



Date: 07.05.2026

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

Symbol: SUBAHOTELS

Series: EQ

Subject: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Binding Letter with Kanha Realty, Vadodara Gujarat

Dear Sir/Madam,

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that **Suba Hotels Limited** (“Company”) has executed a **binding agreement** with **Kanha Realty**, through its Partner Mr. Ankit Thakkar, for the proposed operation and management of a hotel property under the “**Comfort Inn**” brand at **Vadodara, Gujarat** under a Revenue Share Model.

The proposed arrangement is in the nature of a **Revenue Sharing Agreement** and envisages development and operation of an upscale hotel property comprising approximately **75 keys** along with banquet, dining and guest facilities.

The binding agreement sets out the broad commercial understanding between the parties pending execution of definitive agreements.

The proposed property is aligned with the Company’s asset-light expansion strategy and is expected to strengthen the Company’s presence in Gujarat while expanding its managed hospitality portfolio under the “Comfort Inn” brand.

The disclosure pursuant to Regulation 30 of SEBI (LODR) Regulations, 2015 read with SEBI Circular dated 13 July 2023 is enclosed herewith as **Annexure A**.

The above is for your information and records.

Thanking You,

Yours faithfully,

For **Suba Hotels Limited**

Sonam Aggarwal

Company Secretary

Email Id: compliance@subahotels.com

Tel No: 022-24825101



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Annexure A

Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. No.	Particulars	Details
1	Name of the Counterparty	Kanha Realty through its Partner Mr. Ankit Thakkar (Owner) and Suba Hotels Limited (Operator)
2	Nature of Agreement	Binding Letter of Intent for proposed Revenue Sharing Arrangement for operating and managing a hotel property under the “Comfort Inn” brand.
3	Name of Property	Proposed Comfort Inn Hotel
4	Location	Off OP Road, Vadodara – 390020, Gujarat
5	Proposed Inventory	Approximately 75 keys, 1 F&B outlet, 1 lounge, 1–2 banquet halls with supporting areas and basement facilities.
6	Nature of Property	Commercial Hotel
7	Agreement Term	15 years (Lock-in Period of equivalent duration)
8	Whether Related Party Transaction	No
9	Whether Promoter / Promoter Group / Group Companies have any interest in the entity	No
10	Impact on Management or Control	No change in management or control of the Company
11	Strategic Rationale	The proposed hotel aligns with the Company’s asset-light expansion strategy and will strengthen the Company’s presence in Gujarat under the “Comfort Inn” brand portfolio.

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.

