

Transitions to Brand-led Platform; Launches Athiva

Est. Vs. Actual for Q2FY26: Revenue – **INLINE**; EBITDA – **INLINE**; PAT – **INLINE**

Changes in Estimates post Q2FY26:

FY26E/FY27E: Revenue: 5.8%/14.1%; EBITDA Abs.: 5.8%/15.7%; PAT: 11.1%/22.4%

Recommendation Rationale:

- **ARR Jumps, Annuity Surges 76%:** The hospitality business reported a 13.4% YoY growth, with ARR increasing to Rs 12,170 (+15.6% YoY) and occupancy reaching 67%, down 730 bps YoY. **The MMR and NCR reported muted ADR growth YoY, while Hyderabad and Bengaluru delivered strong ADR Growth.** The rental annuity saw strong growth of 76%, driven by a 50% YoY increase in new leased area with monthly run rate of Rs 24 Cr.
- **Profitability Surges on Annuity, Cost Discipline:** Consolidated margins (ex-residential) stood at 42.7%, up 260 bps YoY but flat QoQ, driven by the annuity business supporting profitability and strict operating cost discipline. The company's reported PAT was Rs 155 Cr, boosted by another tranche of residential units handover.
- **Chalet Launches In-House Brand 'Athiva':** Chalet launched its first in house brand, "Athiva", rebranding Duke's Retreat Khandala (147 Keys) as first property under this platform with the aim of adding 900+ keys under this brand from other hotels in future. The company also declared its maiden interim dividend of Rs 1/share.

Sector Outlook: Positive

Company Outlook & Guidance: The company maintains a highly optimistic outlook for the H2FY26, expecting a robust performance driven by the festive season, holidays, and the commencement of the MICE season. Management views the recent dip in occupancy as a temporary "blip" on account of new inventory additions and expects occupancy levels to stabilise and return to past strong performance quickly. This positive outlook is underpinned by the sustained success of the core "double engine strategy" (hospitality and commercial real estate), which provides the solid financial foundation necessary to pursue growth, brand expansion with Athiva, and selective acquisitions.

Current Valuation: EV/EBITDA 20x for H1FY28E earnings.

Current TP: Rs 1,120/share (Earlier TP: Rs 1,030/share)

Recommendation: BUY

Financial Performance

Chalet Hotels reported revenue of Rs 735 Cr, up 95% YoY, supported by the recognition of Rs 282 Cr from residential unit sales. Excluding this, the core hospitality business delivered Rs 453 Cr, up 20% YoY but flat sequentially, as industry demand was impacted by heavy monsoon rains and delayed foreign tourist arrivals amid geopolitical tensions. Occupancy stood at 67%, down 7% YoY, mainly due to weather disruptions, the ramp-up of new inventory at Bengaluru Marriott and the Athiva - rebranded properties, and overall demand moderation.

The company launched its in-house brand, Athiva, rebranding Duke's Retreat, Khandala, as the first property under this platform. The brand focuses on joy, wellness, and sustainability, catering to Millennials and Gen Z travellers, with plans to add five hotels totalling around 900 keys under this banner. Chalet remains on track with its development pipeline, with Taj Delhi expected to launch in H1FY27 and Cygnus II by the Q4FY27. It has also repaid Rs 200 Cr of promoter loans, signalling financial prudence, and plans a Rs 2,500 Cr capex over the next three years to support growth. Under the Koramangala residential project, around 150 units have been handed over in H1FY26, with the remainder targeted for delivery in FY27; **We have factored in full revenue related to residential units in FY27E instead of FY28E.**

Key Financials (Consolidated)

(Rs Cr)	Q2FY26*	QoQ (%)	YoY (%)	Axis Est.	Variance %
Net Sales	453	20%	0%	449	0.8
EBITDA	191	28%	-1%	191	0.0
EBITDA Margin(bps)	42.2%	260	-27	42.6%	-
Net Profit	74	16%	-9%	77	-3.8
EPS (Rs)	3.4	16%	-9%	3.5	-3.8

Source: Company, Axis Securities Research.

