

# **Chalet Hotels (CHALET IN)**

Rating: BUY | CMP: Rs960 | TP: Rs1,183

#### November 6, 2025

## **Q2FY26 Result Update**

☑ Change in Estimates | ☑ Target | ■ Reco

#### **Change in Estimates**

	Cur	rent	Previous			
	FY27E	FY28E	FY27E	FY28E		
Rating	В	UY	В	UY		
<b>Target Price</b>	1,1	183	1,188			
Sales (Rs. m)	23,394	27,673	23,434	27,729		
% Chng.	(0.2)	(0.2)				
EBITDA (Rs. m)	10,685	12,967	10,767	12,987		
% Chng.	(0.8)	(0.2)				
EPS (Rs.)	24.0	32.0	24.5	32.4		
% Chng.	(2.2)	(1.0)				

#### **Key Financials - Consolidated**

Y/e Mar	FY25	FY26E	FY27E	FY28E
Sales (Rs. m)	17,178	20,861	23,394	27,673
EBITDA (Rs. m)	7,359	9,335	10,685	12,967
Margin (%)	42.8	44.7	45.7	46.9
PAT (Rs. m)	3,450	4,247	5,245	6,999
EPS (Rs.)	15.8	19.4	24.0	32.0
Gr. (%)	36.0	23.1	23.5	33.5
DPS (Rs.)	-	1.0	2.4	3.2
Yield (%)	-	0.1	0.3	0.3
RoE (%)	14.1	13.1	14.2	16.5
RoCE (%)	10.7	12.1	13.2	15.3
EV/Sales (x)	13.5	11.2	9.9	8.2
EV/EBITDA (x)	31.6	25.0	21.7	17.5
PE (x)	60.8	49.4	40.0	30.0
P/BV (x)	6.9	6.1	5.3	4.6

## Key Data CHAL.BO | CHALET IN

52-W High / Low	Rs.1,082 / Rs.634
Sensex / Nifty	83,459 / 25,598
Market Cap	Rs.210bn/ \$ 2,368m
Shares Outstanding	219m
3M Avg. Daily Value	Rs.297.82m

### **Shareholding Pattern (%)**

Promoter's	67.34
Foreign	5.73
Domestic Institution	23.40
Public & Others	3.53
Promoter Pledge (Rs bn)	-

### Stock Performance (%)

	1M	6M	12M
Absolute	(1.2)	19.9	10.8
Relative	(3.8)	15.7	4.5

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## **Evolving into a brand play**

#### **Quick Pointers:**

- Launched own brand ATHIVA. Over time, 6 hotels with 900 keys will be launched under the new brand.
- Declared maiden interim dividend of Rs1 per share.

In 2QFY26, CHALET IN recognized residential revenues of Rs2,821mn with EBITDA margin of 38.0% and consequently reported results are not comparable on YoY basis or with our estimates. Excluding the residential business, CHALET IN's operating performance was broadly in-line with our estimates with EBITDA margin of 41.0% (PLe 40.8%) aided by 4.6% growth in RevPAR and strong traction in leasing income. With launch of own brand ATHIVA, CHALET IN has transitioned into being a brand owner thereby reducing dependency on third party operators. The move will not only help save on loyalty fees but also opens a new business opportunity to expand via management contract route. The inventory expansion goal is pretty much on track with plans to add 30/390 rooms at Khandala/Delhi in the near term. Even annuity business has started gaining traction (77% occupancy in 2QFY26) with an expected monthly exit rental run-rate of Rs300mn by Mar-26E providing necessary cushion to cash flows. We broadly retain our estimates and expect sales/EBITDA CAGR of 17%/21% over FY25-FY28E. Retain BUY" with a TP of Rs1,183 as we value the hotel business at 24x Sep-27E EBITDA (no change in target multiple), annuity portfolio at a cap rate of 8.5% and the residential project at NAV of Rs17 per share.

