

James Hardie Industries Plc

3Q preview & investor feedback on recent JHX downgrade to Underperform

Reiterate Rating: UNDERPERFORM | PO: 54.20 AUD | Price: 58.43 AUD

3Q NPAT unchanged; Raise 4Q to \$190mn

We reit. Underperform on James Hardie (JHX) with a revised PO of A\$54.20 ahead of 3Q results (due Feb 13). We make only minor tweaks to our estimates. We keep our 3Q NPAT of \$172mn unchanged versus company guidance of \$165mn-185mn and in-line with consensus at \$172mn. We slightly raise our 4Q NPAT estimate to \$190mn (prior: \$182mn) driven by higher new construction volumes expectations (see report New home recovery poised to continue; Existing homes rebounding from trough). We now forecast our FY24 NPAT of \$715mn (prior: \$707mn). FY25/FY26 est. remain largely unchanged.

Investor feedback on our Underperform rating on JHX

Since we downgraded JHX to U/P, we have spoken to c.30 investors across geographies. Majority of investors have pushed back on our cautious view. Key points: (1) Estimates too low: majority of investors think near-term consensus (& our) ests. are low. Consensus for 4QNAPT is \$189mn but we think investor expectations is higher. In our view, this leaves risk-reward skewed to the downside in the near-term. (2) Why fight an improving macro?: A majority of investors think they need to be constructive on JHX given the optimism around US new construction (in part driven by rate cut expectations). While we acknowledge that US new housing will remain strong, we think this is adequately reflected in our estimates (we forecast 2HFY24E/FY25E/FY26E NA rev. to grow 12%/10%/9% yoy). (3) Is this (only) a valuation call?: While valuation is a key part of our thesis on JHX, we think cons. appears optimistic (we are c.2%/5% below for FY25/FY26 NPAT).

Reiterate Underperform rating on JHX; PO to A\$54.20

We reit. U/P on JHX with an updated PO of A\$54.20 (A\$53.80 prior) driven by slightly higher estimates. We believe risk-reward is unfavourable as positive outlook on US housing is adequately reflected in our estimates. We continue to like fiber cement as a product and JHX's competitive positioning, as well as JHX's mix shift towards the resilient R&R market. However, we see several reasons that warrant a more cautious view: (1) Solid US demand outlook already reflected in estimates. (2) Rich valuation. (3) Consensus appears optimistic.

Estimates (Mar)	2022A	2023A	2024E	2025E	2026E
Net Profit - Ex. Asbestos Expense (US\$m)	620.70	605.50	715.04	763.90	830.68
Net Profit - Inc. Asbestos Expense (US\$m)	535.14	529.80	639.78	692.15	763.23
EPS - Ex. Asbestos Expense (US\$)	1.392	1.365	1.619	1.746	1.917
EPS Change (YoY)	35.4%	-1.9%	18.6%	7.8%	9.8%
Dividend / Share (US\$)	0.700	0	0	0	0
Free Cash Flow / Share (US\$)	1.120	0.037	0.529	1.345	1.573
Valuation (Mar)					
P/E - Ex. Asbestos Expense	29.5x	26.8x	22.7x	21.1x	19.2x
P/E - Inc. Asbestos Expense	30.4x	27.6x	23.4x	21.7x	19.8x
Dividend Yield	1.6%	0%	0%	0%	0%
EV / EBITDA*	20.9x	19.3x	15.5x	14.0x	12.5x
* For full definitions of <i>IQ</i> method SM measures, see page 6.					

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Refer to important disclosures on page 7 to 10. Analyst Certification on page 5. Price
Objective Basis/Risk on page 5.

Timestamp: 07 February 2024 09:49PM EST

08 February 2024

Equity

Key Changes		
(US\$)	Previous	Current
Price Obj.	A\$53.80	A\$54.20
2024E EPS	1.60	1.62
2025E EPS	1.74	1.75
2026E EPS	1.91	1.92
2024E EBITDA (m)	1,131.6	1,141.6
2025E EBITDA (m)	1,223.7	1,227.7
2026E EBITDA (m)	1,323.3	1,327.8