(CMP as of 04th November, 2025)

CMP (Rs)	961
Upside /Downside (%)	17%
High/Low (Rs)	1082/634
Market cap (Cr)	20,998
Avg. daily vol. (6m)Shrs.	3,05,080
No. of shares (Cr)	21.81

Shareholding (%)

	Mar-25	Jun-25	Sep-25
Promoter	67.4	67.4	67.3
FII's	5.2	5.3	5.7
MFs / UTI	21.1	21.3	21.8
Others	6.3	6.0	5.1

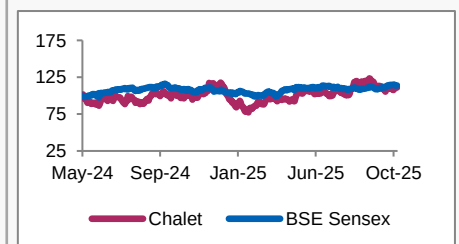
Financial & Valuations

Y/E Mar (Rs Cr)	FY25	FY26E	FY27E
Net Sales	1,718	2,868	3,399
EBITDA	736	1,262	1,482
Net Profit	143	650	806
EPS (Rs.)	6.5	29.8	36.9
PER (x)	147.0	32.2	30.3
EV/EBITDA (x)	31.9	18.0	17.6
P/BV (x)	6.9	5.7	5.5
ROE (%)	4.7	17.6	18.0

Change in Estimates (%)

Y/E Mar	FY26E	FY27E
Sales	5.8%	14.1%
EBITDA	5.8%	15.7%
PAT	11.1%	22.4%

Relative Performance



Source: ACE Equity

Result Gallery

[Q1FY26](#)

[Q4FY25](#)

[Q3FY25](#)

[Q2FY25](#)

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Outlook

The hospitality industry's upcycle is anticipated to be long and sustained. According to Horwath HTL, demand is expected to grow at over 10% annually over the next 3–4 years, with supply continuing to lag. Foreign Tourist Arrivals (FTA) reached 92 Lc in CY24, while corporate travel expenses under MICE remain below pre-COVID levels. Upcoming events, such as the World Cup, could further boost occupancies in the coming quarters. The leisure segment is already a significant driver in the hotel industry, and these factors are expected to benefit the sector in the quarters ahead.

Valuation & Recommendation

We remain confident in Chalet's strong execution capabilities. Its diversified portfolio across corporate and leisure hotels, annuity assets, and a robust development pipeline—particularly in high-demand metro locations—positions it well to deliver revenue growth above industry averages. We value the stock at a EV/EBITDA of 20x on H1FY28E earnings, arriving at a target price of Rs 1,120/share, implying an upside potential of 17%. We maintain our **BUY** recommendation on the stock.

Key Risks to Our Estimates and TP

- The economic slowdown in India may impact demand for the travel Industry.
- An increase in supply could impact the realisations of the company.
- Negative operating leverage is a big hurdle to sustaining EBITDA margins.
- Delay in commissioning the projects.

Change in Estimates (Rs Cr)

	New		Old		% Change	
	FY26E	FY27E	FY26E	FY27E	FY26E	FY27E
Sales	2,868	3,399	2,711	2,978	5.8%	14.1%
EBITDA	1,262	1,482	1,193	1,281	5.8%	15.7%
PAT	650	806	585	658	11.1%	22.4%

Source: Company, Axis Securities Research

Results Review

Particulars (Rs Cr)	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q1FY26**	Q2FY26	Q2FY26**	YoY(%)	QoQ (%)
Net Sales	377	458	522	895	455	735	453	20.2%	-0.5%
Growth (YoY%)	19.9%	22.5%	24.8%	147.8%	26.2%	95.0%	20.2%		
Total Expenditure	228	253	281	537	262	436	262	15.0%	0.0%
Raw Material Consumed	27	31	32	296	30	195	30		
Gross Profits	350	427	490	599	425	541	423		
% of sales	7.2%	6.8%	6.1%	33.1%	6.7%	26.5%	6.7%		
Gross margins (%)	92.8%	93.2%	93.9%	66.9%	93.3%	73.5%	93.3%	43	-5
Employee Expenses	54	58	68	69	69	70	70		
% of sales	14.4%	12.6%	13.0%	7.8%	15.3%	9.5%	15.4%		
Other Expenses	146	164	181	172	162	172	162		
% of sales	38.8%	35.9%	34.6%	19.2%	35.6%	23.4%	35.7%		
EBITDA	150	205	241	357	194	299	191	28.1%	-1.1%
EBITDAM (%)	39.7%	44.7%	46.3%	39.9%	42.5%	40.7%	42.2%	260	-27
Interest	34	45	48	49	49	45	45		
Depreciation	42	48	50	54	54	57	57		
Other Income	6	7	15	14	14	9	9		
Exceptional Items	0	0	0	0	0	0	0		
PBT	79	118	159	269	105	205	97	22.3%	-7.4%
Tax	218	22	35	65	24	50	23		
Tax (%)	274.4%	18.4%	22.0%	24.4%	22.9%	24.5%	24.0%		
Reported PAT	-139	97	124	203	81	155	74		
Adjusted PAT	64	97	124	203	81	155	74	15.7%	-8.8%

