Zooming in on digital infra buildout plan



Information Technology >

Company Update

November 01, 2025

CMP (Rs): 3,058 | TP (Rs): 3,250

Following Q2FY26 results, TCS hosted a call to elaborate on its AI data center investment plan, a part of its five pillar strategy, to accelerate its journey toward becoming the largest AI-led technology services enterprise. It outlined a multiyear, USD6-7bn investment plan to develop AI-focused data centers, to address the sharp rise in demand for high-density, energy-efficient infrastructure amid surging global AI workload. The company's current plan is focused on passive DC; however, it is not averse to active DC, which would involve bespoke arrangements with anchor clients due to capex and technology refresh considerations. TCS aims to address India's widening demand-supply gap in digital infra, where installed capacity is ~1.5GW (expected to expand to 10-12GW over 5-7Y). TCS plans to add 100-200MW of capacity over 18-24M, with an initial investment of USD600mn-1bn and revenue expected by FY27-28. It targets project-level IRRs in the mid-to-high teens. Leveraging Tata Group's synergies in power, infrastructure, and networking, TCS aims to capture surging demand from AI companies and hyperscalers, building long-term annuity-based revenue streams within its digital infrastructure portfolio. We retain ADD on the stock with a TP of Rs3,250, at 21x Sep-27E EPS.

AI-optimized DC to bridge India's capacity gap

TCS's DC strategy focuses on AI-heavy, high-density infra, targeting India's underpenetrated AI capacity (2-4% of the total now vs 10-15% globally). Facilities will be tier 3 plus and support 50–370kW per rack (average at 240kW per rack), employ liquid cooling systems (PUE 1.25-1.3; 70:30 mix of liquid and air) vs conventional air-cooled systems (1.45-1.6), and host 100MW AI clusters optimized for GPU-led workloads. TCS will develop passive DC, with flexibility to transition into active DC via bespoke anchor-client partnerships. Construction will be in phases of 100-200MW, scaling to ~1GW cumulative capacity over 5-7Y, with each 150MW phase costing ~USD1bn and completing within 18M of land acquisition.

Cloud-AI integration to strengthen TCS's infra positioning

The buildout complements TCS's sovereign cloud business, for public and private sectors, and will help deepen relationships with hyperscalers and AI-native firms through codevelopment of workloads and infra. TCS views GPUs as the next compute backbone which would replace CPUs in AI DC. This integrated approach positions TCS as an end-to-end digital infrastructure partner, combining cloud, compute, and connectivity rather than operating as a transactional colocation provider. TCS expects demand from AI players and hyperscalers, who seek local capacity and integration expertise, an area where TCS's service depth and engineering credibility provide a key competitive edge.

Annuity-styled financial architecture

DC business is built on long-term annuity contracts with revenue model covering rental yields, margins on power supply, and interconnect revenue, with networking as a pass-through. TCS expects high EBITDAM and mid-to-high-teen IRRs, driven by power cost efficiency and renewable sourcing. While margins will be below core IT services, the management is confident of an industry-leading margin profile and return ratios at company level (financed by debt/equity); it retains its policy of returning 80-100% of FCF to shareholders.

TCS: Financial Snapshot (Consolidated)						
Y/E Mar (Rs mn)	FY24	FY25	FY26E	FY27E	FY28E	
Revenue	2,408,930	2,553,240	2,633,433	2,796,568	2,998,092	
EBITDA	633,370	674,070	715,993	760,039	814,168	
Adj. PAT	459,080	485,530	525,120	543,357	581,185	
Adj. EPS (Rs)	126.9	134.2	145.1	150.2	160.6	
EBITDA margin (%)	26.3	26.4	27.2	27.2	27.2	
EBITDA growth (%)	6.9	6.4	6.2	6.2	7.1	
Adj. EPS growth (%)	10.2	5.8	8.2	3.5	7.0	
RoE (%)	49.6	51.2	53.0	52.3	53.2	
RoIC (%)	100.3	100.3	102.4	102.3	102.7	
P/E (x)	24.1	22.8	22.0	20.4	19.0	
EV/EBITDA (x)	16.7	This report	is inten14.8	for Tea _{13.9} V	hite Margioe	
P/B (x)	11.9	11.4	10.9	10.4	9.9	
FCFF yield (%)	4.2	4.5	4.6	4.9	5.1	

Target Price - 12M	Sep-26
Change in TP (%)	-
Current Reco.	ADD
Previous Reco.	ADD
Upside/(Downside) (%)	6.3

Stock Data	TCS IN
52-week High (Rs)	4,424
52-week Low (Rs)	2,867
Shares outstanding (mn)	3,618.1
Market-cap (Rs bn)	11,064
Market-cap (USD mn)	124,634
Net-debt, FY26E (Rs mn)	(504,350.2)
ADTV-3M (mn shares)	3
ADTV-3M (Rs mn)	9,537.8
ADTV-3M (USD mn)	107.4
Free float (%)	28.2
Nifty-50	25,722.1
INR/USD	88.8
Shareholding,Sep-25	
Promoters (%)	71.8
FPIs/MFs (%)	10.3/12.7

