

Samhi Hotels (SAMHI IN)

Rating: BUY | CMP: Rs169 | TP: Rs290

January 29, 2026

Q3FY26 Result Update

Change in Estimates | Target | Reco

Change in Estimates

	Current FY27E	Previous FY28E	Current FY27E	Previous FY28E
Rating	BUY	BUY		
Target Price	290	305		
Sales (Rs. m)	14,403	16,677	14,191	16,550
% Chng.	1.5	0.8		
EBITDA (Rs. m)	5,557	6,831	5,495	6,824
% Chng.	1.1	0.1		
EPS (Rs.)	10.9	13.5	10.8	13.5
% Chng.	1.5	0.2		

Key Financials - Consolidated

Y/e Mar	FY25	FY26E	FY27E	FY28E
Sales (Rs. m)	11,205	12,974	14,403	16,677
EBITDA (Rs. m)	4,071	4,708	5,557	6,831
Margin (%)	36.3	36.3	38.6	41.0
PAT (Rs. m)	872	1,361	2,417	2,991
EPS (Rs.)	3.9	6.2	10.9	13.5
Gr. (%)	(153.7)	56.1	77.5	23.8
DPS (Rs.)	-	-	-	-
Yield (%)	-	-	-	-
RoE (%)	8.0	8.8	11.5	12.1
RoCE (%)	9.1	10.3	11.5	13.7
EV/Sales (x)	5.2	3.8	3.3	2.8
EV/EBITDA (x)	14.2	10.6	8.5	6.8
PE (x)	42.9	27.5	15.5	12.5
P/BV (x)	3.3	1.9	1.6	1.4

Key Data

SAMH.BO | SAMHI IN

52-W High / Low	Rs.255 / Rs.120
Sensex / Nifty	82,566 / 25,419
Market Cap	Rs.37bn/ \$ 407m
Shares Outstanding	221m
3M Avg. Daily Value	Rs.178.41m

Shareholding Pattern (%)

Promoter's	-
Foreign	44.14
Domestic Institution	18.07
Public & Others	37.81
Promoter Pledge (Rs bn)	-

Stock Performance (%)

	1M	6M	12M
Absolute	(7.4)	(25.6)	(10.7)
Relative	(5.0)	(26.7)	(17.2)

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GST reduction turns out to be a joker in the pack

Quick Pointers:

- EBITDA margin impacted by ~2% due to loss of ITC; post reduction in GST rate on rooms priced below Rs7,500.

SAMHI IN reported a decent performance in 3QFY26 with same-store RevPAR increasing 13.3% YoY to Rs5,643. Adjusting for the loss of ITC post reduction in GST rate, EBITDA margin stood at 38.1% (PLe 37.9%). Addition of 42/22 keys at Hyderabad/Pune will aid growth in the interim, until "W" at HITEC City, Hyderabad begins operations (mock-up rooms will be ready by 4QFY26E) by FY27E. We broadly retain our estimates and expect top-line CAGR of 14% over the next 3 years with an EBITDA margin of 36.3%/38.6%/41.0% in FY26E/FY27E/FY28E. SAMHI IN trades at attractive valuation of 9.5x/7.6x our FY27E/FY28E EBITDA estimates (after adjusting for the minority interest factor in JV platform formed with GIC). We maintain BUY on the stock with a TP of Rs290. We have revised our target multiple to 12x (earlier 14x) as we roll forward our valuation to FY28E.

Same store RevPAR increases 13.3% YoY: Topline increased 15.6% YoY to Rs3,378mn (PLe Rs3,401mn). Same-store RevPAR grew 13.3% YoY to Rs5,643 while occupancy stood at 73.0%. For 9MFY26, consolidated revenue grew by 12.6% YoY to Rs9,029mn.

