

Hotels

Strong show continues

The hotel industry continued its strong performance in Jan'25 with pan-India RevPAR growing c.14% to INR 6,160 with both occupancy and ARR rising on a YoY basis (Source: HVS Anarock). Among key markets, Mumbai continues to outperform (with highest occupancy and ARR) on all parameters followed by Delhi and Bengaluru. In-line with the industry trends, our coverage universe reported an encouraging performance in 3QFY25 with Revenue/EBITDA/PAT YoY growth of 24%/27%/61% respectively. Going forward, our room rate tracker and channel checks are indicating that demand momentum has continued in 4QFY25 as well. We remain constructive on the sector and expect demand to grow at 8-10% over medium term. We build in high single digit ARR growth (7-8%) and c.100bps improvement in occupancy each year over FY25-27E for our coverage companies. Re-iterate BUY on Chalet, Lemon Tree, Samhi and Juniper Hotels. Any moderation in ARR growth and unexpected sharp slowdown in the broader economy remain key risks to our call.

- **RevPAR growth sustains in Jan'25:** According to HVS Anarock, the pan-India occupancy rates increased by 2-4pps in Jan'25 to come in at 66%-68%. Average Room Rates (ARR) maintained their upward momentum and grew 10-12% on a YoY basis, led by Mumbai with YoY growth of 21%-23%, while Kolkata and Bengaluru also recorded ARR growth of 18%-20%. Aided by favourable seasonality, the industry has clocked double digit RevPAR growth for the 3rd consecutive month. Domestic air traffic also grew 11% YoY in Jan'25 to 14.6mn passengers (2% decline MoM).
- **Trends across key Indian markets:** Mumbai continued to record the highest occupancy at 82-84%, while New Delhi and Bengaluru led the YoY growth with an impressive increase of 6-8pps. On the other hand, Chandigarh and Hyderabad were the only markets that saw marginal year-on-year declines in occupancy rates in the range of 2-5pps. Mumbai recorded highest average rate in the country (above INR 14,000) while also delivering highest growth of c.22% which can be partly attributed to the sharp spike in room rates during the Coldplay concert. Bengaluru and Kolkata also reported robust growth of 18%-20% in ARR.
- **Healthy show in 3QFY25:** Our coverage universe reported an encouraging performance in 3QFY25 backed by a strong wedding and holiday season. The coverage universe has delivered a Revenue/EBITDA/PAT growth of 24%/27%/61% YoY respectively. Among all the companies, IHCL has witnessed earnings upgrade from the street given the consistent performance of core portfolio and rapid growth in new business verticals (Ginger, Ama and SATS). Estimates for Chalet and Lemon tree are largely maintained while there were earnings cut (3-5%) in Juniper (due to rationalisation of margins) and SAMHI (delayed ramp-up in ACIC portfolio).
- **Maintain a constructive view on the sector:** The Indian hospitality sector continues to witness strong demand trends and is expected to grow at 9-11% over medium term driven by the general economic growth, strong propensity for travel and potential recovery in FTA. While we have seen some increased activity in new signings (2x jump since CY22), the planned supply should take anywhere between 3-4 years to be commissioned. As per Hotelivate, the total room addition is estimated to be ~52k rooms over FY24-29E, which implies a 5-year CAGR of 6%. We expect the upcoming supply to be absorbed with minimal impact in occupancies.
- **Sector looks attractive after the recent correction:** We build in high single digit ARR growth (7-8%) and 100bps improvement in occupancy each year over FY25-27E for our coverage companies. Aided by growth in room inventory, robust MICE revenues and growth in fee business (for owner-operators), we are building 12-15% growth in revenue over FY25-FY27E and 18-22% EBITDA growth, as margins should improve led by increasing contribution of higher margin/asset light business and positive operating leverage. Re-iterate BUY on Chalet, Lemon Tree, Samhi and Juniper Hotels.



