



Date: 30.07.2026

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

1. Term Sheet entered for execution of Management Agreement for Click Hotel, Bengaluru Airport

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 entered into a Term Sheet for entering into Management Agreement with the Owner for managing a hotel property under the Company’s brand “Click Hotel” located at 109/6, International Airport Road, Hunachur, Mylanahalli Village, Yelahanka Taluk, Bengaluru, Karnataka – 562149, India.

The said agreement grants the Company the right to operate, manage, and market the hotel under its established brand standards, systems, and operating framework, and is aligned with the Company’s strategic objective of expanding its asset-light management portfolio and strengthening its presence in key business and leisure destinations across India.

The hotel comprises 54 guest rooms (keys), one restaurant across six floors, basement parking, kitchen, gymnasium, together with such other operational and support infrastructure necessary for efficient hotel operations, in accordance with the brand standards of Suba Hotels Limited.

2. Term Sheet entered for execution of Management Agreement for Click Hotel, Dhooma, Madhya Pradesh

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 entered into a Term Sheet for entering into a Management Agreement with the Owner for managing a hotel property under the Company’s brand “Click Hotel” located at Old NH-07, Dhooma, Madhya Pradesh – 480888, India.

The execution of said agreement will grant the Company the right to operate, manage, and market the hotel under its established brand standards, systems, and operating framework, and is aligned with the Company’s strategic objective of expanding its asset-light management portfolio and strengthening its presence in key business and leisure destinations across India.



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.

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The property comprises 60 guest rooms (keys) across ground plus three floors, two restaurants, approximately 5,000 sq. ft. of covered banquet space, approximately 60,000 sq. ft. of function lawn, a gymnasium, a swimming pool, together with such other operational and support infrastructure necessary for efficient hotel operations, in accordance with the brand standards of Suba Hotels Limited.

3. Term Sheet entered for execution of Management Agreement for Comfort Inn, Shamshabad, Hyderabad

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 entered into a Term Sheet for entering into a Franchisee and Management Agreement with the Owner for managing and franchising a hotel property under the Company’s brand “Comfort Inn” located at Plot No. 214, Sama Enclave, Madhura Nagar, Shamshabad, Hyderabad – 501218, Telangana, India.

The said agreement will grant the Company the right to operate, manage, and market the hotel under its established brand standards, systems, and operating framework, and is aligned with the Company’s strategic objective of expanding its asset-light management portfolio and strengthening its presence in key business and leisure destinations across India.

The Proposed Hotel comprises 59 guest rooms (keys) across ground and six floors along with a terrace, including one restaurant, one banquet hall, one board room, and space for a gymnasium and spa, together with such other operational and support infrastructure necessary for efficient hotel operations, in accordance with the brand standards of Suba Hotels Limited.

The details as required under Regulation 30 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are enclosed herewith as **Annexure A**.

Kindly take the same on record.

Thanking you,
For Suba Hotels Limited

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



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Annexure A

Disclosure of the Term Sheet for entering into Management Agreement for Click Hotel, Bengaluru Airport

Sr. No.	Particulars	Details
1	Name of parties to the agreement	Galaxy Air Suites (represented by Mr. Sainul Abid K C, Managing Partner) (“Owner”) and Suba Hotels Limited (“Operator”)
2	Purpose of the agreement	Management of hotel property under the Company’s brand
3	Nature of agreement	Term Sheet for execution of Hotel Management Agreement
4	Brand	“Click Hotel”
5	Property Description	Operational hotel comprising 54 guest rooms (keys), one restaurant, across six floors, along with basement parking.
6	Name and location of property	Click Hotel Bengaluru Airport, 109/6, International Airport Road, Hunachur, Mylanahalli Village, Yelahanka Taluk, Bengaluru, Karnataka – 562149, India
7	Scope of agreement	To operate, manage, supervise, brand, market, and implement the Company’s operating standards and systems at the hotel property
8	Term of agreement	10 years (Lock-in period: 6 years, as specified in the Agreement)
9	Consideration	Management fee as mutually agreed between the parties
10	Whether related party transaction	No
11	Whether promoter/promoter group/group companies have any interest in the entity	No
12	Strategic rationale	Strengthens the Company’s expansion strategy and enhances its footprint in the growing hospitality market around Bengaluru’s international airport catchment. The agreement aligns with the Company’s asset-light growth model and supports long-term revenue visibility and brand expansion.

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.



Disclosure of the Term Sheet for entering into a Management Agreement for Click Hotel, Dhooma, Madhya Pradesh

Sr. No.	Particulars	Details
1	Name of parties to the agreement	Shivhare Hotels & Motels Pvt. Ltd. (represented by Mr. Santosh Shivhare, Director) (“Owner”) and Suba Hotels Limited (“Operator”)
2	Purpose of the agreement	Management of hotel property under the Company’s brand
3	Nature of agreement	Term Sheet for entering into Hotel Management Agreement
4	Brand	“Click Hotel”
5	Property Description	The property comprises 60 (sixty) guest room keys across ground plus three floors, two restaurants, approximately 5,000 sq. ft. of covered banquet space, approximately 60,000 sq. ft. of function lawn, a gymnasium, a swimming pool, etc.
6	Name and location of property	Click Hotel, Dhooma, Old NH-07, Shivhare Hotel, Dhooma, Madhya Pradesh – 480888, India
7	Scope of agreement	To operate, manage, supervise, brand, market, and implement the Company’s operating standards and systems at the hotel property
8	Term of agreement	14 years and 11 months
9	Consideration	Management fee as mutually agreed between the parties
10	Whether related party transaction	No
11	Whether promoter/promoter group/group companies have any interest in the entity	No
12	Strategic rationale	Strengthens the Company’s expansion strategy and enhances its footprint in the growing hospitality market of Madhya Pradesh along the NH-07 corridor. The agreement aligns with the Company’s asset-light growth model and supports long-term revenue visibility and brand expansion.

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.

Disclosure of the terms sheet entered for entering into Franchisee and Management Agreement for Comfort Inn Hotel, Shamshabad, Hyderabad

Sr. No.	Particulars	Details
1	Name of parties to the agreement	Mr. B. Y. Naveen, Director – Proposed Hotel, along with Directors Mr. Sanjay Agarwal and Mr. Vara Prasad Salveru (“Owner”) and Suba Hotels Limited (“Operator”)
2	Purpose of the agreement	Franchise and management of hotel property under the Company’s brand
3	Nature of agreement	Term sheet for entering into Franchisee and Management Agreement
4	Brand	“Comfort Inn”
5	Property Description	Proposed hotel comprising 59 guest rooms (keys) across ground plus six floors along with a terrace and a restaurant
6	Name and location of property	Comfort Inn, Shamshabad, Plot No. 214, Sama Enclave, Madhura Nagar, Shamshabad, Hyderabad – 501218, Telangana, India
7	Scope of agreement	To operate, manage, franchise, brand, market, and implement the Company’s operating standards and systems at the hotel property
8	Term of agreement	15 years (Lock-in period: 9 years, as specified in the Agreement)
9	Consideration	Management fee and/or revenue share as mutually agreed between the parties
10	Whether related party transaction	No
11	Whether promoter/promoter group/group companies have any interest in the entity	No
12	Strategic rationale	Strengthens the Company’s expansion strategy and enhances its footprint in the growing hospitality market of Hyderabad, given the property’s proximity to the airport. The agreement aligns with the Company’s asset-light growth model and supports long-term revenue visibility and brand expansion.

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.