



Date: 17th November, 2025

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

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

Dear Sir/Madam,

Pursuant to Regulation 30 read with Schedule III, Part A, Para A(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that Suba Hotels Limited (“the Company”) has executed a Term Sheet with the owners, Mr. Santosh and Mr. Neal Varghese of Varghese & Co., for operating a hotel property located in Kalaburagi, Karnataka, to be branded under “Quality Inn by Choice Hotels.” The hotel is proposed to commence operations on 20 February 2026, subject to completion of statutory and operational prerequisites.

This disclosure is being filed promptly upon finalisation of complete and confirmable information, in accordance with the requirements of Regulation 30 of the SEBI LODR Regulations.

The property, comprising **60 rooms, a restaurant, café, banquet hall, and swimming pool**, will operate under the “**Quality Inn by Choice Hotels**” brand. This association marks Suba Hotels’ strategic entry into **Kalaburagi (Gulbarga)**, a prominent **Tier-II city in North Karnataka**, known as the **hub for cement and small-scale industries**.

This signing is part of Suba Hotels’ ongoing **asset-light expansion strategy**, aimed at strengthening its presence in emerging business and industrial destinations across India through management and revenue share partnerships.

A detailed summary of the arrangement is enclosed as Annexure – A.

Kindly take the same 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

Correspondence Office : B2-1004, Marathon Nextgen Innova, Off Ganpat Rao Kadam Marg, Lower Parel, Mumbai - 400 013, Maharashtra, India.

T: +91 22 66820707 / W: www.subahotels.com



Annexure I –

Key Details of the Agreement Executed Between Suba Hotels Limited and M/s Varghese & Co. for “Quality Inn by Choice Hotels”, Kalaburagi, Karnataka

Particulars	Details
Name of the parties to the agreement	Suba Hotels Limited and M/s Varghese & Co. (Partners: Mr. Santosh Varghese and Mr. Neal Varghese)
Type of agreement	Revenue Share Agreement
Brand / Franchise	Quality Inn by Choice Hotels
Purpose of agreement	Operation and management of hotel property
Location of property	1-891/72, Bhagyavanti Nagar, New Jewargi Road, Kalaburagi, Karnataka – 585102
Property details	60 rooms, restaurant, café, banquet, and swimming pool
Nature of arrangement	Revenue share model
Tenure	Long-term operational arrangement (Lease/License model)
Proposed Operational Date	28 th February, 2026
USP / Strategic significance	Entry into Tier-II city in North Karnataka; Kalaburagi is an industrial hub for cement and pulses. Strengthens Suba Hotels’ southern portfolio under the Quality Inn brand.
Any other material information	Part of Suba Hotels’ asset-light expansion model through strategic partnerships.

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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