



Date: 30 December 2025

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

Symbol: SUBAHOTELS

Series: EQ

Subject: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Binding Term Sheet for Operation of a New Hotel Property at Hyderabad, Telangana

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Part A of Schedule III thereto, we hereby inform you that Suba Hotels Limited (“the Company”) has executed a binding term sheet with Multiverse Hotels Private Limited (“Owner”) for operating a new hotel property under the Company’s “CLICK HOTELS” brand at Gachibowli, Hyderabad, Telangana.

The binding term sheet records the principal commercial terms for the proposed operation of a brownfield hotel property comprising 53 guest rooms, subject to completion of due diligence and execution of a definitive Hotel Management Agreement in due course.

The proposed association is aligned with the Company’s strategy of expanding its asset-light portfolio through management arrangements in key urban and business-driven markets.

The details as required under Regulation 30 read with Schedule III of SEBI (LODR) Regulations, 2015 are enclosed as **Annexure – I**.

You are requested to 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
Company Secretary & Compliance Officer
Email: compliance@subahotels.com
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Annexure – I

Details of the Term sheet executed for the hotel property located at Gachibowli, Hyderabad, Telangana

Sr. No.	Particulars	Details
1	Name of the parties to the agreement	Suba Hotels Limited (“Operator”) and Multiverse Hotels Private Limited (“Owner”)
2	Nature of the agreement	Execution of a binding Term Sheet for operating and managing a hotel property.
	Brand	CLICK HOTELS
3	Nature of business activity	Operation and management of a 53-room hotel
4	Location of the property	2, Jayabheri Enclave, Off DLF Road, Gachibowli, Hyderabad, Telangana
5	Key terms of the agreement	The key terms of the binding term sheet include operational investment by Suba Hotels Limited. The property is a brownfield hotel comprising multiple guest rooms across interconnected buildings, and the arrangement is subject to an agreed lock-in period and overall tenure. The definitive Hotel Management Agreement is proposed to be executed for a long-term arrangement, subject to completion of due diligence and mutual agreement on final terms.
6	Whether the transaction is a Related Party Transaction	No, this is not a Related Party Transaction
7	Promoter / promoter group interest in the entity	None; promoters have no interest in the Owner or the Property
8	Estimated timeline for execution of definitive agreement	Within 20 days, subject to completion of due diligence
9	Strategic Rationale	<ul style="list-style-type: none"> • Expansion in key urban/business markets • Strengthening of asset-light portfolio • Operations to commence post pre-opening activities and brand standard compliance

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.

