The Pakistan Credit Rating Agency Limited

Rating Report

Engro Eximp Agriproducts (Pvt.) Limited

Report Contents

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Rating History

Dissemination Date	Long Term Rating	Short Term Rating	Outlook	Action	Rating Watch
16-Oct-2020	A-	A2	Stable	Maintain	-
19-Nov-2019	A-	A2	Stable	Maintain	-
27-Jun-2019	A-	A2	Stable	Maintain	-
27-Dec-2018	A-	A2	Stable	Maintain	-
28-Jun-2018	A-	A2	Stable	Maintain	-
29-Dec-2017	A-	A2	Stable	Initial	-

Rating Rationale and Key Rating Drivers

Rice is among the five major crops of Pakistan and is the second main staple food, after wheat. Both basmati (long, thin and aromatic rice) and non-basmati (long grain white rice - IRRI 6 and IRRI 9) rice are cultivated in Punjab and Sindh, respectively. In Pakistan, ~85% of basmati rice is consumed locally and only ~15% is exported. While, ~90% of non-basmati or IRRI rice is exported and only ~10% is consumed locally. During FY20, rice production grew by ~3%, standing at ~7.4MT (FY19: ~7.2MT). Out of this, ~3 to 4MT of rice is exported to generate ~PKR 300bln of export revenue. During 2MFY21, rice exports deteriorated to ~PKR 41bln or USD 248mln (2MFY20: ~PKR 53bln or USD 333mln) owing to higher prices at the mill-gate and shortage of exportable non-basmati rice in Jul-20 to Aug-20.

The ratings reflect the strength of ownership structure of Engro Exim Agriproducts (Pvt.) Ltd. ('Engro Eximp' or 'the Company'), a wholly owned subsidiary of Engro Corp Ltd., one of the largest conglomerate in Pakistan (rated AA+ by PACRA). The CEO of Engro Corp Ltd. is also the Chairman of Engro Eximp. Ratings take comfort from the strong corporate governance framework of the parent company. The Company's revenue continue to hold its position after successfully achieving its break even in CY18. Profits have sustained since then, after suffering from huge losses in the past. As rice industry struggles with stiff competition in the international market, mainly with India, due to lack of Govt. support - basmati exports from Pakistan remained below its potential mark. However, post Covid-19, Thailand curtailed its import of premium rice variety in the international market, thus, benefitting Pakistani rice exporters - including basmati. Rupee devaluation came in favorable, as dealing in a product – basmati - a high priced commodity assisted the Company in sustaining its revenues. Engro Eximp's financial risk profile has also recovered adequately, while, slightly dwindling due to high end debt profile.

The ratings are dependent upon growth in business volume and redemption of profits. Adherence to sound financial discipline while strengthening debt servicing capacity through improved cash position is vital for the ratings. Positive outcome of the future projects and sustainability of profits remain a catalyst for the business.

Disclosure	
Name of Rated Entity	Engro Eximp Agriproducts (Pvt.) Limited
Type of Relationship	Solicited
Purpose of the Rating	Entity Rating
Applicable Criteria	Methodology | Corporate Ratings(Jun-20),Methodology | Correlation Between Long-Term And Short-Term Rating Scale(Jun-20),Criteria | Rating Modifier(Jun-20)
Related Research	Sector Study | Rice(Nov-19)
Rating Analysts	Faiqa Qamar | faiqa.qamar@pacra.com | +92-42-35869504

Profile

Legal Structure Engro Eximp Agriproducts (Pvt.) Ltd. (herein referred to as "Engro Eximp" or "the company") is a Private Limited Company.

Background The company was incorporated on November 3, 2009. It entered into the rice processing business in 2010 with a view to bring value addition to the agriculture sector of the country.

Operations The Company procures high standard of paddy from the farmer and after processing those, exports the prepared rice to business to business customers across the globe. The principal activity of the company is processing, export and trade of rice. With a primary focus on buying rice paddy from farmers rather than middlemen, the Company's inclusive business model concentrates on improving the competitiveness of Basmati rice for farmers to ensure enhanced yield/acre and reduction in cost of production/ton to benefit the farmers. The company operates with an advanced integrated processing plant having a design capacity of 144,000 tons for milling and 3 months design capacity of 270,000 tons for drying.

Ownership

Ownership Structure Engro Eximp is a wholly owned subsidiary of Engro Corporation.