EBITDA margin stood at 36.2%: EBITDA increased 11.5% YoY to Rs1,221mn (PLe Rs1,289mn) with a margin of 36.2% (PLe 37.9%). PAT after minority interest stood at Rs396mn. After adjusting for an exceptional item of ~Rs11mn pertaining to employee benefits arising from new labor laws, adjusted PAT stood at Rs407mn (PLe Rs423mn) with a margin of 12.1% as compared to an adjusted PAT margin of 7.8% in 3QFY25. For 9MFY26, EBITDA increased 12.7% YoY to Rs3,198mn while adjusted PAT increased 107.9% YoY to Rs793mn.

Con-call highlights: **1)** Building modifications are currently underway for the upcoming 170-room hotel in HITEC City, Hyderabad. **2)** Finance cost for the quarter stood at Rs403mn, of which ~Rs340mn was cash interest, while the rest pertains to non-cash Ind AS adjustments. **3)** Increase in net debt by ~Rs803mn was due to extension payments made in relation to the Navi Mumbai project. **4)** In 3QFY26, ARR/F&B growth on same-store basis stood at 15.9%/10%. **5)** The decline in occupancy in upper upscale & upper mid-scale category was due to operational challenges faced by India's largest airline in Dec'25, leading to cancellation of several MICE events. **6)** At Trinity, Bangalore, initial upgrades of Rs70mn have been made with additional investment of Rs230-240mn lined up for further refurbishments. **7)** Revenue at Trinity, Bangalore has increased from ~Rs18mn in July'25 to ~Rs25-30mn per month. **8)** Holiday Inn, Kolkata is stabilizing well with occupancy at 62.4% and ARR in the range of ~Rs4,000-4,500 during the quarter. **9)** SAMHI IN has reaffirmed same-store RevPAR growth guidance of ~9-11% over the next 3-5 years. **10)** No significant cash tax outflow is expected in next 2-3 years.

Exhibit 1: 3QFY26 Result Overview – Consolidated (Rs mn)

Y/e March	Q3FY26	Q3FY25	YoY gr.	Q3FY26E	% Var.	Q2FY26	QoQ gr.	9MFY26	9MFY25	YoY gr.
Net sales	3,378	2,921	15.6%	3,401	-0.7%	2,930	15.3%	9,029	8,017	12.6%
Cost of Materials consumed	265	222	19.4%	241	9.7%	223	18.7%	705	592	19.0%
<i>As a % of sales</i>	<i>7.8%</i>	<i>7.6%</i>		<i>7.1%</i>		<i>7.6%</i>		<i>7.8%</i>	<i>7.4%</i>	
Employee Cost	498	468	6.4%	493	1.0%	490	1.7%	1,454	1,353	7.5%
<i>As a % of sales</i>	<i>14.7%</i>	<i>16.0%</i>		<i>14.5%</i>		<i>16.7%</i>		<i>16.1%</i>	<i>16.9%</i>	
Share based payments	-	-	NM	-	NM	-	NM	-	-	NM
<i>As a % of sales</i>	<i>0.0%</i>	<i>0.0%</i>		<i>0.0%</i>		<i>0.0%</i>		<i>0.0%</i>	<i>0.0%</i>	
Other Expenditure	1,393	1,136	22.6%	1,377	1.2%	1,146	21.6%	3,673	3,234	13.6%
<i>As a % of sales</i>	<i>41.3%</i>	<i>38.9%</i>		<i>40.5%</i>		<i>39.1%</i>		<i>40.7%</i>	<i>40.3%</i>	
EBITDA	1,221	1,095	11.5%	1,289	-5.3%	1,071	14.0%	3,198	2,839	12.7%
<i>EBITDA margin</i>	<i>36.2%</i>	<i>37.5%</i>		<i>37.9%</i>		<i>36.6%</i>		<i>35.4%</i>	<i>35.4%</i>	
Depreciation	298	288	3.5%	343	-13.2%	296	0.7%	885	870	1.7%
EBIT	923	807	14.4%	945	-2.4%	775	19.1%	2,313	1,968	17.5%
<i>EBIT margin</i>	<i>27.3%</i>	<i>27.6%</i>		<i>27.8%</i>		<i>26.5%</i>		<i>25.6%</i>	<i>24.6%</i>	
Interest cost	403	599	-32.8%	408	-1.3%	427	-5.7%	1,336	1,683	-20.6%
Other income	41	20	104.4%	37	10.8%	34	23.4%	226	134	68.0%
PBT	562	228	146.4%	575	-2.3%	382	47.1%	1,203	420	186.2%
Exceptional items/Share of JVs	11	-	NM	-	NM	(841)	NM	830	-	NM
Tax expenses	69	(4)	NM	2	3360.5%	199	-65.2%	307	(15)	NM
<i>Tax rate</i>	<i>12.3%</i>	<i>NM</i>		<i>0.3%</i>		<i>52.1%</i>		<i>25.5%</i>	<i>NM</i>	
PAT (from continuing operations)	481	232	107.8%	573	-16.0%	1,024	-53.0%	1,726	436	296.3%
<i>PAT margin</i>	<i>14.3%</i>	<i>7.9%</i>		<i>16.8%</i>		<i>35.0%</i>		<i>19.1%</i>	<i>5.4%</i>	
Loss from discontinued operation before tax	-	(4)	NM	-	NM	26	NM	(55)	(39)	NM
Reported PAT	481	228	111.3%	573	-16.0%	998	-51.8%	1,671	396	321.7%
Noncontrolling interest	85	-	NM	150	-43.1%	74	15.9%	178	-	NM
Other comprehensive income (OCI)	(1)	(1)	NM	-	NM	(2)	NM	(3)	(5)	NM
PAT inclusive of OCI	481	227	112.1%	573	-16.1%	996	-51.7%	1,669	391	326.4%
Adjusted EPS (Rs)	1.8	1.0	77.8%	1.9	-3.7%	1.1	73.9%	3.6	1.7	107.0%
Adjusted PAT	407	228	78.7%	423	-3.7%	234.1	73.9%	793	382	107.9%