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Stock Data

Price (Common / ADR)	58.43 AUD / 39.01 USD
Price Objective	54.20 AUD / 35.80 USD
Date Established	8-Feb-2024/8-Feb-2024
Investment Opinion	B-3-7 / B-3-7
52-Week Range	28.98 AUD-60.04 AUD
Market Value (mn)	16,622 USD
Market Value (mn)	25,457 AUD
Shares Outstanding (mn)	435.7 / 435.7
Average Daily Value (mn)	45.13 USD
Free Float	100.0%
BofA Ticker / Exchange	JHIUF / ASX
BofA Ticker / Exchange	JHX / NYS
Bloomberg / Reuters	JHX AU / JHX.AX
ROE (2024E)	37.3%
Net Dbt to Eqty (Mar-2023A)	58.7%

Refer to "Other Important Disclosures" for information on certain BofA Securities entities that take responsibility for the information herein in particular jurisdictions.

iQprofile[™] James Hardie Industries Plc

Key Income Statement Data (Mar)	2022A	2023A	2024E	2025E	2026
(US\$ Millions)					
Sales	3,615	3,777	3,867	4,242	4,58
Operating Expenses	(2,637)	(2,825)	(2,725)	(3,014)	(3,257
EBITDA	977	952	1,142	1,228	1,32
Depreciation & Amortization	(162)	(173)	(183)	(196)	(209
EBIT	816	780	958	1,032	1,119
Net Interest & Other income	(39)	(31)	(25)	(33)	(33
Associates	NA	NA	NA	NA	N.
Pretax Income	776	749	933	999	1,08
Tax (expense) / Benefit	(156)	(144)	(218)	(235)	(255
Net Profit b/f Abnormals	621	606	715	764	83
Non-Recurring Items	0	(94)	0	0	0.5
Net Income (Reported)	621	512	715	764	83
Avg F Diluted Shares Outstanding	446	444	442	437	43
	440	444	442	437	43
Key Cash Flow Statement Data	077	0.52	1 1 40	1 220	1 22
EBITDA	977	952	1,142	1,228	1,32
Change in Working Capital	24	(91)	0	0 8	1
Deferred Taxation Charge	16	(6)	37		1
Other Adjustments, Net	250	(98)	(115)	(101)	(88)
Cash Flow from Operations	757	608	783	858	95
Capital Expenditure	(258)	(591)	(550)	(270)	(270
(Acquisition) / Disposal of Investments	0	0	0	0	
Other Cash Inflow / (Outflow)	(90)	(83)	0	0	
Cash Flow from Investing	(348)	(660)	(550)	(270)	(270
Shares Issue / (Repurchase)	0	(78)	(100)	(250)	(250
Cost of Dividends Paid	(484)	(130)	0	0	
Cash Flow from Financing	(450)	(25)	(100)	(250)	(250
Free Cash Flow	499	16	233	588	68
Net Debt	752	946	813	474	4
Change in Net Debt	NA	NA	NA	NA	N
Key Balance Sheet Data					
Property, Plant & Equipment	1,457	1,840	2,206	2,280	2,34
Other Non-Current Assets	1,300	1,214	1,214	1,214	1,21
Trade Receivables	398	355	355	355	35
Cash & Equivalents	125	113	246	585	1,01
Other Current Assets	321	263	263	263	26
Total Assets	4,243	4,479	4,979	5,392	5,88
			1.059	1.059	
Long-Term Debt	877	1,059	,	,	1,05
Other Non-Current Liabilities	1,145	988	873	771	68
Short-Term Debt	0	0	0	0	2.1
Other Current Liabilities	312	310	310	310	31
Total Liabilities	2,910	2,868	2,753	2,651	2,56
Total Equity	1,333	1,611	2,226	2,740	3,32
Total Equity & Liabilities	4,243	4,479	4,979	5,392	5,88
Q method [™] - Bus Performance *					
Return on Capital Employed	19.6%	17.5%	18.2%	17.6%	17.4°
Return on Equity	51.9%	41.1%	37.3%	30.8%	27.4°
Operating Margin	22.6%	20.6%	24.8%	24.3%	24.4°
EBITDA Margin	27.0%	25.2%	29.5%	28.9%	29.0°
Q method [™] - Quality of Earnings*					
Cash Realization Ratio	1.2x	1.0x	1.1x	1.1x	1.1
Asset Replacement Ratio	NA	NA	NA	NA	N
Tax Rate (Reported)	20.0%	19.2%	23.4%	23.5%	23.59
Net Debt-to-Equity Ratio	56.4%	58.7%	36.5%	17.3%	1.39
Interest Cover	20.3x	22.3x	38.0x	30.0x	31.7
Key Metrics					
Franking	0%	0%	0%	0%	00
Asbestos Expense (post tax)	86	76	75	72	6

