

16 February 2026

India | Equity Research | Results Update

GMR Airports

Airport

Back to black

GMR reported its first quarter of profit, after several quarters of losses. EBITDA grew by >70% YoY to INR 17bn (+INR 7bn). Adjusted profit came in at INR 3.1bn (vs. loss of INR 1.4bn). The turnaround is aided by: 1) increase in aero tariff in Delhi airport; 2) increase in non-aero revenues; 3) higher stakes in non-aero subsidiaries; 4) lower interest cost on its debt. Note that Delhi airport saw a tariff hike in Apr'25. Also, during the quarter, GMRI started operating Delhi Duty Free (from Aug'25) and has taken over Delhi airport's cargo operations since May'25. However, the soft traffic growth in 9MFY26 has been a tad disappointing. We estimate profit growth to sustain with the increase in traffic in subsequent quarters and years. Maintain **HOLD** and TP of INR 93. High traffic growth at Delhi airport is a key upside risk.

Subdued traffic growth

Delhi airport traffic grew 2.7% YoY to 20.8mn pax in Q3 (-2% YoY, 9MFY26). Hyderabad airport traffic grew 1.8% YoY to 7.8mn pax in Q3 (23.2mn pax in 9MFY26). Note that traffic growth in Delhi/Mumbai in FY25 was 6.4%/17%. Traffic has also been impacted by one-offs, mainly: 1) India-Pakistan conflict; 2) upgradation of runways; and 3) operational disruptions at IndiGo in Dec'25.

Back in profit

GMR airports reported revenue of INR 31.4bn (+58% YoY) and EBITDA of INR 17bn (+72% YoY; +INR7bn YoY) and adjusted profit of INR 3bn (vs. adjusted loss of INR 1.4bn in base quarter). We estimate impact of tariff hike in Delhi at INR 3bn, take-over of Delhi Duty free at INR 1.3bn and Delhi airport's cargo operations at INR 0.7bn on EBITDA. However, we expect the impact of EBITDA growth in FY27E to be moderated by lower tariff expected at Hyderabad.

Things to watch out

The key events that would be important for the stock over the next 12-18 months include: 1) Tariff order for Hyderabad airport for next control period. 2) Order on HRAB for Delhi airport by Delhi High Court. 3) Order of Supreme Court on Delhi concession agreement. 4) Monetisation of self-development over the next few years. 5) New airport privatisation opportunities. 6) Decline in interest cost. Due to expensive valuations, we maintain a **HOLD** rating on the stock with an unchanged TP of INR 93.

Financial Summary

Y/E Mar-31 (INR mn)	FY25A	FY26E	FY27E	FY28E
Net Revenue	1,04,142	1,48,315	1,60,397	1,77,539
EBITDA	37,565	57,593	63,694	73,875
EBITDA Margin (%)	36.1	38.8	39.7	41.6
Net Profit	(3,929)	4,735	8,324	15,142
EPS (Rs)	(0.3)	0.3	0.6	1.1
EPS % Chg YoY	(60.8)	(220.5)	75.8	81.9
P/E (x)	(332.4)	275.8	156.9	86.2
EV/EBITDA (x)	44.0	27.9	25.0	21.5
RoCE (%)	5.9	7.6	9.0	11.7
RoE (%)	29.6	(31.4)	(97.7)	472.1

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Market Data

Market Cap (INR)	993bn
Market Cap (USD)	10,947mn
Bloomberg Code	GMRAIRPO IN
Reuters Code	GMRI BO
52-week Range (INR)	110 /68
Free Float (%)	34.0
ADTV-3M (mn) (USD)	25.7

Price Performance (%)	3m	6m	12m
Absolute	(1.5)	6.1	29.5
Relative to Sensex	0.7	3.5	21.0

ESG Score	2024	2025	Change
ESG score	69.8	73.8	4.0
Environment	58.8	65.3	6.5
Social	74.0	76.9	2.9
Governance	73.6	76.7	3.1

Note - Score ranges from 0 - 100 with a higher score indicating higher ESG disclosures.