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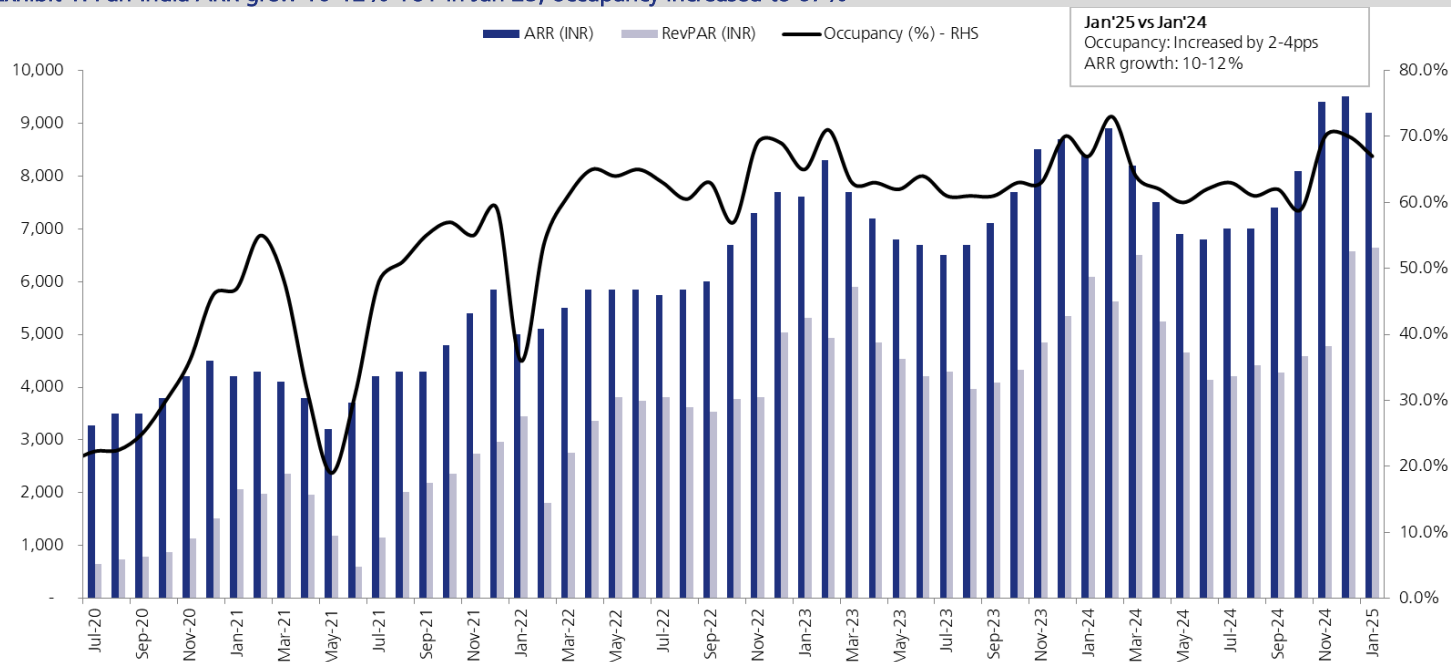
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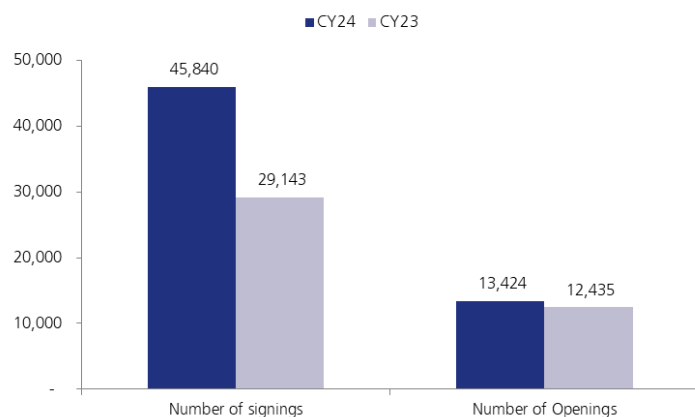
Industry data

