Chalet Hotels Ltd (CHAHOT)

ICICI Direct

CMP: ₹ 868 | Target: ₹ 1,055(21%) | Target Period: 12 months | BUY

Result Update

ICICI Securities – Retail Equity Research

February 4, 2026

Strong Q3; Steady RevPar growth & room addition to drive growth ahead

About the stock: Chalet Hotels Ltd (Chalet) is an owner, developer and operator of premium hotels, commercial office spaces and residential properties in India. The Company's portfolio comprises 11 fully operational hotels representing 3389 keys, across mainstream and luxury segments, and commercial spaces, representing ~2.4 mn sq.ft. in close vicinity to its hospitality assets.

Q3FY26 performance: Chalet core business (ex-residential) recorded 23.3% YoY growth in revenues to Rs.572.6cr driven by 22.7% YoY growth in hospitality business and 30% YoY growth in Annuity business. Consolidated EBITDA (Ex-resi. business) stood at Rs.268.6cr witnessing 27.1% YoY growth while margins expanded 140bps YoY to 46.9% driven by strong annuity business performance.

Investment Rationale:

- **Hotel business - Strong Q3; Momentum to sustain:** Hospitality business witnessed 23% YoY growth to Rs.491.2cr in Q3FY26 driven by 12% YoY RevPAR growth (RevPAR growth driven by 16% ADR growth). Occupancy in Q3 stood at 68% which is expected to improve sequentially in Q4FY26 led by stabilisation of new room additions (Bengaluru and Khandala), strong event lineup (ICC T20 Cricket World Cup) and sold-out days (resort business) during long weekends. Sustained strong MICE and corporate activity along with newer trends such as cultural and spiritual travel and improvement in foreign tourist arrivals (FTA) will continue to aid the room demand ahead. We expect that improving scale of revenues from stabilisation of assets, sustained demand drivers in MICE and corporate segment and consistent room additions across the portfolio will aid hospitality business revenues to grow at CAGR of 18% over FY25-28E.
- **Annuity business grew by 30% YoY in Q3FY26:** Annuity business reported yet another quarter of strong results reporting 30% YoY growth in revenues to Rs.74.4cr driven by increase in the leased area which stood at 2.0 msf. The monthly exit rentals are further expected to improve form Rs.27cr/month to Rs.30cr/month aided by new agreements and additional leasing space in Bengaluru. Additionally, the CIGNUS-II, Powai is expected to be operation in Q4FY27. Hence, with additional leased area and opening of CIGNUS II, the annuity business revenues and EBITDA are expected to grow at CAGR of 39% and 42% over FY25-28E.
- **EBITDA margin expansion to be driven :** Consolidated EBITDA margins (ex-residential) stood at 45% improving by 269bps YoY as of 9MFY26. New room additions are expected to stabilise in the coming quarters while annuity business is also expected to witness improvement in occupancy from 83% to 90% which will further improve the annuity revenues ahead. The company is also adding hotels to its premium brand "Athiva" and has recently upgraded the Courtyard by Marriott Aravali in Delhi to Mariott Spa and resorts, Delhi which will help shifting to high margin accretive portfolio. Higher revenue from stabilised assets coupled with strong occupancy in the annuity business and the expansion and upgradation of portfolio will help in aiding the margin expansion over the medium term.

Rating and Target Price: Room expansion, strong annuity income is expected to fuel Chalet's growth in medium to long term with revenue and PAT expected to grow at CAGR of 18% and 21% over FY25-28E. We recommend Buy with a SOTP based price target of Rs1,055.