**RevPAR grew 4.6% YoY**: Topline increased by 95.0% YoY to Rs7,353mn. However, excluding residential business, revenue increased 22.2% YoY to Rs4,609mn (PLe Rs4,587mn). Hospitality revenue was up 13.4% YoY to Rs3,802mn (PLe Rs3,857mn) while annuity revenue was up 76.2% YoY to Rs738mn (PLe Rs730mn). ARR increased 15.6% YoY to Rs12,170. RevPAR grew 4.6% YoY to Rs8,115 while occupancy stood at 67.0%.

**EBITDA** margin (adjusted for residential business) stood at 41.0%: EBITDA increased by 100.1% YoY to Rs2,992mn aided by contribution from the residential business. However, core business EBITDA (adjusted for residential business) increased 26.4% YoY to Rs1,889mn (PLe Rs1,872mn) with a margin of 41.0% (PLe 40.8%). Hospitality/annuity EBITDA stood at Rs1,521mn/Rs607mn with a margin of 40.0%/82.3% respectively.

**PBT of core business increases 19.2% YoY:** PBT (excluding residential business) increased 19.2% YoY to Rs947mn (PLe Rs973mn) with a margin of 20.5% (PLe 21.2%). As residential income was recorded this quarter and is taxable, PAT comparison is not a like-for-like indicator.

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Con-call highlights: 1) ATHIVA's positioning will be at a premium/upper-upscale end. In terms of hierarchy, positioning is expected to be similar to Marriott, Taj, Hyatt Regency and Hilton. 2) Occupancy declined 700bps YoY to 67% in 2QFY26 impacted by heavy monsoons, seasonal softness at West-In Himalayas, and rampup of new inventory at Bengaluru. 3) Commercial portfolio occupancy stood at 77% in 2QFY26 and is expected to increase to 79% as new LOI's have been signed during the quarter. 4) For the commercial annuity segment, exit rental run-rate was Rs245mn/month in Sep-25, with plans to reach ~Rs300mn/month by Mar-26. 5) 55 apartments at Vivarea, Koramangala (Bangalore) were handed over during 2QFY26. 6) As of Sep'25, 314 units have been sold from a total inventory of 321 units at Vivarea, Koramangala 7) Promoters had provided a cushion of Rs2bn towards Koramangala in the early stages and it has been fully repaid. 8) Capex of ~Rs25bn has been planned for next 3 years 9) Taj, DIAL is on track to open in 1HFY27E and Cignus II Tower, Powai by 4QFY27E. Construction at Athiva, Varca, South Goa is expected to begin in 4QFY26E.

Exhibit 1: 2QFY26 Result Overview - Consolidated (Rs mn)

