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IPO Report

10th Dec'25

Snapshot

Company is the second largest private hospital chain in North India with an aggregate bed capacity of 3,000 beds, and the largest private hospital chain in terms of bed capacity in Haryana with 1,600 beds located in the state as of March 31, 2025. Company operate a network of 14 NABH accredited multi-super specialty hospitals under the 'Park' brand, of which eight hospitals are also NABL accredited, with eight hospitals in Haryana, one hospital in New Delhi, three hospitals in Punjab and two hospitals in Rajasthan.

VALUATION

Company is bringing the issue at price band of Rs 154-162 per share at p/e multiple of 25x on post issue annualized H1FY26 PAT basis.

Company is second largest chain of private hospitals in North India and largest private hospital chain in Haryana with delivering high-quality and affordable healthcare with a diverse specialty mix. Company has track record of successfully acquiring and integrating hospitals along with strong operational and financial performance with diversified payor mix and doctor led professional management team with industry experience. Hence, we recommend "Subscribe" to the issue.

Price Band (Rs./Share)	154-162
Opening date of the issue	10th Dec '2025
Closing Date of the issue	12th Dec '2025
No of shares pre issue	38,43,99,990 Eq Shares
Issue Size	Rs 920.00 Cr
Fresh issue	Rs 770.00 Cr
Offer For Sale	Rs 150.00 Cr
Face Value (Rs/ share)	Rs 2/share
Bid Lot	76

BIDDING DETAILS

QIBs (Including Anchor)	50% of the offer (Approx 2,83,95,062 eq Shares)
Non-Institutional	15% of the offer (Approx 85,18,519 eq Shares)
Retail	35% of the offer (Approx 1,98,76,543 eq Shares)
Lead managers	Nuvama Wealth Management Limited ,CLSA India Private Ltd, DAM Capital Advisors Limited, Intensive Fiscal Services Limited
Registrar to the issue	Kfin Technologies Limited

WHAT WE LIKE

Second largest chain of private hospitals in North India and largest private hospital chain in Haryana

Company is the second largest private hospital chain in North India with an aggregate bed capacity of 3,000 beds, and the largest private hospital chain in terms of bed capacity in Haryana with 1,600 beds located in the state as of March 31, 2025. Company have been providing healthcare services since the incorporation of Company in 2011 and its extensive presence in the North India region has allowed company to develop an understanding of regional nuances, patient culture and preferences, and infrastructure requirements. Over the years, company have increased its bed capacity organically and through the acquisition of other hospitals growing from 2,550 beds as of March 31, 2023 to 3,250 beds as of September 30, 2025.

Track record of successfully acquiring and integrating hospitals

Company have established a track record of successfully acquiring and integrating hospitals so as to expand its network, which has significantly contributed to the growth in company's bed capacity, revenues and profitability. Company have completed the acquisition of eight hospitals in North India and added 1,650 beds to its network through such initiatives as of September 30, 2025. These acquisitions have helped company expand its geographic reach in key regions of North India and strengthened company's presence enabling it to provide services to more patients.

Strong operational and financial performance with diversified payor mix

During the six months ended September 30, 2025 and September 30, 2024, and Fiscals 2025, 2024, and 2023, company's in-patient volume was 46,551, 40,368, 81,311; 73,284 and 73,084 patients across its hospitals, respectively, and company's ARPOB was 27,105, ₹ 25,674, ₹ 26,206; ₹ 24,919 and ₹ 24,575, respectively. Company's restated profit after tax for the six months ended September 30, 2025 and September 30, 2024, and Fiscals 2025, 2024 and 2023 was ₹ 1,391.43 million, ₹ 1,128.90 million, ₹ 2,132.15 million, ₹ 1,520.07 million and ₹ 2,281.86 million, respectively, reflecting company's ability to remain profitable



COMPANY BACKGROUND

Company offer over 30 super specialty and specialty services, including internal medicine, neurology, urology, gastroenterology, general surgery, orthopedics and oncology. As of September 30, 2025, company had a dedicated team of 1,014 doctors and 2,142 nurses across its hospitals, delivering clinical and patient care.

