8	14	15	16	16	16	16	16	17	17	16	
- Paid taxes	0	-2	-2	-2	-3	-2	-2	-3	-3	-3	-2	
- Change in NWC	-3	-1	0	0	0	0	0	0	0	0	0	
NWC / Sales, %	-1.7	-1.7	-1.7	-1.7	-1.7	-1.7	-1.7	-1.7	-1.7	-1.7	-1.7	
+ Change in other liabs	0	0	0	0	0	0	0	0	0	0	0	
- Operative CAPEX	-3	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	
opCAPEX / Sales, %	1.3	1.3	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	
- Acquisitions	0	0	0	0	0	0	0	0	0	0	0	
+ Divestments	0	0	0	0	0	0	0	0	0	0	0	
- Other items	0	0	0	0	0	0	0	0	0	0	0	
= FCFF	2	9	11	11	12	12	12	12	12	12	11	156
= Discounted FCFF		8	9	9	9	8	7	7	6	6	5	70
= DFCF min WACC		8	9	9	9	8	8	7	7	6	5	79
= DFCF max WACC		8	9	9	9	8	7	7	6	6	5	63

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EVLI ESTIMATES, EURm	2019Q1	2019Q2	2019Q3	2019Q4	2019	2020Q1E	2020Q2E	2020Q3E	2020Q4E	2020E	2021E	2022E
Net sales	73.5	81.2	81.8	78.3	314.8	64.7	70.6	71.3	75.6	282.3	287.8	296.4
EBITDA	0.5	1.0	3.0	3.6	8.1	2.8	3.5	3.6	3.8	13.5	15.0	16.0
EBITDA margin (%)	0.7	1.3	3.6	4.7	2.6	4.3	4.9	5.0	5.0	4.8	5.2	5.4
EBIT	-0.4	0.1	2.1	2.8	4.6	1.9	2.6	2.7	2.9	10.1	11.6	12.5
EBIT margin (%)	-0.5	0.1	2.6	3.6	1.5	2.9	3.7	3.8	3.8	3.6	4.0	4.2
Net financial items	-0.2	-0.4	-0.3	-0.3	-1.2	-0.3	-0.3	-0.3	-0.3	-1.2	-1.0	-0.8
Pre-tax profit	-0.6	-0.3	1.8	2.5	3.4	1.6	2.3	2.4	2.6	8.9	10.6	11.7
Тах	0.1	0.1	-0.4	-0.6	-0.7	-0.3	-0.5	-0.5	-0.5	-1.8	-2.1	-2.3
Tax rate (%)	20.1	19.6	20.0	22.2	21.6	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Net profit	-0.5	-0.3	1.4	1.9	2.5	1.2	1.8	1.8	2.0	6.8	8.1	9.0
EPS	-0.06	-0.04	0.18	0.24	0.32	0.15	0.22	0.23	0.25	0.86	1.03	1.15
EPS adjusted (diluted no. of shares)	-0.06	-0.04	0.18	0.24	0.32	0.15	0.22	0.23	0.25	0.86	1.03	1.15
Dividend per share	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.34	0.51	0.57
SALES, EURm												
Housing Companies	28.3	27.7	30.4	24.0	110.4	22.0	24.8	25.0	25.2	97.0	103.0	106.1
Corporations	27.6	31.7	27.9	31.8	119.1	23.6	25.3	25.6	27.8	102.2	99.8	102.7
Public Sector	5.3	8.3	10.5	9.8	33.9	8.1	8.6	8.7	9.5	34.8	34.2	35.2
Building Technology	16.4	18.8	18.0	16.6	69.7	14.5	16.1	16.3	17.7	64.6	67.5	69.5
Elimination	-4.1	-5.2	-5.0	-3.9	-18.2	-3.5	-4.1	-4.2	-4.6	-16.4	-16.6	-17.1
Total	73.5	81.2	81.8	78.3	314.8	64.7	70.6	71.3	75.6	282.3	287.8	296.4
SALES GROWTH, Y/Y %												
Housing Companies	58.6	10.2	4.9	-25.9	5.8	-22.3	-10.3	-17.7	4.8	-12.1	6.2	3.0
Corporations	6.4	-4.3	-15.9	-24.3	-11.3	-14.6	-20.3	-8.4	-12.5	-14.1	-2.4	3.0
Public Sector	75.1	116.8	161.4	36.6	88.0	53.8	3.7	-17.6	-3.2	2.9	-1.8	3.0
Building Technology	-8.4	-6.9	7.2	-18.5	-7.2	-11.5	-14.2	-9.6	6.8	-7.4	4.4	3.0
Elimination	67.8	16.8	24.5	-23.5	13.6	-14.3	-20.4	-15.9	15.9	-10.0	1.3	3.0
Total	18.0	4.4	3.7	- 19.1	-0.3	-12.0	-13.0	-12.8	-3.3	-10.3	1.9	3.0
EBIT, EURm												
Group	-0.4	0.1	2.1	2.8	4.6	1.9	2.6	2.7	2.9	10.1	11.6	12.5
Total	-0.4	0.1	2.1	2.8	4.6	1.9	2.6	2.7	2.9	10.1	11.6	12.5
EBIT margin, %												
Total	-0.5	0.1	2.6	3.6	1.5	2.9	3.7	3.8	3.8	3.6	4.0	4.2