Y/e March	Q2FY26	Q2FY25	YoY gr.	Q2FY26E	% Var.	Q1FY26	QoQ gr.	H1FY26	H1FY25	YoY gr.
Net sales	7,353	3,771	95.0%	4,587	60.3%	8,946	-17.8%	16,298	7,381	120.8%
Real estate development cost	262	21	1138.0%	20	1183.5%	830	-68.4%	1,092	43	2464.4%
As a % of sales	3.6%	0.6%		0.4%		9.3%		6.7%	0.6%	
(Inc)/Dec in Stock of trade	1,379	-	NM	-	NM	1,823	-24.4%	3,202	-	NM
As a % of sales	18.8%	0.0%		0.0%		20.4%		19.6%	0.0%	
Food and beverages consumed	305	270	13.0%	301	1.4%	304	0.2%	609	536	13.7%
As a % of sales	4.1%	7.2%		6.6%		3.4%		3.7%	7.3%	
Operating supplies consumed	102	103	-0.3%	109	-6.3%	102	0.0%	205	194	5.6%
As a % of sales	1.4%	2.7%		2.4%		1.1%		1.3%	2.6%	
Employee Cost	697	542	28.5%	679	2.6%	695	0.3%	1,391	1,090	27.6%
As a % of sales	9.5%	14.4%		14.8%		7.8%		8.5%	14.8%	
Other Expenditure	1,616	1,339	20.6%	1,605	0.6%	1,619	-0.2%	3,235	2,620	23.4%
As a % of sales	22.0%	35.5%		35.0%		18.1%		19.8%	35.5%	
EBITDA	2,992	1,495	100.1%	1,872	59.8%	3,573	-16.2%	6,565	2,898	126.6%
EBITDA margin	40.7%	39.7%		40.8%		39.9%		40.3%	39.3%	
Depreciation	574	424	35.5%	518	10.8%	539	6.5%	1,113	813	36.9%
EBIT	2,418	1,071	125.7%	1,354	78.6%	3,034	-20.3%	5,451	2,084	161.5%
EBIT margin	32.9%	28.4%		29.5%		33.9%		33.4%	28.2%	
Interest cost	454	339	34.1%	482	-5.8%	485	-6.5%	939	655	43.3%
Other income	85	61	38.9%	101	-15.6%	138	-38.3%	223	142	56.7%
PBT	2,049	794	158.1%	973	110.6%	2,686	-23.7%	4,735	1,571	201.3%
Exceptional items/Share of JVs	-	-	NM	-	NM	-	NM	-	-	NM
Tax expenses	501	2,179	-77.0%	243	106.0%	655	-23.5%	1,156	2,350	-50.8%
Tax rate	24.5%	274.4%		25.0%		24.4%		24.4%	149.6%	
Loss from discontinued operation before tax	-	-	NM	-	NM	-	NM	-	-	NM
PAT	1,548	(1,385)	NM	730	112.1%	2,031	-23.8%	3,579	(779)	NM
PAT margin	21.1%	NM		15.9%		22.7%		22.0%	NM	
Noncontrolling interest	(0)	(0)	NM	-	NM	(0)	NM	(0)	(0)	NM
Other comprehensive income (OCI)	(1)	(2)	NM	-	NM	(1)	NM	(1)	(4)	NM
PAT inclusive of OCI	1,548	(1,387)	NM	730	112.0%	2,031	-23.8%	3,578	(783)	NM
EPS (Rs)	7.1	(6.4)	NM	3.3	111.5%	9.3	-23.9%	16.4	(3.6)	NM

Source: Company, PL

2QFY26 results are not comparable on YoY basis or with our estimates due to revenue recognition from residential business

**Exhibit 2: Snapshot of results excluding residential business** 

<u> </u>							
Particulars (Rs mn)	2QFY26	2QFY25	YoY gr.	1QFY26	QoQ gr.	2QFY26E	% Var.
Hospitality revenue	3,802	3,352	13.4%	3,856	-1.4%	3,857	-1.4%
Annuity revenue	738	419	76.2%	732	0.8%	730	1.1%
Total revenue	4,540	3,771	20.4%	4,588	-1.1%	4,587	-1.0%
Company wide EBITDA	1,889	1,495	26.4%	1,938	-2.5%	1,872	0.9%
EBITDA margin	41.6%	39.7%		42.2%		40.8%	
Company wide PBT	947	794	19.2%	1,052	-10.0%	973	-2.8%
PBT margin	20.8%	21.1%		22.9%		21.2%	

Source: Company, PL

Exhibit 3: Hospitality/Annuity/Real estate business forms 52%/10%/38% of 2QFY26 revenue

Particulars (Rs mn)	Q2FY23	Q3FY23	Q4FY23	Q1FY24	Q2FY24	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q2FY26
Hospitality revenue	2,233	2,656	3,094	2,822	2,845	3,437	3,829	3,255	3,352	3,999	4,604	3,856	3,802
As a % of sales	90.1%	91.6%	91.7%	90.8%	90.5%	91.9%	91.5%	90.2%	88.9%	87.4%	88.1%	42.9%	51.6%
Rental/Annuity revenue	244	244	281	285	300	302	354	355	419	576	619	732	738
As a % of sales	9.9%	8.4%	8.3%	9.2%	9.5%	8.1%	8.5%	9.8%	11.1%	12.6%	11.9%	8.2%	10.0%
Real estate revenue	NA	4,391	2,821										
As a % of sales	NA	48.9%	38.3%										
Total sales	2,477	2,899	3,375	3,107	3,144	3,739	4,183	3,610	3,771	4,575	5,223	8,979	7,361

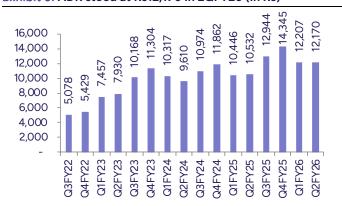
Source: Company, PL

Exhibit 4: Hospitality/Annuity/Real estate EBITDA margin stood at 40%/82%/38% in 2QFY26

