



Date: 16.12.2025

To
The Manager
Listing Compliance Department
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G
Bandra Kurla Complex
Bandra (East), Mumbai – 400 051

Symbol: SUBAHOTELS
Series: EQ

Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Lease Agreement hospitality property located at Sandila

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Schedule III thereof, we hereby inform you that **Suba Hotels Limited** (“the Company”) has executed a **Lease Agreement** with **M/s Diamond Bekars & Banket Hall**, for a hospitality property located at **Sandila, District Hardoi, Uttar Pradesh**.

The agreement provides for taking the said property on lease for the purpose of operating a hospitality establishment and allied services. The property comprises approximately 50 rooms with allied facilities and will be operated under the Company’s ‘Click Hotels’ brand. The arrangement has been entered into in the **ordinary course of business** of the Company.

The lease is for a **long-term tenure**, including a lock-in period, and is governed by the mutually agreed terms and conditions as set out in the agreement. The transaction does not involve any related party and does not fall within the ambit of material related party transactions.

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

Kindly take the same on record.

Thanking you.
Yours faithfully,
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



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Annexure – I

Summary of Key Terms of the Lease/License Agreement executed with M/s Diamond Bekars & Banket Hall for taking on license a hotel property located at Sandila, Uttar Pradesh

Sr. No.	Particulars	Disclosure
1	Name of the counterparty	M/s Diamond Bekars & Banket Hall
2	Nature of agreement	Lease Agreement
3	Brief details of the agreement	Lease of a hospitality property for operation of hotel and allied activities
4	Location of the property	Sandila, District Hardoi, Uttar Pradesh
5	Details of the property	Approx. 50 rooms along with allied facilities
6	Brand under which property will be operated	Click Hotels
7	Tenure of the agreement	Long-term lease, including lock-in period, as per mutually agreed terms
8	Whether the transaction is a related party transaction	No
9	Whether the transaction is in the ordinary course of business	Yes
10	Whether the transaction falls under material contracts	No
11	Any cancellation or termination rights	As per terms of the agreement
12	Impact on operations of the Company	Expected to support expansion of hospitality operations

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.