Stability Being a subsidiary of a renowned Multinational Corporation of Pakistan - Engro Corp, is the key driving force of stability for the Company.

Business Acumen Engro Corporation, the parent company, is one of the largest conglomerates of Pakistan, having diversified businesses in fertilizer, food, chemical storage & handling, trading, digital technologies, mining, energy and petrochemicals sector.

Financial Strength Robust sponsorship continues to add strength to the financial muscle of the company.

Governance

Board Structure Engro Eximp has a two member Board of Directors. Governance reflects status of a private limited entity which is necessitated to evolve as the business size grows.

Members' Profile Mr. Ghias Khan - Chairman of the board, is also the CEO of Engro Corp. Other members on the board is Khawaja Bilal Hassan. He has a graduate degree from LUMS. He also holds a position of vice president in Engro Corp. and has a diversified experience in various well reputed organizations.

Board Effectiveness The board is currently aligned with the private status of the company. Board meetings are conducted on a quarterly basis where company's financial performance and other pertinent matters are reviewed.

Financial Transparency A.F. Ferguson & Co. Chartered Accountants - one of the big four firms, are the Auditors for Engro Eximp. They gave an unqualified opinion on the financial statements for the year ended December 31, 2019.

Management

Organizational Structure Engro Eximp has a regime of clear reporting lines. The board's reporting line terminates into the CEO while the departmental heads report to the Director Consumer Agri-business.

Management Team The CEO – Mr. Khusrau Nadir Gilani, is an engineer and MBA. Before being appointed as the CEO of Engro Eximp Agriproducts (pvt), held several roles across the group, most recently being the head of Consumer Business. Mr. Danial Ali holds the position of GM Finance. He is a graduate from a reputed institute and has been deploying valuable services in various roles within the Engro group, as well as in Engro Eximp for more than 12 years.

Effectiveness In pursuance of effective business management, Engro Eximp has a culture of weekly management committee meetings, which comprises all heads of the department and the CEO. A Corporate planning meeting is also held every year for ensuring performance management.

MIS The Company has an ERP software implemented for their safety management, financial management and inventory management.

Control Environment Engro Eximp being a subsidiary of Engro Corp, follows the best practices and has the highest number of quality certifications among rice players in Pakistan.

Business Risk

Industry Dynamics Pakistan's Rice industry is an instrumentalist segment in the overall economy as it is one of the five major crops of the country and a contributor to the national exports revenue. After wheat, it is Pakistan's second main staple food crop. Major factors affecting rice production include water availability, area of cultivation, crop yield and the governing policies and initiatives. It contributes about 3.1% in agriculture and 0.6% in GDP. During FY20, rice cropped area increased to ~3.03MH (FY19: ~2.8MH), reflecting an increase of ~8% or ~0.2MH. Consequently, the production of rice witnessed an increase of ~3% and stood at ~7.4MT (FY19: ~7.2MT). The maximum contribution from the rice sector in country's foreign exchequer is from non-basmati rice exports, as basmati rice is locally consumed and minimal quantity is exported. During 2MFY21, rice exports deteriorated to ~USD 248mln (2MMFY20: ~USD 333mln) owing to higher prices at the mill-gate level in Pakistan compared to India and shortage of exportable non-basmati rice in July/August this year

Relative Position The past couple of years have been difficult for Engro Eximp as it was recovering from the after effects of over trading. CY18 brought fortune for the business as it returned to stability. The business is still in the initial growth phase, therefore market share is relatively very small (less than ~5%) with a capacity of 24tons/hour.

Revenues In 1HCY20, topline clocked in at PKR~2.5bln which is an increase of ~47% YoY, while for 1HCY19 it stood at PKR~1.7bln. The increase was primarily driven by the increase in exports. The reason behind the incremented exports was mainly on account of the overall market performance. Moreover, the rupee devaluation assisted Engro Eximp, along with other rice players, to increase their revenue base. The company is expected to surpass the PKR~3bln mark in CY20.

Margins The Company managed to regain its profitability margins, at gross level, in CY18 and continue to sustain it in 1HCY20 at 11% (1HCY19:9.5%), after enduring losses for three consecutive years. The Company continue to benefit from the topline growth despite the higher operating expenses and witnessed an increase in operating margin to 6.1% in 1HCY20 (1HCY19:4.9%). Moreover, net margin increased to 1.8% in 1HCY20 in comparison to 0.6% in 1HCY19. The Company reported the net income of PKR 46mln in 1HCY20 (1HCY19: PKR 11mln). The rise in profitability is a function of strong growth in topline and reduced finance cost for the Company.