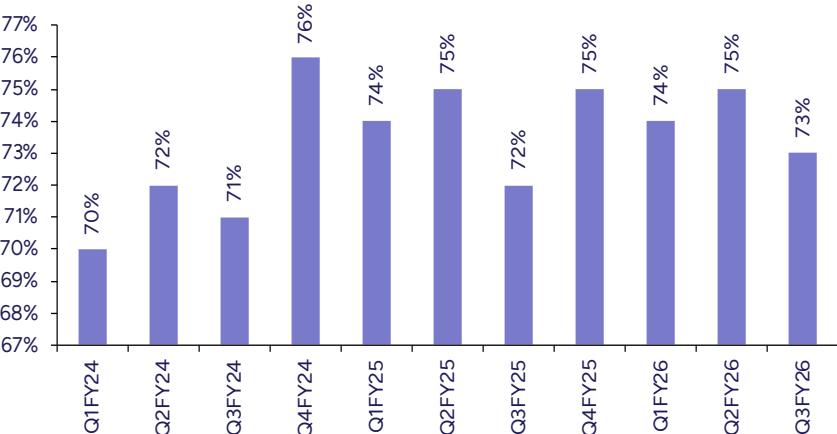
Source: Company, PL

Exhibit 2: Operating rooms stood at 4,904 in 3QFY26



Source: Company, PL

Exhibit 3: Occupancy stood at 73% for 3QFY26



Source: Company, PL Note: Occupancy for 1QFY26, 2QFY26 & 3QFY26 is on same-store basis.