Key Financial Summary

Key Financials (₹ Crore)	FY23	FY24	FY25	2 year CAGR (FY23-25)	FY26E*	FY27E*	FY28E	3 year CAGR (FY25-28E)
Revenues	1128.5	1417.3	1717.7	23.4	2882.9	3088.3	2803.2	17.7
EBITDA	452.8	584.6	735.8	27.5	1200.3	1307.7	1235.9	18.9
EBITDA Margins(%)	40.1	41.2	42.8		41.6	42.3	44.1	
Adjusted PAT	151.9	213.5	382.3	58.6	641.6	722.6	681.6	21.3
EPS (Rs.)	7.0	9.8	17.5		29.4	33.1	31.2	
PE (x)	124.7	88.7	49.5		29.5	26.2	27.8	
EV to EBITDA (x)	47.9	37.3	29.0		17.5	15.5	16.0	
RoE (%)	10.5	12.6	15.6		19.1	17.8	14.3	
RoIC(%)	9.1	9.8	10.8		17.7	19.4	17.4	

Source: Company, ICICI Direct Research *FY26E/FY27E includes revenues and EBIDTA for Bengaluru's residential project

CHALET HOTELS

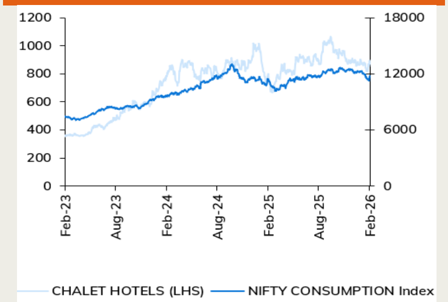
Particulars

Particular	Amount
Market Capitalisation (₹ crore)	18,940
Debt (FY25) -₹ crore	2,604
Cash (FY25) - ₹ crore	186
EV (Rs crore)	21,358
52 week H/L (₹)	1080 / 644
Equity capital (₹ crore)	218.5
Face value (₹)	10.0

Shareholding pattern

Particular	Mar-25	Jun-25	Sep-25	Dec-25
Promoters	67.4	67.4	67.3	67.3
FII	5.2	5.2	5.7	5.1
DII	23.9	23.9	23.4	24.0
Others	3.4	3.4	3.5	3.5

Price Chart



Key risks

- Any adverse event such as terrorist attack or geo political tension will affect the near-term business.
- Delay in operationalisation of new hotels.
- Delay in repayment of debt.

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Exhibit 1: SOTP Valuation

Particulars	Method	Multiple (x)	Rev/EBITDA (FY27E-FY28E)	EV/NAV (₹ cr.)
Hotels	EV/EBITDA	20	994	19886
Hotel - Rishikesh	EV/EBITDA	16	61	980
Commercial	Capitalisation rate	8	340	4255
Residential property	NAV			293
Enterprise value (A)				25414
Total Debt				2604
Cash				186
Net Debt (B)				2418
Equity value (A-B)				22996
Number of shares (cr.)				21.8
Target price				**1055**

Source: Company, ICICI Direct Research

Q3FY26 – Key performance highlights

- Chalet core business (ex-residential) recorded 23.3% YoY growth in total revenues to Rs.572.6cr. Growth was driven by 22.7% YoY growth in hospitality business and 30% YoY growth in Annuity business. MICE, corporate meetings and weddings were key demand drivers during the quarter.
- Hospitality business reported 22.7% YoY growth in revenues to Rs.491.3cr Room Revenues stood at Rs.309cr witnessing 24.1% YoY growth while F&B and Other revenues witnessed 20.2% YoY growth to Rs.182.3cr. ADR grew by 15.7% YoY to Rs.14,970 while Occupancy dipped ~230bps to 68%. RevPAR for Q3FY26 stood at Rs.10162 recording 12% YoY growth.
- Hospitality EBITDA witnessed 20.7% YoY growth to Rs.222.6cr growing while margins declined by 82bps YoY to 45.3%. Decline was majorly on account addition of new rooms in Khandala and Bengaluru, renovation of Four Points Sheraton, Vashi and lower occupancy in Westin due to construction work. It is expected to stabilise in the quarters ahead.
- Annuity business revenues grew by 30% YoY to Rs.74.4cr. Occupancy for the quarter stood at 83% in Q3FY26 vs 67% in Q3FY25. Strong revenues translated to better EBITDA which stood at Rs.62.1cr witnessing 37% YoY growth while margins improved by almost ~400bps YoY to 83%.
- Consolidated EBITDA (Ex-residential business) stood at Rs.268.6cr witnessing 27.1% YoY growth while margins expanded 140bps YoY to 46.9% driven by strong annuity business performance. PBT (Ex. Residential business) grew by 38.7% YoY to Rs.164.2cr.
- Consolidated Revenues (incl. residential business) witnessed 27.1% YoY growth to Rs.581.7cr. EBITDA stood at Rs.265.1cr growing by 29.6% with margins at 45.6% improving by 87bps YoY.

