



Date: 28.08.2026

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 Execution of Revenue Sharing Agreement for Comfort Inn, Govardhan

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 Term Sheet for execution of Revenue Sharing Agreement with the Owner for operating a hospitality property under the Company’s brand “Comfort Inn” located at Block Bypass, Govardhan Marg, Near Govardhan Motors, Govardhan, Dist. Mathura, Uttar Pradesh-281052.

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 Hotel comprises 42 guest rooms (keys), with one Banquet and one 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 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
(Formerly known as Suba Hotels Private Limited and Hotel Suba Star Private Limited)

SONAM
AGGARWAL

Digitally signed by SONAM AGGARWAL
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co=SONAM AGGARWAL
Date: 2026.08.28 12:08:16 +05'30'

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



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.

T: +91 22 66820707 / W: www.subahotels.com

Annexure A

Disclosure of the term sheet entered into for execution of Minimum Guarantee and Revenue Share Agreement for Comfort Inn, Govardhan, Uttar Pradesh

Sr. No.	Particulars	Details
1	Name of parties to the agreement	Mr Laxmi Sharman (“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 Minimum Guarantee and Revenue Sharing Agreement
4	Brand	Comfort Inn
5	Property Description	Hotel comprising 42 guest rooms (keys) with one banquet hall and one restaurant
6	Name and location of property	Shri Girraj Sarovar Hotel. Block Bypass, Govardhan Marg, Near Govardhan Motors, Govardhan, Dist. Mathura, Uttar Pradesh-281052
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	Fifteen (15) years with Ten (10) years binding on both Parties, with a three (3) month mutual notice period exercisable after completion of lock-in period
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	Strengthens the Company’s expansion strategy and enhances its footprint in the growing hospitality market of Uttar Pradesh, 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.