Company Sector

Building Materials

Company Description

James Hardie is the largest fibre cement manufacturer in NA. Majority of JHX's products are used for exterior siding (c. 88% of NA volume in FY22), while the remaining products are used in interiors (e.g. backerboards). JHX is domiciled in Ireland but derives majority of its earnings from the US, Europe, and APAC (mainly Australia). Roughly two-rhirds of JHX's NA volumes are driven by R&R and the remaining one-third by new construction. JHX sells c. 80% of its NA volumes to its top 20 customers.

Investment Rationale

We are Underperform on JHX. While we have a positive view on fiber cement and repair & remodel end-markets, we believe risk-reward is unfavourable with a cautious view given: (1) Solid US demand outlook reflected in estimates. (2) Rich valuation. (3) Consensus appears optimistic.

C+I-	D-1-
Stock	

Shares / ADR	1.00
Price to Book Value	7.4x

Key Changes		
(US\$)	Previous	Current
Price Obj.	35.50	35.80
2024E EPS	1.60	1.62
2025E EPS	1.74	1.75
2026E EPS	1.91	1.92



^{*} For full definitions of \emph{IQ} method $^{\text{SM}}$ measures, see page 6.

Estimate changes summary & PO revision

Tweaking estimates; PO to A\$54.20

We make only minor tweaks to our estimates. We keep our 3Q NPAT of \$172mn unchanged versus company guidance of \$165mn-185mn and in-line with consensus at \$172mn. We slightly raise our 4Q NPAT estimate to \$190mn (prior: \$182mn) driven by higher new construction volumes expectations (see report New home recovery poised to continue; Existing homes rebounding from trough). We now forecast our FY24 NPAT of \$715mn (prior: \$707mn; consensus: \$714mn) and FY24 EBIT of \$958mn (prior: \$948mn; consensus: \$957mn). Our FY25 & FY26 estimates remain unchanged. Our revised PO is A\$54.20/US\$35.80 (prior: A\$53.80/US\$35.50). Our PO is based on 17.3x target EV/EBIT multiple applied to an average of FY24E and FY25E EBIT (multiple unchanged).

Exhibit 1: JHX summary of estimate changes

We slightly raise our FY24 net profit estimates by 1%

		New			Old		N	ew vs Olo	i
	FY24E	FY25E	FY26E	FY24E	FY25E	FY26E	FY24E	FY25E	FY26E
Revenue (US\$mn)	3,867	4,242	4,584	3,848	4,234	4,576	0%	0%	0%
EBITDA (US\$mn)	1,142	1,228	1,328	1,132	1,224	1,323	1%	0%	0%
EBIT (US\$mn)	958	1,032	1,119	948	1,028	1,114	1%	0%	0%
Net profit									
(US\$mn)	715	764	831	707	761	827	1%	0%	0%

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Exhibit 2: JHX P&L summary

Source: BofA Global Research estimates

We forecast FY24E Net profit of \$715mn

P&L summary	2021A	2022A	2023A	2024E	2025E	2026E
Revenue	2,909	3,615	3,777	3,867	4,242	4,584
- growth	12%	24%	4%	2%	10%	8%
Operating costs	2,145	2,637	2,825	2,725	3,014	3,257
EBITDA	764	977	952	1,142	1,228	1,328
- Margin	26%	27%	25%	30%	29%	29%
- growth	21%	28%	-3%	20%	8%	8%
D&A	135	162	173	183	196	209
EBIT	629	816	780	958	1,032	1,119
- Margin	22%	23%	21%	25%	24%	24%
- growth	26%	30%	-4%	23%	8%	8%
Net interest income/(expense)	48	39	31	25	33	33
Profit before tax	581	776	749	933	999	1,086
Income tax benefit/(expense)	123	156	144	218	235	255
NPAT (Underlying)	458	621	606	715	764	831
NPAT (Reported)	263	621	512	715	764	831
EPS (cps)	86	120	119	145	175	192
- growth	36%	40%	0%	21%	21%	10%

