

CMP: ₹ 222

Target: ₹ 282(27%)

Target Period: 12 months

October 27, 2025

BUY

Steady performance in lean business quarter

About the stock: ITC Hotels, established in 1975, is the second largest hotel company in India with 13,469 keys in 90+ destinations. Post its demerger into separate entity, the company got listed on bourses in Feb,25

Q2FY26 performance: Consolidated revenues grew by 8% YoY to Rs.839.5cr in Q2FY26 driven by 7% growth in the standalone revenues and 14% YoY growth in the subsidiaries revenues. Domestic RevPar grew by 9.5% YoY to Rs.8,100/night while ITC Ratnadipa – Sri Lanka RevPar grew by 1.6x YoY, witnessing a fast scale-up since its launch in Apr,24. Consolidated EBIDTA margins improved by 200bps YoY to 29.3%; operating EBIDTA grew by 16% YoY to Rs245.8cr. Higher other income at Rs.45.3cr resulted in 72% YoY growth in the reported PAT to Rs.133.3cr.

Investment Rationale:

- **Steady RevPar growth in seasonally weak quarter; momentum to improve in H2:** ITC Hotels' domestic RevPAR grew by 9.5% YoY to Rs.8,100/night driven by 6.4% YoY growth in ADR which stood at Rs.11,250 while occupancy improved by 200bps YoY to 72% in Q2FY26 from 70% last year. The company continued to command RevPAR premium of 40% over the industry. Standalone room revenue grew by ~8% in Q2FY26. ITC Ratnadipa – Sri Lanka RevPar grew by 1.6x in Q2FY26. Overall consolidated RevPar grew by 11% in Q2FY26. Standalone RevPar grew by 11% to Rs8,000/night in H1FY26. In view of strong room demand driven by buoyancy tourism and good momentum in the foreign tourist arrival, RevPar growth will be much better in H2FY26. Overall, we expect consolidated room revenue to grow by 15% in FY26 with standalone room revenues grew by 10-11%, while ITC Ratnadipa to incrementally add to the topline.
- **EBIDTA margins to consistently improve in the near term:** ITC Hotels consolidated EBIDTA margins improved by 200bps yoy to 29.3% in Q2FY26 and by 150bps YoY to 29% in H1FY26. Despite lean business period and lower growth in F&B segment, standalone EBIDTA margins improved by 62bps YoY to 30.8% in Q2FY26 driven by better operating efficiencies. ITC Ratnadipa remained EBIDTA positive with improved profitability. Double digit RevPar growth in the domestic operations and scale-up in ITC Ratnadipa, Sri Lanka will help the EBIDTA margins to consistently improve in H2FY26. Higher contribution from F&B business will further add to the profitability in H2.
- **Focus on room expansion through capital efficient model:** As of Q2FY26, the company has 207 hotels with 19,535 keys. 146 hotels with 13,646 keys are operational while 61 hotels with 5,889 keys are in pipeline. During the quarter, it signed 7 hotels with ~800 keys across key cities in India, which are largely under the management contract. It has 2 ongoing greenfield projects in Puri (118 Keys) and Vishakhapatnam (200 Keys) which are expected to completed in FY28 and FY30 respectively. The company launched a new premium brand to its portfolio "EPIQ", aligning with its premiumisation strategy (to add 1,000 rooms under the brand).

Rating and Target Price: ITC Hotels registered resilient performance in H1FY26 despite geopolitical headwinds and high rainfall putting break on the business. We expect momentum to be much better in H2FY26 in view buoyant industry outlook. Recent correction in the stock price provides good entry opportunity. **We maintain Buy with an unchanged price target of Rs282 (valued at 32x FY27E EV/EBIDTA).**

Key Financial Summary

Key Financials (₹ Crore)	FY24	FY25	YoY %	FY26E	FY27E	FY28E	3 year CAGR (FY25-28E)
Revenues	3034.0	3559.8	17.3	4093.2	4744.2	5357.5	14.6
EBITDA	1005.0	1210.9	20.5	1464.4	1789.1	2088.0	19.9
EBITDA Margins(%)	33.1	34.0		35.8	37.7	39.0	
Adjusted PAT	550.0	634.6	15.4	874.8	1137.9	1375.9	29.4
EPS (Rs.)	2.6	3.0		4.2	5.5	6.6	
PE (x)	84.0	72.8		52.8	40.6	33.6	
EV to EBITDA (x)	46.1	37.0		30.0	24.1	20.3	
RoE (%)	12.9	6.5		7.9	9.7	11.1	
RoCE (%)	16.2	8.6		10.1	12.5	14.2	
RoIC(%)	9.5	8.7		11.9	15.7	18.7	

