



Date: 13.10.2026

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 – Opening of “Quality Inn Serenity” hotel, Lucknow, Uttar Pradesh under Management Agreement

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Part A of Schedule III thereto, we are pleased to inform you that Suba Hotels Limited has opened a “Quality Inn Serenity” hotel under the Management Agreement. The said hotel is located at KBC-29, Sector B, Ashiyana / Kanpur Road, Lucknow, Uttar Pradesh - 226012.

The hotel features 36 well-appointed rooms, comprising 27 Executive Double Rooms, six Executive Twin Rooms, three Premium Rooms and one restaurant and banquet hall. The rooms are equipped with modern amenities, making the property suitable for both short and extended stays 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 property is strategically located near Transport Nagar and Ashiyana and provides convenient connectivity to major healthcare, shopping, business and transportation hubs across the city, and it is near the Lucknow Airport and railway station.

This is the Company’s 7th hotel, in the capital city of Uttar Pradesh. This is the third hotel under the Choice Hotels portfolio.

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**.

You are requested to take the above information on record.

For and on behalf of Suba Hotels Limited

MANSUR
ABUBAKER MEHTA
Digitally signed by MANSUR
ABUBAKER MEHTA
Date: 2026.10.13 12:26:19
+05'30'

Mansur Abubaker Mehta
Chairman & Managing Director
DIN: 01643019



Registered Office : Judges Bungalow Road, Near Akash Tower, Bodakdev, Opp. Premchand Nagar, Ahmedabad - 380 015.

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Annexure I

Details as required under Regulation 30 of SEBI (LODR) Regulations, 2015

Particulars	Details
Name of the Property	Quality Inn Serenity, Lucknow
Brand	Quality Inn Serenity
Type of Agreement	Management Agreement
Location	KBC-29, Sector B, Ashiyana / Kanpur Road, Lucknow, Uttar Pradesh - 226012.
Status	Operations commenced
Total Rooms	The hotel features 36 well-appointed rooms, comprising 27 Executive Double Rooms, six Executive Twin Rooms and three Premium Rooms
Food & Beverage	CINNAMON - multi-cuisine restaurant
Banquet & Events	Banquet hall can host conferences, meetings and corporate gatherings
Facilities	Business Centre, Free High-Speed Wi-Fi, Travel Assistance, In-room dining, AC restaurant & banquet
Nearby Key Areas / Connectivity	The property is strategically located near Transport Nagar and Ashiyana and provides convenient connectivity to major healthcare, shopping, business and transportation hubs across the city. Lucknow Airport is approximately 6 km away, while the railway station is around 7 km from the property
Strategic Rationale	Strengthens Suba Hotels' presence in the Uttar Pradesh hospitality market, as religious tourism is expanding at a brisk pace, and boosts our capacity portfolio near the religious destination