



Date: 02.02.2026

To

The Manager – Listing Compliance
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (East), Mumbai – 400051

Symbol: SUBAHOTELS

Series: EQ

Subject: Intimation under Regulation 30 – Signing of binding Term Sheet for Revenue Share Hotel Project, Bilaspur (Chhattisgarh)

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Schedule III thereof, we hereby inform you that **Suba Hotels Limited** (“the Company”) has entered into a **binding Term Sheet** with **Mr. Anoop Chadha / Reality Infra** for the development, branding, and operation of an upcoming hotel project on a **revenue share basis** at **Bilaspur, Chhattisgarh**.

The proposed hotel shall be operated under the Company’s **CLICK HOTEL** brand and is proposed to be developed in accordance with applicable brand standards, subject to completion of development milestones, due diligence, and execution of definitive agreements.

The project relates to an under-development hotel property with the civil structure completed, wherein the balance development shall be undertaken in accordance with architectural and design recommendations, subject to joint approval of the Hotel Owner and the Brand Operator. The proposed hotel is envisaged to comprise approximately 70 keys with amenities including restaurants, banquet facilities, swimming pool, gym, spa and other ancillary facilities, developed across a basement, ground floor and four upper floors. The hotel shall be developed and operated in strict compliance with the CLICK HOTEL brand standards for all front-of-house and back-of-house areas, including guest and staff facilities, subject to final discussions and approvals.

Brief details as required under Regulation 30 are enclosed herewith as **Annexure I**.

This disclosure is for information and record

For and on behalf of Suba Hotels Limited
(Formerly known as Suba Hotels Private Limited and Hotel Suba Star Private Limited)

Sonam Aggarwal
Company Secretary
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Registered Office : Judges Bungalow Road, Near Akash Tower, Bodakdev, Opp. Premchand Nagar, Ahmedabad - 380 015.

T: +91 79 66 04 9777 / **W:** www.subahotels.com **CIN No. :** U99999GJ1997PLC120713

Correspondence Office : B2-1004, Marathon Nextgen Innova, Off Ganpat Rao Kadam Marg, Lower Parel, Mumbai - 400 013, Maharashtra, India.

T: +91 22 66820707 / **W:** www.subahotels.com

ANNEXURE I

Details of the binding Term Sheet for Revenue Share Hotel Project, Bilaspur (Chhattisgarh)

Particulars	Details
Name of the counterparty	Suba Hotels Limited (“Operator”) and Mr. Anoop Chadha / Reality Infra (“Owner”)
Nature of agreement	Letter of Intent for hotel development and operation on Revenue Share basis
Location of property	Bhartiya Nagar, Bilaspur, Chhattisgarh
Purpose	Development, branding, and operation of a hotel under “CLICK HOTEL” brand
Term	Long-term arrangement, subject to execution of definitive agreements
Business model	Asset-light, Revenue Share hotel
Whether the agreement is in the ordinary course of business	Yes
Description of the Property	The proposed hotel is envisaged to comprise approximately 70 keys with amenities including restaurants, banquet facilities, swimming pool, gym, spa and other ancillary facilities, developed across a basement, ground floor and four upper floors
Related party transaction	No
Material financial impact	The agreement is expected to contribute positively to the Company’s operational revenues over the tenure of the arrangement.



Particulars	Details
Impact on operations	Expansion of managed portfolio in a new market; aligns with asset-light growth strategy

Note:

This disclosure is made pursuant to Regulation 30(6) read with Para A of Part A of Schedule III of SEBI (LODR) Regulations, 2015.



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