

May 06, 2025

Ascent Hotels Private Limited: Placed on Ratings Watch with Developing Implications

Summary of rating action

Instrument*	Previous rated amount (Rs. crore)	Current rated amount (Rs. crore)	Rating action
Long term fund-based – Term loan	227.00	227.00	[ICRA]A-; Placed on rating watch with developing implication
Short term fund-based – Overdraft	15.00	15.00	[ICRA]A2+; Placed on rating watch with developing implication
Total	242.00	242.00	

*Instrument details are provided in Annexure I

Rationale

ICRA has taken a consolidated view of SAMHI Hotels Limited (SHL), its subsidiaries and step-down subsidiaries, while assigning the ratings, given the common management team and significant operational and financial linkages among the entities.

Vide BSE release dated April 24, 2025, SAMHI Hotels Limited (SHL/the company) has announced that its board of directors approved the transaction proposed to be entered into by the company with Reco Bellflower Private Limited, an affiliate of GIC Pte. Ltd (GIC/investor), in respect of three wholly-owned subsidiaries i.e Ascent Hotels Private Limited, SAMHI JV Business Hotels Private Limited and Innmar Tourism and Hotels Private Limited. The company has scheduled an extraordinary general meeting of the shareholders to be held on May 20, 2025 to approve the transaction.

Under the proposed transaction, the investor will make an investment of ~Rs. 752 crore (via a combination of primary and secondary investments), such that GIC will hold 35% stake and SHL will hold 65% stake in these entities post the investments (as against 100% held by SHL earlier). Out of the investment, ~Rs. 580 crore is proposed to be utilised for debt reduction in SAMHI Group (SHL and its subsidiaries), Rs. 149 crore over next two years to part fund the capex of Innmar Tourism and Hotels Private Limited for development of the Westin-Tribute dual branded hotel in Whitefield, Bengaluru and remaining to be utilised towards deal related expenses. Large part of investment is expected to be received in FY2026 and remaining portion of ~Rs. 100 crore towards capex is expected to be received in FY2027 and FY2028.

Following the announcement, if the above mentioned development materialises, it is expected to improve the debt metrics and overall credit profile of the parent (SHL). However, since AHPL will cease to be a wholly owned subsidiary of SHL, will have an impact on the credit profile of AHPL. Hence, ICRA has placed the company's ratings on 'Watch with Developing Implications' and will continue to monitor the developments in this regard.

Please refer to the following link for the previous detailed rationale that captures Key rating drivers and their description, Liquidity position, Rating sensitivities: [Click here](#)

Analytical approach

Analytical approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Hotels
Parent/Group support	Not Applicable
Consolidation/Standalone	The ratings are based on the consolidated financial profile of the company

About the company

Ascent Hotels Private Limited (AHPL) is a wholly owned subsidiary of SAMHI Hotels Limited. AHPL houses one of the flagship upper upscale property at Pune, Maharashtra, under the Hyatt Regency brand. The property has an inventory of 222 rooms and 79 service apartments.

SAMHI Hotels Limited has 32 hotels with an inventory of 4,939 keys as of December 31, 2024, spread across 13 cities (largely metro/tier-I cities) including Bangalore, Pune, Hyderabad, Delhi NCR and Chennai, with no city contributing to more than 20% of the inventory. SHL was founded by Mr. Ashish Jakhwanwala and Mr. Manav Thadani, both with significant experience and knowledge of the Indian hospitality industry. The company has historically raised equity from GTI Capital Group, International Finance Corporation and Goldman Sachs. SHL has hotels across 13 cities, with top cities like Pune and Bangalore housing 18% and ~20% respectively of its inventory each, followed by Hyderabad with 17% of its inventory. The company operates across multiple segment and in the upper upscale segment accounts for 43% of its revenues followed by 42% from upscale and 15% from the midscale in Q3 FY2025. SHL has been associated with eight international brands with Marriott, InterContinental Hotels Group (IHG) and Hyatt. SHL came up with a book-built IPO of listing in September 2023, on BSE and NSE.

