



Date: 05.12.2025

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

Subject: Intimation under Regulation 30 of SEBI (LODR) Regulations, 2015 – Execution of Lease Agreement

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform that **Suba Hotels Limited (“the Company”)** has executed a **Revenue Share and Operating Agreement** with the property owners of the hotel premises located at **Jodhpur, Rajasthan**, for development, operation and management of a hotel facility under the Suba Hotels portfolio.

The Agreement formalizes the commercial terms for operation of a **42-room hotel property** with facilities including a restaurant, banquet hall, swimming pool. The arrangement includes a minimum guaranteed monthly consideration and a revenue share mechanism linked to room revenue and food & beverages revenue, as detailed in *Annexure A*.

This execution marks the Company’s continued expansion in Rajasthan and strengthens its footprint in high-potential tourism and cultural destinations.

You are requested to take the above information on record.

Thanking you,
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
Email: compliance@subahotels.com
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Annexure A

Details of the Revenue Share and Operating Agreement for Management and Operation of a Hotel Property at Jodhpur, Rajasthan executed by Suba Hotels Limited

Sr. No.	Particulars	Details
1	Name of the Parties to the Agreement	(i) Mr. Gopal Singh Chouhan, (ii) Mr. Shravan Singh Chouhan, and (iii) M/s. New Cosmos Inn (sole proprietorship of Mrs. Suman Kanwar Chouhan), collectively referred to as the Owners. And Suba Hotels Limited
2	Type of Agreement	Execution of a Revenue Share & Operating Agreement for management and operation of a hotel property at Jodhpur, Rajasthan.
3	Brand	Click Collection
4	Location of Property	Jodhpur, Rajasthan
5	Description of Property	Operational hotel comprising: • 42 Rooms • Restaurant • Banquet Hall • Bar • Swimming Pool • Back-office areas
6	Total built-up area	approx. 42,000 sq. ft.
7	Lock-in Period	As per agreement terms
8	Tenure of Agreement	As mutually agreed in the Lease Deed
9	Related Party Transaction	No
10	Purpose of Agreement	To operate and manage a 42-room hotel property under the Company's operational framework and brand portfolio.
11	Strategic Rationale	This Revenue Share & Operating Agreement supports Suba Hotels Limited's asset-light expansion strategy by strengthening its presence in Rajasthan's high-demand hospitality market. The location and facilities of the Jodhpur property offer strong revenue-generation potential and enhance the Company's regional portfolio with minimal capital outlay, thereby aligning with long-term growth and operational scalability objectives.

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.