The Pakistan Credit Rating Agency Limited

Rating Report

Islamabad Farms

Report Contents

Rating History

Dissemination Date	Long Term Rating	Short Term Rating	Outlook	Action	Rating Watch
27-Oct-2023	BBB-	A3	Stable	Maintain	-
29-Oct-2022	BBB-	A3	Stable	Maintain	-
29-Oct-2021	BBB-	A3	Stable	Maintain	-
29-Oct-2020	BBB-	A3	Stable	Maintain	-
11-May-2020	BBB-	A3	Stable	Maintain	Yes
19-Dec-2019	BBB-	A3	Stable	Initial	-

Rating Rationale and Key Rating Drivers

The poultry industry is one of the largest agro-based segments in Pakistan, comprising domestic & commercial poultry. The industry has posted annual growth of ~8%. Pakistan is sufficient in poultry meat and egg production. However, per capita protein consumption remains low (11th) when compared to the world's average. The industry generates an estimated annual revenue of ~PKR 1,981bln from local and export sales during FY23, a YoY increase of ~29%. Export revenue is ~USD 375bln, annually. The increase is majorly price driven. Subsequently, prices of poultry products, especially day-old chicks, witnessed a hike of ~ 13% and benefited the players involved in the poultry allied chain. Increasing demand, and hence, prices eased down the liquidity problems of the industry. Demand for poultry products is likely to stay favorable for the industry players. However, since the output of the Sector is an essential food item, the demand of the poultry sector largely remains unaffected (price inelastic) to a great extent despite price increases. The poultry sector will continue to remain under pressure in terms of high import costs and restrictions on the import of GMO soybean which is the main import in poultry feed. Currently, this is a key risk exposed to the supply chain of the sector, which is also putting poultry businesses, especially the small firms, at a high risk. Additionally, high inflation and devaluation of Pakistani rupee remain an impediment to the sector’s overall performance.
The ratings reflect Islamabad Farms's ('the Business') developing position in the poultry industry and the sponsor's adequate acumen across the integrated poultry supply chain. The Business revenue is concentrated toward day-old chicks and posted a volumetric decline during FY23. Consequently, profitability also showed a declining trend. However, procuring feed in bulk from the Group’s own company and increasing poultry product prices benefited the margins. The increased operational costs resulted in decreased net profit, which came out to be PKR 49mln, for 9MFY23 (9MFY22: PKR 63mln), consequently, the Business's net margin remained 1.8% (9MFY22: 2.5%). Islamabad Farms remains exposed to price volatility and contingent health risk associated with its product. Demand for poultry products remains stable. This along with a surge in day-old chicks prices is expected to benefit the Business. The financial risk profile of Islamabad Farms is characterized by a strong leveraging ratio and remained stable at 32.1% (9MFY22: 32.1%) and adequate coverage ratios of 4.1x. Loan mix is skewed towards short-term borrowings of PKR 49mln to fulfill the working capital requirements. Moreover, the ratings incorporate potential support from sponsors and the Group.

The ratings are dependent on the management's ability to sustain its operations. Improving margins, in turn building profitable volumes remain critical for the ratings. Effective management of ownership transition would remain important. Also, generating stable operational cashflows is imperative. Meanwhile, a prudent financial strategy to meet financial obligations is critical.

Disclosure

Name of Rated Entity	Islamabad Farms
Type of Relationship	Solicited
Purpose of the Rating	Entity Rating
Applicable Criteria	Methodology | Corporate Rating(Jul-23),Methodology | Correlation Between Long-term & Short-term Rating Scales(Jul-23),Methodology | Rating Modifiers(Apr-23)
Related Research	Sector Study | Poultry(Sep-22),Sector Study | Poultry(Sep-23)
Rating Analysts	Muhammad Zain Ayaz | zain.ayaz@pacra.com | +92-42-35869504

Profile

Legal Structure Islamabad Farms is registered as an Association of Persons (AoP) in Pakistan, since 1988

Background The sponsors started poultry business in 1981 by setting up small poultry farms. Later, they integrated by setting up poultry feed mill, more poultry farms and hatcheries. Today, the Group (Islamabad Group of Companies) is a well-known player in the poultry industry of Pakistan

Operations Islamabad Farms operates 10 breeder farms with placement capacity of PKR 914,655 parent stock of different breeds and 3 hatcheries producing ~ 10 million day old chicks per month .The group's poultry farms are dispersed across different cities including Multan, Okara, Muree, and Attock. The Group's registered office is located in Satellite Town, Rawalpindi.