Source: Company, ICICI Direct Research



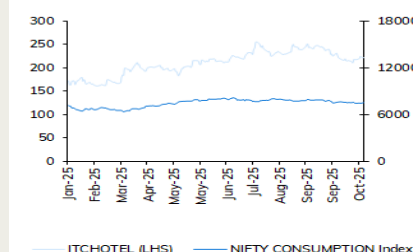
Particulars

Particular	Amount
Market Capitalisation (₹ crore)	46,203
Debt (FY25) - ₹ crore	261
Cash (FY25) - ₹ crore	1827
EV (Rs crore)	44,637
52 week H/L (₹)	261 / 158
Equity capital (₹ crore)	208.1
Face value (₹)	1.0

Shareholding pattern

	Dec-24	Mar-25	Jun-25	Sep-25
Promoters	-	39.9	39.9	39.9
FII	-	25.4	25.4	25.5
DII	-	21.6	20.6	20.2
Others	-	13.2	14.2	14.4

Price Chart



Key risks

- Any adverse event such as terrorist attack or pandemic might affect room demand.
- Disruption in the performance of the international properties.
- Delay in launch of new hotels.

Research Analyst

Kaustubh Pawaskar
kaustubh.pawaskar@icicisecurities.com

Abhishek Shankar
Abhishek.shankar@icicisecurities.com

Q2FY26 Key Performance Highlights

- Consolidated revenues grew by 8% YoY to Rs.839.5cr in Q2FY26. Standalone revenues (India business) grew by 7.3% YoY to Rs.760.9cr driven by retail, corporate and MICE segments. Subsidiaries reported 14% YoY growth in revenues to Rs.78.6cr in Q2FY26.
- Domestic RevPAR grew by 9.5% YoY to Rs.8,100/night driven by 6.8% YoY growth in ADR which stood at Rs.11,129 while occupancy improved by 200bps YoY to 72% in Q2FY26 from 70% last year. The company continued to command RevPAR premium of 40% over the industry.
- Based on our calculations, standalone room revenues grew by 9.9% YoY to Rs.385.5cr in Q2FY26 on the back of low double-digit RevPAR growth. This is despite higher rainfall affecting the travel business during the month of July and August during the quarter. High base and lower number of wedding days during the quarter led to softening in F&B revenues growth to 5% YoY to Rs.368.6cr compared to double-digit growth for the same period in the previous 2 years.
- ITC Ratnadipa – Sri Lanka continues to witness rapid scale-up since its launch in April 2024 and has witnessed 1.6x YoY RevPAR growth. The hotel now is the RevPAR leader in Colombo and has turned EBITDA positive in Q2FY26. Growth is being aided by improving macro conditions in Sri Lanka with Foreign tourist arrivals scaling back to 7-year high.
- The operating EBITDA grew by 15.8% YoY to Rs.245.8cr while margins witnessed 200bps improvement to 29.3% driven by revenue growth, higher management fees and better operating leverage.
- Higher other income led to 72% YoY growth in PAT which stood at Rs.133.3cr in Q2FY26.

H1FY26 Key Performance Highlights

- Consolidated revenues recorded 12% YoY growth to Rs.1,641cr in H1FY26. Standalone revenues (India business) grew by 11% YoY to Rs.1,492cr. Subsidiaries reported 21% YoY growth in revenues to Rs.150cr in H1FY26.
- Domestic RevPAR grew by 11.1% YoY to Rs.8,000/night driven by 9% YoY growth in ADR which stood at Rs.10,880 while occupancy improved by 200bps YoY to 72% in H1FY26 from 70% last year.
- Based on our calculation, standalone room revenues reported 12% YoY growth to Rs.754cr and F&B revenues reported 10% YoY growth to Rs.737.2cr.
- Operating EBITDA reported 29% YoY growth to Rs.476.4cr while margins witnessed 158bps YoY growth to 29% in H1FY26.
- Higher other income aided 69% YoY growth in PAT to Rs.253cr in H1FY26.