9MFY26 – Key performance highlights

- Chalet's core business (ex-residential) reported Rs.1503.5cr revenues as of 9MFY26 growing by 24% YoY driven by 18% YoY growth in hospitality business and 64% YoY growth in annuity business.
- Hospitality business reported 20% YoY growth in revenues to Rs.1257.1cr as of 9MFY26. ADR recorded 16.5% YoY growth to Rs.13,143 while occupancies dropped to 66.9% declining by 460bps YoY. Occupancy was impacted by geopolitical disruptions in Q1FY26, room additions and adverse weather conditions across Q2FY26 and Q3FY26. RevPAR recorded 9% YoY growth to Rs.8789/night.
- Annuity business reported 64% YoY growth in revenues to Rs.221.4cr as of 9MFY26 driven by increase in leased area. EBITDA grew by 76% YoY to Rs.183.6cr while margins improved by ~570bps YoY to 82.9%

- Consolidated EBITDA (Ex-residential business) reported 31.4% YoY growth to Rs.677.2cr while margins improved by 269bps YoY to 45% as of 9MFY26.
- Overall revenues (inc. residential business) grew by 85% YoY to Rs.2212cr. EBITDA grew by 86% YoY to Rs.922cr while margins stood at 41.7% improving marginally by 33bps YoY. Adjusted PAT grew by 87% YoY to Rs.482.8cr as of 9MFY26.

Business wise highlights

- **Hospitality:** Hospitality revenues grew by 22.7% YoY to Rs.491.3cr in Q3FY26. Room revenues registered 24.1% YoY growth to Rs.309cr. ADRs grew by 15.7% YoY to Rs.14,970 in Q3FY26. Business hotels recorded 12.7% YoY growth in ADR to Rs.14,454 while resorts witnessed 30.3% YoY growth in ADR to Rs.20,104 in Q3FY26. Business hotels recorded 71% occupancy in Q3FY26 declining by 80bps YoY due to addition of rooms in Marriott Bengaluru which is expected to stabilise over the quarters ahead. Resorts recorded 47.4% occupancy in Q3FY26 vs 49% in Q3FY25 impacted by addition of rooms in Athiva, Khandala. Overall occupancy witnessed 7% YoY decline to 68%. RevPAR grew 12% YoY to Rs.10162/night. Business hotel's RevPAR stood at Rs.10,259 in Q3FY26 growing by 11.5% YoY and Resorts RevPAR grew by 26% YoY to Rs.9520. Hospitality EBITDA stood at Rs.222.6cr with margins at 46.1% which declined by 82bps YoY.

- **Annuity:** Annuity business revenues grew by 30% YoY in Q3FY26 to Rs.74.4cr. EBITDA recorded 37% YoY growth to Rs.62.1cr while margins stood at 83% registering ~460bps expansion compared to Q3FY25. Occupancy rate of leased space stood at 83% with Sahar having occupancy of 96%, Cignus, Powai – 83% and Whitefield – Bengaluru achieved occupancy of 76% in Q3FY26.

Q3FY26 Earnings call highlights

- **Demand Trends**
  - The management highlighted that industry demand remains strong with higher travel spends supported by higher disposable incomes, infrastructure expansion and rice MICE activity and strong wedding demand.
  - The recently concluded long weekend led to strong demand across leisure destinations with leisure hotels witnessing strong demand. The Himalaya region in the north where the company has a leisure hotel witnessed robust demand across the quarter and long weekends supporting growth.
  - ADR growth for the overall industry continues to trend higher with sustained double-digit growth.
  - The management highlighted that the recently concluded Union budget in which key infrastructural projects were announced will further create strong base for travel industry. Incremental demand in the sector is coming from cultural and spiritual travel.
  - Corporate demand remains healthy with improved activity across key business cities.
  - The management highlighted that IT cities continued to exhibit incremental demand driven by recovery in corporate travel, increasing FTA movement and sustained activity from GCCs
- **Occupancy was impacted due to newer additions and construction activity; To witness comeback over the next 2-3 quarters**
  - The occupancy continued to remain under pressure as the new rooms additions across Bengaluru and Khandala are yet to stabilise.
  - The Westin, Powai is witnessing subdued occupancy due to the construction of CIGNUS Tower II which is adjacent to the property. The company does not have access to the outdoor events area leading to lower MICE activity thereby impacting the occupancy.