Particulars (Rs mn)	Q2FY23	Q3FY23	Q4FY23	Q1FY24	Q2FY24	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q2FY26
Hospitality EBITDA	811	1,085	1,473	1,198	1,180	1,589	1,832	1,341	1,387	1,847	2,228	1,608	1,521
EBITDA margin	36.3%	40.9%	47.6%	42.5%	41.5%	46.2%	47.8%	41.2%	41.4%	46.2%	48.4%	41.7%	40.0%
Rental/Annuity EBITDA	198	198	260	227	237	251	272	264	323	455	498	608	607
EBITDA margin	81.1%	81.2%	92.5%	79.6%	79.0%	83.1%	76.9%	74.3%	77.1%	78.9%	80.4%	83.1%	82.3%
Real estate revenue	NA	1,628	1,073										
EBITDA margin	NA	37.1%	38.0%										
Total EBITDA	1,009	1,283	1,733	1,425	1,417	1,840	2,104	1,605	1,710	2,302	2,726	3,844	3,201

Source: Company, PL

Exhibit 5: ADR stood at Rs12,170 in 2QFY26 (In Rs)



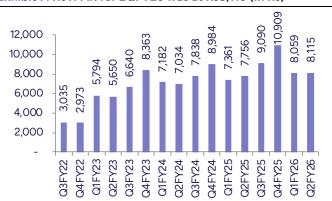
Source: Company, PL

Exhibit 6: Occupancy levels at 67% for 2QFY26



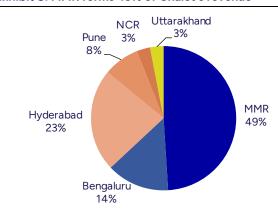
Source: Company, PL

## Exhibit 7: RevPAR for 2QFY26 was at Rs8,115 (In Rs)



Source: Company, PL

Exhibit 8: MMR forms 49% of Chalet's revenue



Source: Company, PL

**Exhibit 9: SOTP valuation of Chalet Hotels** 

Particulars (Rs mn)	Methodology	Multiple	EBITDA – Sep-27E	EV
Hotels	EV/EBITDA	24	9,938	2,38,513
Commercial	Capitalization rate	12	3,138	36,920
Residential (Koramangala)	NAV	NA	NA	3,617
Total EV				2,79,051
Less: Debt				26,543
Add: Cash				6,018
Equity value				2,58,525
O/S shares				218
TP (Rs)				1,183

Source: Company, PL



## **Financials**

Income Statemer	nt (	(Rs m)
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Y/e Mar	FY25	FY26E	FY27E	FY28E
Net Revenues	<b>17,178</b> 21.2	<b>20,861</b> 21.4	<b>23,394</b> 12.1	27,673
YoY gr. (%)			2,132	18.3
Cost of Goods Sold Gross Profit	1,678	1,894 18,967	•	2,380
Margin (%)	15,500 90.2	90.9	21,262 90.9	25,294 91.4
Employee Cost	2,345	2,803	3,000	3,575
Other Expenses	5,797	6,829	7,577	8,752
Other Expenses	3,797	0,829	7,577	0,732
EBITDA	7,359	9,335	10,685	12,967
YoY gr. (%)	25.9	26.9	14.5	21.4
Margin (%)	42.8	44.7	45.7	46.9
Depreciation and Amortization	1,788	2,245	2,347	2,431
EBIT	5,571	7,090	8,338	10,536
Margin (%)	32.4	34.0	35.6	38.1
Net Interest	1,591	1,857	1,872	1,937
Other Income	363	429	526	734
Profit Before Tax	4,343	5,662	6,993	9,333
Margin (%)	25.3	27.1	29.9	33.7
Total Tax	2,918	1,416	1,748	2,333
Effective tax rate (%)	67.2	25.0	25.0	25.0
Profit after tax	1,425	4,247	5,245	6,999
Minority interest	(1)	-	-	-
Share Profit from Associate	-	-	-	-
Adjusted PAT	3,450	4,247	5,245	6,999
YoY gr. (%)	44.6	23.1	23.5	33.5
Margin (%)	20.1	20.4	22.4	25.3
Extra Ord. Income / (Exp)	-	-	-	-
Reported PAT	1,426	4,247	5,245	6,999
YoY gr. (%)	(48.7)	197.9	23.5	33.5
Margin (%)	8.3	20.4	22.4	25.3
Other Comprehensive Income	(1)	_	_	_
Total Comprehensive Income	1,424	4,247	5,245	6,999
Equity Shares O/s (m)	218	218	218	218
EPS (Rs)	15.8	19.4	24.0	32.0

