

Samhi Hotels (SAMHI IN)

Rating: BUY | CMP: Rs205 | TP: Rs300

August 14, 2025

Q1FY26 Result Update

☑ Change in Estimates | ☑ Target | ■ Reco

Change in Estimates

	Cur	rent	Pre	vious	
	FY26E	FY27E	FY26E	FY27E	
Rating	В	UY	BUY		
Target Price	30	00	308		
Sales (Rs. m)	12,803	14,251	12,872	14,405	
% Chng.	(0.5)	(1.1)			
EBITDA (Rs. m)	4,798	5,528	4,892	5,634	
% Chng.	(1.9)	(1.9)			
EPS (Rs.)	8.0	11.0	8.1	11.3	
% Chng.	(1.7)	(2.7)			

Key Financials - Consolidated

Y/e Mar	FY24	FY25	FY26E	FY27E
Sales (Rs. m)	9,574	11,205	12,803	14,251
EBITDA (Rs. m)	2,665	4,071	4,798	5,528
Margin (%)	27.8	36.3	37.5	38.8
PAT (Rs. m)	(1,614)	872	1,769	2,442
EPS (Rs.)	(7.3)	3.9	8.0	11.0
Gr. (%)	NA	NA	102.8	38.1
DPS (Rs.)	-	-	-	-
Yield (%)	-	-	-	-
RoE (%)	NA	8.0	11.6	11.7
RoCE (%)	6.1	9.1	10.4	11.6
EV/Sales (x)	6.7	5.9	4.5	3.9
EV/EBITDA (x)	24.1	16.2	12.1	10.0
PE (x)	NA	51.9	25.6	18.5
P/BV (x)	4.3	4.0	2.4	2.0

Key Data	SAMH.BO	SAMHI IN

52-W High / Low	Rs.255 / Rs.120
Sensex / Nifty	80,598 / 24,631
Market Cap	Rs.45bn/ \$ 517m
Shares Outstanding	221m
3M Avg. Daily Value	Rs.377.81m

Shareholding Pattern (%)

Promoter's	-
Foreign	0.47
Domestic Institution	0.15
Public & Others	0.37
Promoter Pledge (Rs bn)	-

Stock Performance (%)

	1M	6M	12M
Absolute	(14.0)	35.7	8.3
Relative	(12.3)	27.9	6.3

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Improved BS health to drive re-rating

Quick Pointers:

- Same store RevPAR increases 10.3% YoY to Rs4,760 in 1QFY26.
- Asset recycling journey gathers momentum as Caspia, Delhi gets divested for Rs650mn.

SAMHI IN reported a miss at operating level with EBITDA margin of 33.2% (PLe 34.7%) as revenue growth in May-25 dropped to mid-single digit due to geopolitical events. However, recovery was swift in June-25 with same-store RevPAR registering a growth of 10.3% YoY to Rs4,760 in 1QFY26. We expect top-line CAGR of 13% over the next 2 years led by addition of 245 keys with an EBITDA margin of 37.5%/38.8% in FY26E/FY27E. After the fund infusion by GIC and sale of Caspia, Delhi net debt has declined to Rs13.7bn and consequently we expect the interest cost to fall from Rs2,223mn in FY25 to Rs1,486mn in FY27E resulting in a PAT CAGR of 67% over the next 2 years. SAMHI trades at attractive valuation of 13.6x/11.2x our FY26E/FY27E EBITDA estimates (after adjusting for the minority interest factor in JV platform formed with GIC). We expect re-rating to follow amid improvement in BS health and strong PAT growth. Retain BUY on the stock with a TP of Rs300 (15.5x FY27E EBITDA; no change in target multiple).

Same store RevPAR increases 10.3% YoY: Topline increased 10.0% YoY to Rs2,722mn (PLe Rs2,767mn). Same store RevPAR grew 10.3% YoY to Rs4,760 while occupancy stood at 74.0%.

EBITDA margin stood at 33.2%: EBITDA increased 9.9% YoY to Rs905mn (PLe Rs960mn) with a margin of 33.2% (PLe 34.7%). PAT before minority interest rose 353.8% YoY to Rs192mn. After adjusting for one-offs, PAT after minority interest was up 259.0% YoY to Rs152mn (PLe Rs185mn) with a margin of 5.6% (PLe 6.7%).

