Date: 23.11.2026

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

Symbol: SUBAHOTELS

Dear Sir/Madam,

Subject: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Term Sheet for Long-Term Lease Agreement for Nashik

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 Term Sheet with the owner of an existing hospitality property situated at Survey No. 4, 21st Century Business Hub, Near Dhanwantri Medical College, Kamathwada, Nashik, Maharashtra – 422008, for entering into a Long-Term Lease Agreement.

Under the proposed arrangement, the Company intends to take the existing hotel property on a long-term lease and undertake its development, renovation, refurbishment and upgradation, as may be required, to bring the property in line with the brand standards, quality parameters and operational framework of the Company. The proposed arrangement is aligned with the Company's strategic objective of expanding its hospitality portfolio through an asset-light business model.

The hotel is envisaged to comprise 42 guest rooms (keys), a restaurant 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 details required under Regulation 30 of the SEBI LODR Regulations, read with the applicable SEBI circulars, are enclosed as **Annexure A**.

You are requested to kindly take the above information on record.

Thanking you,
For Suba Hotels Limited
(Formerly known as Suba Hotels Private Limited and Hotel Suba Star Private Limited)

SONAM AGGARWAL

Digitally signed by SONAM AGGARWAL
DN: c=IN, o=PERSONAL, title=7888, 2.5.4.20=c47848bd9a3ad72a6af22378dcd0d198fbe462a2494e7a239d367a51227bf563, postalCode=401404, st=Maharashtra, serialNumber=8255c5a4033abfe50496443533 0c32d50736dc21cba34e2b06e2777681 71e3c3, cn=SONAM AGGARWAL
Date: 2026.11.23 15:45:26 +05'30'

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

Annexure A

Disclosure of the term sheet entered into for execution of Long Term Lease Agreement

Sr. No.	Particulars	Details
1	**Name of parties to the agreement**	21st Century, acting through its authorised signatories, Mr. Rahul Anand and Mr Rahul Jadhav ("Owner") and Suba Hotels Limited ("Operator")
2	**Purpose of the agreement**	Long-term lease agreement for hotel property under the Company's brand
3	**Nature of agreement**	Term sheet for execution of Long-term Lease Agreement
4	**Property Description**	The Hotel comprises 42 guest rooms (keys), a restaurant and other front-of-house and back-of-house facilities necessary for efficient hotel operations, etc.
5	**Name and location of property**	Located at Survey No. 4, 21st Century Business Hub, Near Dhanwantri Medical College, Kamathwada, Nashik, Maharashtra – 422008
6	**Scope of agreement**	The scope of the proposed arrangement broadly includes taking the existing hospitality property on a long-term lease by the Company and undertaking the necessary development, renovation, refurbishment and upgradation of the property to align it with the brand standards and operational requirements.
7	**Term of agreement**	15 (Fifteen) years and lock-in period of 10 (Ten) years
8	**Whether related party transaction**	No
9	**Whether promoter/promoter group/group companies have any interest in the entity**	No
10	**Strategic rationale**	Expansion of the Company's hotel portfolio and strengthening its presence in Nashik

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.