Source: SES ESG, I-sec research

Previous Reports

17-11-2025: [Q2FY26 results review](#)

31-07-2025: [Q1FY26 results review](#)

Exhibit 1: Consolidated financial highlights

INR mn	Q3FY25	Q4FY25	Q1FY26	Q2FY26	Q3FY26	QoQ (%)	YoY (%)
Gross Revenue	26,532	28,633	32,052	36,700	39,940	9%	51%
Less: Revenue Share	6,668	7,748	8,109	8,511	8,526	0%	28%
Net Revenue	19,864	20,886	23,943	28,189	31,414	11%	58%
EBITDA	9,917	10,093	11,647	14,470	17,005	18%	71%
EBITDA margin	49.9%	48.3%	48.6%	51.3%	54.1%	280bps	421bps
Other Income	950	9,552	9,491	10,426	9,169	-12%	865%
Interest & Finance Charges	8,291	4,913	4,887	4,313	4,646	8%	-44%
Depreciation	4,787	4,913	4,887	4,313	4,646	8%	-3%
PBT before exceptional items	(2,212)	(3,237)	(1,576)	575	4,078	609%	-284%
Exceptional Income/(Expense)	4,086	901	460	351	(1,831)		
PBT	1,874	(2,337)	(1,116)	926	2,246	143%	20%
Tax	442	568	721	680	717	5%	62%
Profit after Tax (PAT)	1,432	(2,905)	(1,837)	246	1,529	523%	7%
Add: Share in Profit / (Loss) of JVs / Associates	589	378	466	106	211	98%	-64%
PAT from Continuing Operations	2,021	(2,527)	(1,371)	352	1,740	394%	-14%
Less: Minority Interest (MI)	(647)	(151)	745	722	521		
Total Comprehensive Income (Post MI)	2,668	(2,376)	(2,116)	(370)	1,218	-430%	-54%

Source: I-Sec research, Company data

Exhibit 2: Delhi financial highlights

INR mn	Q3FY25	Q4FY25	Q1FY26	Q2FY26	Q3FY26	QoQ (%)	YoY (%)
Gross Revenue	13,523	15,629	17,430	18,321	20,019	9%	48%
Aero	2,950	2,987	6,340	7,424	8,045	8%	173%
Non-aero	8,594	8,811	8,780	8,532	9,582	12%	11%
Cargo	-	-	-	-	-	-	-
CPD Rentals	1,979	3,831	2,310	2,365	2,392	1%	21%
Less: Revenue Share	6,328	7,183	7,588	8,013	7,977	0%	26%
Net Revenue	7,195	8,446	9,842	10,308	12,042	17%	67%
EBITDA	3,582	4,527	6,121	6,578	8,078	23%	126%
EBITDA margin	50%	54%	62%	64%	67%	327bps	1730bps
Other Income	772	742	225	170	171	1%	-78%
Interest & Finance Charges	3,932	3,993	3,904	3,927	3,660	-7%	-7%
Depreciation	2,850	2,784	2,863	2,435	2,421	-1%	-15%
PBT before exceptional items	-2,428	-1,508	-420	386	2,168	462%	-189%
Exceptional Income/(Expense)	0	914	909	350	143		
PBT	-2,428	-594	489	736	2,311	214%	-195%
Tax	0	0	0	0	0		
Profit after Tax (PAT)	-2,428	-594	489	736	2,311	214%	-195%
Passenger Count	20.30	20.70	19.06	17.55	20.84	19%	3%
Domestic	14.70	14.90	13.83	12.63	15.20	20%	3%
International	5.60	5.80	5.23	4.92	5.64	15%	1%

Source: I-Sec research, Company data

Exhibit 3: Hyderabad financial highlights

INR mn	Q3FY25	Q4FY25	Q1FY26	Q2FY26	Q3FY26	QoQ (%)	YoY (%)
Gross Revenue	5,674	5,648	5,942	6,276	6,295	0%	11%
Aero	3,992	3,959	4,246	4,228	4,215	0%	6%
Non-aero	1,682	1,689	1,696	2,048	2,080	2%	24%
Less: Revenue share	240	236	247	267	262	-2%	9%
Net Revenue	5,434	5,412	5,695	6,009	6,033	0%	11%
EBITDA	3,454	3,335	3,602	3,833	3,999	4%	16%
EBITDA margin	64%	62%	63%	64%	66%	250bps	272bps
Other Income	414	245	304	465	290	-38%	-30%
Interest & Finance Charges	1,720	1,695	1,654	1,673	1,669	0%	-3%
Depreciation	1,226	1,341	1,275	1,069	1,280	20%	4%
PBT before exceptional items	922	544	977	1,556	1,340	-14%	45%
Exceptional Income/(Expense)	0	0	0	0	0		
PBT	922	544	977	1,556	1,340	-14%	45%
Tax	313	246	350	560	480		
Profit after Tax (PAT)	609	298	627	996	860	-14%	41%
Passenger Count	7.70	7.80	8.06	7.25	7.84	8%	2%
Domestic	6.50	6.50	6.73	5.85	6.40	9%	-2%
International	1.20	1.30	1.33	1.40	1.44	3%	20%