Room expansion plan focusing on capital efficient model

- As of Q2FY26, the company has 207 hotels with 19,535 keys. 146 hotels with 13,646 keys are operational while 61 hotels with 5,889 keys are in pipeline. During the quarter, it signed 7 hotels with ~800 keys across key cities in India. The company is targeting 220 hotels and 20000 keys in the next 5 years largely through brownfield expansions.
- The company during the quarter announced its entry in Kerala with the opening of Fortune, Kochi. Storii, Wayanad and Fortune, Kakkannad are part of the current pipeline of the company in Kerala. It has also announced its entry in Bihar with opening of Welcomhotel, Bodhgaya and has signed an agreement for new luxury hotel in Patna under the ITC hotels brand.
- On expansion of owned portfolio, the company has 2 ongoing greenfield projects in Puri (118 Keys) and Vishakhapatnam (200 Keys) which are expected to be completed in FY28 and FY30 respectively. It is also expanding

its Bhubaneswar property by 100 rooms and is expected to be completed by FY28.

- The company has announced addition of a new premium brand to its portfolio "EPIQ". The brand will align with the company's strategy to premiumize its portfolio by focusing on conversion of high-quality hotels with new owned and managed properties. The initial developments in the portfolio includes 201-key hotel in Tirupati and 118-key hotel in Puri marking the brand's debut amongst high footfall spiritual locations. In the medium-term, the company aims to add 1000 keys in the "EPIQ" brand.

Revision in earnings estimates

We have broadly maintained our earnings estimates for FY26 and FY27. We expect H2FY26 operating performance to be much better considering the buoyancy in the domestic tourism and expected better growth in foreign tourist arrivals.

Exhibit 1: Changes in headline estimates

(₹ crore)	FY26E			FY27E		
	Old	New	% Chg	Old	New	% Chg
Net Revenues	4163.7	4093.2	-1.7	4796.3	4744.2	-1.1
EBIDTA	1477.6	1464.4	-0.9	1784.6	1789.1	0.2
EBIDTA margin (%)	35.5	35.8		37.2	37.7	
PAT	884.7	874.8	-1.1	1134.3	1137.9	0.3
EPS (Rs.)	4.3	4.3	0.0	5.5	5.5	0.0

Source: Company, ICICI Direct Research

Exhibit 2: Segment-wise performance (Standalone)

Particulars	Q2FY26	Q2FY25	y-o-y %	Q1FY26	q-o-q %
Room revenue*	385.8	351.1	9.9	368.5	4.7
F&B revenue*	368.6	351.1	5.0	368.5	0.0
Total revenue (Rs. crore)	754.4	702.1	7.4	737.1	2.4
Particulars	Q2FY26	Q2FY25	y-o-y (%/bps)	Q1FY26	q-o-q (%/bps)
ADR (Rs.)*	11129	10416	6.8	10522	-5.5
Occupancy (%)	72%	70%	200bps	73%	(100)bps
RevPAR (Rs.)	8100	7400	9.5	7900	-2.5

Source: Company, ICICI Direct Research

*Calculated figures

Exhibit 3: Q2FY26 consolidated result overview (₹ crore)

Particulars	Q2FY26	Q2FY25	y-o-y (%)	Q1FY26	q-o-q (%)
Net revenue	839.5	778.0	7.9	815.5	2.9
Food and beverages cons.	86.5	85.4	1.3	81.5	6.1
Employee cost	186.6	173.1	7.8	190.0	-1.8
Other expenditure	320.6	307.3	4.3	299.3	7.1
Total expenditure	593.7	565.7	4.9	570.9	4.0
EBITDA	245.8	212.2	15.8	244.7	0.4
Other income	45.4	3.0		44.2	2.8
Interest expenses	1.9	1.7	15.1	1.7	15.1
Depreciation	104.1	103.9	0.2	102.4	1.6
Profit Before Tax	185.2	109.6	68.9	184.8	0.2
Tax	55.4	37.0	49.9	55.1	-
Adjusted PAT	129.8	72.7	78.6	129.7	0.1
Minority Interest	3.5	5.0	-29.5	4.1	-13.1
Reported PAT	133.3	77.7	71.6	133.7	-0.3
Adjusted EPS (Rs.)	0.6	0.9	-28.8	0.6	0.0
Margins	Q2FY26	Q2FY25	bps	Q1FY26	bps
GPM (%)	89.7	89.0	67	90.0	-30
EBITDA Margin (%)	29.3	27.3	200	30.0	-73
NPM (%)	15.5	9.3	612	15.9	-44
Tax rate (%)	29.9	33.7	-380	29.8	-

Source: Company, ICICI Direct Research

Exhibit 4: Q2FY26 standalone result snapshot (₹ crore)

