



Date: 04.03.2026

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

Symbol: SUBAHOTELS

Series: EQ

Dear Sir/Madam,

Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of binding Term Sheet for Proposed Hotel Management Agreement located at Vijayawada, Andhra Pradesh

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform you that Suba Hotels Limited (“the Company”) has executed a binding Term Sheet dated with Mr. Srinivasa Rao Atluri, Owner, for entering into a proposed Hotel Management Agreement for a hotel property located at Vijayawada, Andhra Pradesh.

The proposed hotel property will operate under the brand “Click Hotels,” and will be known as Proposed Click Hotels Atluri’s. The property is proposed to have 40 rooms, along with a restaurant, gym, spa and other guest facilities, and will be operated under a Hotel Management Agreement. The hotel is expected to commence operations tentatively in July 2026, with a proposed agreement term including a lock-in period.

This proposed property is expected to strengthen the Company’s presence in the Andhra Pradesh market and aligns with the Company’s asset-light expansion strategy, which aims to expand its managed portfolio and enhance its presence in key markets.

The execution of the definitive Hotel Management Agreement shall be subject to the completion of due diligence and the mutual agreement of the parties.

Kindly take the above information on record.

Thanking you,

Yours faithfully,

For Suba Hotels Limited

(Formerly known as Suba Hotels Private Limited and Hotel Suba Star Private Limited)

Sonam Aggarwal

Company Secretary

Email: compliance@subahotels.com

Tel: 022-24825101



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ANNEXURE A

Details of the term sheet executed for the Proposed Hotel Management Agreement at Vijayawada

Sr. No.	Particulars	Details
1	Name of the parties to the agreement	Mr. Srinivasa Rao Atluri (“ Owner ”) and Suba Hotels Limited (“ Operator ”)
2	Nature of the agreement	Execution of a binding Term Sheet governing a Hotel Management and Revenue Sharing Association for the operation of the hotel property under the Click Hotels brand.
3	Name of the brand / business activity	Operation and management of a 40 rooms hotel under the Click Hotels Atluri’s
4	Location of the property	Door No. 36-12-13/6, Killaru Buchhi Babu Street, Moghal Rajapuram, Vijayawada – 520010, Andhra Pradesh
5	Key terms of the agreement	The proposed arrangement is structured on a minimum guarantee–cum–revenue sharing model, wherein the minimum guarantee is determined on a per-key basis, with periodic escalation as may be mutually agreed and documented in the definitive agreements.
6	Size of the property	Proposed 40 rooms with restaurant, gym, spa and related guest facilities
7	Whether the transaction is a Related Party Transaction	No , this is not a Related Party Transaction
8	Promoter / promoter group interest in the entity	None ; promoters have no interest in the Owner or the Property
9	Estimated timeline for execution of definitive agreement	Expected date of commencement of operations is tentatively July 2026, and to be executed subject to due diligence, mutual agreement and approvals

Sr. No.	Particulars	Details
10	Strategic Rationale	<p>This proposed Hotel Management Agreement is in line with the Company’s asset-light expansion strategy and strengthens its presence in the key commercial and travel hub of Vijayawada, Andhra Pradesh. The addition of this property will enhance the Company’s managed portfolio under the “Click Hotels” brand and contribute to increased management fee-based revenue without significant capital investment. The property is expected to improve the Company’s geographic diversification, brand visibility, and long-term revenue stability, thereby supporting the Company’s growth strategy and enhancing shareholder value.</p>

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.

