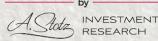
Can Puregold turn Philippine grocery retail into pure gold?









Valuation Master Class

This information is for learning purposes only.

This is not investment advice or a recommendation.



Can Puregold turn modern grocery retail into pure gold?





Sector: Cons. Staples



Top 3 largest grocery retailer chain in the Philippines operating hypermarkets, supermarkets, warehouses, and specialty stores

My value estimate:

PHP62

(Upside 72%)

STRONG BUY



3 things to know about this company

- Aggressive expansion to lay foundation for massive growth
- Resilient business model in low penetrated industry
- Industry consolidation could enhance gross margin

Key statistics

Analyst consensus (11)

PE ratio

Dividend yield

PHP52

13x

0.7%

(**Upside 46%**)

BUY

Revenue breakdown 2020



Sales

Story

FVMR

Value

WCB

Risks

Supermarkets, hypermarkets 76%



Concessions 1%



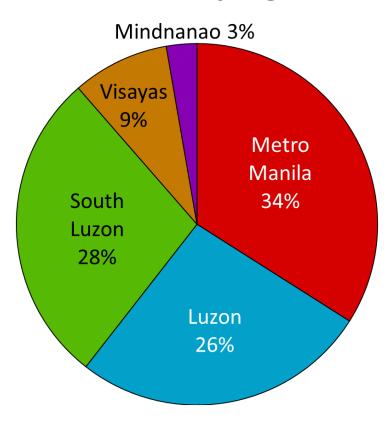
Membership shopping 22%



Membership 1%

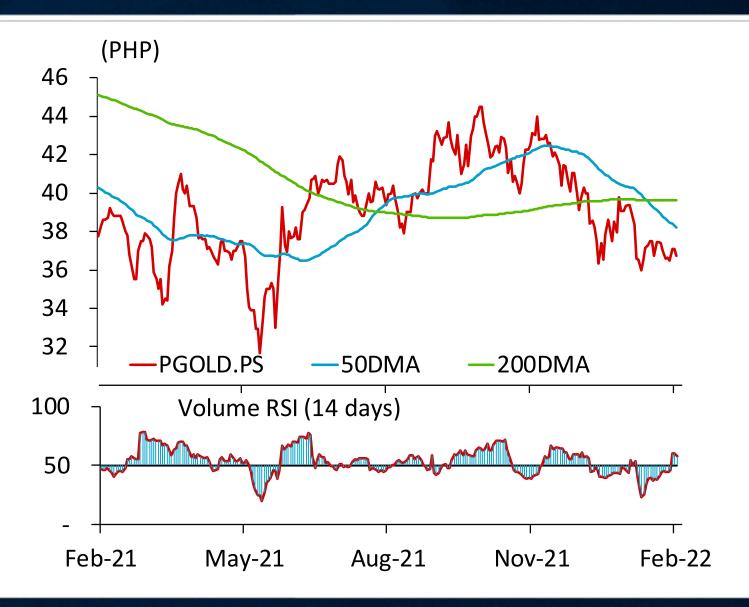


Breakdown by region



Price turned bearish



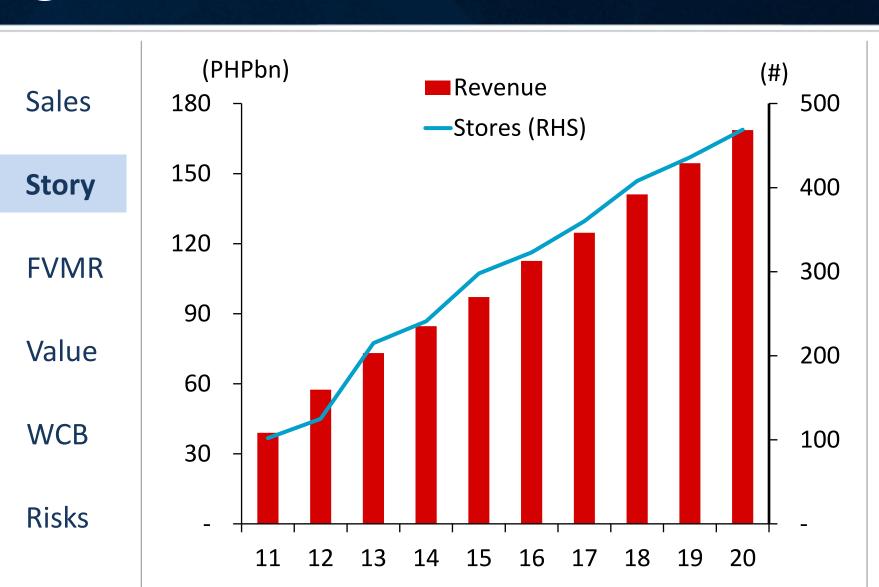


- In 2021, PGOLD's share price ended almost at the same amount as it started the year
 - Most recently, the share price slightly declined, and the 50 DMA has fallen below the 200 DMA
- However, Volume RSI moved above the 50%-line which could provide some support to turnaround the bearish trend

VMC Student Report

Aggressive expansion to lay foundation for massive growth