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INCOME STATEMENT, EURm	2015	2016	2017	2018	2019	2020E	2021E	2022E
Sales	256.2	261.5	300.2	315.8	314.8	282.3	287.8	296.4
Sales growth (%)	18.6	2.1	14.8	5.2	-0.3	-10.3	1.9	3.0
EBITDA	12.6	13.1	1.7	-0.5	8.1	13.5	15.0	16.0
EBITDA margin (%)	4.9	5.0	0.6	-0.1	2.6	4.8	5.2	5.4
Depreciation	-2.1	-2.1	-2.1	-1.7	-3.5	-3.4	-3.4	-3.5
EBITA	10.5	10.9	-0.4	-2.1	4.6	10.1	11.6	12.5
Goodwill amortization / writedown	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
EBIT	10.5	10.9	-0.4	-2.1	4.6	10.1	11.6	12.5
EBIT margin (%)	4.1	4.2	-0.1	-0.7	1.5	3.6	4.0	4.2
Reported EBIT	8.4	10.9	-0.4	-2.1	4.6	10.1	11.6	12.5
EBIT margin (reported) (%)	3.3	4.2	-0.1	-0.7	1.5	3.6	4.0	4.2
Net financials	-4.4	-0.9	-0.8	-0.7	-1.2	-1.2	-1.0	-0.8
Pre-tax profit	6.2	10.1	-1.2	-2.8	3.4	8.9	10.6	11.7
Taxes	-0.8	-2.1	0.1	0.5	-0.7	-1.8	-2.1	-2.3
Minority shares	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net profit	3.3	8.0	-1.1	-2.3	2.5	6.8	8.1	9.0
Cash NRIs	-2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Non-cash NRIs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
BALANCE SHEET, EURm								
Assets								
Fixed assets	6	6	5	4	4	4	4	4
Goodwill	43	44	49	49	49	49	49	49
Right of use assets	0	0	0	4	3	3	3	3
Inventory	1	1	1	1	1	1	1	1
Receivables	36	39	36	53	50	45	46	47
Liquid funds	4	9	10	3	10	7	7	7
Total assets	91	98	101	115	117	109	110	112
Liabilities								
Shareholder's equity	25	30	25	23	26	32	37	42
Minority interest	0	0	0	0	0	0	0	0
Convertibles	0	0	0	0	3	3	3	3
Lease liabilities	0	0	0	4	4	3	3	3
Deferred taxes	0	0	0	0	0	0	0	0
Interest bearing debt	21	21	22	23	25	18	13	8
Non-interest bearing current liabilities	43	46	52	62	56	50	51	53
Other interest-free debt	0	0	0	0	0	0	0	0
Total liabilities	91	98	101	115	117	109	110	112
CASH FLOW, EURm								
+ EBITDA	13	13	2	0	8	14	15	16
- Net financial items	-4	-1	-1	-1	-1	-1	-1	-1
- Taxes	-1	-1	-1	0	0	-2	-2	-2
- Increase in Net Working Capital	2	0	9	-5	-3	-1	0	0
+/- Other	-2	0	0	0	0	0	0	0
= Cash flow from operations	7	11	9	-7	4	10	12	13
- Capex	-1	-2	-1	-1	-4	-4	-4	-4
- Acquisitions	0	-1	-4	0	0	0	0	0
+ Divestments	0	0	1	1	0	0	0	0
= Free cash flow	6	8	4	-8	0	6	8	9
+/- New issues/buybacks	21	0	1	0	0	0	0	0
- Paid dividend	0	-3	-4	0	0	-1	-3	-4
+/- Other	-33	0	-1	1	6	-8	-5	-5
Change in cash	-6	5	0	-6	7	-3	0	0