Sustainability As the business turned around to stable financial results in CY18, it is now expected to explore new business attributes. The company plans on exporting non-basmati rice as part of its pilot project. With an idea of diversification, the company also plans to test export trade of fruits.

Financial Risk

Working Capital Working capital needs are derived from receivables and inventory days. Cash conversion cycle is linked to the rice seasonality element. In 1HCY20 net working capital days stood at 193 days (1HCY19: ~173days). The increase is because of elevated inventory levels (1HCY20:179 days; 1HCY19:168days). Funding needs are mainly fulfilled through short term borrowings: 1HCY20: PKR~2,927mln (1HCY19: PKR~1,884mln) and an uptick is perceived for the same in near future as the company continues to grow.

Coverages The return of profits enabled the company to produce positive FCFO of PKR 182mln in 1HCY20 (1HCY19: PKR~148mln). As a result, coverages observed a sign of relief (Interest coverage: 1HCY20; ~1.9x, 1HCY19:1.4x). Similarly, total coverages also experience a rise and stood at 1.7x in 1HCY20 (1HCY19:1.3x).

Capitalization Engro Eximp's capital structure is dominated by short term borrowing and equity. The Company obtained a long term loan, for the first time in three years, of PKR 100mln to finance the installation of solar plant. Henceforth, company's debt to equity ratio remained on a relatively higher end: 1HCY20: ~68% (CY19: 67%). The company's equity is undermined due to previous years loss adjustments.

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Financial Summary
PKR mln

		Engro Eximp Agriproducts (Pvt.) Limited	Jun-20	Dec-19	Jun-19	Dec-18	Dec-17	Dec-16
		Rice	6M	12M	6M	12M	12M	12M
A		**BALANCE SHEET**						
	1	Non-Current Assets	1,129	1,166	1,205	1,226	874	936
	2	Investments	-	-	-	-	-	-
	3	Related Party Exposure	34	30	3	3	9	6
	4	Current Assets	3,486	3,061	2,324	2,151	1,958	942
		a Inventories	*2,498*	*2,457*	*1,493*	*1,729*	*1,369*	*500*
		b Trade Receivables	*419*	*145*	*349*	*10*	*118*	*7*
	5	**Total Assets**	4,649	4,256	3,532	3,380	2,841	1,885
	6	Current Liabilities	246	178	207	176	230	229
		a Trade Payables	*99*	*64*	*150*	*61*	*50*	*81*
	7	Borrowings	3,012	2,734	1,984	1,873	1,612	377
	8	Related Party Exposure	-	-	-	-	-	-
	9	Non-Current Liabilities	-	-	-	-	-	1
	10	**Net Assets**	1,391	1,345	1,341	1,331	998	1,279
	11	**Shareholders' Equity**	1,391	1,345	1,342	1,331	998	1,279
B		**INCOME STATEMENT**						