The noise led construction activity is expected to reduce over the next 2-3 quarters.

- The Four Points Sheraton, Vashi has undergone extensive upgradation and renovation and will also incrementally contribute to recovery in occupancy in the MMR region.
- The Bengaluru hotel is expected to stabilise faster post addition of the rooms as business hotels tend to stabilise faster. Hence, over the next 1-2 quarters, the management expects the occupancy levels to stabilise. The resorts hotels take slightly higher time to stabilise. It is expected to take 3-4 more quarters for Khandala hotel to stabilise.
- Overall, the occupancy levels are expected to stabilise over the next 2-3 quarters with most of assets factoring room additions and renovations.

- **Double-digit RevPAR growth expected in FY27; EBITDA margins to recover.**
  - Post the stabilisation of the new room additions, the Bengaluru and Khandala hotels should witness higher occupancies leading to high single digit ARR growth.
  - Higher ARR growth coupled with improved occupancy levels should revert back RevPAR growth to double-digit growth in FY27.
  - Improved scale of revenues with room additions and renovation is expected to aid better operating leverage. We expect this will lead to hospitality EBITDA margins to witness recovery in FY27.
- **Upgraded F&B offerings to further enhance overall hospitality revenues and margins**
  - The management highlighted that strong performance has been witnessed in the newly launched F&B outlets such as terrace restaurant at Westin Powai, L-Bar at JW Sahar, Soak at Novotel, Pune, Casbah at Westin Hyderabad.
  - The company plans to continue investing in F&B refurbishments and launches such as Marriott Bangalore development. Improved F&B offerings will help in improvement in the non-room revenues and thereby also adding further lever for margin expansion.
- IT hubs contributing to overall momentum; Holidays and extended weekends aiding resort hotels perforamance
  - The MMR region delivered high-single digit RevPAR growth despite challenges such as renovation, lower occupancies in Westin. This was due to continued momentum in the corporate events, strong F&B traction and improved corporate relations.
  - In the Bengaluru, Hyderabad and Pune markets, ADR remained strong driven by sustained growth in the IT GCC hubs. Increased MICE and corporate activity were witnessed across the cities. FTA travel to these cities is expected to elevated with recent signing of trade deals and limited supply in Whitefield.
  - In the resort hotels, Athiva resort, Khandala witnessed 5 sold out days in the last 45 days. Rishikesh also reported above market expectations with heightened activity in the Himalayas led by holidays and weddings.
- Athiva to witness new addition of Vashi hotel; Delhi Taj hotel witnesses delay led by air quality issues; consistent addition to commercial space ahead
  - The Four Points Sheraton, Vashi has undergone upgradation and the hotel will be repositioned under the Athiva Brand from Q4FY26. The repositioning is expected to upgrade the hotel into a premium luxury segment thereby adding further traction in ARRs.
  - The Delhi Taj hotel at the international airport, Delhi has witnessed delay due air quality issues hampering construction

activity in the region. Overall, 150 rooms are expected to be added by Q1FY27 and the staggered room addition upto ~380 rooms over the upcoming quarters. There is no impact on the capex outlay.

- Environmental clearance for Hyatt, Airoli have been received. Approvals for Goa hotel is ongoing. Due diligence work on the Udaipur acquisition is underway. The management informed that the hotel has to be renovated as it is non-operational and some addition of rooms are also planned.
- Westin land purchase of ~Rs.60cr is done primarily to have clear position of the hotel. The management indicated of possible addition of villa-type offering in the future with no visible deadline of the same.
- In the annuity business, the company has additional commercial space in the Vivarea Bengaluru of 0.16mn sqft, CIGNUS II Powai is expected to be partially operational in Q4FY27.
- Monthly rentals continue at Rs.27cr ARR which is expected to ramp up to Rs.28-30cr in FY27. With addition of CIGNUS II, it will provide additional lever for annuity business growth.
- The company has a planned capex of Rs.2500cr over the next 3 years primarily funded through internal accruals.