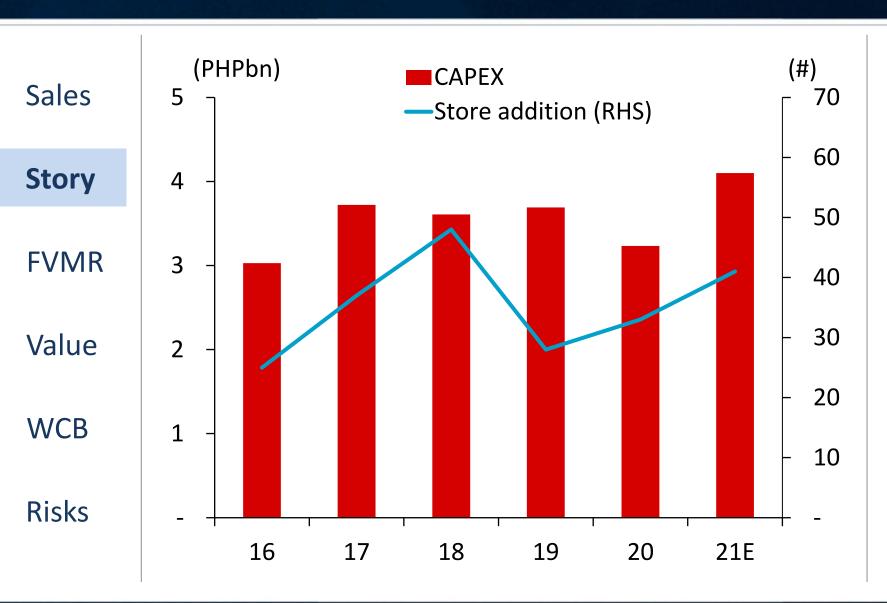




- Between 2011 and 2020, PGOLD increased the number of stores from 102 to 469, which is more than 4x
- Over the same horizon, the revenue also saw a 4x increase
 - The proportional increase suggests that PGOLD's revenue is mainly quantity driven
 - Hence, to drive growth, **PGOLD** needs to expand aggressively

Strong commitment to growth could lead to positive surprises





- The company had opened 50 stores in 2018, but only 30 in 2019 and 41 in 2021
- For 2022, management targets opening 37 stores (25 Puregold stores and 12 S&R stores) in low penetrated areas
- Given its strong cash position, this could surprise on the upside

How I incorporated the story into my forecast

# of stores	18	19	20	21E	22E	23E
Puregold	354	380	403	438	468	498
S&R	46	56	66	72	82	92
Total	400	436	469	510	550	590

- PGOLD's main revenue driver is the number stores it can add to its portfolio
- I forecast that the company can add on average 40 stores annually over the next 3 years, which is slightly higher than management forecast of 37 stores





Resilient business model in low penetrated industry



Sales

Story

FVMR

Value

WCB

- ★ Puregold branded stores cater to low-tomiddle income consumers
 - It follows a low-cost leadership strategy
- ★ Modern-retail penetration is about 30% in the Philippines
 - In Malaysia and Thailand, it is around 50%
 - In Singapore, roughly 70%
- ★ Given the low penetration, the market should not be a constraint to grow