Source: Company Data, PL Research

Balance Sheet Abstract (Rs m)

Balance Sheet Abstract (Rs m)						
Y/e Mar	FY25	FY26E	FY27E	FY28E		
Non-Current Assets						
Gross Block	44,709	48,709	52,709	54,709		
Tangibles	44,538	48,538	52,538	54,538		
Intangibles	171	171	171	171		
Acc: Dep / Amortization	13,801	15,380	17,147	18,978		
Tangibles	13,668	15,247	17,015	18,845		
Intangibles	133	133	133	133		
Net fixed assets	51,286	56,761	60,235	60,626		
Tangibles	51,248	56,722	60,196	60,587		
Intangibles	38	38	38	38		
Capital Work In Progress	1,832	1,084	468	485		
Goodwill	817	817	817	817		
Non-Current Investments	1,790	1,140	1,033	1,204		
Net Deferred tax assets	(711)	(480)	(328)	360		
Other Non-Current Assets	3,115	2,295	1,989	1,799		
Current Assets						
Investments	988	988	988	988		
Inventories	6,325	3,144	961	1,137		
Trade receivables	782	857	961	1,137		
Cash & Bank Balance	1,862	1,755	3,461	8,575		
Other Current Assets	1,466	1,460	1,638	1,937		
Total Assets	70,635	70,655	72,925	79,812		
Equity						
Equity Share Capital	2,185	2,185	2,185	2,185		
Other Equity	28,278	32,306	37,026	43,326		
Total Networth	30,462	34,491	39,211	45,510		
Non-Current Liabilities						
Long Term borrowings	15,530	16,530	16,530	16,530		
Provisions	158	146	164	194		
Other non current liabilities	414	376	351	415		
<b>Current Liabilities</b>						
ST Debt / Current of LT Debt	10,013	10,013	10,013	10,013		
Trade payables	1,713	2,286	2,564	2,881		
Other current liabilities	10,312	5,275	2,750	2,966		

70,635

70,655

72,925

79,812

Source: Company Data, PL Research

**Total Equity & Liabilities** 



Cash Flow (Rs m)					
Y/e Mar	FY25	FY26E	FY27E	FY28E	
PBT	4,343	5,662	6,993	9,333	
Add. Depreciation	1,788	2,245	2,347	2,431	
Add. Interest	1,591	1,857	1,872	1,937	
Less Financial Other Income	363	429	526	734	
Add. Other	(181)	-	-	-	
Op. profit before WC changes	7,541	9,764	11,211	13,700	
Net Changes-WC	2,830	(1,474)	(320)	(756)	
Direct tax	(867)	(1,416)	(1,748)	(2,333)	
Net cash from Op. activities	9,504	6,875	9,143	10,611	
Capital expenditures	(13,459)	(6,952)	(5,185)	(2,817)	
Interest / Dividend Income	115	-	-	-	
Others	(510)	1,244	194	(87)	
Net Cash from Invt. activities	(13,854)	(5,708)	(4,991)	(2,904)	
Issue of share cap. / premium	9,903	-	-	-	
Debt changes	(3,358)	1,000	-	-	
Dividend paid	-	(218)	(524)	(700)	
Interest paid	(1,387)	(1,857)	(1,872)	(1,937)	

(203)

4,956

(4,007)

606

(199)

(1,274)

(107)

(77)

(50)

(2,446)

1,706

3,958

44

(2,593)