- **Residential business**
  - The company has handed over 2 units during the quarter. In Phase I, out of 153 units handover,152 is completed with 1 handover pending. Under Phase II, 168 units are expected to be handed over in FY27.
- Other Updates
  - Net debt stood at Rs.2000cr with the average cost of finance reducing further by 14 bps QoQ to 7.48%.
  - The company raised Rs.100cr through commercial paper at fixed coupon rate of 6.3% thereby providing low-cost support for ongoing capex and other spends.

Revision in earnings estimates

We have reduced our earnings estimates for FY27E and FY28E by 4-5% each to factor in delay in the operationalisation of 390 keys property in Delhi.

Exhibit 2: Changes in headline estimates

(₹ crore)	FY26E			FY27E			FY28E		
	Old	New	% Chg	Old	New	% Chg	Old	New	% Chg
Net Revenues	2877.8	2882.9	0.2	3177.2	3088.3	-2.8	2846.6	2759.5	-3.1
EBITDA	1191.2	1200.3	0.8	1357.8	1307.7	-3.7	1283.4	1235.9	-3.7
EBITDA margin (%)	41.4	41.6		42.7	42.3		45.1	44.8	
PAT	632.4	641.6	1.5	758.2	722.6	-4.7	716.4	681.6	-4.9
EPS (Rs.)	28.9	29.4	1.5	34.7	33.1	-4.7	32.8	31.2	-4.9

Source: Company, ICICI Direct Research

Exhibit 3: Growth Pipeline

Under construction	New Rooms/ Leasable area	Location	Progress update
Taj at Delhi International Airport	385-390 rooms	New Delhi	Q4 FY27
Athiva Resort & Spa at Varca, South Goa	~190 rooms	Goa	FY28
CIGNUS Powai® Tower II	0.9 msf	Mumbai	Q4 FY27
Total Under Construction	**~580 rooms | 0.9 msf**		
In planning	**New Rooms**	**Location**	**Progress update**
Hyatt Regency at Airoli, Navi Mumbai	~280 rooms	Mumbai	~36 months post approval*
Athiva Resort & Spa at Bambolim, North Goa	~170 rooms	Goa	~36 months post approval
Athiva Resort & Convention Centre, Thiruvananthapuram	~150 rooms	Kerala	-
Total In-planning	**~600 rooms**		
Grand Total	**~1,180 rooms | 0.9 msf**		

**Project has received Environment Clearance from concerned regulatory authorities*

Source: Company, ICICI Direct Research

Exhibit 4: Key Operating Assumptions

Particulars	FY24	FY25	FY26E	FY27E	FY28E	CAGR%
Hotel business (existing and upcoming properties)						
Rooms	3052	3314	3248	3406	3,639	*3.2*
Revenues (Rs. Cr)	1288.5	1519.9	1680.2	1953.2	2237.7	*13.8*
EBITDA (Rs. Cr)	574.1	680.3	778.1	852.6	994.3	*13.5*
EBITDA margins (%)	44.6	44.8	46.3	43.7	44.4	
Hotel business (Westin, Rishikesh)						
Rooms			141.0	141.0	141.0	
Revenues (Rs. Cr)			117.1	145.7	159.1	
EBITDA (Rs. Cr)			43.6	55.4	61.2	
EBITDA margins (%)			37.3	38.0	38.5	
Hotel business (combined)						
Rooms	3052.0	3314.0	3389.0	3547.0	3780.0	
Revenues (Rs.Cr)	1288.5	1519.9	1797.3	2098.9	2396.8	*16.4*
EBITDA (Rs. Cr)	574.1	680.3	821.7	908.0	1055.6	*15.8*
EBITDA margins (%)	44.6	44.8	45.7	43.3	44.0	
Annuity & Rental business						
Revenues (Rs. Cr)	124.1	196.4	297.9	335.8	406.9	*27.5*
EBITDA (Rs. Cr)	98.7	154.0	246.3	286.2	340.4	*30.3*
EBITDA margins (%)	79.5	78.4	82.7	85.2	83.7	
Residential business						
Revenues (Rs. Cr)			700.1	654.3	-	
EBITDA (Rs. Cr)			245.0	248.6	-	
EBITDA margins (%)			35.0	38.0	-	

