

Annexure A

Disclosure of the term sheet entered into for execution of Revenue Share Agreement for Comfort Inn, BKC, Mumbai

Sr. No.	Particulars	Details
1	Name of parties to the agreement	Triumph Developers Private Limited (“Owner”) and Suba Hotels Limited (“Operator”)
2	Purpose of the agreement	Revenue Share Agreement for hotel property under the Company’s brand
3	Nature of agreement	Term sheet for execution of Revenue Sharing Agreement
4	Brand	Comfort Inn, BKC, Mumbai
5	Property Description	Hotel comprising 46 keys, measuring approximately 33000 square feet of built-up area (BUA).
6	Name and location of property	BKC, Mumbai
7	Scope of agreement	To operate, manage, brand, market, and implement the Company’s operating standards and systems at the hotel property
8	Term of agreement	15 (Fifteen) years with further extension for 10 years based on mutual agreement
9	Consideration	Revenue sharing 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	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.