



Date: December 06, 2025

To,

The Manager – Listing Compliance
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 (LODR) Regulations, 2015 – Press Release regarding launch of new properties

Dear Sir/Madam,

Pursuant to **Regulation 30** of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and other applicable provisions, Suba Hotels Limited (“the Company”) hereby submits the **Press Release** titled:

“Suba Hotels Limited Announces the Launch of Two New Properties in Dapoli & VindhyaChal”

The Press Release provides details regarding the launch and commencement of operations of our new hotel property:

1. **Comfort Inn Emerald – Dapoli, Maharashtra, and**
2. **Comfort Inn Vindhyan – VindhyaChal, Uttar Pradesh.**

These launches are part of the Company’s ongoing expansion strategy to strengthen its presence across key leisure and spiritual destinations in India.

A copy of the **Press Release** is enclosed herewith for your reference and records.

You are requested to take the same on record.

Thanking you,

For and on behalf of Suba Hotels Limited

(Formerly known as Suba Hotels Private Limited and Hotel Suba Star Private Limited)

Sonam Digitally signed
by Sonam

Aggarwal Aggarwal
Sonam Aggarwal
Date: 25.12.06
12:05:23 +05'30'

Company Secretary
Email Id: compliance@subahotels.com
Tel No: 022-24825101

Encl.: Press Release – “Suba Hotels Limited Announces the Launch of Two New Properties in Dapoli & VindhyaChal”



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Suba Hotels Limited Announces the Launch of Two New Properties in Dapoli & Vindhyaachal

Mumbai, Dec 04, 2025 - Suba Hotels Limited one of India's leading hotel chains in the hospitality segment, proudly announces the opening of two new properties - **Comfort Inn Emerald in Dapoli, Maharashtra**, and **Comfort Inn Vindhyan in Vindhyaachal, Uttar Pradesh**.

These launches reflect the Company's continuous efforts to enhance high-quality hospitality offerings across key leisure and spiritual destinations.

Expansion Highlights

1. Comfort Inn Emerald – Dapoli, Maharashtra

Located on the scenic **Dapoli-Harnai Road**, Comfort Inn Emerald is designed as a **charming boutique hotel inspired by Anglo-Gothic architecture**, blending modern comfort with coastal tranquillity.

Key Highlights

- Proximity to popular attractions such as **Murud Beach (6 km)**, **Harnai Beach (10 km)**, **Kadyawarche Ganpati Temple (7 km)**, and **Unhavare Hot Water Springs (20 km)**

2. Comfort Inn Vindhyan – Vindhyaachal, Uttar Pradesh

Located just **0.5 km from Maa Vindhyaivasini Temple**, Comfort Inn Vindhyan offers guests a serene environment combined with contemporary amenities.

Key Highlights

- Room Inventory – Total 42 Keys.
- Close to key locations including:
 - Maa Vindhyaivasini Temple – 0.5 km
 - Vindhyaachal Railway Station – 0.5 km
 - Mirzapur City Centre – 8 km
 - Kali Khoh Temple – 6 km

Management Perspective

Commenting on the launch, Mr. Mansur Mehta, Managing Director, Suba Hotels Limited, said:
"The addition of Comfort Inn Emerald and Comfort Inn Vindhyan aligns well with our focus on providing travellers with conveniently located accommodation options. Comfort Inn Emerald's position on the Dapoli-Harnai Road offers guests easy access to beaches, temples, and other local

attractions in the region. Similarly, Comfort Inn Vindhyan is situated just 0.5 km from the Maa Vindhyaivasini Temple and near the Vindhya Railway Station, ensuring ease of travel for pilgrims and visitors. We believe these locations naturally support consistent guest movement, as travellers prefer properties that are close to key landmarks and transportation points.”

About Suba Hotels Limited

Suba Hotels Limited is one of India's largest and fastest-growing domestic hotel chains in the mid-market segment, offering a comprehensive mix of upscale, upper midscale, midscale, and economy brands. With a strong footprint across Tier 2 and Tier 3 cities, Suba has established itself through strategic market penetration, asset-light growth models, and a commitment to superior guest experiences at accessible price points.

In **2022**, Suba became the **exclusive master franchisee of Choice Hotels in India**, bringing globally recognized brands such as **Comfort, Clarion, and Quality** under its umbrella. This partnership positioned Suba as a key player in India's mid-market hospitality segment.

Disclaimer

This document contains forward-looking statements, which are not historical facts and are subject to risks and uncertainties such as government actions, local developments, and technological risks. The Company is not responsible for any actions taken based on these statements and does not commit to publicly updating them to reflect future events or circumstances.

Corporate Communication Advisors

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