How I incorporated the story into my forecast

# of stores	18	19	20	21E	22E	23E
Puregold	354	380	403	438	468	498
S&R	46	56	66	72	82	92
Total	400	436	469	510	550	590
Total traffic (m)						
Puregold	178	180	128	130	180	220
S&R	8.2	8.9	10.2	12.0	12.0	14.0
Total	186	189	138	142	192	234
Avg. net ticket (PHP)						
Puregold	612	638	969	1,025	950	920
S&R	3,959	4,276	4,667	4,542	4,400	4,200
Total	753	795	1,220	1,200	1,000	940

- During the pandemic, PGOLD recorded lower foot traffic, but a higher avg. ticket value as consumers bought more items per visit
- I believe this trend will reverse as things come back to normal, meaning higher foot traffic, but lower avg. ticket value





Industry consolidation could enhance gross margin



Sales

Story

FVMR

Value

WCB

Risks

Top 3 grocery players in the Philippines (2020)



Revenue: PHP297bn # of stores: 3,019

Revenue: PHP151bn # of stores: 2,157





Sources: A. Stotz Investment Research, company data

Revenue: PHP169bn

of stores: 469

- The Philippine grocery retail market is still fragmented, but starting to consolidate
- The biggest competitors engage in material M&A activities to operate more stores under their own brand
- PGOLD responded with several acquisitions:

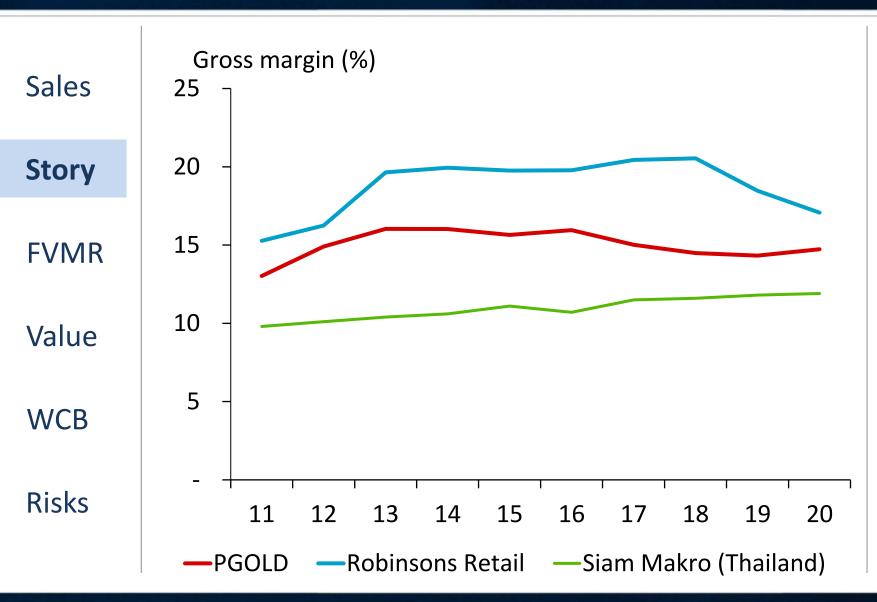
2012: S&R

2015: Budgetlane

2017: B&W stores

Scaling effects start to show off with store expansion





- PGOLD's close competitor,
 Robinsons Retail, has
 maintained a gross margin
 5ppts above PGOLD's 15%
 - Robinsons has 4x more stores, which drives down supply chain costs
- As stores increase, PGOLD could be able to improve its margin by 3-5 ppts
- Philippine retailers do well compared to Thai peer, Siam Makro's 11% gross margin

How I incorporated the story into my forecast

# of stores	18	19	20	21 E	22 E	23 E
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S&R	3,959	4,276	4,667	4,542	4,400	4,200
Total	753	795	1,220	1,200	1,000	940
Gross proft margin (%)						
Puregold	15.4	15.0	14.9	16.4	16.5	16.4
S&R	22.4	20.3	23.8	24.5	25.5	26.0
Total	14.5	14.3	14.7	15.2	15.2	15.5





Home

Student login

FAQ

Blog

Resources

Testimonials



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By Andrew Stotz

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*It's usually up within 24h.



