



Date: 12.12.2025

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 Franchise Agreement for a New Resort Property at Bengaluru, Karnataka

Dear Sir,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”), we hereby inform you that Suba Hotels Limited (“the Company”) has executed a Franchise Agreement with Mr. Salman Khalid (“Owner”) for operating a hospitality property located at Jadigenahalli, Malur–Hoskote Road, Bengaluru, Karnataka.

The commercial operations of the property are expected to commence from 31 January 2026, subject to completion of the pre-opening activities envisaged under the Agreement.

The hospitality property comprises rooms, cottages, dining facilities, banquet areas, landscaped zones and associated recreational infrastructure suitable for operating an experiential resort.

This arrangement is in line with the Company’s strategic plan to expand its asset-light premium leisure and experiential hospitality portfolio across South India.

A detailed disclosure pursuant to Para A of Part A of Schedule III of the SEBI (LODR) Regulations, 2015 is enclosed as Annexure I.

This is for your information and records.

Thanking you,

For Suba Hotels Limited

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

Sonam Aggarwal

Company Secretary

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Annexure I

Disclosure of Franchise Agreement executed for resort property at Bengaluru, Karnataka

Sr. No.	Particulars	Details
1	Name of parties to the agreement	Suba Hotels Limited (“Franchisor”) and Mr. Salman Khalid (“Owner / Franchisee”)
2	Nature of the agreement	Execution of a franchise agreement.
3	Name of the brand / business activity	For development, management, and operation of a hospitality project.
4	Purpose of Agreement	To formalize the franchise arrangement including operational framework, technical support, and obligations related to the property’s management.
5	Location of the property	Serene Farms, Jadigenahalli, Off Malur-Hoskote Road, Bengaluru, Karnataka
6	Key terms of the agreement	The agreement outlines a long-term franchise arrangement with a defined term and lock-in period, under which the Company will provide technical, operational, and management standards along with ongoing guidance, training, and periodic inspections. The Owner will be responsible for development, preparedness, statutory compliances, and operational maintenance of the property. The agreement further includes confidentiality, non-compete, intellectual property usage, and termination provisions.
7	Whether transaction is a related party transaction?	No
8	Promoter / promoter group interest	None
9	Timeline for commencement	Operations to commence as on 31 st January 2026, after completion of brand standard compliance & pre-opening works
10	Strategic rationale	<ul style="list-style-type: none"> • Expansion of Suba Hotels in South Indian leisure / experiential segment • Strengthens Company’s asset-light portfolio • Adds a premium resort offering in a high-demand micro-market near Bengaluru

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.