Exhibit 1. Pan-India ARR grew 10-12% YoY in Jan'25, occupancy increased to 67%



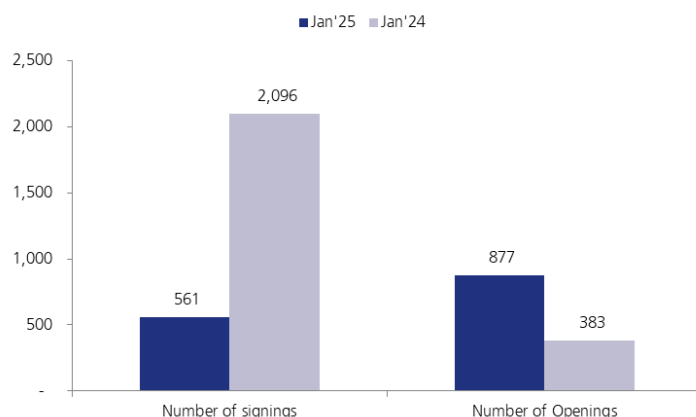
Source: HVS Anarock, JM Financial

Exhibit 2. Branded hotel market signings and openings for CY24



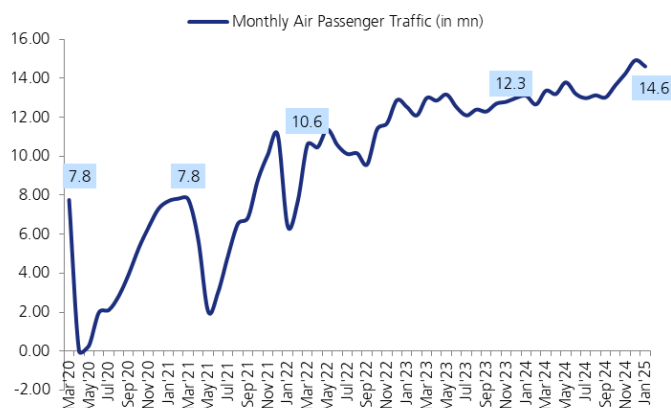
Source: HVS Anarock, JM Financial

Exhibit 3. Branded hotel market signings and openings for Jan'25



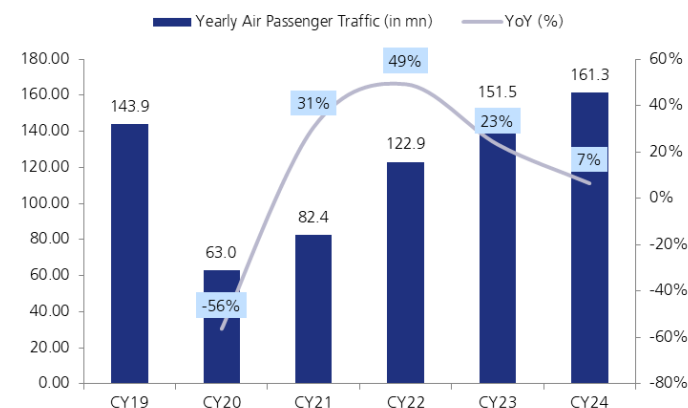
Source: HVS Anarock, JM Financial

Exhibit 1. Domestic passenger traffic grows 11% YoY in Jan'25



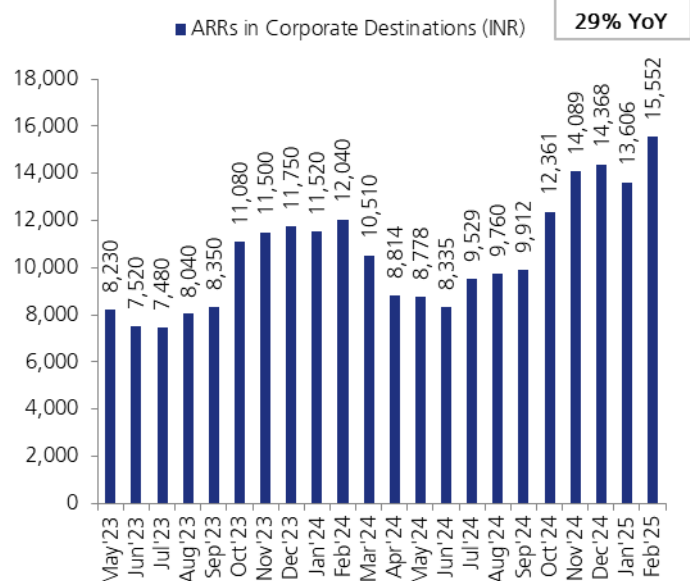
Source: DGCA, JM Financial

Exhibit 2. Domestic airline traffic grows 7% YoY in CY24



Source: DGCA, JM Financial

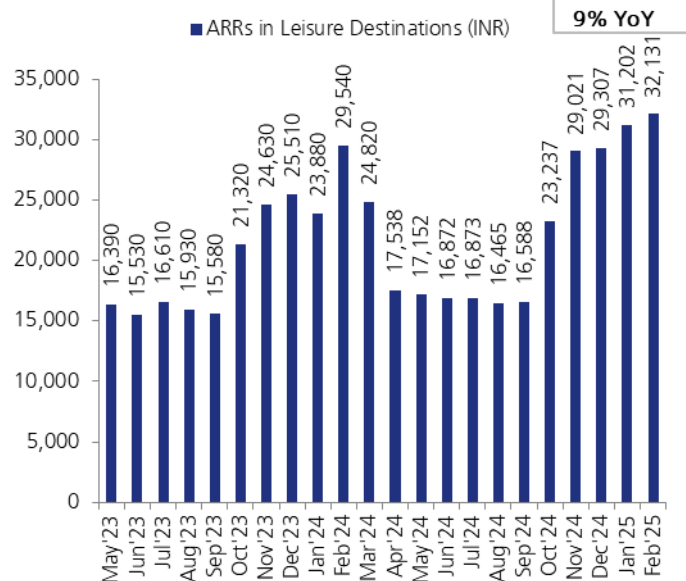
Exhibit 3. Room rates have risen sharply in metro cities...



Source: Booking.com, JM Financial

Note: Data is for a cohort of top 4 metro cities; These rates are taken from online travel portals for a room with double occupancy and if booked one month in advance

Exhibit 4. ...but not so much for leisure locations



Source: Booking.com, JM Financial

Note: Data is for a cohort of 5 leisure destination (Agra, Jaipur, Jodhpur, Udaipur and Goa); These rates are taken from online travel portals for a room with double occupancy and if booked one month in advance

Exhibit 5. Quarterly performance trend

Particulars	1QFY23	2QFY23	3QFY23	4QFY23	1QFY24	2QFY24	3QFY24	4QFY24	1QFY25	2QFY25	3QFY25	YoY	QoQ
Reported revenue (INR mn)	18,797	18,516	25,784	26,147	21,898	23,634	31,303	31,754	24,291	27,531	38,943	24%	41%
Chalet	2,530	2,478	2,897	3,379	3,108	3,145	3,737	4,183	3,610	3,771	4,578	23%	21%