Now let's look at the FVMR Scorecard

- Which measures attractiveness relative to all other companies in that market
- We base the score on four elements
 - Fundamentals, Valuation,
 Momentum, and Risk
- * And rank the company from 1, Best, to 10 Worst



Strong profitability driven by high turnover

Momentum



Sales

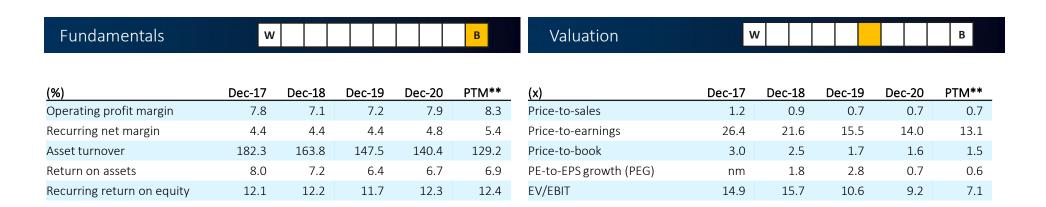
Story

FVMR

Value

WCB

Risks



Widificilitatii						MISK					
(%)	Dec-17	Dec-18	Dec-19	Dec-20	PTM**	(x)	Dec-17	Dec-18	Dec-19	Dec-20	PTM**
Revenue growth	10.8	13.2	9.5	9.2	(1.9)	Current ratio	1.6	2.0	2.6	3.5	5.8
Recurring EPS growth	(0.6)	12.3	5.6	19.0	20.6	Net debt-to-equity (%)	(3.3)	44.9	22.9	15.1	(24.6)
Operating profit margin chg. (bps)	64	(76)	18	67	103	Times-interest-earned	5.7	5.1	5.4	5.9	4.8
	6mth	3mth	1mth	3wk	1wk		5yr	3yr	1yr	6mth	3mth
Price change	5.2	(8.1)	(7.7)	(6.7)	(1.0)	Beta	0.5	0.5	0.6	0.4	0.4

Note: Benchmarking against 120 non-financial companies in Philippines.

Return on equity is slightly above Philippine average



Sales

Story

FVMR

Value

WCB

Fundamentals	W				В
(%)	Dec-17	Dec-18	Dec-19	Dec-20	PTM**
Operating profit margin	7.8	7.1	7.2	7.9	8.3
Recurring net margin	4.4	4.4	4.4	4.8	5.4
Asset turnover	182.3	163.8	147.5	140.4	129.2
Return on assets	8.0	7.2	6.4	6.7	6.9
Recurring return on equity	12.1	12.2	11.7	12.3	12.4

Recently, I created a short online course explaining my FVMR investing approach

I usually sell it for \$97 but for a limited time I am offering it for FREE





Consensus is strongly bullish



Sales

Story

FVMR

Value

WCB

Risks

Analyst consensus valuation										
Recommendation Oct-21 Nov-21 Dec-21 Current										
Strong buy	3	3	3	4						
Buy	6	6	6	6						
Hold	1	1	1	1						
Sell	-	-	-	-						
Strong sell	-	-	-	-						
Average score	1.8	1.8	1.8	1.7						

Price target	Nov-21	Dec-21	Jan-22	Current
Median	51	52	52	52
Mean	51	51	51	51

11 analysts



Upside: 46%

Analyst consensus 3-year forecast (%) 20 18 19 **21E 22E 23E** Revenue growth 9.5 9.2 0.9 10.3 2.5 8.3 14.3 Gross margin 14.5 14.7 na na na **EBIT** margin 7.0 7.1 7.8 8.0 7.9 7.8 Net margin 4.4 4.4 4.8 5.0 5.0 5.0

- Most analysts have a BUY recommendation, as the company continues to deliver on its expansion plans
- Consensus is rewarding management's efforts by forecasting high growth from 22E onward
 - Also, analysts assume a slightly higher margin compared to the past

