Date: 12.11.2026

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 – Opening of "Comfort Inn, Cozystays", Dehradun under Franchise Agreement

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 are pleased to inform you that Suba Hotels Limited has opened a "Comfort Inn, Cozystays" hotel under the Franchise Agreement. The said hotel is located at Property No. 2/1, Ballupur Gram, Canal Road, Part of Khasra No. 9, Min Mauza Chai Bagh, Kaulagarh, Dehradun, Uttarakhand – 248001

The hotel features 24 well-appointed Deluxe and Executive Rooms with modern in-room amenities, a restaurant and a banquet hall, making the property suitable for both business and leisure stays 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 property is strategically located near Dehradun Railway Station, Jolly Grant Airport, ISBT, GMS Road and major tourist attractions.

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.**

You are requested to take the above information on record.

For and on behalf of Suba Hotels Limited

MUBEEN MANSUR MEHTA
Digitally signed by MUBEEN MANSUR MEHTA
Date: 2026.11.12 14:32:25 +05'30'

Mubeen Mansur Mehta
Whole-time Director and CEO
DIN: 03156531

Annexure I

Details as required under Regulation 30 *of SEBI (LODR) Regulations, 2015*

Particulars	Details
Name of the Property	Comfort Inn Cozystays, Dehradun
Brand	Comfort Inn, Cozystays
Type of Agreement	Franchise Agreement
Location	Property No. 2/1, Ballupur Gram, Canal Road, Part of Khasra No. 9, Min Mauza Chai Bagh, Kaulagarh, Rajender Nagar, Dehradun, Uttarakhand – 248001
Status	Operations commenced
Total Rooms	The hotel features 24 well-appointed Deluxe and Executive Rooms with modern in-room amenities
Food & Beverage	A multi-cuisine restaurant offering breakfast, lunch, snacks and dinner.
Banquet & Events	A banquet venue suitable for small meetings, social functions, gatherings and events
Facilities	24-hour front desk, housekeeping, room service, parking, elevator, power backup and travel assistance, free wifi, a banquet and a restaurant
Nearby Key Areas / Connectivity	The property is strategically located near Dehradun Railway Station, Jolly Grant Airport, ISBT, GMS Road and major tourist attractions.
Strategic Rationale	The hotel is conveniently located near key corporate, PSU, healthcare, educational and research institutions, making it an ideal choice for both business and leisure stays.