	1	**Sales**	2,526	3,659	1,747	2,538	1,749	918
		a Cost of Good Sold	*(2,250)*	*(3,185)*	*(1,582)*	*(2,268)*	*(1,840)*	*(1,149)*
	2	**Gross Profit**	277	474	165	270	(90)	(231)
		a Operating Expenses	(123)	(216)	(80)	(155)	(158)	(173)
	3	**Operating Profit**	154	258	85	115	(248)	(404)
		a Non Operating Income or (Expense)	*12*	*40*	*55*	*358*	*39*	*6*
	4	**Profit or (Loss) before Interest and Tax**	165	298	140	473	(209)	(398)
		a Total Finance Cost	*(99)*	*(251)*	*(115)*	*(116)*	*(57)*	*(75)*
		b Taxation	*(20)*	*(34)*	*(14)*	*(23)*	*(15)*	*(7)*
	6	**Net Income Or (Loss)**	46	14	11	333	(281)	(479)
C		**CASH FLOW STATEMENT**						
		a Free Cash Flows from Operations (FCFO)	*182*	*365*	*148*	*250*	*(210)*	*(353)*
		b Net Cash from Operating Activities before Working Capital Changes	*68*	*140*	*57*	*151*	*(258)*	*(448)*
		c Changes in Working Capital	*(299)*	*(967)*	*(115)*	*(329)*	*(980)*	*319*
	1	**Net Cash provided by Operating Activities**	(231)	(827)	(57)	(178)	(1,238)	(129)
	2	**Net Cash (Used in) or Available From Investing Activities**	(9)	(36)	(23)	(112)	15	12
	3	**Net Cash (Used in) or Available From Financing Activities**	2,922	2,734	1,984	1,873	1,612	(443)
	4	**Net Cash generated or (Used) during the period**	2,683	1,871	1,904	1,582	388	(560)
D		**RATIO ANALYSIS**						
	1	**Performance**						
		a Sales Growth (for the period)	38.1%	44.2%	37.7%	45.1%	90.5%	0.0%
		b Gross Profit Margin	11.0%	12.9%	9.5%	10.6%	-5.2%	-25.2%
		c Net Profit Margin	1.8%	0.4%	0.6%	13.1%	-16.0%	-52.2%
		d Cash Conversion Efficiency (FCFO adjusted for Working Capital/Sales)	-4.6%	-16.4%	1.9%	-3.1%	-68.1%	-3.8%
		*e Return on Equity [Net Profit Margin * Asset Turnover * (Total Assets/Shareholders' Equity)]*	6.9%	1.1%	1.7%	27.2%	-33.8%	-37.5%
	2	**Working Capital Management**						
		a Gross Working Capital (Average Days)	199	217	187	332	128	201
		b Net Working Capital (Average Days)	193	210	176	324	114	169
		c Current Ratio (Current Assets / Current Liabilities)	14.2	17.2	11.2	12.2	8.5	4.1
	3	**Coverages**						
		a EBITDA / Finance Cost	2.1	1.6	1.5	2.0	-3.6	-4.7
		b FCFO / Finance Cost+CMLTB+Excess STB	1.7	1.4	1.3	2.3	-3.8	-5.3
		c Debt Payback (Total Borrowings+Excess STB) / (FCFO-Finance Cost)	0.5	0.7	1.2	0.0	0.0	0.0
	4	**Capital Structure**						
		a Total Borrowings / (Total Borrowings+Shareholders' Equity)	68.4%	67.0%	59.7%	58.5%	61.8%	22.8%
		b Interest or Markup Payable (Days)	81.3	86.8	0.0	0.0	0.0	0.0
		c Entity Average Borrowing Rate	7.4%	11.6%	14.4%	7.8%	5.6%	--