Source: Company, Axis Securities Research

Segment Breakup

Particulars (Rs Cr)	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q2FY26
Occupancy %	74.0	70.0	76.0	66.00	66.70
ARR (Rs)	10,532	12,944	14,345	12,200	12,170
RevPAR (Rs)	7,794	9,090	10,902	8,052	8,117
Room Revenue	212	249	302	236	246
F & B Revenue	101	123	126	118	109
Other Revenue	22	29	31	32	25
Hospitality Revenue	335	401	460	386	380
Annuity Rental	42	58	62	73	74

Source: Company, Axis Securities Research

Financials (consolidated)

Profit & Loss

(Rs Cr)

Y/E March	FY25	FY26E	FY27E	FY28E
Net Sales	1,718	2,868	3,399	3,006
Growth (%)	21.2%	67.0%	18.5%	-11.6%
Total Expenditure	982	1,606	1,917	1,638
Raw Material Consumed	117	344	387	271
Gross margins (%)	91.0%	88.0%	88.6%	91.0%
Employee Expenses	234	315	408	346
% of sales	13.5%	11.0%	12.0%	11.5%
Other Expenses	631	946	1,122	1,022
% of sales	37.0%	33.0%	33.0%	34.0%
EBITDA	736	1,262	1,482	1,368
EBITDAM (%)	42.8%	44.0%	43.6%	45.5%
Depreciation	179	215	253	280
% of GB	3.6%	4.0%	4.0%	4.0%
EBIT	557	1,047	1,229	1,088
EBITM (%)	32.4%	36.5%	36.1%	36.2%
Interest	159	196	169	142
Other Income	36	40	44	48
Share of P/L of Associates	0	0	0	0
PBT	434	890	1,103	994
Tax Rate (%)	67.2%	27.0%	27.0%	27.0%
Tax	292	240	298	268
Reported PAT	143	650	806	726

Source: Company, Axis Securities Research

Balance Sheet

(Rs Cr)

Y/E March	FY25	FY26E	FY27E	FY28E
Share Capital	218	219	219	219
Reserves & Surplus	2,827	3,467	4,253	4,958
Net Worth	3,046	3,686	4,472	5,177
Total Loan funds	2,679	2,179	1,879	1,579
Deferred Tax Liability	85	170	170	170
Long Term Provisions	16	16	16	16
Other Long-Term Liability	41	79	93	82
Capital Employed	7,063	7,196	7,550	7,805
Gross Block	4,684	5,384	6,334	7,004
Less: Depreciation	1,472	1,687	1,940	2,221
Net Block	3,212	3,697	4,393	4,783
Investments	99	28	28	28
Sundry Debtors	78	102	121	107
Cash & Bank Bal	186	413	254	167
Loans & Advances	23	23	23	23
Inventory	633	310	100	60
Other Current Assets	147	147	147	147
Total Current Assets	2,204	1,675	1,428	1,189
CurrLiab&Prov	1,165	1,023	673	531
Net Current Assets	-1,039	-652	-755	-657
Total Assets	7,063	7,196	7,550	7,805

Source: Company, Axis Securities Research

Cash Flow
(Rs Cr)

Y/E March	FY25	FY26E	FY27E	FY28E
PBT	434	890	1,103	994
Add: Depreciation	179	215	253	280
Add: Interest	159	196	169	142
Cash flow from operations	772	1,302	1,526	1,416
Change in working capital	54	-362	-52	104
Taxes	292	240	298	268
Net cash from operations	427	1,424	1,280	1,044
Capital expenditure	-1,130	-639	-950	-670
Net cash from investing	-1,228	-569	-950	-670
Increase/Decrease in debt	-271	-500	-300	-300
Dividends	0	-10	-20	-20
Proceedings from equity	13	0	0	0
Interest	-159	-196	-169	-142
Others	1,272	78	-0	0
Net cash from financing	855	-627	-489	-462
Net Inc./(Dec.) in Cash	53	227	-159	-88
Opening cash balance	132	186	413	254
Closing cash balance	186	413	254	167