Key financial indicators (audited)

Consolidated	FY2023	FY2024
Operating income	738.6	959.2
PAT	-338.6	-234.6
OPBDIT/OI	33.1%	28.1%
PAT/OI	-45.8%	-24.5%
Total outside liabilities/Tangible net worth (times)	-3.8	2.3
Total debt/OPBDIT (times)	11.2	7.9
Interest coverage (times)	0.5	0.8

Source: Company, ICRA Research; Financial ratios in this document are ICRA adjusted figures and may not be directly comparable with numbers reported by the company in some instances; Amount in Rs. Crore; PAT: Profit after tax; OPBDIT: Operating profit before depreciation, interest, taxes and amortisation;

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

Current rating (FY2026)				Chronology of rating history for the past 3 years					
				FY2025		FY2024		FY2023	
Instrument	Type	Amount rated (Rs. crore)	May 06, 2025	Date	Rating	Date	Rating	Date	Rating
Fund Based-Term Loan	Long Term	227.00	[ICRA]A-; rating watch with developing implications	17-Jul-2024	[ICRA]A-(Stable)	-	-	08-Feb-2023	[ICRA]BB+(Positive); withdrawn
								28-Jul-2022	[ICRA]BB+(Positive)
Fund-based overdraft	Short Term	15.00	[ICRA]A2+; rating watch with developing implications	17-Jul-2024	[ICRA]A2+	-	-	08-Feb-2023	-
								28-Jul-2022	-
Unallocated	Long Term	-	-	17-Jul-2024	-	-	-	08-Feb-2023	[ICRA]BB+(Positive); withdrawn
								28-Jul-2022	[ICRA]BB+(Positive)

Complexity level of the rated instruments

Instrument	Complexity indicator
Long term – Fund-based – Term loan	Simple
Short term – Fund-based – Overdraft	Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: [Click here](#)

Annexure I: Instrument details

ISIN	Instrument Name	Date of Issuance	Coupon Rate	Maturity	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	Term loan	FY2024	9.40%	FY2036	227.0	[ICRA]A-; rating watch with developing implications
NA	Overdraft	NA	9.25%	NA	15.0	[ICRA]A2+; rating watch with developing implications

Source: Company

[Please click here to view details of lender-wise facilities rated by ICRA](#)

Annexure II: List of entities considered for consolidated analysis

Company Name	Ownership	Consolidation Approach
Argon Hotels Private Limited	100.0%	Full consolidation
Ascent Hotels Private Limited	100.0%	Full consolidation
Barque Hotels Private Limited	100.0%	Full consolidation
CAPSIA Hotels Private Limited	100.0%	Full consolidation
SAMHI Hotels (Ahmedabad) Private Limited	100.0%	Full consolidation
SAMHI Hotels (Gurgaon) Private Limited	100.0%	Full consolidation
SAMHI JV Business Hotels Private Limited	100.0%	Full consolidation
Duet India Hotels (Ahmedabad) Private Limited	100.0%	Full consolidation
Duet India Hotels (Chennai OMR) Private Limited (Till 19 th Feb 2025)	100.0%	Full consolidation
Duet India Hotels (Chennai) Private Limited	100.0%	Full consolidation
Duet India Hotels (Hyderabad) Private Limited	100.0%	Full consolidation
Duet India Hotels (Pune) Private Limited	100.0%	Full consolidation
ACIC Advisory Private Limited	100.0%	Full consolidation
Innmar Tourism and Hotels Private Limited	100.0%	Full consolidation
Step-down subsidiaries		
Paulmech Hospitality Private Limited	100.0%	Full consolidation
Duet India Hotels (Jaipur) Private Limited	100.0%	Full consolidation
Duet India Hotels (Bangalore) Private Limited	100.0%	Full consolidation
Duet India Hotels (Navi Mumbai) Private Limited	100.0%	Full consolidation

Source: Company; As on December 31, 2024

ANALYST CONTACTS

Jitin Makkar

+91 012 4454 5368

jitinm@icraindia.com

Sriraman Mohan

+91 44 4596 4316

sriraman.mohan@icraindia.com

Srikumar K

+91 44 4596 4318

ksrikumar@icraindia.com

RELATIONSHIP CONTACT

L. Shivakumar

+91 22 6114 3406

shivakumar@icraindia.com

MEDIA AND PUBLIC RELATIONS CONTACT

Ms. Naznin Prodhani

Tel: +91 124 4545 860

communications@icraindia.com

HELPLINE FOR BUSINESS QUERIES

+91-9354738909 (open Monday to Friday, from 9:30 am to 6 pm)

info@icraindia.com

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ICRA Limited



Registered Office

B-710, Statesman House, 148 Barakhamba Road, New Delhi-110001

Tel: +91 11 23357940-45



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