Con-call highlights: 1) In 1QFY26, there was a revenue loss of ~Rs50mn arising from sale of an hotel and conversion of commercial space into hotel rooms at Sheraton, Hyderabad. 2) Following the sale of Caspia, Delhi, net debt has reduced to ~Rs13.7bn. 3) ICRA has upgraded SAMHI IN's credit rating from A- to A+. SAMHI IN's current blended borrowing rate stands at 8.5%. However, marginal cost of borrowing has declined to 8.2%. The interest cost is expected to moderate to ~8.3%/~8.1% by end of FY26E/FY27E. 4) As a part of asset recycling strategy; Caspia, Delhi, which reported an EBITDA loss of Rs1.5mn has been divested for Rs650mn. 5) One more asset/hotel may get added under the JV platform formed with GIC. 6) Litigation pertaining to Navi Mumbai hotel is still ongoing and some resolution is expected by year-end. 7) TTM EBITDA of hotels co-owned by GIC stood at ~Rs1.3bn. 8) Capex for FY26E/FY27E is estimated to be in the range of Rs1.7-Rs2bn/Rs1.8bn-Rs2bn respectively. 9) Total 75 rooms are expected to be added in FY26E between Sheraton, Hyderabad and Hyatt Regency, Pune. Current revenue per key for these hotels stands at ~Rs5.5mn. On an annualized basis, ~Rs410mn is estimated to be generated from these renovated rooms out of which ~60% will be directly flowing to EBITDA. 10) Once the new ballrooms at Hyatt

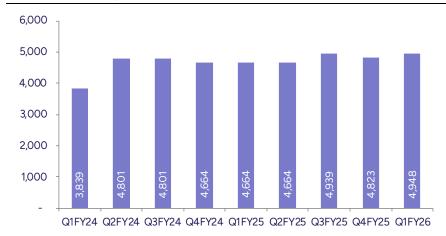
Place, Gurgaon, Sheraton, Hyderabad, and Hyatt Regency, Pune become operational in 2HFY26E, F&B revenue growth is likely to be in the band of ~10-11%. 11) ESOP expenses are expected to decline from ~Rs24mn per quarter in FY26E to ~Rs10mn per quarter in FY27E. 12) In 1QFY26, revenue from new hotel openings accounted for Rs73mn. 13) Trinity, Bangalore is being managed & marketed by Marriott from 1st August'25.

Exhibit 1: 1QFY26 Result Overview - Consolidated (Rs mn)

Y/e March	Q1FY26	Q1FY25	YoY gr.	Q1FY26E	% Var.	Q4FY25	QoQ gr.	FY26E	FY25	YoY gr.
Net sales	2,722	2,475	10.0%	2,767	-1.6%	3,188	-14.6%	12,803	11,205	14.3%
Cost of Materials consumed	217	176	23.4%	216	0.4%	216	0.4%	916	808	13.3%
As a % of sales	8.0%	7.1%		7.8%		6.8%		7.2%	7.2%	
Employee Cost	467	435	7.3%	484	-3.6%	437	6.9%	1,832	1,790	2.4%
As a % of sales	17.1%	17.6%		17.5%		13.7%		14.3%	16.0%	
Share based payments	-	-	NM	-	NM	-	NM	95	-	NM
As a % of sales	0.0%	0.0%		0.0%		0.0%		0.7%	0.0%	
Other Expenditure	1,134	1,041	8.9%	1,107	2.4%	1,303	-13.0%	5,163	4,537	13.8%
As a % of sales	41.6%	42.1%		40.0%		40.9%		40.3%	40.5%	
EBITDA	905	824	9.9%	960	-5.7%	1,233	-26.6%	4,798	4,071	17.9%
EBITDA margin	33.2%	33.3%		34.7%		38.7%		37.5%	36.3%	
Depreciation	291	297	-2.0%	321	-9.4%	287	1.4%	1,294	1,157	11.8%
EBIT	614	527	16.6%	639		946	-35.1%	3,505	2,914	20.3%
EBIT margin	22.6%	21.3%		23.1%		29.7%		27.4%	26.0%	
Interest cost	506	539	-6.0%	504	0.5%	540	-6.3%	1,605	2,223	-27.8%
Other income	151	67	125.4%	50	202.9%	46	229.4%	307	180	70.4%
PBT	259	56	366.6%	185	39.7%	452	-42.6%	2,207	872	153.2%
Exceptional items/Share of JVs	-	-	NM	-	NM	194	NM	-	194	NM
Tax expenses	39	(8)	NM	-	NM	(233)	NM	-	(248)	NM
Tax rate	14.9%	NM		NM		NM		NM	NM	
PAT (from continuing operations)	220	63	249.7%	185	18.9%	490	-55.0%	2,207	926	138.4%
PAT margin	8.1%	2.5%		6.7%		15.4%		17.2%	8.3%	
Loss from discontinued operation before tax	(28)	(21)	NM	-	NM	(32)	NM	(28)	(71)	NM
Reported PAT	192	42	353.8%	185	3.7%	459	-58.1%	2,179	855	154.9%
Noncontrolling interest	19	-	NM	-	NM	-	NM	390	-	NM
Other comprehensive income (OCI)	(0)	(0)	NM	(0)	NM	(0)	NM	-	(5)	NM
PAT inclusive of OCI	192	42	356.3%	185	3.7%	459	-58.1%	2,179	850	156.4%
Adjusted EPS (Rs)	0.7	0.2	257.2%	0.8	NM	1.9	-63.8%	8.0	3.9	102.8%
Adjusted PAT	152	42	259.0%	185	-18.0%	420.0	-63.8%	1,769	872	102.8%