SAMHI	1,686	1,745	1,907	2,048	1,904	2,200	2,678	2,792	2,499	2,655	2,958	10%	11%
IHCL	12,661	12,326	16,858	16,254	14,664	14,332	19,638	19,053	15,502	18,261	25,331	29%	39%
Lemon Tree	1,920	1,967	2,335	2,527	2,223	2,272	2,887	3,273	2,680	2,844	3,552	23%	25%
Juniper Hotels	0	0	1,786	1,940	0	1,685	2,363	2,453	1,997	2,145	2,525	7%	18%
Reported EBITDA (INR mn)	6,200	5,257	9,710	9,843	6,698	6,936	12,197	11,907	8,497	9,381	15,537	27%	66%
Chalet	1,019	851	1,135	1,524	1,098	1,260	1,660	1,829	1,402	1,495	2,047	23%	37%
SAMHI	527	530	621	699	453	508	850	854	821	922	1,103	30%	20%
IHCL	3,779	2,940	5,972	5,355	4,102	3,548	7,324	6,598	4,496	5,013	9,617	31%	92%
Lemon Tree	876	936	1,265	1,399	1,045	1,019	1,397	1,715	1,151	1,307	1,842	32%	41%
Juniper Hotels	0	0	717	866	0	602	966	911	627	644	928	-4%	44%
EBITDA margin (%)	33%	28%	38%	38%	31%	29%	39%	37%	35%	34%	40%	93bps	582bps
Chalet	40%	34%	39%	45%	35%	40%	44%	44%	39%	40%	45%	29bps	506bps
SAMHI	31%	30%	33%	34%	24%	23%	32%	31%	33%	35%	37%	557bps	257bps
IHCL	30%	24%	35%	33%	28%	25%	37%	35%	29%	27%	38%	67bps	1052bps
Lemon Tree	46%	48%	54%	55%	47%	45%	48%	52%	43%	46%	52%	346bps	589bps
Juniper Hotels	NA	NA	40%	45%	NA	36%	41%	37%	31%	30%	37%	-413bps	674bps
PAT	1,051	651	4,540	4,150	2,531	1,124	4,955	6,175	3,448	4,305	7,966	61%	85%
Chalet	286	157	1,024	392	887	364	706	824	606	-1,385	965	37%	-170%
SAMHI	-1,031	-920	-812	0	-851	-1,018	-744	113	44	126	228	-131%	81%
IHCL	1,660	1,220	3,830	3,020	2,220	1,670	4,520	3,930	2,480	5,546	5,823	29%	5%
Lemon Tree	136	194	486	590	275	264	438	840	201	296	625	43%	111%
Juniper Hotels	0	0	12	148	0	-156	35	468	117	-278	325	817%	-217%