Source: Company Data, BofA Global Research estimates

BofA GLOBAL RESEARCH



Exhibit 3: JHX divisional summaryWe forecast North America FY24 EBIT to \$922mn

Divisional summary	2021A	2022A	2023A	2024E	2025E	2026E
North America						
Volume	2,713	3,112	3,039	3,048	3,235	3,393
- Volume yoy	9%	15%	-2%	0%	6%	5%
Pricing yoy	3%	9%	12%	3%	4%	4%
Revenue	2,040	2,551	2,788	2,886	3,170	3,441
- growth	12%	25%	9%	4%	10%	9%
EBITDA	677	856	894	1,058	1,138	1,223
- Margin	33%	34%	32%	37%	36%	36%
- growth	21%	26%	4%	18%	8%	7%
EBIT	588	741	768	922	992	1,064
- Margin	29%	29%	28%	32%	31%	30.9%
- growth	25%	26%	4%	20%	7%	7%
APAC						
Revenue	458	575	539	523	554	592
- growth	10%	25%	-6%	-3%	6%	7%
EBITDA	142	174	158	175	171	182
- Margin	31%	30%	29%	33%	31%	31%
- growth	32%	23%	-10%	11%	-2%	6%
EBIT	128	161	143	160	156	166
- Margin	28%	28%	26%	31%	28%	28%
- growth	35%	25%	-11%	12%	-3%	7%
Europe						
Revenue	410	489	450	458	517	552
- growth	10%	19%	-8%	2%	13%	7%
EBITDA	71	93	55	76	78	83
- Margin	17%	19%	12%	17%	15%	15%
- growth	26%	31%	-41%	40%	3%	5%
EBIT	43	63	27	47	48	51
- Margin	10%	13%	6%	10%	9%	9%
- growth	40%	47%	-58%	76%	2%	8%

Source: Company Data, BofA Global Research estimates

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Price objective basis & risk

James Hardie Industries Plc (JHIUF / JHX)

Our 12-month PO of A\$54.20/US\$35.80 is based on 17.3x target multiple applied to an average of FY24E and FY25E EBIT. Our target multiple is 0.5 standard deviation above JHX's long term historical mean. We believe a higher multiple versus mean is warranted given the improving earnings profile.

Upside/downside risks are: (1) Stronger-than-expected/weaker-than-expected R&R and new construction activity. (2) Lower-than-expected/higher-than-expected costs. (3) Markets share gains/losses for fiber cement or versus competitors. (4) Favourable/unfavourable FX.

Analyst Certification

I, Shaurya Visen, hereby certify that the views expressed in this research report accurately reflect my personal views about the subject securities and issuers. I also certify that no part of my compensation was, is, or will be, directly or indirectly, related to the specific recommendations or view expressed in this research report.

Australia - Materials & Industrials Coverage Cluster

Investment rating	Company	BofA Ticker	Bloomberg symbol	Analyst
BUY				
	29Metals Limited	XMLNF	29M AU	James Redfern
	AGL Energy	AGLNF	AGL AU	Reinhardt van der Walt
	APA Group	APAJF	APA AU	Reinhardt van der Walt
	BHP Group Limited	ZBHPF	BHP LN	James Redfern
	BHP Group Limited	BHPLF	BHP AU	James Redfern
	BHP Group-ADR	BHP	BHP US	James Redfern
	BlueScope	BLSFF	BSL AU	Chen Jiang
	Boral Ltd	BOALF	BLD AU	Shaurya Visen
	Boss Energy	BQSSF	BOE AU	Cameron Taylor
	Brambles Limited	BMBLF	BXB AU	Reinhardt van der Walt
	Champion Iron	CIAFF	CIA AU	Chen Jiang
	Champion Iron	YCIA	CIA CN	Chen Jiang
	Coronado	CODQL	CRN AU	Chen Jiang
	Evolution Mining	CAHPF	EVN AU	Meredith Schwarz
	Gold Road Resources	ELKMF	GOR AU	Meredith Schwarz
	GWA Group	GWAXF	GWA AU	Shaurya Visen
	Incitec Pivot	ICPVF	IPL AU	Reinhardt van der Walt
	Mineral Resources	MALRF	MIN AU	Matt Chalmers, CFA
	Monadelphous	MDPHF	MND AU	Josephine Forde
	Nickel Industries	NICMF	NIC AU	Cameron Taylor
	Northern Star Resources	NESRF	NST AU	Meredith Schwarz
	NRW Holdings	NRWWF	NWH AU	Josephine Forde
	Nufarm	NUFMF	NUF AU	Reinhardt van der Walt
	Orica	OCLDF	ORI AU	Reinhardt van der Walt
	Origin Energy	OGFGF	ORG AU	Reinhardt van der Walt
	Orora	ORRAF	ORA AU	Roy Harrison
	Paladin Energy	PALAF	PDN AU	Cameron Taylor
	Regis Resources	RGRNF	RRL AU	Meredith Schwarz
	Reliance Worldwide Corporation Limited	RLLWF	RWC AU	Shaurya Visen
	Rio Tinto Ltd	RTNTF	RIO AU	James Redfern
	Seven Group Holdings	XSEVF	SVW AU	Shaurya Visen
	South32 Ltd	SHTLF	S32 AU	James Redfern
	South32 Ltd	XKTPF	S32 LN	James Redfern
	South32 Ltd	XMWTF	S32 SJ	James Redfern
	Ventia	XVXGF	VNT AU	Roy Harrison
	Whitehaven Coal Limited	WHITF	WHC AU	Chen Jiang
	Worley Limited	WYGPF	WOR AU	Cameron Taylor
NEUTRAL				
	Codan	CODAF	CDA AU	Sriharsh Singh



