



Date: 19.11.2025

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

Subject: Execution & Registration of Lease Deed for Development of Hotel Facility at Ujjain, Madhya Pradesh

Dear Sir / Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Company has executed and registered a long-term Lease Deed on 12 November 2025 for the development of a hotel project at Ujjain, Madhya Pradesh.

The leased parcel admeasures approximately 66,600 (Sixty-Six Thousand Six Hundred) square feet and is located at Village Narwar, District Ujjain. The property is strategically positioned opposite the proposed airport planned by the State and Central Governments between Dewas and Ujjain, and is in close proximity to major industrial hubs including the Ujjain Industrial Belt (24.1 km) and Vikram Udyogpuri Industrial Township (3 km).

The property has been leased for a primary term of 30 years, renewable for an additional 15-year period on mutual agreement. The Company proposes to develop an initial 50-room hotel, which shall be scalable up to 120 rooms based on demand and phased expansion.

This development forms part of the Company's broader expansion strategy into emerging pilgrimage and tourism corridors across India and is aligned with the Company's long-term growth plans.

The **key terms of the Agreement** are enclosed as **Annexure A**.

This disclosure is being made in accordance with Regulation 30 of SEBI LODR Regulations.

You are requested to take the above information on record.

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 –

Key Terms of the Executed & Registered Lease Deed for Development of Hotel Facility at Ujjain, Madhya Pradesh

Sr. No.	Particulars	Details
1	Parties	Lessor: Mr. Parvez Ahmed Sheikh Lessee: Suba Hotels Limited
2	Nature of Arrangement	Long-term lease for hotel development with rights to construct, operate and mortgage, and a proposed revenue-sharing arrangement post construction.
4	Location	Village Narwar Sadak Per, Tehsil & District Ujjain, Madhya Pradesh
5	Property Description	Property is located near NH Ujjain–Dewas Road and opposite the proposed international greenfield airport between Dewas and Ujjain
6	Land Parcel	Approx. 1.53 acres situated at situated at Village Narwar, Patwari Halka No. 44, Tehsil and District Ujjain, State of Madhya Pradesh
7	Total Area	Approx. 66,600 sq. ft.
8	Tenure	Long-term Leave & License arrangement for 30 years, renewable for 15 years
9	Lock-in Period	Applicable lock-in period for both parties as per the Agreement
10	Obligations	Both parties shall perform their respective roles and responsibilities relating to property upkeep, operational management, staffing, compliance, and maintenance, as customary for hotel operating arrangements and as mutually outlined in the Agreement.
11	Strategic Location	Situated opposite the proposed airport planned between Dewas and Ujjain Located near the Ujjain Industrial Belt (24.1 km) Close to Vikram Udyogpuri Industrial Township (3 km)
12	Purpose	Development, construction and operation of a hotel project
13	Proposed Development	Initial 50-room hotel, scalable up to 120 rooms based on demand
14	Termination & Other Rights	Standard termination, notice, indemnity and force-majeure provisions applicable to such arrangements
15	Strategic Rationale	The arrangement strengthens the Company’s presence in a high-growth pilgrimage and tourism corridor, offering strong long-term demand potential, and leverages a prime location with upcoming airport infrastructure to support sustained growth and portfolio expansion.

Note:



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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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