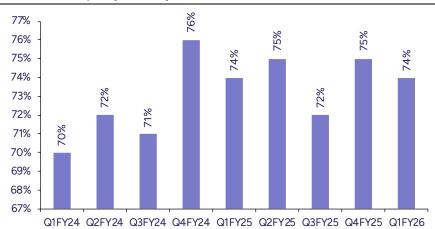
Source: Company, PL

Exhibit 2: Operating rooms stood at 4,948 rooms in 1QFY26



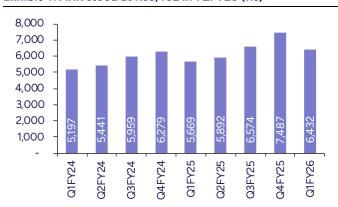
Source: Company, PL

Exhibit 3: Occupancy stood by 74% for 1QFY26



Source: Company, PL

Exhibit 4: ARR stood at Rs6,432 in 1QFY26 (Rs)



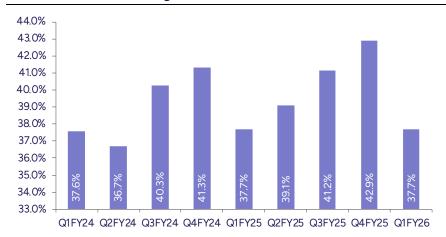
Source: Company, PL

Exhibit 5: RevPAR for 1QFY26 was at Rs4,760 (Rs)



Source: Company, PL

Exhibit 6: Asset EBITDA margin for 1QFY26 stood at 37.7%



Source: Company, PL

Exhibit 7: EV/EBITDA valuation table

Particulars (Rs mn)	FY27E
EV/EBITDA	15.5
EBITDA	4,912
EV	76,135
Less: Debt	14,285
Add: Cash	4,491
Equity Value	66,341
No of shares	221
TP (Rs)	300

Source: Company, PL Note: Our FY27E EBITDA is adjusted to account for minority interest in hotels within the GIC portfolio

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Financials

Income Stateme	ent (Rs	m)
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Income Statement (Rs m)				
Y/e Mar	FY24	FY25	FY26E	FY27E
Net Revenues	9,574	11,205	12,803	14,251
YoY gr. (%)	29.6	17.0	14.3	11.3
Cost of Goods Sold	719	808	916	1,043
Gross Profit	8,855	10,397	11,888	13,208
Margin (%)	92.5	92.8	92.8	92.7
Employee Cost	2,138	1,790	1,927	2,046
Other Expenses	4,052	4,537	5,163	5,634
EBITDA	2,665	4,071	4,798	5,528
YoY gr. (%)	12.1	52.8	17.9	15.2
Margin (%)	27.8	36.3	37.5	38.8
Depreciation and Amortization	1,137	1,157	1,294	1,413
EBIT	1,528	2,914	3,505	4,114
Margin (%)	16.0	26.0	27.4	28.9
Net Interest	3,451	2,223	1,605	1,486
Other Income	213	180	307	257
Profit Before Tax	(2,441)	677	2,207	2,885
Margin (%)	NA	6.0	17.2	20.2
Total Tax	(95)	(248)	-	-
Effective tax rate (%)	3.9	(36.7)	-	-
Profit after tax	(2,346)	926	2,207	2,885
Minority interest	-	-	390	443
Share Profit from Associate	-	-	-	-
Adjusted PAT	(1,614)	872	1,769	2,442
YoY gr. (%)	NA	NA	102.8	38.1
Margin (%)	NA	7.8	13.8	17.1
Extra Ord. Income / (Exp)	-	-	-	-
Reported PAT	(2,346)	855	1,818	2,442
YoY gr. (%)	NA	NA	112.6	34.4
Margin (%)	NA	7.6	14.2	17.1
Other Comprehensive Income	5	(5)	-	-
Total Comprehensive Income	(2,342)	850	1,818	2,442
Equity Shares O/s (m)	220	221	221	221
EPS (Rs)	(7.3)	3.9	8.0	11.0