5,114

7,795

Source: Company Data, PL Research

## Quarterly Financials (Rs m)

Net cash from Fin. activities

Net change in cash

Free Cash Flow

Others

Y/e Mar	Q3FY25	Q4FY25	Q1FY26	Q2FY26
Net Revenue	4,578	5,220	8,946	7,353
YoY gr. (%)	22.5	24.8	147.8	95.0
Raw Material Expenses	438	468	3,059	2,048
Gross Profit	4,140	4,752	5,887	5,305
Margin (%)	90.4	91.0	65.8	72.1
EBITDA	2,047	2,414	3,573	2,992
YoY gr. (%)	23.3	32.0	154.8	100.1
Margin (%)	44.7	46.3	39.9	40.7
Depreciation / Depletion	477	498	539	574
EBIT	1,570	1,917	3,034	2,418
Margin (%)	34.3	36.7	33.9	32.9
Net Interest	453	482	485	454
Other Income	67	154	138	85
Profit before Tax	1,184	1,588	2,686	2,049
Margin (%)	25.9	30.4	30.0	27.9
Total Tax	218	350	655	501
Effective tax rate (%)	18.4	22.0	24.4	24.5
Profit after Tax	965	1,238	2,031	1,548
Minority interest	-	-	-	-
Share Profit from Associates	-	-	-	-
Adjusted PAT	965	1,238	2,032	1,548
YoY gr. (%)	36.7	50.2	234.8	NA
Margin (%)	21.1	23.7	22.7	21.1
Extra Ord. Income / (Exp)	-	-	-	-
Reported PAT	965	1,238	2,032	1,548
YoY gr. (%)	36.7	50.2	234.8	NA
Margin (%)	21.1	23.7	22.7	21.1
Other Comprehensive Income	(2)	5	(1)	(1)
Total Comprehensive Income	963	1,243	2,031	1,548
Avg. Shares O/s (m)	218	218	218	219
EPS (Rs)	4.4	5.7	9.3	7.1

Source: Company Data, PL Research

<b>Key Financial Metrics</b>
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Y/e Mar	FY25	FY26E	FY27E	FY28E
Per Share(Rs)				
EPS	15.8	19.4	24.0	32.0
CEPS	24.0	29.7	34.8	43.2
BVPS	139.4	157.9	179.5	208.3
FCF	(18.3)	(0.4)	18.1	35.7
DPS	-	1.0	2.4	3.2
Return Ratio(%)				
RoCE	10.7	12.1	13.2	15.3
ROIC	10.4	13.2	14.7	16.2
RoE	14.1	13.1	14.2	16.5
Balance Sheet				
Net Debt : Equity (x)	0.7	0.7	0.6	0.4
Net Working Capital (Days)	115	30	(10)	(8)
Valuation(x)				
PER	60.8	49.4	40.0	30.0
P/B	6.9	6.1	5.3	4.6
P/CEPS	40.0	32.3	27.6	22.2
EV/EBITDA	31.6	25.0	21.7	17.5
EV/Sales	13.5	11.2	9.9	8.2
Dividend Yield (%)	-	0.1	0.3	0.3

Source: Company Data, PL Research

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### **Analyst Coverage Universe**

Sr. No.	Company Name	Rating	TP (Rs)	Share Price (Rs)
1	Apeejay Surrendra Park Hotels	BUY	238	150
2	Chalet Hotels	BUY	1,188	966
3	Delhivery	Accumulate	519	469
4	DOMS Industries	BUY	3,085	2,590
5	Imagicaaworld Entertainment	BUY	74	56
6	Indian Railway Catering and Tourism Corporation	BUY	850	717
7	InterGlobe Aviation	BUY	6,332	5,630
8	Lemon Tree Hotels	Hold	177	167
9	Mahindra Logistics	Accumulate	386	344
10	Navneet Education	Reduce	124	157
11	Nazara Technologies	Hold	252	279
12	PVR Inox	Hold	1,211	1,087
13	S Chand and Company	BUY	291	185
14	Safari Industries (India)	BUY	2,583	2,191
15	Samhi Hotels	BUY	305	202
16	TCI Express	Hold	751	712
17	V.I.P. Industries	Hold	474	430
18	Zee Entertainment Enterprises	BUY	161	109

## 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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#### (Indian Clients)

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