Ownership

Ownership Structure Major ownership of Islamabad Farms resides with the family of late Dr. Muhammad Aslam (~ 50%). His sons, Mr. M. Ali and Mr. M Hassan own an equal stake of ~15% each; followed by Dr. Aslam's daughters, Ms. Yumna Aslam (~ 7%) and Ms. Saleha Aslam (~ 7%), and his wife, Mrs. Alia Mehmood (~ 6%). The remaining holding vests with Dr. Azhar Mehmood (~ 25%), Mr. Muhammad Masood (~ 12.5%), and Mr. Mamoon-ur-Rasheed (~ 12.5%).

Stability Ownership structure of the business is seen as stable and second generation has been gradually inducted in the business.

Business Acumen Islamabad Farms is a venture of Islamabad Group, which has an established presence in Pakistan’s poultry and poultry feed industry. The Group’s flagship entity, Islamabad Feeds, has grown to become one of the Country’s leading feed mill.

Financial Strength The sponsors have high net worth and their willingness to support the business bodes well for Islamabad Farms. The Group’s overall financial position and performance are strong and the Group has a consolidated asset base of ~ PKR 16bln with an equity base of ~PKR 4.7bln. The Group generated a ~PKR 23bln turnover with a PAT of ~ PKR 211mln.

Governance

Board Structure Sponsors dominate the Board of Islamabad Farms. Absence of independent oversight indicates a room for improvement in Islamabad Farms governance framework.

Members’ Profile Mr. Muhammad Ali, eldest son of Dr. Muhammad Aslam serves as the Board's Chairman. He has completed his Bachelor's in Business Administration from the National University of Sciences and Technology, Islamabad. He has been associated with the Group for the last 3.5 years.

Board Effectiveness There are no sub-committees of the Board. Board meets informally to discuss pertinent matters. As per requirement minutes are documented informally

Financial Transparency External auditors of Islamabad Farms, M/s Muniff Ziauddin & Co. Chartered Accountants, have expressed an unqualified opinion on the financial statements for the year ended June 30, 2022. The firm is QCR and also in ‘Category A’ of SBP panel of auditors.

Management

Organizational Structure Islamabad Farms operates through Production (breeder farms and hatcheries), Finance, Accounts, Sales & Marketing, and Internal Audit function. Breeder farms and hatcheries are monitored by their respective Managers, who report to the GM Production. Support departments work as shared services for the group. All of the department heads eventually report to the Chief Executive Office (CEO), who makes pertinent decisions implemented by his team

Management Team Islamabad Farms has an experienced management team. Mr. Ali is the Company's CEO. He has completed his graduation from the National University of Sciences and Technology, Islamabad. Dr. Mukhtar Nadeem, GM Production, has lately joined the Group. Mr. Faraz Ashraf, CFO, has an overall experience of 18 years and has been associated with the Group for the last four months

Effectiveness At Islamabad Farms, different management committees are formally in place; namely, Audit, Finance, Sales and Recovery, and Production covering breeder farms and hatcheries. Pertinent matters are discussed by these committees and minutes are documented informally.

MIS Customized software, installed by Sidat Hyder, is used at the Group level. Standardized reports are generated as per requirement.

Control Environment To ensure operational efficiency, an internal audit function has been established at group level to implement the policies and procedures. This function conducts regular monitoring to implement the policies and procedures of Islamabad Farms

Business Risk

Industry Dynamics The poultry industry is one of the largest agro-based segments in Pakistan, comprising domestic & commercial poultry. The industry has posted annual growth of ~8%. Pakistan is sufficient in poultry meat and egg production. However, per capita protein consumption remains low (11th) when compared to the world's average. The industry generates an estimated annual revenue of ~PKR 1,981bln from local and export sales during FY23, a YoY increase of ~29%. Export revenue is ~USD 375bln, annually. The increase is majorly price driven. Subsequently, prices of poultry products, especially day-old chicks, witnessed a hike of ~ 13% and benefited the players involved in the poultry allied chain. Increasing demand, and hence, prices eased down the liquidity problems of the industry. Demand for poultry products is likely to stay favorable for the industry players. The poultry sector will continue to remain under pressure in terms of high import costs and restrictions on the import of GMO soybean which is the main import in poultry feed. Currently, this is a key risk exposed to the supply chain of the sector, which is also putting poultry businesses, especially the small firms, at a high risk.