Profit & loss statement



Sales

Story

FVMR

Value

WCB

(YE Dec, PHP m)	2019A	2020A	2021 E	2022E
Revenue	154,490	168,632	170,319	192,460
Cost of goods & services	(132,365)	(143,796)	(144,430)	(163,206)
Gross profit	22,126	24,836	25,888	29,254
SG&A	(4,259)	(4,749)	(5,110)	(5,774)
Other operating (exp)/inc	(6,947)	(7,007)	(7,147)	(7,290)
EBIT	10,920	13,081	13,632	16,191
Interest expense (net)	(1,854)	(1,996)	(2,314)	(2,267)
Other non-operating inc/(exp)	430	304	310	316
Earnings before taxes (EBT)	9,496	11,389	11,628	14,240
Income tax	(2,807)	(3,366)	(3,372)	(4,129)
Earnings after taxes (EAT)	6,689	8,022	8,256	10,110
Equity income/Minority interest	20	10	13	13
Earnings from cont. operations	6,709	8,032	8,268	10,123
Forex/Exceptionals before tax	64	35	_	-
Net profit	6,773	8,067	8,268	10,123

- ★ While revenue stayed flat in 21E, it should continue to see high growth from 22E onward
 - New stores open and foot traffic should normalize

Balance sheet - assets



Sales

Story

FVMR

Value

WCB

(YE Dec, PHP m)	2019A	2020A	2021E	2022E
Cash & short-term investments	17,118	35,135	39,824	43,239
Accounts receivable	2,676	2,676	1,892	3,208
Inventories	19,526	20,918	20,862	24,028
Other current assets	720	658	852	962
Total current assets	40,040	59,388	63,430	71,436
Long-term investments	623	637	649	662
Net fixed assets	44,986	48,103	49,996	51,875
Intangible assets	4,777	4,766	4,754	4,742
Goodwill	14,902	14,902	14,902	14,902
Other long-term assets	3,306	3,797	3,987	4,186
Total assets	108,635	131,594	137,719	147,805

- Defensive balance sheet with¼ of its assets in cash helpswhen it's time to play offense
- Net fixed assets grow in line with its annual target for store openings

Balance sheet - liabilities



Sales

Story

FVMR

Value

WCB

Risks

(YE Dec, PHP m)	2019A	2020A	2021E	2022E
Overdrafts & short-term loans	992	897	835	819
Accounts payable	9,950	10,933	9,629	10,880
Other current liabilities	4,549	5,273	4,258	4,812
Total current liabilities	15,491	17,102	14,722	16,511
Long-term debt	30,326	44,606	45,577	44,666
Other long-term liabilities	919	1,383	1,425	1,453
Total liabilities	46,735	63,092	61,724	62,629
Minority interest	-	-	-	-
Paid-up capital - Common shares	28,266	28,266	28,266	28,266
Paid-up capital - Preferred shares	-	-	-	-
Retained earnings	33,650	40,426	47,950	57,162
Revaluation/Forex/Others	(17)	(190)	(221)	(253)
Total equity	61,899	68,502	75,995	85,175
Total liab & shareholders' equity	108,635	131,594	137,719	147,805

★ I don't expect the company to accumulate more debt over time as it has a high cash generation ability to fund growth internally



Sales

Story

FVMR

Value

WCB

(YE Dec)	2019A	2020A	2021E	2022E
General growth (YoY, %)				
Revenue	9.5	9.2	1.0	13.0
Assets	7.7	21.1	4.7	7.3
Gross profit	8.2	12.3	4.2	13.0
Operating profit	11.2	19.8	4.2	18.8
Attributable profit	9.2	19.1	2.5	22.4
EPS	7.2	16.9	2.5	22.5
Recurring EPS	5.4	19.2	2.8	22.5
Du Pont analysis (%)				
Net profit margin	4.4	4.8	4.9	5.3
Revenue per PHP100 of assets	147.5	140.4	126.5	134.8
Assets/equity (x)	1.8	1.8	1.9	1.8
Return on equity	11.8	12.4	11.4	12.6
Others (%)				
Effective tax rate	29.4	29.5	29.0	29.0
Dividend payout ratio	8.5	8.9	9.0	9.1

- ★ Like most retailers PGOLD has strong asset turnover of 130-150, which means sales grow faster than assets
- ★ This measure should start to recover as revenue recovers

Ratios (cont.)