Source: Company, JM Financial

Exhibit 6. 3QFY25 earnings print was overall above expectations for our coverage companies

Company	Revenue			EBITDA			PAT		
	3QFY25A	3QFY25E	Var (%)	3QFY25A	3QFY25E	Var (%)	3QFY25A	3QFY25E	Var (%)
IHCL	25,331	24,954	1.5%	9,617	9,358	2.8%	5,823	5,739	1.5%
Lemon Tree	3,552	3,471	2.3%	1,842	1,709	7.8%	625	663	-5.8%
Juniper Hotels	2,525	2,640	-4.4%	928	1,038	-10.5%	325	420	-22.7%
Samhi Hotels	2,958	2,945	0.4%	1,103	1,059	4.1%	228	199	14.6%
Chalet Hotels	4,578	4,550	0.6%	2,047	2,007	2.0%	965	1,119	-13.7%

Source: Company, JM Financial

Exhibit 7. 3QFY25 earnings performance for our coverage companies

Company	Revenue			EBITDA			PAT		
	3QFY25A	3QFY24A	Var (%)	3QFY25A	3QFY24A	Var (%)	3QFY25A	3QFY24A	Var (%)
IHCL	25,331	19,638	29.0%	9,617	7,324	31.3%	5,823	4,520	28.8%
Lemon Tree	3,552	2,887	23.0%	1,842	1,397	31.8%	625	354	76.5%
Juniper Hotels	2,525	2,363	6.9%	928	966	-3.9%	325	35	816.6%
Samhi Hotels	2,958	2,678	10.4%	1,103	850	29.8%	228	-744	NA
Chalet Hotels	4,578	3,737	22.5%	2,047	1,660	23.3%	965	706	36.7%

Source: Company, JM Financial

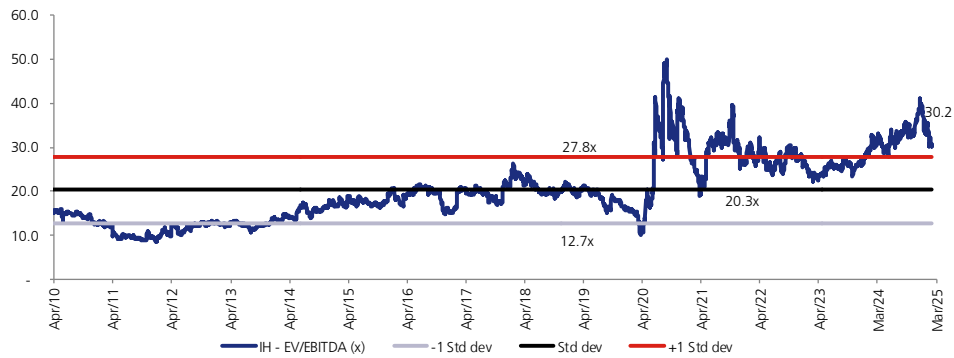
Exhibit 8. Street has marginally reduced its estimates post 3QFY25 results