Particulars	Q2FY26	Q2FY25	y-o-y (%/bps)	Q1FY26	q-o-q (%/bps)
Net revenue	760.9	708.9	7.3	743.6	2.3
EBITDA	234.4	214.0	9.5	237.4	-1.3
EBITDA Margin (%)	30.8	30.2	62	31.9	-112
Reported PAT	151.6	104.9	44.6	149.7	1.3
NPM (%)	20.1	14.9	516	20.3	-22

Source: Company, ICICI Direct Research

Exhibit 5: Q2FY26 subsidiary result snapshot (₹ crore) (derived)

Particulars	Q2FY26	Q2FY25	y-o-y (%/bps)	Q1FY26	q-o-q (%/bps)
Net revenue	78.6	69.1	13.8	71.9	9.2
EBITDA	11.4	-1.8	-	7.3	56.3
EBITDA Margin (%)	14.4	-2.6	-	10.1	-

Source: Company, ICICI Direct Research

Financial summary

Exhibit 6: Profit and loss statement

₹ crore

(Year-end March)	FY24	FY25	FY26E	FY27E	FY28E
Total Operating Income	3,034.0	3,559.8	4,093.2	4,744.2	5,357.5
Growth (%)	-	17.3	15.0	15.9	12.9
Cost of food and beverages cons	296.0	363.2	410.3	484.8	554.5
Gross Profit	2,738.0	3,196.7	3,682.8	4,259.4	4,803.0
Employee Expenses	586.0	692.5	782.8	876.8	960.7
Operating Supplies Consumed					
Other Expenditure	1,147.0	1,293.3	1,435.6	1,593.5	1,754.3
Total Operating Expenditure	2,029.0	2,348.9	2,628.8	2,955.1	3,269.5
EBITDA	1005.0	1210.9	1464.4	1789.1	2088.0
Growth (%)	-	20.5	20.9	22.2	16.7
Interest	7.0	6.6	6.2	6.3	6.3
Depreciation	298.0	402.4	415.0	431.3	449.9
Other Income	35.0	66.3	111.2	150.0	183.8
PBT	735.0	868.2	1154.3	1501.5	1815.6
Less Tax	185	246	297	386	467
Adjusted PAT (before exceptional item)	550.0	621.8	857.7	1115.6	1349.0
Growth (%)	-	13.0	37.9	30.1	20.9
Minority Interest	0	13	17	22	27
Reported PAT	550.0	634.6	874.8	1137.9	1375.9
Growth (%)	-	15.4	37.9	30.1	20.9
EPS (Adjusted)	2.6	3.0	4.2	5.5	6.6

Source: Company, ICICI Direct Research

Exhibit 7: Cash flow statement

₹ crore

(Year-end March)	FY24	FY25	FY26E	FY27E	FY28E
Profit/(Loss) after taxation	515.0	555.5	746.5	965.6	1165.2
Add: Depreciation & Amortization	298.0	402.4	415.0	431.3	449.9
Other income	35.0	66.3	111.2	150.0	183.8
Changes in the working capital	-900.1	-471.4	176.7	56.7	-207.9
CF from Operating activities	-52.1	552.7	1449.4	1603.6	1590.9
(Purchase)/Sale of Fixed Assets	-8501.7	-546.0	-269.5	-379.5	-428.6
Investments	-128.5	-374.0	0.0	0.0	0.0
Bank balance	-148.1	-1426.7	-875.2	-600.0	-650.0
Others	-312.8	143.3	-8.5	-8.9	-9.3
CF from Investing activities	-9091.2	-2203.4	-1153.2	-988.4	-1087.9
(inc)/Dec in Loan	790.4	72.1	57.6	67.4	74.0
Change in equity & reserves	7981.1	1575.6	17.2	22.3	27.0
Dividend paid	0.0	0.0	-416.2	-520.3	-520.3
Other	421.1	32.4	22.0	23.9	23.5
CF from Financing activities	9192.6	1680.1	-319.5	-406.7	-395.9
Net Cash Flow	49.3	29.4	-23.3	208.5	107.1
Cash and Cash Equivalent (open)	0.0	49.3	78.7	55.4	263.9
Cash	49.3	78.7	55.4	263.9	371.0
Free Cash Flow	NA	6.7	1179.9	1224.1	1162.3