Price Performan	ice		
(%)	1M	3M	12M
Absolute	5.9	0.7	(21.7)
Rel. to Nifty	1.3	(3.0)	(26.3)



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TCS: Consolidated Financials and Valuations

Profit & Loss					
Y/E Mar (Rs mn)	FY24	FY25	FY26E	FY27E	FY28E
Revenue	2,408,930	2,553,240	2,633,433	2,796,568	2,998,092
Revenue growth (%)	6.8	6.0	3.1	6.2	7.2
EBITDA	633,370	674,070	715,993	760,039	814,168
EBITDA growth (%)	6.9	6.4	6.2	6.2	7.1
Depreciation & Amortization	49,840	52,420	56,573	60,126	64,459
EBIT	583,530	621,650	659,420	699,913	749,709
EBIT growth (%)	7.6	6.5	6.1	6.1	7.1
Other operating income	-	-	-	-	-
Other income	44,220	39,620	44,952	41,175	42,529
Financial expense	7,780	7,960	8,240	8,000	8,000
PBT	619,970	653,310	696,132	733,088	784,238
Extraordinary items	0	0	(22,700)	0	0
Taxes	158,980	165,340	168,425	186,937	199,981
Minority interest	(1,910)	(2,440)	(2,586)	(2,793)	(3,073)
Income from JV/Associates	0	0	0	0	0
Reported PAT	459,080	485,530	502,420	543,357	581,185
PAT growth (%)	8.9	5.8	3.5	8.1	7.0
Adjusted PAT	459,080	485,530	525,120	543,357	581,185
Diluted EPS (Rs)	126.9	134.2	145.1	150.2	160.6
Diluted EPS growth (%)	10.2	5.8	8.2	3.5	7.0
DPS (Rs)	73.0	126.0	127.0	135.0	146.0
Dividend payout (%)	57.5	93.9	91.5	89.9	90.9
EBITDA margin (%)	26.3	26.4	27.2	27.2	27.2
EBIT margin (%)	24.2	24.3	25.0	25.0	25.0
Effective tax rate (%)	25.6	25.3	24.2	25.5	25.5
NOPLAT (pre-IndAS)	433,894	464,323	499,877	521,435	558,533
Shares outstanding (mn)	3,618	3,618	3,618	3,618	3,618

Source: Company, Emkay Research

Y/E Mar (Rs mn)	FY24	FY25	FY26E	FY27E	FY28E
PBT (ex-other income)	585,880	643,830	502,420	543,357	581,185
Others (non-cash items)	209,160	218,610	59,159	62,920	67,532
Taxes paid	(124,890)	(155,860)	0	0	0
Change in NWC	(75,940)	(36,460)	(12,079)	(30,846)	(37,752)
Operating cash flow	469,320	514,260	549,500	575,430	610,964
Capital expenditure	(26,470)	(39,090)	(57,573)	(61,126)	(65,459)
Acquisition of business	0	(10,630)	0	0	0
Interest & dividend income	38,220	33,430	38,732	33,975	35,329
Investing cash flow	27,340	(56,760)	(100,443)	(61,126)	(65,459)
Equity raised/(repaid)	(210,050)	0	0	0	0
Debt raised/(repaid)	0	0	0	0	0
Payment of lease liabilities	(16,140)	(16,640)	(380)	0	0
Interest paid	-	-	-	-	-
Dividend paid (incl tax)	(252,180)	(449,620)	(459,497)	(488,442)	(528,241)
Others	0	280	0	0	0
Financing cash flow	(478,370)	(465,980)	(459,877)	(488,442)	(528,241)
Net chg in Cash	18,290	(8,480)	(10,820)	25,862	17,264
OCF	469,320	514,260	549,500	575,430	610,964
Adj. OCF (w/o NWC chg.)	545,260	550,720	561,580	606,277	648,716
FCFF	442,850	475,170	491,927	514,304	545,505
FCFE	473,290	500,640	522,420	540,279	572,834
OCF/EBITDA (%)	74.1	76.3	76.7	75.7	75.0
FCFE/PAT (%)	103.1	103.1	104.0	99.4	98.6