Credit Rating

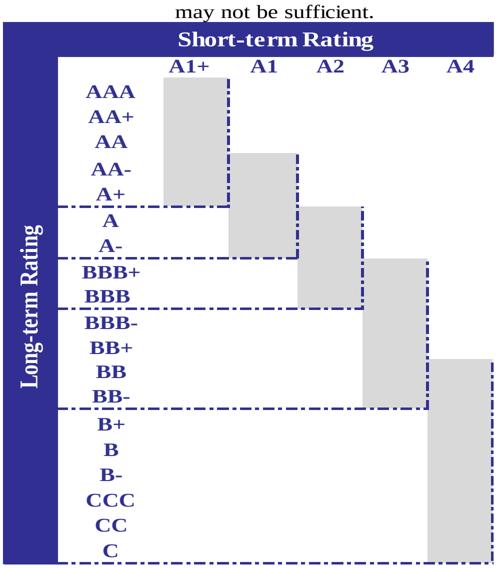
Credit rating reflects forward-looking opinion on credit worthiness of underlying entity or instrument; more specifically it covers relative ability to honor financial obligations. The primary factor being captured on the rating scale is relative likelihood of default.

Long-term Rating

Scale	Definition
AAA	**Highest credit quality.** Lowest expectation of credit risk. Indicate exceptionally strong capacity for timely payment of financial commitments
AA+ AA AA-	**Very high credit quality.** Very low expectation of credit risk. Indicate very strong capacity for timely payment of financial commitments. This capacity is not significantly vulnerable to foreseeable events.
A+ A A-	**High credit quality.** Low expectation of credit risk. The capacity for timely payment of financial commitments is considered strong. This capacity may, nevertheless, be vulnerable to changes in circumstances or in economic conditions.
BBB+ BBB BBB-	**Good credit quality.** Currently a low expectation of credit risk. The capacity for timely payment of financial commitments is considered adequate, but adverse changes in circumstances and in economic conditions are more likely to impair this capacity.
BB+ BB BB-	**Moderate risk.** Possibility of credit risk developing. There is a possibility of credit risk developing, particularly as a result of adverse economic or business changes over time; however, business or financial alternatives may be available to allow financial commitments to be met.
B+ B B-	**High credit risk.** A limited margin of safety remains against credit risk. Financial commitments are currently being met; however, capacity for continued payment is contingent upon a sustained, favorable business and economic environment.
CCC CC C	**Very high credit risk.** Substantial credit risk "CCC" Default is a real possibility. Capacity for meeting financial commitments is solely reliant upon sustained, favorable business or economic developments. "CC" Rating indicates that default of some kind appears probable. "C" Ratings signal imminent default.
D	Obligations are currently in default.

Short-term Rating

Scale	Definition
A1+	The highest capacity for timely repayment.
A1	A strong capacity for timely repayment.
A2	A satisfactory capacity for timely repayment. This may be susceptible to adverse changes in business, economic, or financial conditions.
A3	An adequate capacity for timely repayment. Such capacity is susceptible to adverse changes in business, economic, or financial
A4	The capacity for timely repayment is more susceptible to adverse changes in business, economic, or financial conditions. Liquidity may not be sufficient.



**The correlation shown is indicative and, in certain cases, may not hold.*

Outlook (Stable, Positive, Negative, Developing) Indicates the potential and direction of a rating over the intermediate term in response to trends in economic and/or fundamental business/financial conditions. It is not necessarily a precursor to a rating change. 'Stable' outlook means a rating is not likely to change. 'Positive' means it may be raised. 'Negative' means it may be lowered. Where the trends have conflicting elements, the outlook may be described as 'Developing'.

Rating Watch Alerts to the possibility of a rating change subsequent to, or, in anticipation of some material identifiable event with indeterminable rating implications. But it does not mean that a rating change is inevitable. A watch should be resolved within foreseeable future, but may continue if underlying circumstances are not settled. Rating watch may accompany rating outlook of the respective opinion.

Suspension It is not possible to update an opinion due to lack of requisite information. Opinion should be resumed in foreseeable future. However, if this does not happen within six (6) months, the rating should be considered withdrawn.

Withdrawn A rating is withdrawn on a) termination of rating mandate, b) the debt instrument is redeemed, c) the rating remains suspended for six months, d) the entity/issuer defaults., or/and e) PACRA finds it impractical to surveill the opinion due to lack of requisite information.

Harmonization A change in rating due to revision in applicable methodology or underlying scale.

Surveillance. Surveillance on a publicly disseminated rating opinion is carried out on an ongoing basis till it is formally suspended or withdrawn. A comprehensive surveillance of rating opinion is carried out at least once every six months. However, a rating opinion may be reviewed in the intervening period if it is necessitated by any material happening.

Note. This scale is applicable to the following methodology(s):

Entities
a) Broker Entity Rating
b) Corporate Rating
c) Financial Institution Rating
d) Holding Company Rating
e) Independent Power Producer Rating
f) Microfinance Institution Rating
g) Non-Banking Finance Companies (NBFCs) Rating

Instruments
a) Basel III Compliant Debt Instrument Rating
b) Debt Instrument Rating
c) Sukuk Rating

Regulatory and Supplementary Disclosure
(Credit Rating Companies Regulations,2016)

Rating Team Statements
(1) Rating is just an opinion about the creditworthiness of the entity and does not constitute recommendation to buy, hold or sell any security of the entity rated or to buy, hold or sell the security rated, as the case may be | Chapter III; 14-3-(x)

2) **Conflict of Interest**
i. The Rating Team or any of their family members have no interest in this rating | Chapter III; 12-2-(j)
ii. PACRA, the analysts involved in the rating process and members of its rating committee, and their family members, do not have any conflict of interest relating to the rating done by them | Chapter III; 12-2-(e) & (k)
iii. The analyst is not a substantial shareholder of the customer being rated by PACRA [Annexure F; d-(ii)] Explanation: for the purpose of above clause, the term "family members" shall include only those family members who are dependent on the analyst and members of the rating committee

Restrictions
(3) No director, officer or employee of PACRA communicates the information, acquired by him for use for rating purposes, to any other person except where required under law to do so. | Chapter III; 10-(5)
(4) PACRA does not disclose or discuss with outside parties or make improper use of the non-public information which has come to its knowledge during business relationship with the customer | Chapter III; 10-7-(d)
(5) PACRA does not make proposals or recommendations regarding the activities of rated entities that could impact a credit rating of entity subject to rating | Chapter III; 10-7-(k)