Source: I-Sec research, Company data

Exhibit 4: Mopa financial highlights

INR mn	Q3FY25	Q4FY25	Q1FY26	Q2FY26	Q3FY26	QoQ (%)	YoY (%)
Gross Revenue	1,186	1,134	957	783	1,012	29%	-15%
Aero	866	801	740	562	722	28%	-17%
Non-aero	201	240	204	206	273	33%	36%
Less: Revenue share	84	299	252	204	268		
Net Revenue	1,102	835	705	579	744	28%	-32%
EBITDA	577	185	165	68	369	443%	-36%
EBITDA margin	52%	22%	23%	12%	50%	3785bps	-276bps
Other Income	57	68	66	79	49	-38%	-14%
Interest & Finance Charges	717	726	721	727	729	0%	2%
Depreciation	429	428	432	408	424	4%	-1%
PBT before exceptional items	-512	-901	-921	-988	-735	-26%	44%
Exceptional Income/(Expense)	0	0	0	0	0		
PBT	-512	-901	-921	-988	-735	-26%	44%
Tax	0	0	0	0	0		
Profit after Tax (PAT)	-512	-901	-921	-988	-735	-26%	44%
Passenger Count	1.21	1.28	1.23	1.20	1.46	22%	21%
Domestic	1.09	1.12	1.16	1.14	1.35	18%	24%
International	0.12	0.16	0.07	0.06	0.11	100%	-8%

Source: I-Sec research, Company data

Q3FY26 conference call highlights

Traffic in the quarter

- Multiple events have disrupted the traffic in quarter and 9MFY26
- It expects demand to pick up:
 - IATA expects total traffic to surpass 10.2bn in CY26.
 - Growth would be led by 7.3% growth in APAC – Indian, China and Vietnam.
- Also, it expects supply to improve over next year:
 - Boeing expects to supply 2 planes per month to its Indian customers.
 - Air India and Akasa – 2 aircrafts per month.
 - Wide-body fleet – top of the line cabins as per India chief.
 - Indigo to increase its international aircraft capacity by 40% by adding 9 ACXLR airplanes.

Delhi

- Aero revenues were up 1.7x due to implementation of tariff at Delhi airport.

Mopa

- Revenues declined by 15% YoY to INR 1bn.
- Aero revenues slipped due to discounting given at the airport to attract tariff.
- As a result, traffic was up by 25% YoY.

GAL

- Take over of duty free and Hyderabad duty free.
- Expect to operationalize 1,200sqm of area (from 350sqm right now).

F&B

- New openings in Hyderabad at new terminals and also, there was renovation happening at the airports.
- It expects all of the new facilities to open by Q4FY25.

New airports

- The physical progress on Bhogapuram airport is 95%.
- It expects to operationalise by Q2FY27.
- Total impact of INR 1.2bn/ INR 2.7bn in depreciation/interest cost in FY27E.

Financials

- It has financed another INR 15bn at 7.6% per annum at Hyderabad airport. It expects more than 150bps saved on Hyderabad airport.
- GMR Cargo Logistics Limited has availed debt of INR 7.5bn in Q3 to develop cargo city at Delhi airport.

Non-aero at GMR

- It has expanded Hyderabad terminal. Also, the existing assets are under revamp.
- This has resulted in growth in current quarter and 9MFY26.
- Delhi has seen opening of new terminal at T1. Also, there was replacement of few concessions. This should result in growth in coming quarter.
- It is targeting 15% sustainable growth in medium term in non-aero revenues.

Debt

- It expects the debt to peak post Bhogapuram.
- It expects debt to reduce from FY27 onwards.
- It also expects interest cost to decline, as it gets all businesses to get rating of AAA+ over next 12-18 months.

Delhi duty free

- SPP is INR 1,073 (1,026 per pax last year)
- 7% growth in SPP

Hyderabad

- Tariff petition has been filed for fourth control period
- Capex for new plan of >INR 120-130bn is also a part of the plan
- To be spent over 4 years
- But no capex for last 12-18 months

Monetization of self-developed projects

- It expects to monetise after next 12- 18 months.
- The monetisation will likely progress only after lease rents are stabilized.

HRAB

- The hearing is happening in Supreme Court.

Asset monetization

- Chennai greenfield – land yet to be acquired; GMR would be interested in pursuing it.
- Pune greenfield – GMR is expected to pursue this opportunity.
- Privatisation process of 6+5 airport is likely to start from Q1FY27.

Outlook and valuation

We value GMRI's business as per the SoTP methodology and arrive at a TP of **INR 93** (maintain **HOLD**). Value creation at airports is a sum of: 1) aero business (regulated and subsidised from non-aero); 2) non-aero business (unregulated; specialists pay rent or revenue share to the airports); and 3) city-side development. Further, GMR also owns stake in various non-aero businesses with JVs.

