



Date: 15.12.2025

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 – Execution of Lease Agreement for New Hotel Property at Ayodhya, Uttar Pradesh

Dear Sir/Madam,

Pursuant to Regulation 30 read with Schedule III, Part A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that Suba Hotels Limited (“the Company”) has executed a Lease Agreement with Hotel Grand Meera Palace, for operating a hospitality property located at Ayodhya Dham Marg, Mohbra Bypass, Ranopalli, Ayodhya, Uttar Pradesh.

The agreement outlines the handover conditions, lease tenure, lock-in period, operational responsibilities, statutory compliances, and governance framework between the parties. The Company will operate and manage the property in line with its internal operational standards.

The property, comprising a G + 3 structure with a basement, banquet hall and guest rooms, has been taken on a long-term lease for hotel operations.

Handover is scheduled on or before 15 January 2026, with commercial operations expected to begin thereafter, subject to pre-opening requirements.

With the addition of this property, the Company will have three hospitality properties in Ayodhya, Uttar Pradesh, further strengthening its presence in this key pilgrimage and tourism market.

The above disclosure is being made in compliance with Regulation 30 of SEBI (LODR) Regulations, 2015.

You are requested to take the above information 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 Aggarwal

Company Secretary

Email Id: compliance@subahotels.com

Tel No: 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.

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Annexure 1

Summary of Key Terms of the Lease/License Agreement executed with Hotel Grand Meera Palace (Partnership Firm) for taking on license a hotel property located at Ayodhya, Uttar Pradesh

Sr. No.	Particulars	Details
1	Name of the Property / Asset	Hotel property located at Ayodhya Dham Marg, Mohbra Bypass, Ranopalli, Ayodhya, Uttar Pradesh – 224123, comprising G + 3 floors + Basement + Banquet Hall + 48 Rooms.
2	Parties to the Agreement	Lessor: Hotel Grand Meera Palace (Partnership Firm) Lessee: Suba Hotels Limited / Suba Star Private Limited (as applicable)
3	Nature of the Transaction	Execution of a long-term Lease Agreement for operating a hospitality property
4	Purpose of the Transaction	To formalise the operational and leasing arrangement for the property, including handover obligations, tenure, responsibilities and governance framework. To develop and operate a branded hotel property and strengthening presence in Ayodhya's high-growth religious tourism market.
5	Tenure of Lease	Fixed lease tenure with a non-terminable lock-in period , as per the executed Agreement.
6	Operational Responsibilities	All day-to-day operational, staffing, financial, administrative, and compliance responsibilities rest solely with the Lessee. Lessor remains responsible only for structural integrity.
7	Termination Provisions	Termination rights governed by the Lease Agreement, including lock-in restrictions, notice procedures, and liquidated damages where applicable.
8	Key Terms (excluding brand, monetary and room details)	<ul style="list-style-type: none"> • Lessee responsible for operational readiness, statutory compliances and day-to-day management • Lessor responsible for property-related statutory compliance and handover obligations • Includes confidentiality, indemnity, access and termination provisions • Operations to commence post-handover as per agreed timelines
9	Whether the Transaction is at Arm's Length	Yes.
10	Whether in Ordinary Course of Business	Yes.
11	Projected Date of Operationalization	Commercial operations to commence as on 15th January 2026 upon completion of handover and pre-opening formalities as per Agreement.
12	Promoter / Group Interest	None.
13	Strategic Rationale	The Ayodhya property strengthens Suba Hotels' presence in a rapidly growing pilgrimage and tourism market. The asset-light lease model supports fast expansion and enhances visibility in North India, and leverages strong demand momentum in a high-opportunity micro-market.

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.



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