Exhibit 4: ARR stood at Rs7,730 in 3QFY26 (Rs)



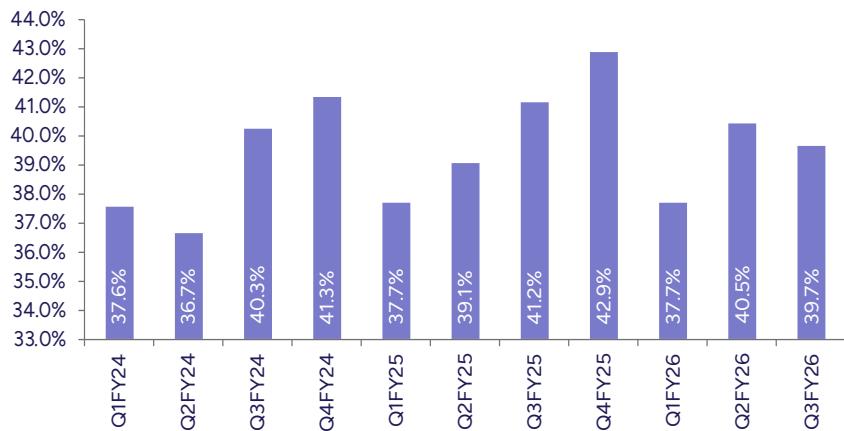
Source: Company, PL Note: ARR for 1QFY26, 2QFY26 & 3QFY26 is on same-store basis.

Exhibit 5: RevPAR for 3QFY26 was at Rs5,643 (Rs)



Source: Company, PL Note: RevPAR for 1QFY26, 2QFY26 and 3QFY26 is on same-store basis.

Exhibit 6: Asset EBITDA margin for 3QFY26 stood at 39.7%



Source: Company, PL

Exhibit 7: EV/EBITDA valuation table

Particulars (Rs mn)	FY28E
EV/EBITDA	12.0
EBITDA	6,093
EV	73,118
Less: Debt	12,785
Add: Cash	3,745
Equity Value	64,078
No of shares	221
TP (Rs)	290

Source: Company, PL Note: Our FY28E EBITDA is adjusted to account for minority interest in hotels within the GIC portfolio

Financials

Income Statement (Rs m)

Y/e Mar	FY25	FY26E	FY27E	FY28E
Net Revenues	11,205	12,974	14,403	16,677
YoY gr. (%)	17.0	15.8	11.0	15.8
Cost of Goods Sold	808	959	1,076	1,251
Gross Profit	10,397	12,015	13,327	15,426
Margin (%)	92.8	92.6	92.5	92.5
Employee Cost	1,790	1,954	2,046	2,229
Other Expenses	4,537	5,353	5,724	6,366
EBITDA	4,071	4,708	5,557	6,831
YoY gr. (%)	52.8	15.7	18.0	22.9
Margin (%)	36.3	36.3	38.6	41.0
Depreciation and Amortization	1,157	1,221	1,413	1,589
EBIT	2,914	3,488	4,144	5,241
Margin (%)	26.0	26.9	28.8	31.4
Net Interest	2,223	1,727	1,514	1,330
Other Income	180	272	230	267
Profit Before Tax	677	2,863	2,860	4,178
Margin (%)	6.0	22.1	19.9	25.1
Total Tax	(248)	358	-	627
Effective tax rate (%)	(36.7)	12.5	-	15.0
Profit after tax	926	2,505	2,860	3,552
Minority interest	-	390	443	560
Share Profit from Associate	-	-	-	-
Adjusted PAT	872	1,361	2,417	2,991
YoY gr. (%)	(154.0)	56.1	77.5	23.8
Margin (%)	7.8	10.5	16.8	17.9
Extra Ord. Income / (Exp)	-	-	-	-
Reported PAT	855	2,114	2,417	2,991
YoY gr. (%)	(136.4)	147.2	14.3	23.8
Margin (%)	7.6	16.3	16.8	17.9
Other Comprehensive Income	(5)	(2)	-	-
Total Comprehensive Income	850	2,112	2,417	2,991
Equity Shares O/s (m)	221	221	221	221
EPS (Rs)	3.9	6.2	10.9	13.5

Source: Company Data, PL Research

Balance Sheet Abstract (Rs m)

