



Date: 16.03.2026

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 (LODR) Regulations, 2015 – Execution of Binding Term Sheet for Proposed Franchisee Association for Hotel Property at Orai, Uttar Pradesh

Dear Sir/Madam,

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 binding Term Sheet with Mr. Ashutosh Rajput, owner of a proposed hospitality property located at Kanpur–Jhansi Highway, near Rath Road Bypass, Orai – 285001, Uttar Pradesh, for entering into a proposed Franchisee Association.

The proposed hotel property is planned to be developed under the brand “Comfort Inn”, subject to execution of definitive agreements and completion of necessary formalities.

The proposed property is expected to comprise approximately 46 guest rooms along with restaurant, bar, banquet halls, board room, and other allied hospitality facilities, and will be developed in accordance with the applicable brand standards.

The proposed association is expected to enhance the Company’s brand footprint and expand its presence in the growing hospitality market of Uttar Pradesh through a franchisee-operated property.

The details as required under Regulation 30 of the SEBI LODR Regulations read with applicable SEBI Circular(s) are provided in the enclosed **Annexure A**.

Kindly take the above information on record.

Thanking you.

Yours faithfully,
For Suba Hotels Limited
(Formerly known as Suba Hotels Private Limited and Hotel Suba Star Private Limited)

Sonam Aggarwal
Company Secretary
Email: compliance@subahotels.com
Tel: 022-24825101

Encl.: **Annexure A**



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Annexure A

Disclosure of Binding Term Sheet for Proposed Franchisee Association for Hotel Property at Orai, Uttar Pradesh

Particulars	Details
Parties to the Agreement	Mr. Ashutosh Rajput (“Owner and Franchisee”) and Suba Hotels Limited (“Franchisor/ Master Franchise”)
Name of the Property	Proposed Comfort Inn Orai
Nature of Agreement	Letter of Intent for Proposed Franchisee Association
Location of Property	Kanpur–Jhansi Highway, Near Rath Road Bypass, Orai – 285001, Uttar Pradesh, India
Proposed Brand	Comfort Inn
Key Features of Property	Approx. 46 Guest Rooms and Suites, Multicuisine Restaurant, Bar, 2 Banquet Halls, 6000 sq.ft Lawn, Board Room, Gym & Spa, Parking Facilities
Stage of Development	Letter of Intent executed; definitive agreement to be executed in due course
Whether related party transaction	No
Whether promoter/promoter group/group companies have any interest in the entity	No
Strategic Rationale	The proposed franchisee association is aligned with the Company’s strategy of expanding its branded hospitality network across key travel and pilgrimage destinations in India. The addition of the proposed hotel at Orai, Uttar Pradesh, will further strengthen the Company’s presence in the state and enhance its brand visibility in a growing regional travel market.

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.