Relative Position Islamabad Farms contributed approximately ~3% market share of the total revenue

Revenues Islamabad Farms mainly generates revenue by selling Day Old Chicks (~62%) Culled birds (~8%) and others including market eggs (~3%) in the local market whereas (~27%) export of hatch able eggs. Islamabad Farms generated major chunk of its revenue from south region followed by north and central regions. During 9MFY23, Islamabad Farms witnessed an increase of ~8% in total revenues with the topline standing at PKR 2.7bln (9MFY22: PKR 2.5bln). The increase was witnessed due to increased prices of day-old chicks. In volumetric terms, production of day-old chick reduced to 70mln in 9MFY23 (9MFY22: 85.4mln) due to a shortage of birds. Going forward, the revenues are expected to grow due to increased poultry prices.

Margins During 9MFY23, Islamabad Farms experienced an incline in its margins despite growth in revenues due to high costs incurred. Gross profit margin stood at 11.2% in 9MFY23 (9MFY22: 10.4%). Consequently, the operating margin experienced a slight decline and stood at ~2.7% in 9MFY23 from ~3.8% due to increased operating expenses. On the net level, the business incurred a profit of PKR 49mln after taxation (9MFY22: PKR 63mln). Net margin declined and stood at ~1.8% (9MFY22: 2.5%)

Sustainability Islamabad Farms does not have any plans to enhance its capacity in near future.

Financial Risk

Working Capital Islamabad Farms' working capital needs emanate from low finished goods inventory (breeder stock and day-old chicks). In 9MFY23, inventory days and trade receivable days decreased to 98 days (9MFY22: 126 days) and 5 days (9MFY22: 11 days) respectively. Trade payable also stood (9MFY23: 41 days, 9MFY22: 44 days) due to cash payments. In 9MFY23, the borrowing cushion against short-term trade assets stood at ~63.7%. Indicating that the Business has adequate room to borrow against trade assets, only. Going forward, the networking cycle is expected to remain stable.

Coverages In 9MFY23, interest coverage deteriorated to 4.1x (9MFY22: 8.4x). The free cash flows decreased (9MFY23: PKR 107mln; 9MFY22: PKR 267mln) due to low profitability coupled with the finance cost (9MFY23: PKR 26mln; 9MFY22: PKR 32mln). Similarly, Core and Total coverage ratios also posted a decrease and stood at 1.3x each in 9MFY23 (9MFY22: 1.6x each). Moreover, debt payback increased owing to finance costs. Going forward, coverages are expected to remain stretched due to high interest rates

Capitalization Islamabad Farms has a strong leveraged capital structure with debt-to-equity ratio at ~32% as of 9MFY23 (9MFY22: 33%) on the back of a small equity base of PKR 553mln. During 9MFY23, the total debt was reduced to PKR 262mln (9MFY22: 515mln). The debt mix comprises short-term debt of ~ PKR 49mln (~20% of the total debt) and long-term borrowing including current maturity of ~ PKR 212mln (~80% of the total debt).