GMR has undergone a merger with its subsidiary and has issued: 1) 3.4bn new equity shares to the shareholders of listed entity; 2) existing FCCB got converted into 1,112mn equity shares; and 3) optionally convertible preference shares (OCRPS) which, upon conversion, shall translate into 2,605mn shares. Previously, there were 6,035mn outstanding shares. Post the merger and conversion of FCCB, the issued shares stand at 10.6bn, and after OCRPS conversion there shall be 13.2bn equity shares.

The methodology for valuing the business is: 1) DCF for airport business in Delhi, Hyderabad and Goa; 2) land at the airports being valued on the basis of recent transactions value; and 3) Delhi non-aero business being valued at 45x FY28E earnings).

Upside risks: 1) Improved duty-free sales at Delhi and Hyderabad airports; 2) improved non-aero revenue across airport portfolio.

Downside risks: 1) Muted traffic growth; 2) delay in improvement of non-aero revenue; and 3) rise in competition for Delhi Airport from Jewar Airport in Noida (Uttar Pradesh).

Exhibit 5: SoTP-based TP

Business	Methodology	Equity value of assets (INR bn)	GMR's stake (%)	Stake adj value (INR bn)	INR/share
DIAL - Standalone and CPD					
DIAL - Standalone and existing CPD	DCF (CoE of 10.5%)	415	74%	307	22
DIAL - unused land	Valuing at INR 1.5bn/acre	175	74%	130	9
Non - aero business					
DIAL - Duty free Services	50xFY28E earnings	267	100%	267	19
DIAL - Cargo	25xFY28E earnings	72	100%	72	5
DIAL - Airport parking	25xFY28E earnings	23	74%	17	1
DIAL - F&B JV	50xFY28E earnings	29	74%	21	2
Value - Delhi		981		814	59
GHAL - Standalone and CPD					
GHAL	DCF (CoE of 0%)	207	74%	153	11
GHAL - unused land	Valuing at INR 150mn/acre	175	74%	130	9
GHAL - JV's - non aero business					
GHAL - Duty free+CP+Retail	50xFY28E earnings	145	100%	145	10
GHAL - Cargo+MRO+Advt	25xFY28E earnings	68	100%	68	5
GHAL - F&B JV	25xFY28E earnings	2	100%	2	0
Value - Hyderabad		382		283	36
Goa	DCF (CoE of 10.5%)	(9)	100%	-9	(1)
Goa - unused land	Valuing at INR 180mn/acre	42	100%	42	3
Value - Goa		33		33	2
Medan	12.5x EV/EBITDA	35	49%	17	1
Earn - outs from Groupe ADP			100%	-	-
GIL net debt - corporate and others				(71)	(5)
Airports business		1,431		1,076	93

Source: I-Sec research, Company data

Exhibit 6: Shareholding pattern

%	Jun'25	Sep'25	Dec'25
Promoters	66.2	66.2	66.2
Institutional investors	20.2	20.2	23.5
MFs and others	2.7	3.1	2.4
FIs/Banks	0.7	0.6	0.9
Insurance	1.1	0.9	1.3
FIIIs	15.7	17.3	19.0
Others	13.6	11.9	10.2

Source: Bloomberg, I-Sec research

Exhibit 7: Price chart



Source: Bloomberg, I-Sec research

Financial Summary

Exhibit 8: Profit & Loss

(INR bn, year ending Mar-31)

	FY25A	FY26E	FY27E	FY28E
Net Sales	104.1	148.3	160.4	177.5
Concession Fees	26.3	37.5	39.8	44.1
Operating Expenses	40.2	53.3	56.9	59.6
EBITDA	37.6	57.6	63.7	73.9
Depreciation & Amortization	19.1	20.0	20.0	20.3
EBIT	18.5	37.6	43.7	53.6
Interest expenditure	37.0	37.6	36.3	37.3
Other Income	4.3	4.0	2.2	2.2
Recurring PBT	(14.3)	4.0	9.6	18.5
Add: Extraordinaries	-	-	-	-
ADD: Share in JVs	6.1	-	-	-
PBT	(8.2)	4.0	9.6	18.5
Less: Taxes	1.8	1.1	2.3	2.6
Less: Minority Interest & Share in Associates	(4.2)	(1.7)	(0.9)	0.9
Net Income (Reported)	(3.9)	4.7	8.3	15.1
Net Income (Adjusted)	(3.9)	4.7	8.3	15.1