Source: Company Data, PL Research

Balance Sheet Abstract (Rs m)

Y/e Mar	FY24	FY25	FY26E	FY27E
Non-Current Assets				
Gross Block	32,711	34,167	36,437	38,197
Tangibles	32,528	33,946	36,196	37,946
Intangibles	183	221	241	251
Acc: Dep / Amortization	9,493	10,325	11,619	13,032
Tangibles	9,337	10,161	11,454	12,868
Intangibles	156	164	164	164
Net fixed assets	23,218	23,842	24,818	25,165
Tangibles	23,191	23,785	24,742	25,079
Intangibles	28	56	76	86
Capital Work In Progress	325	954	550	450
Goodwill	4,528	5,218	5,218	5,218
Non-Current Investments	1,379	1,126	1,114	1,240
Net Deferred tax assets	(391)	(516)	(271)	(186)
Other Non-Current Assets	2,189	3,237	3,447	3,574
Current Assets				
Investments	-	-	-	-
Inventories	40	42	70	78
Trade receivables	605	673	877	976
Cash & Bank Balance	1,474	700	2,661	4,491
Other Current Assets	347	460	448	527
Total Assets	34,451	36,673	39,829	42,388
Equity				
Equity Share Capital	220	221	221	221
Other Equity	10,165	11,199	18,907	22,292
Total Networth	10,385	11,421	19,128	22,513
Non-Current Liabilities				
Long Term borrowings	15,597	19,633	13,633	12,633
Provisions	77	86	90	86
Other non current liabilities	648	1,276	1,370	1,413
Current Liabilities				
ST Debt / Current of LT Debt	5,166	1,651	1,651	1,651
Trade payables	1,269	954	1,228	1,367
Other current liabilities	915	892	1,175	1,255
	00.000	00	00.000	40.00-

34,451

36,673

39,829

42,388

Source: Company Data, PL Research

Total Equity & Liabilities



Cash Flow (Rs m)				
Y/e Mar	FY24	FY25	FY26E	FY27E
PBT	(2,441)	607	2,207	2,885
Add. Depreciation	1,137	1,168	1,294	1,413
Add. Interest	3,451	2,288	1,605	1,486
Less Financial Other Income	213	180	307	257
Add. Other	1,044	234	-	-
Op. profit before WC changes	3,191	4,297	5,106	5,784
Net Changes-WC	(330)	(731)	129	(11)
Direct tax	(114)	5	(297)	(96)
Net cash from Op. activities	2,747	3,570	4,938	5,677
Capital expenditures	(377)	(1,371)	(1,846)	(1,650)
Interest / Dividend Income	99	77	-	-
Others	(291)	(1,305)	(161)	(255)
Net Cash from Invt. activities	(569)	(2,600)	(2,007)	(1,905)
Issue of share cap. / premium	11,437	8	5,500	500
Debt changes	(6,744)	408	(6,000)	(1,000)
Dividend paid	-	-	-	-
Interest paid	(6,723)	(2,133)	(1,605)	(1,486)
Others	(93)	(105)	1,135	43
Net cash from Fin. activities	(2,123)	(1,822)	(970)	(1,942)
Net change in cash	54	(851)	1,961	1,830

2,368

2,196

3,092

4,027

Source: Company Data, PL Research

Quarterly Financials (Rs m)