Australia - Materials & Industrials Coverage Cluster

Investment rating	Company	BofA Ticker	Bloomberg symbol	Analyst
	CSR Limited	CSRLF	CSR AU	Shaurya Visen
	Deterra Royalties	DETRF	DRR AU	Chen Jiang
	Downer EDI Limited	DNERF	DOW AU	Roy Harrison
	Fletcher Building	YFLBF	FBU AU	Shaurya Visen
	Fletcher Building	FRCEF	FBU NZ	Shaurya Visen
	Pilbara Minerals	PILBF	PLS AU	Matt Chalmers, CFA
	Qube Holdings	QUBHF	QUB AU	Reinhardt van der Walt
	Reece Limited	REECF	REH AU	Shaurya Visen
	Sandfire Resources	SFRRF	SFR AU	Matt Chalmers, CFA
	Sims Limited	SMUPF	SGM AU	Chen Jiang
	Transurban Group	XTRAF	TCL AU	Reinhardt van der Walt
	Transurban Group	TRAUF	TRAUF US	Reinhardt van der Walt
UNDERPERFORM				
	ALS Limited	CPBLF	ALQ AU	Reinhardt van der Walt
	Alumina Limited	AWCMF	AWC AU	Chen Jiang
	Atlas Arteria Ltd	MAQAF	ALX AU	Reinhardt van der Walt
	Cleanaway Waste Management	TSPCF	CWY AU	Reinhardt van der Walt
	Fortescue Ltd.	FSUMF	FMG AU	James Redfern
	IGO	IPGDF	IGO AU	Matt Chalmers, CFA
	James Hardie Industries Plc	JHX	JHX US	Shaurya Visen
	James Hardie Industries Plc	JHIUF	JHX AU	Shaurya Visen
	Vulcan Steel Limited	XVULF	VSL AU	Shaurya Visen
	Vulcan Steel Limited	XVSTF	VSL NZ	Shaurya Visen

Pmethod[™] Measures Definitions

Numerator

Business Performance

Dubiness i criorinanee	ramerator	Denominator
Return On Capital Employed	NOPAT = (EBIT + Interest Income) \times (1 $-$ Tax Rate) + Goodwill Amortization	Total Assets — Current Liabilities + ST Debt + Accumulated Goodwill Amortization
Return On Equity	Net Income	Shareholders' Equity
Operating Margin	Operating Profit	Sales
Earnings Growth	Expected 5 Year CAGR From Latest Actual	N/A
Free Cash Flow	Cash Flow From Operations – Total Capex	N/A
Quality of Earnings	Numerator	Denominator
Cash Realization Ratio	Cash Flow From Operations	Net Income
Asset Replacement Ratio	Capex	Depreciation
Tax Rate	Tax Charge	Pre-Tax Income
Net Debt-To-Equity Ratio	Net Debt = Total Debt — Cash & Equivalents	Total Equity
Interest Cover	EBIT	Interest Expense
Valuation Toolkit	Numerator	Denominator
Price / Earnings Ratio	Current Share Price	Diluted Earnings Per Share (Basis As Specified)
Price / Book Value	Current Share Price	Shareholders' Equity / Current Basic Shares
Dividend Yield	Annualised Declared Cash Dividend	Current Share Price
Free Cash Flow Yield	Cash Flow From Operations – Total Capex	Market Cap = Current Share Price × Current Basic Shares
Enterprise Value / Sales	EV = Current Share Price × Current Shares + Minority Equity + Net Debt +	Sales
	Other LT Liabilities	
EV / EBITDA	Enterprise Value	Basic EBIT + Depreciation + Amortization
- I was at a CD CA CLI LD		

