



Date: 10.02.2026

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 of SEBI (LODR) Regulations, 2015 – Signing of Binding Term Sheet for Minimum Guarantee / Revenue Share-based Operating Arrangement for Hotel Project at Andheri (East), Mumbai

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”) read with Schedule III thereof, we hereby inform you that Suba Hotels Limited (“the Company”) has entered into a binding term sheet with the partners of Metropolis Holdings, Mumbai, being the owners of the hotel property located at Marol Maroshi Road, Andheri (East), Mumbai, for operating the said hotel property under the Company’s brand.

The binding term sheet outlines the broad commercial understanding between the parties for entering into a Minimum Guarantee/Revenue Share-based operating arrangement in respect of the said property, which is proposed to be branded as “Click Hotel Metropolis”. The definitive and detailed agreement shall be executed in due course, subject to completion of due diligence and mutual finalisation of the terms and conditions.

The hotel property comprises 36 rooms, along with a banquet hall and a restaurant.

The details as required under Regulation 30 read with Schedule III of the SEBI LODR Regulations are provided in Annexure A to this intimation.

Kindly take the above information on record.

Thanking you,

Yours faithfully,

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 Id: compliance@subahotels.com
Tel No: 022-24825101



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

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ANNEXURE A

Details of the binding Term Sheet for Revenue Share Hotel Project, Andheri (East), Mumbai

Sr. No.	Particulars	Details
1	Name of the parties to the agreement	Suba Hotels Limited (“Operator”) and Mr. Mohammed Tofic & Mr. Ashraf Ali Bashir Ahamed, Partners – Metropolis Holdings, Mumbai (“Owner”)
2	Nature of agreement	Binding Term Sheet for Hotel Operation under MG / Revenue Share model
3	Business model	Asset-light, Revenue Share hotel
4	Duration	The proposed term of the arrangement shall be as mutually agreed between the parties and will be duly recorded in the definitive agreement, subject to execution of the final binding documents.
5	Nature of transaction	Hotel operation and branding arrangement
6	Name of the hotel	Proposed to be branded as “Click Hotel Metropolis”
7	Location of property	Marol Maroshi Road, Andheri (East), Mumbai
8	Description of the Property	The hotel property comprises 36 rooms, one banquet hall, and one restaurant.
9	Whether the agreement is in the ordinary course of business	Yes
10	Whether related party transaction	No
11	Material impact on operations	The arrangement is expected to strengthen the Company’s presence in the Mumbai hospitality market
12	Any other information	A definitive agreement shall be executed subject to due diligence and mutual consent
13	Strategic Rationale	The proposed arrangement is aligned with the Company’s strategy of expanding its portfolio through an asset-light model and strengthening its presence in key metro markets. The location of the property in Andheri



		(East), Mumbai, is expected to provide access to a high-demand business and transit catchment, thereby supporting stable occupancy potential. The minimum guarantee-cum-revenue sharing structure is intended to balance commercial viability with long-term operational scalability while enhancing the Company's brand visibility in the Mumbai hospitality market.
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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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