Free Cash Flow

Y/e Mar	Q2FY25	Q3FY25	Q4FY25	Q1FY26
Net Revenue	2,655	2,958	3,188	2,722
YoY gr. (%)	20.7	10.4	14.2	10.0
Raw Material Expenses	197	224	216	217
Gross Profit	2,458	2,734	2,972	2,505
Margin (%)	92.6	92.4	93.2	92.0
EBITDA	922	1,103	1,233	905
YoY gr. (%)	81.5	29.8	44.2	9.9
Margin (%)	34.7	37.3	38.7	33.2
Depreciation / Depletion	288	291	287	291
EBIT	633	812	946	614
Margin (%)	23.9	27.4	29.7	22.6
Net Interest	562	617	540	506
Other Income	50	30	46	151
Profit before Tax	122	224	257	259
Margin (%)	4.6	7.6	8.1	9.5
Total Tax	(4)	(4)	(233)	39
Effective tax rate (%)	(3.4)	(1.6)	(90.6)	14.9
Profit after Tax	126	228	490	220
Minority interest	-	-	-	19
Share Profit from Associates	-	-	-	-
Adjusted PAT	126	228	420	152
YoY gr. (%)	NA	846.6	447.2	259.0
Margin (%)	4.8	7.7	13.2	5.6
Extra Ord. Income / (Exp)	-	-	-	-
Reported PAT	126	228	459	173
YoY gr. (%)	NA	NA	306.1	308.1
Margin (%)	4.8	7.7	14.4	6.3
Other Comprehensive Income	(3)	(1)	-	-
Total Comprehensive Income	123	227	459	173
Avg. Shares O/s (m)	220	220	221	221
EPS (Rs)	0.6	1.0	1.9	0.7

Source: Company Data, PL Research

Kev	Finar	ncial	Μe	etrics

Key i mancial Metrics				
Y/e Mar	FY24	FY25	FY26E	FY27E
Per Share(Rs)				
EPS	(7.3)	3.9	8.0	11.0
CEPS	(2.2)	9.2	13.8	17.4
BVPS	47.2	51.6	86.5	101.8
FCF	10.8	9.9	14.0	18.2
DPS	-	-	-	-
Return Ratio(%)				
RoCE	6.1	9.1	10.4	11.6
ROIC	7.7	11.1	12.0	13.0
RoE	NA	8.0	11.6	11.7
Balance Sheet				
Net Debt : Equity (x)	1.9	1.8	0.7	0.4
Net Working Capital (Days)	(24)	(8)	(8)	(8)
Valuation(x)				
PER	NA	51.9	25.6	18.5
P/B	4.3	4.0	2.4	2.0
P/CEPS	NA	22.3	14.8	11.7
EV/EBITDA	24.1	16.2	12.1	10.0
EV/Sales	6.7	5.9	4.5	3.9
Dividend Yield (%)	-	-	-	-

Source: Company Data, PL Research

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Analyst Coverage Universe

Sr. No.	Company Name	Rating	TP (Rs)	Share Price (Rs)
1	Chalet Hotels	BUY	1,071	882
2	Delhivery	Accumulate	466	430
3	DOMS Industries	BUY	3,087	2,503
4	Imagicaaworld Entertainment	BUY	77	61
5	Indian Railway Catering and Tourism Corporation	BUY	864	785
6	InterGlobe Aviation	BUY	6,517	5,740
7	Lemon Tree Hotels	BUY	170	142
8	Mahindra Logistics	Hold	383	408
9	Navneet Education	Hold	136	140
10	Nazara Technologies	Hold	1,345	1,413
11	PVR Inox	Hold	1,052	1,036
12	S Chand and Company	BUY	286	192
13	Safari Industries (India)	BUY	2,434	2,101
14	Samhi Hotels	BUY	308	221
15	TCI Express	Hold	778	744
16	V.I.P. Industries	Hold	455	450
17	Zee Entertainment Enterprises	BUY	177	134

PL's Recommendation Nomenclature (Absolute Performance)

 Buy
 : > 15%

 Accumulate
 : 5% to 15%

 Hold
 : +5% to -5%

 Reduce
 : -5% to -15%

 Sell
 : < -15%</td>

Not Rated (NR) : No specific call on the stock Under Review (UR) : Rating likely to change shortly

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ANALYST CERTIFICATION

(Indian Clients)

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