Denominator

Manethod 3³⁴ is the set of BofA Global Research standard measures that serve to maintain global consistency under three broad headings: Business Performance, Quality of Earnings, and validations. The key features of iQmethod are: A consistently structured, detailed, and transparent methodology. Guidelines to maximize the effectiveness of the comparative valuation process, and to identify some common pitfalls.

Redatabase is our real-time global research database that is sourced directly from our equity analysts' earnings models and includes forecasted as well as historical data for income statements, balance sheets, and cash flow statements for companies covered by BofA Global Research.

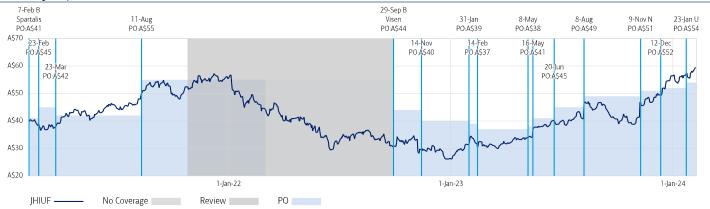
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Disclosures

Important Disclosures

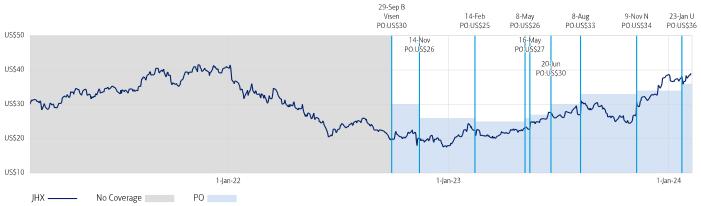
James Hardie (JHIUF) Price Chart



B: Buy, N: Neutral, U: Underperform, PO: Price Objective, NA: No longer valid, NR: No Rating

The Investment Opinion System is contained at the end of the report under the heading "Fundamental Equity Opinion Key". Dark grey shading indicates the security is restricted with the opinion suspended. Medium grey shading indicates the security is under review with the opinion withdrawn. Light grey shading indicates the security is not covered. Chart is current as of a date no more than one trading day prior to the date of the report.

James Hardie (JHX) Price Chart



B: Buy, N: Neutral, U: Underperform, PO: Price Objective, NA: No longer valid, NR: No Rating

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Equity Investment Rating Distribution: Building Group (as of 31 Dec 2023)

Coverage Universe	Count	Percent	Inv. Banking Relationships R1	Count	Percent
Buy	39	44.83%	Buy	22	56.41%
Hold	18	20.69%	Hold	11	61.11%
Sell	30	34.48%	Sell	8	26.67%

Equity Investment Rating Distribution: Global Group (as of 31 Dec 2023)

Coverage Universe	Count	Percent	Inv. Banking Relationships R1	Count	Percent
Buy	1895	53.62%	Buy	1083	57.15%
Hold	832	23.54%	Hold	454	54.57%
Sell	807	22.84%	Sell	383	47.46%

R1 Issuers that were investment banking clients of BofA Securities or one of its affiliates within the past 12 months. For purposes of this Investment Rating Distribution, the coverage universe includes only stocks. A stock rated Neutral is included as a Hold, and a stock rated Underperform is included as a Sell.



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Investment rating Total return expectation (within 12-month period of date of initial rating) Ratings dispersion guidelines for coverage cluster^{R2}

 Buy
 ≥ 10%
 ≤ 70%

 Neutral
 ≥ 0%
 ≤ 30%

 Underperform
 N/A
 ≥ 20%

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