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KEY FIGURES	2016	2017	2018	2019	2020E	2021E	2022E
M-cap	112	66	43	50	53	53	53
Net debt (excl. convertibles)	12	12	23	19	14	9	4
Enterprise value	125	78	67	72	70	65	60
Sales	262	300	316	315	282	288	296
EBITDA	13	2	0	8	14	15	16
EBIT	11	0	-2	5	10	12	13
Pre-tax	10	-1	-3	3	9	11	12
Earnings	8	-1	-2	2	7	8	9
Equity book value (excl. minorities)	30	25	23	26	32	37	42
Valuation multiples							
EV/sales	0.5	0.3	0.2	0.2	0.2	0.2	0.2
EV/EBITDA	9.5	45.3	-143.6	8.9	5.2	4.3	3.8
EV/EBITA	11.4	-207.0	-31.3	15.6	7.0	5.6	4.8
EV/EBIT	11.4	-207.0	-31.3	15.6	7.0	5.6	4.8
EV/OCF	11.7	8.8	-9.9	19.7	7.3	5.6	4.8
EV/FCFF	13.8	14.9	-9.6	31.9	8.1	6.1	5.2
P/FCFE	13.5	14.6	-5.7	523.9	8.8	6.6	5.9
P/E	14.1	-61.0	-18.5	20.3	7.8	6.5	5.9
P/B	3.8	2.6	1.8	1.9	1.7	1.4	1.3
Target EV/EBITDA	0.0	0.0	0.0	0.0	5.5	4.6	4.0
Target EV/EBIT	0.0	0.0	0.0	0.0	7.3	5.9	5.1
Target EV/FCF	0.0	0.0	0.0	0.0	12.2	8.5	7.1
Target P/B	0.0	0.0	0.0	0.0	1.8	1.5	1.3
Target P/E	0.0	0.0	0.0	0.0	8.4	7.0	6.3
Per share measures							
Number of shares	7,621	7,621	7,858	7,858	7,858	7,858	7,858
Number of shares (diluted)	7,621	7,621	7,858	7,858	7,858	7,858	7,858
EPS	1.05	-0.14	-0.30	0.32	0.86	1.03	1.15
Operating cash flow per share	1.40	1.16	-0.85	0.47	1.22	1.48	1.61
Free cash flow per share	1.09	0.59	-0.96	0.01	0.77	1.03	1.14
Book value per share	3.89	3.32	2.98	3.33	4.03	4.71	5.34
Dividend per share	0.54	0.00	0.00	0.16	0.34	0.51	0.57
Dividend payout ratio, %	51.5	0.0	0.0	50.8	40.0	50.0	50.0
Dividend yield, %	3.7	0.0	0.0	2.4	5.1	7.6	8.5
FCF yield, %	7.4	6.8	-17.4	0.2	11.4	15.2	16.9
Efficiency measures							
ROE	29.5	-3.9	-9.6	10.0	23.4	23.6	22.8
ROCE	22.7	-0.6	-4.2	8.6	17.8	20.8	22.3
Financial ratios							
Inventories as % of sales	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Receivables as % of sales	14.7	12.1	16.8	15.8	15.8	15.8	15.8
Non-interest bearing liabilities as % of sales	17.5	17.3	19.5	17.8	17.8	17.8	17.8
NWC/sales, %	-2.6	-5.0	-2.5	-1.7	-1.7	-1.7	-1.7
Operative CAPEX/sales, %	0.7	0.5	0.4	1.3	1.3	1.2	1.2
CAPEX/sales (incl. acquisitions), %	0.4	-0.8	0.4	1.3	1.3	1.2	1.2
	0.7	3.0	15.0	0.3	0.6	0.7	0.7
FCFF/EBITDA		0.0					
FCFF/EBITDA Net debt/EBITDA, book-weighted		70	-50.5	2.3	10	0.6	0.2
Net debt/EBITDA, book-weighted	0.9	7.0 0.3	-50.5 0.5	2.3 0.5	1.0 0.3	0.6 0.2	0.2 0.2
		7.0 0.3 28.8	-50.5 0.5 24.4	2.3 0.5 29.8	1.0 0.3 32.1	0.6 0.2 36.7	0.2 0.2 40.5

IR: Ismo Heikkilä

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COMPANY DESCRIPTION: Consti is one of the leading renovation and technical service companies in Finland. Consti has a comprehensive service offering covering technical building services, residential pipeline renovation, renovation contracting, building facade repair and maintenance, and other renovation and technical services for residential and non-residential properties. Consti was established in 2008 to meet the growing need for repair and construction work.