Source: Company, Emkay Research

Balance Sheet					
Y/E Mar (Rs mn)	FY24	FY25	FY26E	FY27E	FY28E
Share capital	3,620	3,620	3,620	3,620	3,620
Reserves & Surplus	922,500	965,200	1,008,123	1,063,039	1,115,983
Net worth	926,120	968,820	1,011,743	1,066,659	1,119,603
Minority interests	8,300	10,150	12,736	15,530	18,602
Non-current liab. & prov.	(23,920)	(25,600)	(26,600)	(27,600)	(28,600)
Total debt	0	0	0	0	0
Total liabilities & equity	990,710	1,047,290	1,091,420	1,148,128	1,203,145
Net tangible fixed assets	112,240	129,320	130,320	131,320	132,320
Net intangible assets	5,100	9,400	9,400	9,400	9,400
Net ROU assets	78,860	92,750	92,750	92,750	92,750
Capital WIP	-	-	-	-	-
Goodwill	-	-	-	-	-
Investments [JV/Associates]	-	-	-	-	-
Cash & equivalents	468,250	472,300	504,350	530,213	547,477
Current assets (ex-cash)	747,690	838,140	862,397	914,561	978,295
Current Liab. & Prov.	461,320	534,860	548,038	570,356	597,337
NWC (ex-cash)	286,370	303,280	314,359	344,206	380,958
Total assets	990,710	1,047,290	1,091,420	1,148,128	1,203,145
Net debt	(468,250)	(472,300)	(504,350)	(530,213)	(547,477)
Capital employed	990,710	1,047,290	1,091,420	1,148,128	1,203,145
Invested capital	443,600	482,240	494,319	525,166	562,918
BVPS (Rs)	256.0	267.8	279.6	294.8	309.4
Net Debt/Equity (x)	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)
Net Debt/EBITDA (x)	(0.7)	(0.7)	(0.7)	(0.7)	(0.7)
Interest coverage (x)	80.7	83.1	85.5	92.6	99.0
RoCE (%)	67.2	69.1	70.3	70.4	71.4

Source: Company, Emkay Research

Valuations and key Ra	atios				
Y/E Mar	FY24	FY25	FY26E	FY27E	FY28E
P/E (x)	24.1	22.8	22.0	20.4	19.0
EV/CE(x)	11.3	10.8	10.3	9.8	9.3
P/B (x)	11.9	11.4	10.9	10.4	9.9
EV/Sales (x)	4.4	4.1	4.0	3.8	3.5
EV/EBITDA (x)	16.7	15.7	14.8	13.9	13.0
EV/EBIT(x)	18.2	17.0	16.1	15.1	14.1
EV/IC (x)	23.9	22.0	21.4	20.2	18.8
FCFF yield (%)	4.2	4.5	4.6	4.9	5.1
FCFE yield (%)	4.3	4.5	4.7	4.9	5.2
Dividend yield (%)	2.4	4.1	4.2	4.4	4.8
DuPont-RoE split					
Net profit margin (%)	19.1	19.0	19.9	19.4	19.4
Total asset turnover (x)	2.6	2.7	2.7	2.7	2.8
Assets/Equity (x)	1.0	1.0	1.0	1.0	1.0
RoE (%)	49.6	51.2	53.0	52.3	53.2
DuPont-RoIC					
NOPLAT margin (%)	18.0	18.2	19.0	18.6	18.6
IC turnover (x)	5.6	5.5	5.4	5.5	5.5
RoIC (%)	100.3	100.3	102.4	102.3	102.7
Operating metrics					
Core NWC days	43.4	43.4	43.6	44.9	46.4
Total NWC days	43.4	43.4	43.6	44.9	46.4
Fixed asset turnover	15.0	15.2	14.7	15.5	16.5
Opex-to-revenue (%)	73.7	73.6	72.8	72.8	72.8

Source: Company, Emkay Research

This report is intended for Team White Marque Solutions (team emkay@whitemarquesolution

RECOMMENDATION HISTORY - DETAILS

Date	Closing Price (Rs)	TP (Rs)	Rating	Analyst
10-Oct-25	3,028	3,250	Add	Dipeshkumar Mehta
01-Oct-25	2,914	3,250	Add	Dipeshkumar Mehta
11-Jul-25	3,266	3,500	Add	Dipeshkumar Mehta
01-Jul-25	3,430	3,500	Add	Dipeshkumar Mehta
11-Apr-25	3,232	3,500	Add	Dipeshkumar Mehta
31-Mar-25	3,606	3,900	Add	Dipeshkumar Mehta
10-Jan-25	4,266	4,500	Add	Dipeshkumar Mehta
01-Jan-25	4,112	4,500	Add	Dipeshkumar Mehta
11-Oct-24	4,149	4,500	Reduce	Dipeshkumar Mehta
01-Oct-24	4,288	4,500	Reduce	Dipeshkumar Mehta
01-Jul-24	3,978	3,950	Reduce	Dipeshkumar Mehta
01-Jul-24	3,978	3,950	Reduce	Dipeshkumar Mehta
09-Jun-24	3,894	3,950	Reduce	Dipeshkumar Mehta
03-Jun-24	3,703	3,950	Reduce	Dipeshkumar Mehta
27-May-24	3,847	3,950	Reduce	Dipeshkumar Mehta
13-Apr-24	4,001	3,950	Reduce	Dipeshkumar Mehta
31-Mar-24	3,876	3,900	Reduce	Dipeshkumar Mehta
01-Mar-24	4,094	3,900	Reduce	Dipeshkumar Mehta
12-Jan-24	3,883	3,900	Reduce	Dipeshkumar Mehta
31-Dec-23	3,793	3,900	Reduce	Dipeshkumar Mehta

Source: Company, Emkay Research

RECOMMENDATION HISTORY - TREND



Source: Company, Bloomberg, Emkay Research

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BUY	>15% upside		
ADD	5-15% upside		
REDUCE	5% upside to 15% downside		
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