Sales

Story

FVMR

Value

WCB

(YE Dec)	2019A	2020A	2021E	2022E
Internal liquidity (x)				
Current ratio	2.6	3.5	4.3	4.3
Quick, or acid test ratio	1.3	2.2	2.9	2.9
Working cap. mgmt (Days)				
Inventory conversion period	53	51	52	50
Receivables collection period	9	6	5	5
Days from raw mat to coll	62	56	57	54
Payables deferral period	28	26	26	23
Cash conversion cycle	34	30	31	32
Profitability ratios (%)				
Gross profit margin	14.3	14.7	15.2	15.2
EBIT margin	7.1	7.8	8.0	8.4
EBIT return on avg assets	10.4	10.9	10.1	11.3
Return on average assets	6.5	6.7	6.1	7.1
Financial risk (x)				
Liabilities-to-assets (%)	43.0	47.9	44.8	42.4
Debt-to-equity	0.5	0.7	0.6	0.5
Net debt-to-equity	0.2	0.2	0.1	0.0
Times-interest-earned	7.1	7.7	6.8	7.9
Effective interest rate (%)	6.3	5.9	5.8	5.8

- ★ Scale effects should show up in the gross margin over time
 - I expect PGOLD to raise its margin to the same levels as its competitor Robinsons Retail (17-20%)

If you want to learn how to value companies like this, check out my 6-week, online

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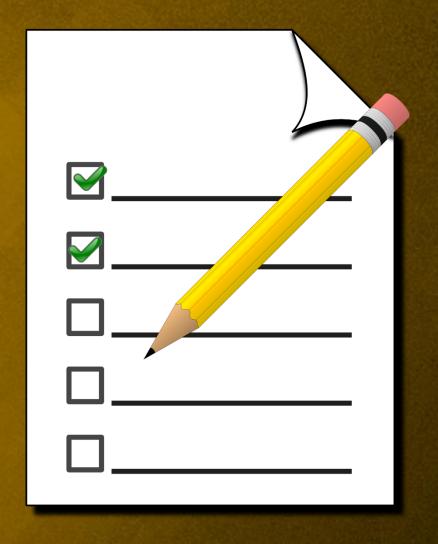


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A. Stotz Investment Research Stock Picking Checklist

Inspired by
Peter Lynch's book

- * Where he talked about "ten baggers" (stocks that go up 10x)
- ★ We did extensive research on ten baggers and found...
- ★ 9 factors that drive long-term share price performance



Stock Picking Checklist

Can this company be a ten bagger?



Sales

Story

FVMR

WCB

Ratios

Value

Risks

Checklist	Potential	Comment
1. Management is committed to growth	Good	Between 2011, and 2020, the company's revenue grew 4x
2. Growth can hit double-digits	Good	Modern grocery is still underpenetrated in the Philippines, supporting good growth
3. Gross Margin can remain high	Good	There is plenty of room to increase its gross margin over time by 3-5 ppts
4. Earnings are predictable	Good	Net profit has been stable and growing, in line with revenue
5. Efficient at deploying assets	Good	Asset turnover is with 150% above average
6. Cash Conversion cycle is low	Moderate	Cash conversion cycle is 30 days, in line with industry
7. Cash Flow is consistently positive	Good	Since 2017, PGOLD delivers strong operating CF, which can easily cover investing outflows
8. Capital is readily available	Moderate	Leverage is relatively low. Net debt-to-equity stood at 0.2x in 3Q21
9. Valuation is reasonable	Good	Massive discount to Philippine Cons. Staples despite higher EPS growth and similar ROE