Company have increased its bed capacity from 2,550 beds as of March 31, 2023 to 3,250 beds as of September 30, 2025; and company currently have a pipeline of hospital expansion in Ambala, Panchkula, Rohtak, New Delhi, Gorakhpur and Kanpur. In Ambala, company have bought land adjacent to its existing hospital and are in the process of increasing its bed capacity from 250 beds to 450 beds and set up an onco-radiation facility, which is expected to be operational by October 2027. In Panchkula, company is in the process of constructing a multi super-specialty hospital with a capacity of 300 beds, which is expected to be operational by April 2026, while in Rohtak, company is constructing a hospital with a capacity of 250 beds, which is expected to be operational by December 2026. In addition, Blue Heavens, a Subsidiary of Company, submitted a Resolution Plan to the resolution professional appointed in respect of Durha Vitrak under the provisions of the Insolvency and Bankruptcy Code, 2016, for the proposed acquisition of Durha Vitrak (operating as Febris Multi Specialty Hospital, Narela, New Delhi). Pursuant to the NCLT Order, the Resolution Plan was approved. Blue Heavens is in the process of completing the requisite steps as specified in the NCLT Order and the Resolution Plan, including:

i payment of ₹ 483.01 million to the secured financial creditors of Durha Vitrak; and

i infusion of ₹1.00 million by Blue Heavens in the form of equity capital towards subscription of fresh equity shares of Durha Vitrak.

Upon completion of the aforesaid steps, including the subscription to the share capital of Durha Vitrak, as specified in the Resolution Plan and the NCLT Order, Durha Vitrak will become a wholly-owned subsidiary of Blue Heavens.

As of September 30, 2025, company's hospitals were equipped with an aggregate of 870 bedded intensive care units ("ICUs") and 67 operating theatres ("OTs"), as well as a dedicated oxygen generation plant for critical care at each hospital. Company also have two dedicated cancer units that are equipped with linear accelerators. Each of company's hospitals have a trauma center with round-the-clock coverage from super specialists, anesthesiologists and intensivists for its patients. Company have established Institutes of Minimal Access, Advanced Surgical Sciences and Robot-Assisted Surgery ("iMARS") at three of its hospitals in Sector 47, Gurugram; Palam Vihar; and Mohali to deliver advanced clinical care by leveraging robotic systems to provide a comprehensive range of minimally invasive procedures that lead to quicker recovery and improved outcomes for its patients.

Company is led by its founder and Chairman, Dr. Ajit Gupta, whose leadership and deep understanding of the healthcare landscape in India has laid the foundation for company's growth. Dr. Ajit Gupta has over 25 years of experience in the medical profession. Company's Managing Director, Dr. Ankit Gupta, has over 20 years of experience in the medical profession and has been instrumental in transforming company's chain of hospitals into a trusted brand in North India.

OBJECTS OF OFFER

The Offer comprises of the Fresh Issue of Equity Shares of face value of ₹2 each, aggregating up to ₹ 7,700.00 million by Company and an Offer for Sale of Equity Shares of face value of ₹2 each, aggregating up to ₹ 1,500.00 million by the Promoter Selling Shareholder.

Fresh Offer

Company proposes to utilize the Net Proceeds towards funding the following objects

1. Repayment/ prepayment, in full or in part, of outstanding borrowings availed by Company and its Subsidiaries;
2. Funding capital expenditure for development of new hospital by company's Subsidiary, Park Medicity (NCR);
3. Funding capital expenditure for purchase of medical equipment by Company and its Subsidiaries, Blue Heavens and Ratangiri; and
4. Unidentified inorganic acquisitions and general corporate purposes.

RISKS

Company have certain contingent liabilities that have been disclosed in its financial statements. As of September 30, 2025, company's contingent liabilities (excluding corporate guarantees) constituted 11.66% of its net worth, while corporate guarantees given by Company and Subsidiaries constituted 71.58% of company's net worth. If these liabilities materialize, they may adversely affect company's results of operations, cash flows and financial condition.

Source:RHP



Consolidated Financials

(Rs in Mn)

Financials	FY23	FY24	FY25	H1FY26
Total Revenue (A)	12545.95	12310.66	13935.70	8086.57
Total Expenditure (B)	8642.54	9207.65	10213.97	5915.21
EBIDTA	3903.41	3103.01	3721.73	2171.36
EBIDTA Margin	31.11	25.21	26.71	26.85
Other Income	175.82	320.18	324.04	147.37
Depreciation	405.16	505.74	582.25	283.15
EBIT	3674.07	2917.45	3463.52	2035.58
Interest	506.02	703.18	596.77	296.63
PBT	3168.05	2214.27	2866.75	1738.95
Share of profit in Asso	0.00	0.00	0.00	0.00
PBIT	3168.05	2214.27	2866.75	1738.95
Exceptional	17.77	32.64	0.00	0.00
PBT	3150.28	2181.63	2866.75	1738.95
Tax	868.42	661.56	734.60	347.52
PAT	2281.86	1520.07	2132.15	1391.43
NPM	18.19	12.35	15.30	17.21
ROE%	32.91	18.81	20.08	11.45
EPS	5.94	3.95	5.55	3.62
Eq Cap	768.80	768.80	768.80	768.80
Net Worth	7,299.72	9,355.06	11,262.77	12,646.75

(Source: RHP)



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