



Date: 10.09.2026

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

Symbol: SUBAHOTELS

Dear Sir/Madam,

Subject: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Term Sheet for Execution of Franchise and Management Agreement for Quality Inn, Bodinayakanur, Tamil Nadu

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”), we wish to inform you that Suba Hotels Limited (“the Company”) has executed a Term Sheet for the execution of a Franchise and Management Agreement with the Owner for a hospitality property under the Company’s brand “Quality Inn” and will be located at Chinnamanur – Pulikuthi – Bodinayakanur – Munnar Road, Bodi Hill North – Bodinayakanur, Tamil Nadu - 625582

The said agreement will grant the Company the right to manage and market the hotel under its established brand standards, systems, and operating framework, and is aligned with the Company’s strategic objective of expanding its asset-light management portfolio and strengthening its presence in key business across India.

The proposed hotel comprises 40 guest rooms (keys), restaurant, banquet and other front-of-house and back-of-house facilities necessary for efficient hotel operations, in accordance with the brand standards of Suba Hotels Limited.

The details as required under Regulation 30 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are enclosed herewith as **Annexure A**.

Kindly take the same on record.

Thanking you,
Yours faithfully,
For and on behalf of Suba Hotels Limited

Mansur Abubaker Mehta
Chairman & Managing Director
DIN: 01643019



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Annexure A

Disclosure of the term sheet entered into for execution of Franchise and Management Agreement for Quality Inn, Bodinayakanur, Tamil Nadu

Sr. No.	Particulars	Details
1	Name of parties to the agreement	Mr Pradeep B., representative for BHB Hotels, LLP (“Owner”) and Suba Hotels Limited (“Operator”)
2	Purpose of the agreement	Franchise and Management Agreement for hotel property under the Company’s brand
3	Nature of agreement	Term sheet for execution of Franchise and Management Agreement
4	Brand	“Quality Inn”
5	Property Description	The Hotel comprises 40 guest rooms (keys), restaurant, banquet and meeting facilities, etc.
6	Name and location of property	“Quality Inn” and will be located at Chinnamanur – Pulikuthi – Bodinayakanur – Munnar Road, Bodi Hill North – Bodinayakanur, Tamil Nadu - 625582.
7	Scope of agreement	To manage, brand, market, and implement the Company’s operating standards and systems at the hotel property
8	Term of agreement	10 (Ten) years and lock-in period of 10 (Ten) years
9	Whether related party transaction	No
10	Whether promoter/promoter group/group companies have any interest in the entity	No
11	Strategic rationale	Strengthens the Company’s expansion strategy and enhances its footprint in the growing hospitality market of Tamil Nadu.

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.