Conduct of Business
(6) PACRA fulfills its obligations in a fair, efficient, transparent and ethical manner and renders high standards of services in performing its functions and obligations; | Chapter III; 11-A-(a)
(7) PACRA uses due care in preparation of this Rating Report. Our information has been obtained from sources we consider to be reliable but its accuracy or completeness is not guaranteed. PACRA does not, in every instance, independently verifies or validates information received in the rating process or in preparing this Rating Report.
(8) PACRA prohibits its employees and analysts from soliciting money, gifts or favors from anyone with whom PACRA conducts business | Chapter III; 11-A-(q)
(9) PACRA ensures before commencement of the rating process that an analyst or employee has not had a recent employment or other significant business or personal relationship with the rated entity that may cause or may be perceived as causing a conflict of interest; | Chapter III; 11-A-(r)
(10) PACRA maintains principal of integrity in seeking rating business | Chapter III; 11-A-(u)
(11) PACRA promptly investigates, in the event of a misconduct or a breach of the policies, procedures and controls, and takes appropriate steps to rectify any weaknesses to prevent any recurrence along with suitable punitive action against the responsible employee(s) | Chapter III; 11-B-(m)

Independence & Conflict of interest
(12) PACRA receives compensation from the entity being rated or any third party for the rating services it offers. The receipt of this compensation has no influence on PACRA´s opinions or other analytical processes. In all instances, PACRA is committed to preserving the objectivity, integrity and independence of its ratings. Our relationship is governed by two distinct mandates i) rating mandate - signed with the entity being rated or issuer of the debt instrument, and fee mandate - signed with the payer, which can be different from the entity
(13) PACRA does not provide consultancy/advisory services or other services to any of its customers or to any of its customers' associated companies and associated undertakings that is being rated or has been rated by it during the preceding three years unless it has adequate mechanism in place ensuring that provision of such services does not lead to a conflict of interest situation with its rating activities; | Chapter III; 12-2-(d)
(14) PACRA discloses that no shareholder directly or indirectly holding 10% or more of the share capital of PACRA also holds directly or indirectly 10% or more of the share capital of the entity which is subject to rating or the entity which issued the instrument subject to rating by PACRA; | Reference Chapter III; 12-2-(f)
(15) PACRA ensures that the rating assigned to an entity or instrument is not be affected by the existence of a business relationship between PACRA and the entity or any other party, or the non-existence of such a relationship | Chapter III; 12-2-(i)
(16) PACRA ensures that the analysts or any of their family members shall not buy or sell or engage in any transaction in any security which falls in the analyst's area of primary analytical responsibility. This clause shall, however, not be applicable on investment in securities through collective investment schemes. | Chapter III; 12-2-(l)
(17) PACRA has established policies and procedure governing investments and trading in securities by its employees and for monitoring the same to prevent insider trading, market manipulation or any other market abuse | Chapter III; 11-B-(g)

Monitoring and review
(18) PACRA monitors all the outstanding ratings continuously and any potential change therein due to any event associated with the issuer, the security arrangement, the industry etc., is disseminated to the market, immediately and in effective manner, after appropriate consultation with the entity/issuer; | Chapter III | 18-(a)
(19) PACRA reviews all the outstanding ratings on semi-annual basis or as and when required by any creditor or upon the occurrence of such an event which requires to do so; | Chapter III | 18-(b)
(20) PACRA initiates immediate review of the outstanding rating upon becoming aware of any information that may reasonably be expected to result in downgrading of the rating; | Chapter III | 18-(c)
(21) PACRA engages with the issuer and the debt securities trustee, to remain updated on all information pertaining to the rating of the entity/instrument; | Chapter III | 18-(d)
Probability of Default
(22) PACRA´s Rating Scale reflects the expectation of credit risk. The highest rating has the lowest relative likelihood of default (i.e, probability). PACRA´s transition studies capture the historical performance behavior of a specific rating notch. Transition behavior of the assigned rating can be obtained from PACRA´s Transition Study available at our website. (www.pacra.com). However, actual transition of rating may not follow the pattern observed in the past | Chapter III | 14-(f-VII)
Proprietary Information