



**Date: 24.11.2025**

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

**Subject: Intimation under Regulation 30 – Opening of New Hotel Property “Comfort Inn Vindhyan”, Vindhyachal (Uttar Pradesh)**

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform that Suba Hotels Limited has finalized and confirmed the opening of its new hotel property under the brand “Comfort Inn Vindhyan,” located at Bangali Ka Chauraha, near Vindhyavasini Temple, Vindhyachal, Mirzapur, Uttar Pradesh. The Hotel is being developed in two phases, and the Company has commenced operations of Phase I on 24<sup>th</sup> November 2025.

Phase I of the property will feature a 74-seater multi-cuisine restaurant, a café and lounge, a banquet hall with a 200-guest capacity along with an adjoining terrace, and a range of modern guest amenities and in-room services. The full property is planned to have an inventory of 42 rooms, which will become operational in the subsequent phase. This phased development strengthens Suba Hotels Limited’s presence in northern India and enhances its offerings across key spiritual and pilgrimage destinations, supporting the Company’s long-term growth strategy in the region.

This will be the second property in Mirzapur, located near Vindhyavasini Temple, further strengthening the Company’s presence in high-potential leisure and pilgrimage markets.

The key details of the property are enclosed as **Annexure A**.

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

The above is submitted for your information and records.

**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**  
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## Annexure – A

### Key Details of “COMFORT INN VINDHYAN”

Sr. No.	Particulars	Details
1	Name of Property	Comfort Inn Vindhyan
2	Location	Bangali Ka Chauraha, Near Vindhyavasini Temple, Vindhyachal, Mirzapur – 231302, Uttar Pradesh
3	Contact Details	+91 83815 77347; frontoffice@comfortinnvindhyan.com; om@comfortinnvindhyan.com
4	Opening Date	24 November 2025
5	Total Number of Rooms	42 Rooms (Deluxe, Executive, Junior Suite)
6	Dining Outlets	1. Vindhyan Chahal Pahal – 74-seat multi-cuisine restaurant 2. Bean Haven Café & Lounge
7	Banquet Facilities	Banquet Hall with 200-guest capacity + attached terrace
9	Nearby Attractions	Maa Vindhyavasini Temple – 100 m Kali Khoh Temple – 6 km Ashtabhuj Temple – 8 km Trikona Parikrama – 8 km

#### 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.