The Pakistan Credit Rating Agency Limited

Financial Summary
PKR mln

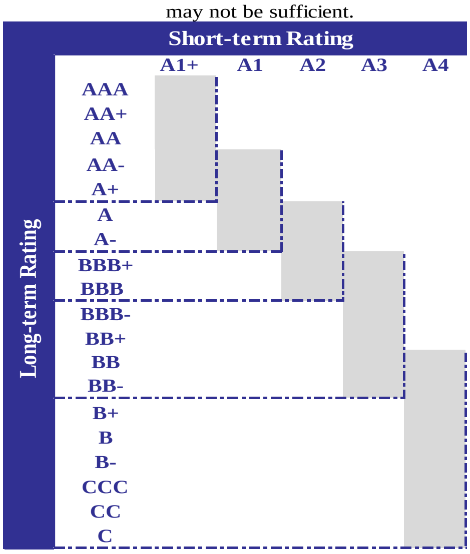
Islamabad Farms	Mar-23	Jun-22	Mar-22	Jun-21	Jun-20
Poultry	9M	12M	9M	12M	12M
A BALANCE SHEET					
1 Non-Current Assets	347	390	394	579	650
2 Investments	-	-	-	-	-
3 Related Party Exposure	-	-	-	-	-
4 Current Assets	908	1,231	1,465	1,214	1,333
a Inventories	*809*	*1,173*	*1,207*	*1,126*	*1,210*
b Trade Receivables	*64*	*35*	*169*	*43*	*42*
5 Total Assets	1,255	1,621	1,859	1,793	1,983
6 Current Liabilities	440	685	720	206	1,056
a Trade Payables	*272*	*548*	*680*	*126*	*919*
7 Borrowings	262	248	366	489	350
8 Related Party Exposure	-	-	-	-	-
9 Non-Current Liabilities	-	-	-	-	-
10 Net Assets	553	688	773	1,098	578
11 Shareholders' Equity	553	689	773	1,098	578
B INCOME STATEMENT					
1 Sales	2,762	3,467	2,532	5,860	3,593
a Cost of Good Sold	*(2,452)*	*(3,052)*	*(2,269)*	*(5,286)*	*(3,243)*
2 Gross Profit	309	415	263	574	350
a Operating Expenses	(234)	(274)	(168)	(323)	(294)
3 Operating Profit	75	140	95	251	56
a Non Operating Income or (Expense)	*0*	*(2)*	*0*	*0*	*0*
4 Profit or (Loss) before Interest and Tax	75	138	95	251	56
a Total Finance Cost	*(26)*	*(48)*	*(32)*	*(37)*	*(45)*
b Taxation	-	*(33)*	-	*(51)*	*(28)*
6 Net Income Or (Loss)	49	57	63	163	(17)
C CASH FLOW STATEMENT					
a Free Cash Flows from Operations (FCFO)	*107*	*322*	*267*	*322*	*138*
b Net Cash from Operating Activities before Working Capital Changes	*81*	*275*	*235*	*285*	*93*
c Changes in Working Capital	*(5)*	*449*	*315*	*(767)*	*44*
1 Net Cash provided by Operating Activities	76	723	550	(482)	137
2 Net Cash (Used in) or Available From Investing Activities	-	(33)	(19)	(22)	(80)
3 Net Cash (Used in) or Available From Financing Activities	(72)	(706)	(512)	497	(56)
4 Net Cash generated or (Used) during the period	5	(16)	19	(8)	1
D RATIO ANALYSIS					
1 Performance					
a Sales Growth (for the period)	6.2%	-40.8%	-42.4%	63.1%	9.1%
b Gross Profit Margin	11.2%	12.0%	10.4%	9.8%	9.7%
c Net Profit Margin	1.8%	1.6%	2.5%	2.8%	-0.5%
d Cash Conversion Efficiency (FCFO adjusted for Working Capital/Sales)	3.7%	22.2%	23.0%	-7.6%	5.1%
*e Return on Equity [Net Profit Margin * Asset Turnover * (Total Assets/Sh*	10.6%	6.4%	9.0%	19.4%	-2.6%
2 Working Capital Management					
a Gross Working Capital (Average Days)	103	125	138	75	111
b Net Working Capital (Average Days)	62	90	94	43	33
c Current Ratio (Current Assets / Current Liabilities)	2.1	1.8	2.0	5.9	1.3
3 Coverages					
a EBITDA / Finance Cost	4.6	7.6	9.4	9.3	3.6
b FCFO / Finance Cost+CMLTB+Excess STB	1.3	2.0	1.6	1.7	1.2
c Debt Payback (Total Borrowings+Excess STB) / (FCFO-Finance Cost)	2.0	0.7	1.0	1.5	2.2
4 Capital Structure					
a Total Borrowings / (Total Borrowings+Shareholders' Equity)	32.1%	26.5%	32.1%	30.8%	37.7%
b Interest or Markup Payable (Days)	0.0	0.0	0.0	0.0	0.0
c Entity Average Borrowing Rate	11.8%	12.3%	9.3%	7.9%	13.7%

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):
a) Broker Entity Rating
b) Corporate Rating
c) Debt Instrument Rating
d) Financial Institution Rating
e) Holding Company Rating
f) Independent Power Producer Rating
g) Microfinance Institution Rating
h) Non-Banking Finance Companies Rating

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

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(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 | Clause 11-(A)(p).
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(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)
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(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)
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(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 | 17-(a)
(19) PACRA reviews all the outstanding ratings periodically, on annual basis; Provided that public dissemination of annual review and, in an instance of change in rating will be made; | Chapter III | 17-(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 | 17-(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 | 17-(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 | 14-3(f)(vii)
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