10x Bagger Potential



Free cash flow



Sales

Story

FVMR

Value

WCB

Risks

(YE Dec, PHP m)	2019A	2020A	2021E	2022E
EBIT	10,920	13,081	13,632	16,191
Est tax rate (%)	2 9	29	29	29
NOPAT	7,713	9,226	9,679	11,495
Add: Depre & amort	3,825	4,320	4,599	4,918
Less: CAPEX	(3,650)	(3,204)	(4,377)	(4,682)
Chg in A/R	2,114	(1)	784	(1,315)
Chg in inventory	206	(1,392)	56	(3,165)
Chg in oth curr assets	100	62	(193)	(111)
Chg in A/P	(526)	983	(1,304)	1,252
Chg in oth curr liabs	2,175	724	(1,015)	554
Less: Chg in working cap	4,069	376	(1,673)	(2,786)
Less: Chg in invest cap				
Free cash flow to firm	11,957	10,718	8,228	8,945

Since 2017, PGOLD delivers consistent positive FCFF and should continue to do so over the next few years

Value estimate



Sales

Story

FVMR

Value

WCB

Forecast assumptions		1111
3-year average	Consensus N	/ly assumptions
Revenue growth (CAGR)	6.4	9.2
Gross margin	na	15.3
EBIT margin	7.9	8.5
Net margin	5.0	5.3

My valuation method		
Market: Philippines		
Market risk-free rate	5.0	
Market equity risk premium	7.0	
Market return	12.0	\/_ t:
Company beta (x)	0.8	Valuation Method
COE	10.3	FCFF
WACC	8.3	
Terminal growth rate	4.0	

- I expect faster revenue growth than consensus as PGOLD's balance sheet allows for fast-than-expected store expansion
- Also, I am more optimistic with regards to the margin
 - I don't see any constraint why PGOLD could not close the margin gap to its competitor over time

Value estimate



Sales

Story

FVMR

WCB

Ratios

Value

Risks

Bear **PHP51**



Base **PHP62** (Upside 72%)



Bull **PHP73**

(Upside 103%)



Next let's consider the company's World Class Benchmarking Scorecard

- To identify the company's competitive position relative to global peers
- * We use a composite rank of profitability and growth, called "Profitable Growth"
- * And a scale from 1 which is best, to 10 which is worst



Both profitability and growth rank above average



Sales

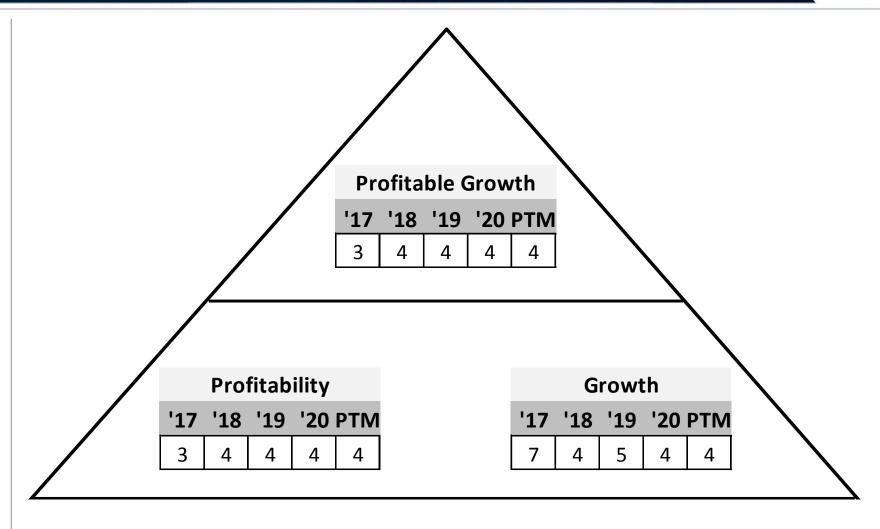
Story

FVMR

Value

WCB

Risks



Benchmarked against 590 large Cons. Staples companies worldwide.

Key risk is lower-than-expected growth



Sales

Story

FVMR

Value

WCB

- ★ Failure to execute its growth strategy
- ★ Industry consolidation could intensify competition
- ★ Limited ability to pass on higher costs as PGOLD targets low-income segment

CONCLUSION

- Expansion could progress faster than the market expects
- If PGOLD can increase its gross margin to its competitor's level, it would provide a solid upside
- Valuation is surprisingly cheap as it trades at a 55% discount on PE