INVESTMENT CASE: Consti should seek to regain healthier levels of profitability after a period of weaker profitability during the past few years driven by a number of weak margin projects. Reorganisations and more disciplined bidding procedures support the profitability outlook, although the latter has had an unfavourable impact on the order backlog. In the near-term the decline in order backlog along with an anticipated increase in competition following a slow-down in new construction volumes pose growth challenges. The long-term market outlook, however, remains favourable due to among other things a large aging building stock, and the renovation market is expected to see steady growth.

OWNERSHIP STRUCTURE	SHARES	EURm	0/0
Lujatalo Oy	790,000	5.325	10.1%
Evli Finnish Small Cap Fund	444,000	2.993	5.7%
Korkeela Esa Sakari	434,133	2.926	5.5%
Wipunen varainhallinta Oy	385,000	2.595	4.9%
Riikantorppa Oy	385,000	2.595	4.9%
Kivi Risto Juhani	379,758	2.560	4.8%
Danske Invest Finnish Equity Fund	338,708	2.283	4.3%
Kalervo Markku	299,128	2.016	3.8%
Korkeela Antti Petteri	276,894	1.866	3.5%
Mutual Fund eQ Nordic Small Cap	206,624	1.393	2.6%
Ten largest	3,939,245	26.551	50%
Residual	3,919,022	26.414	50%
Total	7,858,267	52.965	100%

EARNINGS CALENDAR	
April 29, 2020	Q1 report
July 24, 2020	Q2 report
October 28, 2020	Q3 report
OTHER EVENTS	
April 06, 2020	AGM

COMPANY MISCELLANEOUS	
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DEFINITIONS

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P/E	EPS
Price per share Earnings per share	Profit before extraord. items and taxes- income taxes + minority interest
Lannings per share	Number of shares
P/BV	DPS
Price per share	Dividend for the financial period per share
Shareholders' equity + taxed provisions per share	
Market cap	OCF (Operating cash flow)
Price per share * Number of shares	EBITDA – Net financial items – Taxes – Increase in working
	capital – Cash NRIs ± Other adjustments
EV (Enterprise value)	FCF (Free cash flow)
Market cap + net debt + minority interest at market value – share of associated companies at market value	Operating cash flow – operative CAPEX – acquisitions + divestments
Share of associated companies at market value	
	505 1 11 0/
EV/Sales	FCF yield, %
Enterprise value	Free such fly
Sales	Free cash flow Market cap
	Walket Cap
EV/EBITDA	Operative CAPEX/sales
Enterprise value	Capital expenditure – divestments – acquisitions
Earnings before interest, tax, depreciation and amortization	Sales
EV/EBIT	Net working capital
	and a second sec
Enterprise value	Current assets – current liabilities
Operating profit	
Net debt	Capital employed/Share
	Total acceste
Interest bearing debt – financial assets	Total assets – non-interest bearing debt Number of shares
Total assets	Gearing
Balance sheet total	Net debt
	Net debt Equity
Div yield, %	Debt/Equity, %
Dividend per share	Interest bearing debt
Price per share	Shareholders' equity + minority interest + taxed provisions
Payout ratio, %	Equity ratio, %
1 ayout 10(0, 70	בקטוני וענוס, יט
Total dividends	Charabolders' equity a minority interact a taxed examining
Earnings before extraordinary items and taxes - income taxes + minority interest	Shareholders' equity + minority interest + taxed provisions Total assets – interest-free loans
ROCE, %	CAGR, %
Profit before extraordinary items + interest expenses+ other financial costs Balance sheet total – non-interest bearing debt (average)	Cumulative annual growth rate = Average growth per year
balance sheet total from interest bearing debt (average)	
ROE, %	
Profit before extraordinary items and taxes – income taxes	
Shareholder's equity + minority interest + taxed provisions (average)	

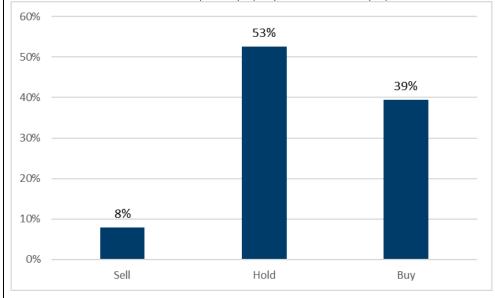
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Target price compared to share priceRecommendation< -10 %SELL-10 - (+10) %HOLD> 10 %BUY

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Name(s) of the analyst(s): Salokivi

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