Source: Company, ICICI Direct Research

Exhibit 8: Balance sheet

₹ crore

(Year-end March)	FY24	FY25	FY26E	FY27E	FY28E
Equity Capital	83.0	208.1	208.1	208.1	208.1
Reserve and Surplus	8,414.9	10,484.1	10,942.6	11,560.3	12,415.9
Total Shareholders funds	8,497.9	10,692.2	11,150.7	11,768.4	12,624.0
Minority Interest	33.3	36.3	36.3	36.3	36.3
Total Debt	301.0	261.3	259.6	261.8	264.1
Deferred Tax Liability	399.7	425.7	447.0	469.4	492.8
Other Non Current Liabilities	143.9	16.7	17.5	18.4	19.3
Provisions	21.4	27.8	28.5	30.0	30.0
Total Liabilities	9397.1	11459.9	11939.6	12584.2	13466.6
Gross Block - Fixed Assets	6702.6	8858.6	9186.1	9565.6	9994.2
Accumulated Depreciation	298.0	700.4	1115.4	1546.7	1996.5
Net Block	6404.6	8158.3	8070.7	8018.9	7997.7
Capital WIP	1767.6	157.9	100.0	100.0	100.0
Fixed Assets	8172.2	8316.2	8170.7	8118.9	8097.7
Goodwill & Other intangible asse	31.5	31.2	31.2	31.2	31.2
Investments	128.46	502.48	502.48	502.48	502.48
Other non-Current Assets	312.8	169.5	177.9	186.8	196.2
Inventory	1036.6	1241.2	1009.3	974.8	1100.9
Debtors	144.5	201.8	224.3	260.0	293.6
Other Current Assets	91.9	186.6	205.2	225.8	248.3
Loans & Advances	0.4	0.2	0.2	0.3	0.3
Cash	49.3	78.7	55.4	263.9	371.0
Bank balance	148.1	1574.9	2450.0	3050.0	3700.0
Investments	75.9	173.7	250.0	250.0	350.0
Total Current Assets	1546.8	3457.0	4194.5	5024.7	6064.1
Creditors	433.3	421.4	482.2	558.9	631.2
Provisions	15.9	10.4	12.0	13.8	15.8
Other Current Liabilities	345.5	584.5	643.0	707.3	778.0
Total Current Liabilities	794.8	1016.4	1137.1	1279.9	1425.0
Net Current Assets	752.1	2440.6	3057.3	3744.8	4639.1
Application of Funds	9397.1	11459.9	11939.6	12584.2	13466.6

Source: Company, ICICI Direct Research

Exhibit 9: Key ratios

(Year-end March)	FY24	FY25	FY26E	FY27E	FY28E
Per share data (₹)					
Adjusted EPS	2.6	3.0	4.2	5.5	6.6
Cash EPS	10.2	4.9	6.1	7.4	8.6
BV per share	102.4	51.4	53.6	56.5	60.7
Dividend per share	0	0	2.0	2.5	2.5
Operating Ratios (%)					
Operating EBITDA margins (%)	33.1	34.0	35.8	37.7	39.0
PAT Margins	18.1	17.5	21.0	23.5	25.2
Return Ratios (%)					
RoE	12.9	6.5	7.9	9.7	11.1
RoCE	16.2	8.6	10.1	12.5	14.2
RoIC	9.5	8.7	11.9	15.7	18.7
Valuation Ratios (x)					
P/E	84.0	72.8	52.8	40.6	33.6
EV / EBITDA	46.1	37.0	30.0	24.1	20.3
EV / Sales	15.3	12.6	10.7	9.1	7.9
Market Cap / Sales	15.2	13.0	11.3	9.7	8.6
Price to Book Value	2.2	4.3	4.1	3.9	3.7
Solvency Ratios (x)					
Net Debt / EBITDA	0.0	-1.3	-1.7	-1.8	-2.0
Debt / Equity	0.0	0.0	0.0	0.0	0.0

Source: Company, ICICI Direct Research

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Pankaj Pandey

Head – Research

pankaj.pandey@icicisecurities.com

ICICI Direct Research Desk,
ICICI Securities Limited,
Third Floor, Brillanto House,
Road No 13, MIDC,
Andheri (East)
Mumbai – 400 093
research@icicidirect.com

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Name of the Compliance officer (Research Analyst): Mr. Atul Agrawal

Contact number: 022-40701000 E-mail Address: complianceofficer@icicisecurities.com

For any queries or grievances: Mr. Jeetu Jawrani Email address: headsservicequality@icicidirect.com Contact Number: 18601231122

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