Y/e Mar	FY25	FY26E	FY27E	FY28E
Non-Current Assets				
Gross Block	34,167	36,437	38,197	42,957
Tangibles	33,946	36,196	37,946	42,696
Intangibles	221	241	251	261
Acc: Dep / Amortization	10,325	11,546	12,959	14,549
Tangibles	10,161	11,382	12,795	14,384
Intangibles	164	164	164	164
Net fixed assets	23,842	24,891	25,238	28,408
Tangibles	23,785	24,815	25,151	28,312
Intangibles	56	76	86	96
Capital Work In Progress	954	650	550	450
Goodwill	5,218	5,218	5,218	5,218
Non-Current Investments	1,126	1,129	1,253	1,451
Net Deferred tax assets	(516)	(277)	(190)	(175)
Other Non-Current Assets	3,237	3,504	3,629	3,761
Current Assets				
Investments	-	-	-	-
Inventories	42	71	79	91
Trade receivables	673	889	986	1,142
Cash & Bank Balance	700	2,733	4,536	3,745
Other Current Assets	460	454	533	634
Total Assets	36,673	40,170	42,696	45,642
Equity				
Equity Share Capital	221	221	221	221
Other Equity	11,199	19,205	22,565	26,616
Total Networth	11,421	19,426	22,786	26,837
Non-Current Liabilities				
Long Term borrowings	19,633	13,633	12,633	11,133
Provisions	86	91	86	100
Other non current liabilities	1,276	1,374	1,417	1,476
Current Liabilities				
ST Debt / Current of LT Debt	1,651	1,651	1,651	1,651
Trade payables	954	1,244	1,381	1,599
Other current liabilities	892	1,188	1,267	1,385
Total Equity & Liabilities	36,673	40,170	42,696	45,642

Source: Company Data, PL Research

Cash Flow (Rs m)

Y/e Mar	FY25	FY26E	FY27E	FY28E
PBT	607	2,033	2,860	4,178
Add. Depreciation	1,168	1,221	1,413	1,589
Add. Interest	2,288	1,727	1,514	1,330
Less Financial Other Income	180	272	230	267
Add. Other	234	830	-	-
Op. profit before WC changes	4,297	5,811	5,787	7,097
Net Changes-WC	(731)	136	(12)	(1)
Direct tax	5	(651)	(98)	(630)
Net cash from Op. activities	3,570	5,296	5,677	6,466
Capital expenditures	(1,371)	(1,946)	(1,650)	(4,650)
Interest / Dividend Income	77	-	-	-
Others	(1,305)	(228)	(253)	(337)
Net Cash from Inv. activities	(2,600)	(2,174)	(1,903)	(4,987)
Issue of share cap. / premium	8	5,500	500	500
Debt changes	408	(6,000)	(1,000)	(1,500)
Dividend paid	-	-	-	-
Interest paid	(2,133)	(1,727)	(1,514)	(1,330)
Others	(105)	1,139	43	60
Net cash from Fin. activities	(1,822)	(1,088)	(1,972)	(2,270)
Net change in cash	(851)	2,034	1,803	(792)
Free Cash Flow	2,196	3,350	4,027	1,816

Key Financial Metrics

Y/e Mar	FY25	FY26E	FY27E	FY28E
Per Share(Rs)				
EPS	3.9	6.2	10.9	13.5
CEPS	9.2	11.7	17.3	20.7
BVPS	51.6	87.8	103.0	121.3
FCF	9.9	15.1	18.2	8.2
DPS	-	-	-	-
Return Ratio(%)				
RoCE	9.1	10.3	11.5	13.7
ROIC	11.1	11.7	13.0	15.0
RoE	8.0	8.8	11.5	12.1
Balance Sheet				
Net Debt : Equity (x)	1.8	0.6	0.4	0.3
Net Working Capital (Days)	(8)	(8)	(8)	(8)
Valuation(x)				
PER	42.9	27.5	15.5	12.5
P/B	3.3	1.9	1.6	1.4
P/CEPS	18.4	14.5	9.8	8.2
EV/EBITDA	14.2	10.6	8.5	6.8
EV/Sales	5.2	3.8	3.3	2.8
Dividend Yield (%)	-	-	-	-