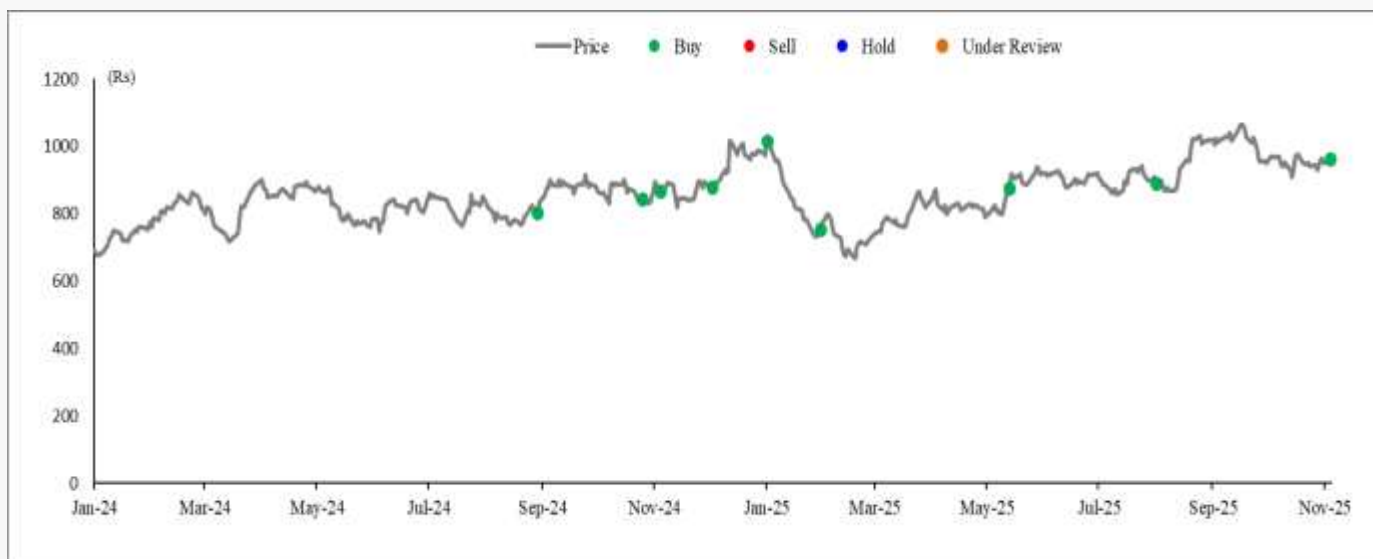
Source: Company, Axis Securities Research

Ratio Analysis
(%)

Y/E March	FY25	FY26E	FY27E	FY28E
Sales growth	21.2	67.0	18.5	(11.6)
OPM	42.8	44.0	43.6	45.5
Oper. profit growth	25.9	71.5	17.4	(7.7)
COGS / Net sales	9.0	12.0	11.4	9.0
Overheads/Net sales	50.4	44.0	45.0	45.5
Depreciation / G. block	3.6	4.0	4.0	4.0
Effective interest rate	67.2	27.0	27.0	27.0
Net wkg.cap / Net sales	0.1	(0.1)	(0.1)	(0.1)
Net sales / Gr block (x)	0.4	0.5	0.5	0.4
RoCE	9.4	17.6	19.2	16.1
Debt/equity (x)	0.9	0.6	0.4	0.3
Effective tax rate	67.2	27.0	27.0	27.0
RoE	4.7	17.6	18.0	14.0
Payout ratio (Div/NP)	0.0	0.0	0.0	0.0
EPS (Rs)	6.5	29.8	36.9	33.3
EPS Growth	(48.7)	356.0	23.9	(9.9)
CEPS (Rs)	14.7	39.7	48.6	46.1
DPS (Rs)	0.0	1.0	2.0	2.0

Source: Company, Axis Securities Research

Chalet Hotels Price Chart and Recommendation History



Date	Reco	TP	Research
30-Aug-24	BUY	975	Initiating Coverage
28-Oct-24	BUY	975	Result Update
04-Nov-24	BUY	1,035	Top Picks
02-Dec-24	BUY	1,035	Top Picks
01-Jan-25	BUY	1,075	Top Picks
31-Jan-25	BUY	975	Result Update
14-May-25	BUY	975	Result Update
04-Aug-25	BUY	1,030	Result Update
06-Nov-25	BUY	1,120	Result Update

Source: Axis Securities Research

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