Source: Company, ICICI Direct Research

Exhibit 5: Q3FY26 consolidated result overview (₹ crore)

Particulars	Q3FY26	Q3FY25	y-o-y (%)	Q2FY26	q-o-q (%)
Net revenue	**581.7**	**457.7**	**27.1**	**735.3**	**-20.9**
Food and beverages cons.	37.2	31.2	19.3	30.5	21.9
Employee cost	72.9	57.8	26.1	69.7	4.6
Operating Supplies Cons.	13.2	10.5	24.9	10.2	28.6
Real Estate Development Cost	7.4	2.1	249.9	164.1	-95.5
Other expenditure	186.0	151.5	22.8	161.6	15.1
Total expenditure	316.6	253.1	25.1	436.1	-27.4
EBITDA	**265.1**	**204.6**	**29.6**	**299.2**	**-11.4**
Other income	7.5	6.7	13.1	8.5	-11.5
Interest expenses	45.9	45.3	1.4	45.4	1.2
Depreciation	58.5	47.7	22.5	57.4	1.8
Profit Before Tax	168.3	118.3	42.3	204.9	-17.9
Tax	43.4	-0.2		50.1	-
Adjusted PAT	**124.8**	**118.4**	**5.4**	**154.8**	**-19.4**
Extra-ordinary gain / loss	-0.8	-22.0	-96.5	0.0	
Reported PAT	**124.1**	**96.4**	**28.6**	**154.8**	**-19.9**
Adjusted EPS (Rs.)	5.7	5.4	5.4	7.1	-19.4
Margins	**Q3FY26**	**Q3FY25**	**bps**	**Q2FY26**	**bps**
GPM (%)	93.6	93.2	42	95.9	-224
EBITDA Margin (%)	45.6	44.7	87	40.7	488
NPM (%)	21.5	25.9	-441	21.1	41
Tax rate (%)	25.8	-0.1	2594	24.5	-

Source: Company, ICICI Direct Research

Exhibit 6: Q3FY26 consolidated result snapshot (ex-residential business) (₹ crore)

Particulars	Q3FY26	Q3FY25	y-o-y (%)	Q2FY26	q-o-q (%)
Total Income	**572.6**	**464.5**	**23.3%**	**461.7**	**24.0%**
Total Expenditure	304	253.1	20.1%	261.3	16.3%
EBITDA	**268.6**	**211.4**	**27.1%**	**200.4**	**34.0%**
Depreciation	58.5	47.7	22.6%	57.4	1.9%
Interest expenses	45.9	45.3	1.3%	45.4	1.1%
Profit Before Tax (excluding exceptional item)	**164.2**	**118.4**	**38.7%**	**97.6**	**68.2%**
Margins	**Q3FY26**	**Q3FY25**	**y-o-y (%)**	**Q2FY26**	**q-o-q (%)**
EBITDA Margin (%)	46.9	45.5	140	43.4	350

Source: Company, ICICI Direct Research

Exhibit 7: Q3FY26 Segmental revenues and results (₹ crore)

Particulars	Q3FY26	Q3FY25	y-o-y %	Q2FY26	q-o-q %
Hospitality business					
Room revenue	309.0	248.9	24.1	245.5	25.9
F&B revenue	148.7	122.9	21.0	109.4	35.9
Other	33.6	28.7	17.1	25.3	32.8
Total Hospitality revenue (Rs. crore)	**491.3**	**400.5**	**22.7**	**380.2**	**29.2**
EBITDA (Rs. crore)	222.6	184.7	20.5	152.1	46.3
EBITDA Margin (%)	45.3	46.1	-82	40.0	529
Annuity business					
Revenue (Rs. crore)	74.4	57.1	30.3	73.8	0.8
EBITDA (Rs. crore)	62.1	45.5	36.5	60.7	2.3
EBITDA Margin (%)	83.5	79.7	378	82.2	122