Company	Revenue			EBITDA			PAT		
	FY25	FY26	FY27	FY25	FY26	FY27	FY25	FY26	FY27
IHCL	1.1%	2.3%	1.1%	2.0%	3.8%	8.4%	0.8%	4.2%	4.0%
Lemon Tree	-0.4%	-0.1%	1.1%	1.1%	1.5%	1.7%	-2.0%	-2.5%	4.0%
Juniper Hotels	-0.9%	-1.1%	-0.8%	-6.2%	-3.5%	-2.9%	-21.0%	-6.7%	-4.0%
Samhi Hotels	-1.3%	-1.7%	-3.0%	-3.3%	-3.8%	-4.7%	-15.0%	-10.2%	-10.1%
Chalet Hotels	-1.2%	3.3%	1.5%	-5.2%	-0.2%	-2.3%	-15.7%	-7.3%	-9.2%

Source: Bloomberg, JM Financial

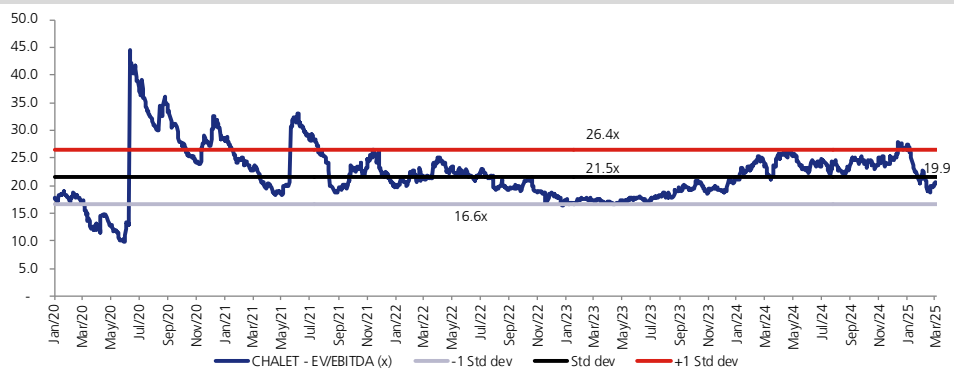
EV/EBITDA charts

Exhibit 9. Indian Hotels EV/EBITDA chart



Source: Bloomberg, JM Financial

Exhibit 10. Chalet EV/EBITDA chart

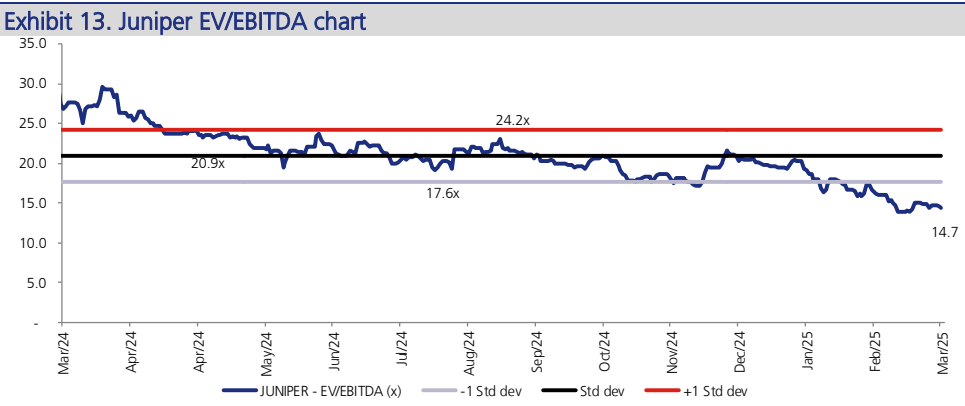
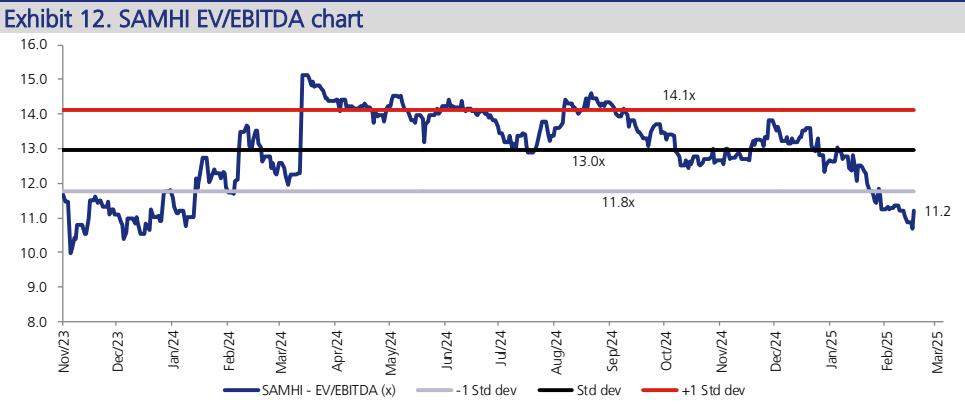


Source: Bloomberg, JM Financial

Exhibit 11. Lemon Tree EV/EBITDA chart



Source: Bloomberg, JM Financial



Valuation Comps

Exhibit 14. Hotel sector valuation comps

Company	CMP	Shares o/s	Mcap	TP (INR/sh)	Upside	Reco	FY24-FY27E CAGR		
	(mn)	(mn)	(INR bn)				Sales	EBITDA	PAT
Asset Owners									
Chalet	769	218	168	960	25%	BUY	20%	26%	29%
SAMHI	150	218	33	245	63%	BUY	15%	25%	NM
Juniper Hotels	270	223	60	410	52%	BUY	16%	20%	141%
Asset/Brand Owners									