Source: Company Data, PL Research

Quarterly Financials (Rs m)

Y/e Mar	Q4FY25	Q1FY26	Q2FY26	Q3FY26
Net Revenue	3,188	2,722	2,930	3,378
YoY gr. (%)	14.2	10.0	11.8	15.6
Raw Material Expenses	216	217	223	265
Gross Profit	2,972	2,505	2,707	3,113
Margin (%)	93.2	92.0	92.4	92.2
EBITDA	1,233	905	1,071	1,221
YoY gr. (%)	44.2	9.9	16.5	11.5
Margin (%)	38.7	33.2	36.6	36.2
Depreciation / Depletion	287	291	296	298
EBIT	946	614	775	923
Margin (%)	29.7	22.6	26.5	27.3
Net Interest	540	506	427	403
Other Income	46	151	34	41
Profit before Tax	257	259	1,223	551
Margin (%)	8.1	9.5	41.8	16.3
Total Tax	(233)	39	199	69
Effective tax rate (%)	(90.6)	14.9	16.3	12.6
Profit after Tax	490	220	1,024	481
Minority interest	-	19	74	85
Share Profit from Associates	-	-	-	-
Adjusted PAT	420	152	234	407
YoY gr. (%)	447.2	259.0	110.2	78.7
Margin (%)	13.2	5.6	8.0	12.1
Extra Ord. Income / (Exp)	-	-	-	-
Reported PAT	459	173	924	396
YoY gr. (%)	306.1	308.1	632.7	71.0
Margin (%)	14.4	6.3	31.5	11.7
Other Comprehensive Income	-	-	(2)	(1)
Total Comprehensive Income	459	173	922	395
Avg. Shares O/s (m)	221	221	221	221
EPS (Rs)	1.9	0.7	1.1	1.8

Source: Company Data, PL Research

Price Chart



Recommendation History

No.	Date	Rating	TP (Rs.)	Share Price (Rs.)
1	09-Jan-26	BUY	305	201
2	29-Oct-25	BUY	305	202
3	07-Oct-25	BUY	313	197
4	14-Aug-25	BUY	300	205
5	09-Jul-25	BUY	308	221
6	01-Jun-25	BUY	313	192
7	17-Apr-25	BUY	267	176

Analyst Coverage Universe

Sr. No.	Company Name	Rating	TP (Rs)	Share Price (Rs)
1	Apneejay Surrendra Park Hotels	BUY	240	131
2	Chalet Hotels	BUY	1,183	874
3	Delhivery	Accumulate	489	422
4	DOMS Industries	BUY	3,085	2,606
5	Imagicaaworld Entertainment	BUY	73	49
6	Indian Railway Catering and Tourism Corporation	BUY	840	656
7	InterGlobe Aviation	Hold	5,186	4,909
8	Lemon Tree Hotels	BUY	185	149
9	Mahindra Logistics	BUY	407	340
10	Navneet Education	Reduce	119	156
11	Nazara Technologies	Hold	253	279
12	PVR Inox	BUY	1,261	1,043
13	S Chand and Company	BUY	291	185
14	Safari Industries (India)	BUY	2,570	2,119
15	Samhi Hotels	BUY	305	201
16	TCI Express	BUY	705	569
17	V.I.P. Industries	Hold	380	387
18	Zee Entertainment Enterprises	BUY	133	85

PL's Recommendation Nomenclature (Absolute Performance)

Buy	: > 15%
Accumulate	: 5% to 15%
Hold	: +5% to -5%
Reduce	: -5% to -15%
Sell	: < -15%
Not Rated (NR)	: No specific call on the stock
Under Review (UR)	: Rating likely to change shortly

ANALYST CERTIFICATION

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