Source: Company, ICICI Direct Research

Exhibit 8: Q3FY26 Operational Performance

Particulars	Q3FY26	Q3FY25	y-o-y (%/bps)	Q2FY26	q-o-q (%/bps)
ADR (Rs.)	14970	12944	15.7	12170	23.0
Occupancy (%)	68.0	70.0	-200	67.0	100
RevPAR (Rs.)	10162	9090	11.8	8115	25.2

Source: Company, ICICI Direct Research

Financial summary

Exhibit 9: Profit and loss statement ₹ crore

(Year-end March)	FY24	FY25	FY26E	FY27E	FY28E
Total Operating Income	**1417.3**	**1717.7**	**2882.9**	**3088.3**	**2803.2**
Growth (%)	*25.6*	*21.2*	*67.8*	*7.1*	*-9.2*
Cost of food and beverages cons.	105.6	116.8	148.7	164.8	186.4
Gross Profit					
Employee Expenses	194.6	234.5	272.0	315.5	362.8
Operating Supplies Consumed	39.7	42.5	54.7	60.6	70.1
Other Expenditure	492.8	588.1	678.6	743.7	850.1
Total Operating Expenditure	832.7	981.9	1154.1	1284.6	1469.4
EBITDA	**584.6**	**735.8**	**1200.3**	**1307.7**	**1235.9**
Growth (%)	*29.1*	*25.9*	*63.1*	*8.9*	*-5.5*
Interest	196.7	159.1	160.5	145.4	114.7
Depreciation	138.4	178.8	217.1	229.1	244.1
Other Income	19.8	36.3	40.8	39.4	40.2
PBT	269.4	434.2	863.5	972.5	917.3
Less Tax	55.9	51.9	221.9	249.9	235.8
Adjusted PAT (before exceptional item)	**213.5**	**382.3**	**641.6**	**722.6**	**681.6**
Growth (%)	*40.5*	*79.1*	*67.8*	*12.6*	*-5.7*
Exceptional item	40	-240	0	0	0
Reported PAT	**253.6**	**142.4**	**641.6**	**722.6**	**681.6**
Growth (%)	*38.4*	*-43.9*	*350.5*	*12.6*	*-5.7*
EPS (Adjusted)	10.4	17.5	29.4	33.1	31.2

Source: Company, ICICI Direct Research *FY26&FY27 includes residential project performance

Exhibit 10: Cash flow statement ₹ crore

(Year-end March)	FY24	FY25	FY26E	FY27E	FY28E
Profit/(Loss) after taxation	193.7	346.0	600.8	683.2	641.4
Add: Depreciation & Amortization	138.4	178.8	217.1	229.1	244.1
Other income	19.8	36.3	40.8	39.4	40.2
Changes in the working capital	157.4	155.4	245.5	213.4	100.5
CF from Operating activities	**509.3**	**716.5**	**1104.2**	**1165.1**	**1026.2**
(Purchase)/Sale of Fixed Assets	-629.6	-1129.8	-686.8	-500.0	-500.0
Investments	0.0	0.0	0.0	0.0	0.0
Bank balance	27.6	-27.0	-273.0	-200.0	-50.0
Others	-149.9	-79.9	-25.2	-26.5	-27.8
CF from Investing activities	**-751.9**	**-1236.7**	**-985.1**	**-726.5**	**-577.8**
(inc)/Dec in Loan	184.6	-350.9	23.4	-485.2	-483.7
Change in equity & reserves	95.9	812.5	0.0	0.0	0.0
Dividend paid	0.0	0.0	0.0	0.0	0.0
Other	0	85.461	0	0	0
CF from Financing activities	**280.5**	**547.1**	**23.4**	**-485.2**	**-483.7**
Net Cash Flow	37.9	26.9	142.6	-46.6	-35.3
Cash and Cash Equivalent (openi	44.5	82.3	109.2	251.8	205.2
Cash	**82.3**	**109.2**	**251.8**	**205.2**	**169.8**
Free Cash Flow	**-120.3**	**-413.3**	**417.4**	**665.1**	**526.2**