Indian Hotels	757	1,423	1,078	760	0%	HOLD	17%	20%	17%
Lemon Tree	129	792	102	170	32%	BUY	15%	17%	29%

Company	EV/Sales			EV/EBITDA			P/E		
	FY25E	FY26E	FY27E	FY25E	FY26E	FY27E	FY25E	FY26E	FY27E
Asset Owners									
Chalet	11.2x	9.5x	7.8x	25.6x	20.9x	16.0x	60.5x	41.3x	28.4x
SAMHI	4.5x	4.0x	3.7x	13.0x	11.5x	10.1x	37.3x	22.9x	15.5x
Juniper Hotels	7.2x	6.0x	5.3x	20.4x	15.1x	12.5x	95.7x	26.6x	18.3x
Asset/Brand Owners									
Indian Hotels	12.0x	10.2x	9.4x	36.5x	29.8x	27.6x	67.0x	56.9x	53.6x
Lemon Tree	9.0x	7.8x	7.2x	18.7x	15.5x	14.2x	56.0x	38.2x	32.1x

Company	Sales (INR mn)			EBITDA (INR mn)			PAT (INR mn)		
	FY25E	FY26E	FY27E	FY25E	FY26E	FY27E	FY25E	FY26E	FY27E
Asset Owners									
Chalet	16,773	19,784	24,211	7,350	9,009	11,745	2,777	4,071	5,924
SAMHI	11,732	13,125	14,525	4,074	4,602	5,232	887	1,447	2,134
Juniper Hotels	9,307	11,126	12,670	3,260	4,415	5,334	627	2,258	3,283
Asset/Brand Owners									
Indian Hotels	86,302	1,01,350	1,09,364	28,294	34,668	37,431	16,100	18,938	20,131
Lemon Tree	13,123	15,168	16,356	6,271	7,587	8,286	1,817	2,666	3,168

Source: Company, JM Financial

APPENDIX I

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