Source Company data, I-Sec research

Exhibit 9: Balance sheet

(INR bn, year ending Mar-31)

	FY25A	FY26E	FY27E	FY28E
Total Current Assets	124.4	162.0	188.1	201.4
of which cash & cash eqv.	9.4	50.9	76.9	90.0
Total Current Liabilities & Provisions	127.1	124.9	134.0	140.5
Net Current Assets	(2.7)	37.1	54.1	60.9
Investments	42.9	42.9	42.9	42.9
Net Fixed Assets	276.4	228.4	210.3	207.0
ROU Assets	-	-	-	-
Capital Work-in-Progress	5.7	13.6	34.6	59.6
Total Intangible Assets	-	-	-	-
Other assets	38.1	38.1	38.1	38.1
Deferred Tax assests	-	-	-	-
Total Assets	360.4	360.0	379.9	408.4
Liabilities				
Borrowings	376.3	370.3	382.7	395.2
Deferred Tax Liability	-	-	-	-
provisions	-	-	-	-
other Liabilities	2.0	2.0	2.0	2.0
Equity Share Capital	10.6	10.6	10.6	10.6
Reserves & Surplus	(35.6)	(28.3)	(19.9)	(4.8)
Total Net Worth	(25.0)	(17.7)	(9.4)	5.8
Minority Interest	7.1	5.5	4.6	5.5
Total Liabilities	360.4	360.0	379.9	408.4

Source Company data, I-Sec research

Exhibit 10: Cashflow statement

(INR bn, year ending Mar-31)

	FY25A	FY26E	FY27E	FY28E
Operating Cashflow	21.4	21.2	18.3	29.8
Working Capital Changes	18.4	(1.7)	(9.0)	(6.3)
Capital Commitments	1.6	(20.2)	22.9	41.9
Free Cashflow	19.8	41.5	(4.7)	(12.2)
Other investing cashflow	(32.3)	-	-	-
Cashflow from Investing Activities	(30.7)	(20.2)	22.9	41.9
Issue of Share Capital	-	2.6	-	-
Interest Cost	37.0	37.6	36.3	37.3
Inc (Dec) in Borrowings	23.5	(6.1)	12.4	12.4
Dividend paid	-	-	-	-
Others	(10.4)	34.2	79.3	75.1
Cash flow from Financing Activities	50.2	68.3	128.0	124.8
Chg. in Cash & Bank balance	(18.8)	41.5	26.0	13.1
Closing cash & balance	9.4	50.9	76.9	90.0

Source Company data, I-Sec research

Exhibit 11: Key ratios

(Year ending Mar-31)

	FY25A	FY26E	FY27E	FY28E
Per Share Data (INR)				
Reported EPS	(0.3)	0.3	0.6	1.1
Adjusted EPS (Diluted)	(0.3)	0.3	0.6	1.1
Cash EPS	1.1	1.8	2.0	2.6
Dividend per share (DPS)	-	-	-	-
Book Value per share (BV)	(1.8)	(1.3)	(0.7)	0.4
Dividend Payout (%)	-	-	-	-
Growth (%)				
Net Sales	19.0	42.4	8.1	10.7
EBITDA	26.7	53.3	10.6	16.0
EPS (INR)	(60.8)	(220.5)	75.8	81.9
Valuation Ratios (x)				
P/E	(332.4)	275.8	156.9	86.2
P/CEPS	86.0	52.8	46.0	36.9
P/BV	(52.2)	(73.8)	(139.4)	226.2
EV / EBITDA	44.0	27.9	25.0	21.5
P / Sales	12.8	9.0	8.3	7.5
Dividend Yield (%)	-	-	-	-
Operating Ratios				
Gross Profit Margins (%)	100.0	100.0	100.0	100.0
EBITDA Margins (%)	36.1	38.8	39.7	41.6
Effective Tax Rate (%)	(12.7)	27.9	24.5	14.2
Net Profit Margins (%)	(9.6)	1.9	4.5	8.9
NWC / Total Assets (%)	6.6	-	-	-
Net Debt / Equity (x)	(12.9)	(15.6)	(28.1)	45.4
Net Debt / EBITDA (x)	8.6	4.8	4.1	3.6
Profitability Ratios				
RoCE (%)	5.9	7.6	9.0	11.7
RoE (%)	29.6	(31.4)	(97.7)	472.1
RoC (%)	5.9	7.6	9.0	11.7
Fixed Asset Turnover (x)	0.4	0.6	0.7	0.9
Inventory Turnover Days	6	7	6	6
Receivables Days	20	2	1	1
Payables Days	3	2	2	2

Source Company data, I-Sec research

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