Source: Company, ICICI Direct Research

Exhibit 11: Balance sheet ₹ crore

(Year-end March)	FY24	FY25	FY26E	FY27E	FY28E
Equity Capital	205.5	218.5	218.5	218.5	218.5
Reserve and Surplus	1645.4	2827.2	3468.8	4191.4	4873.0
Total Shareholders funds	1850.9	3045.7	3687.3	4409.8	5091.4
Minority Interest	0.0	0.0	0.0	0.0	0.0
Total Debt	3005.2	2604.0	2614.3	2114.6	1615.0
Deferred Tax Liability	0	85.5	85.5	85.5	85.5
Other Non Current Liabilities	81.5	131.7	144.9	159.4	175.3
Total Liabilities	**4937.5**	**5866.9**	**6532.0**	**6769.3**	**6967.2**
Gross Block - Fixed Assets	5613.8	6517.0	7237.1	7637.1	8137.1
Accumulated Depreciation	1281.3	1392.2	1609.3	1838.5	2082.6
Net Block	4332.4	5124.8	5627.8	5798.7	6054.6
Capital WIP	36.9	183.2	150.0	250.0	250.0
Fixed Assets	4369.3	5307.9	5777.8	6048.7	6304.6
Goodwill & Other intangible asset	73.2	85.6	85.4	85.4	85.4
Investments	0	0	0	0	0
Other non-Current Assets	424.9	504.8	530.1	556.6	584.4
Inventory	542.0	632.5	621.9	566.6	641.9
Debtors	55.2	78.2	77.7	89.5	101.3
Other Current Assets	152.6	268.2	276.3	284.6	293.1
Loans & Advances	0.0	0.0	0.0	0.0	0.0
Cash	82.3	109.2	251.8	205.2	169.8
Bank balance	49.9	77.0	350.0	550.0	600.0
Total Current Assets	882.1	1165.1	1577.8	1695.8	1806.2
Creditors	207.1	171.3	292.6	334.1	377.3
Provisions	8.0	8.7	8.0	8.0	8.0
Other Current Liabilities	597.0	1016.5	1138.4	1275.1	1428.1
Total Current Liabilities	812.0	1196.5	1439.0	1617.1	1813.3
Net Current Assets	70.1	-31.4	138.7	78.7	-7.2
Application of Funds	**4937.5**	**5866.9**	**6532.0**	**6769.3**	**6967.2**

Source: Company, ICICI Direct Research

Exhibit 12: Key ratios

(Year-end March)	FY24	FY25	FY26E	FY27E	FY28E
Per share data (₹)					
Adjusted EPS	9.8	17.5	29.4	33.1	31.2
Cash EPS	17.1	25.7	39.3	43.6	42.4
BV per share	90.1	139.4	168.8	201.9	233.1
Dividend per share	0	0	0	0	0
Operating Ratios (%)					
Operating EBITDA margins (%)	41.2	42.8	41.6	42.3	44.1
PAT Margins	17.9	8.3	31.1	31.6	25.8
Return Ratios (%)					
RoE	12.6	15.6	19.1	17.8	14.3
RoCE	9.9	11.0	16.5	16.8	15.0
RoIC	9.8	10.8	17.7	19.4	17.4
Valuation Ratios (x)					
P/E	88.7	49.5	29.5	26.2	27.8
EV / EBITDA	37.3	29.0	17.5	15.5	16.0
EV / Sales	15.4	12.4	10.1	8.9	7.5
Market Cap / Sales	13.4	11.0	9.2	8.3	7.2
Price to Book Value	9.6	6.2	5.1	4.3	3.7
Solvency Ratios (x)					
Net Debt / EBITDA	4.9	3.3	1.7	1.0	0.7
Debt / Equity	1.6	0.9	0.7	0.5	0.3

Source: Company, ICICI Direct Research

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