Date: 16th November 2026

To,
The Manager
Listing Department
National Stock Exchange of India Limited
Mumbai

Symbol: SUBAHOTELS
Series: EQ

Subject: Submission of Press Release on the Unaudited Financial Results for the half year ended September 30, 2026

Dear Sir/Madam,

Pursuant to Regulation 30 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby submit the Press Release of the Company relating to the Unaudited Standalone and Consolidated Financial Results for the half-year ended September 30, 2026. The Press Release is enclosed herewith for your information and records.

The same shall also be made available on the Company's website at www.subahotels.com.

You are requested to take the above information on record.

Thanking you,

Yours faithfully,
For Suba Hotels Limited

MUBEEN MANSUR MEHTA
Digitally signed by MUBEEN MANSUR MEHTA
Date: 2026.11.16 11:50:03 +05'30'

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

Email: compliance@subahotels.com
Tel: 022-24825101

Encl.: Press Release on Unaudited Financial Results for the half-year ended September 30, 2026.

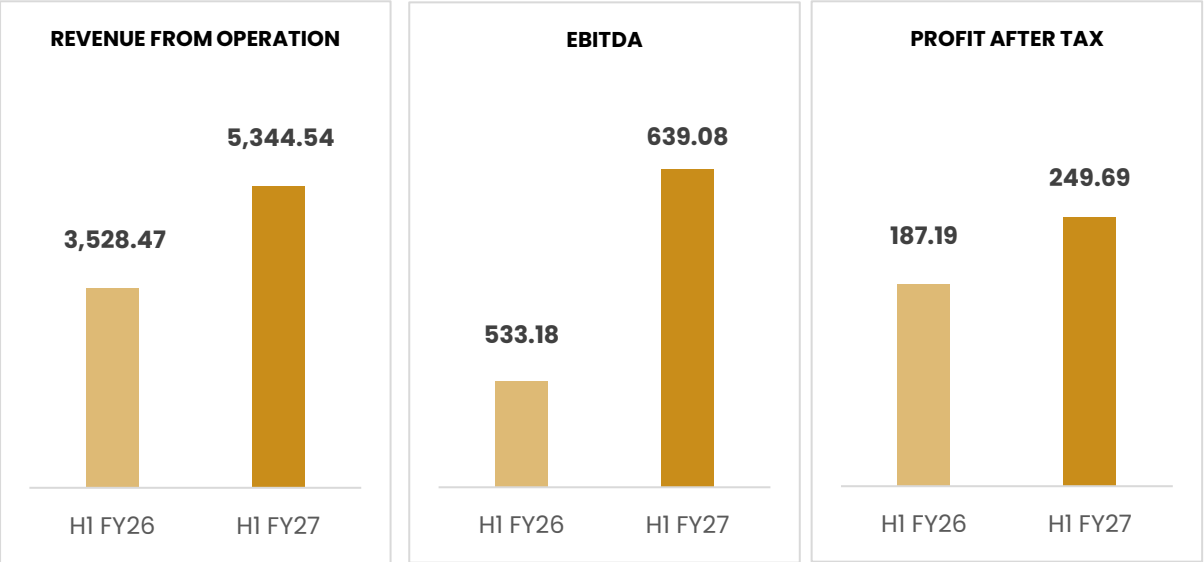
Suba Hotels Limited Reports 47.3% YoY Consolidated Revenue Growth in H1 FY27; Portfolio and Pipeline Expand to 152 Hotels with 7,737 Keys

The Standalone Revenue grew 55.7% YoY to ₹55.31 Cr, EBITDA increased 19.9% to ₹6.39 Cr, and PBT rose 39.1% to ₹3.60 Cr, alongside a portfolio milestone of 152 hotels with 7,737 keys, including the development pipeline.

Mumbai, November 16, 2026 – Suba Hotels Limited (NSE: SUBAHOTELS), a hospitality company operating a diversified portfolio of hotel brands across India and international markets, has announced its unaudited financial results for the half year ended September 30, 2026.

H1 FY27 Standalone Financial Highlight

(All Figs in ₹ in Lakhs)



Particulars	H1 FY27	H1 FY26	YoY Change
Revenue from Operations	5,344.54	3,528.47	▲ 51.5%
Total Revenue	5,531.01	3,551.38	▲ 55.7%
EBITDA	639.08	533.18	▲ 19.9%
PROFIT AFTER TAX	249.69	187.19	▲ 17.20%

Key Business Highlight

1. The **Strong Revenue Growth:** Standalone revenue grew 55.7% YoY to ₹55.31 crore, while consolidated revenue increased 47.3% YoY to ₹64.82 crore, driven by strong domestic demand.
2. **Improved Domestic Profitability:** Standalone EBITDA rose 19.9% YoY to ₹6.39 crore, PBT grew 39.1% to ₹3.60 crore, and PAT increased 33.4% to ₹2.50 crore.
3. **Hotel Portfolio Expansion:** Added **9 hotels in H1 FY27**, comprising 1 owned, 4 leased, 3 franchisee and 1 managed hotel.
4. **Portfolio Milestone:** Achieved **107 operational hotels with 4,996 keys**, including 104 hotels in India and 3 in the UAE, as of September 30, 2026.
5. **Strong Development Pipeline:** Pipeline of **45 hotels with 2,741 keys**, led by Click (21 hotels), Comfort (11), Clarion (7) and Quality (6), taking the **combined portfolio and pipeline to 152 hotels with 7,737 keys**.
6. **GST Transition Impact:** Domestic margins were impacted by approximately ₹3.29 crore due to GST changes, despite growth in standalone EBITDA and PBT.
7. **Middle East Headwinds:** Dubai operations faced revenue and margin pressures amid geopolitical tensions, with recovery anticipated as conditions normalise.

Management Perspective

Commenting on the company's performance and strategic direction, Mr. Mansur Mehta, Chairman and Managing Director, Suba Hotels Limited, said:

"Suba Hotels continues to make steady progress in strengthening its presence across the hospitality industry through a well-diversified portfolio of domestic and international brands. Our expansion journey reflects a clear long-term vision of building a scalable hospitality platform with a presence across markets, customer segments and operating models. Achieving a portfolio of 152 hotels with 7,737 keys, including a development pipeline of 45 hotels, marks an important milestone in this journey and reinforces the strength of our brand relationships and expansion strategy.

We remain focused on expanding our footprint through a balanced mix of owned, leased, franchised and managed properties, while strengthening our association with established domestic and international hospitality brands. We believe this diversified approach will enable us to tap into a wider customer base, access new markets and create multiple avenues for sustainable revenue growth.

Our focus is not simply on increasing the number of hotels, but on building a strong and diversified portfolio that can deliver long-term value. As we continue to expand our presence across domestic and international markets, we remain committed to responsible growth, stronger brand positioning and creating sustainable value for our shareholders and stakeholders."

Commenting on the company's performance and strategic direction, Mr. Mubeen Mehta, Whole-Time Director & CEO, Suba Hotels Limited, said:

"During H1 FY27, we witnessed healthy business momentum, particularly in our domestic operations, with standalone revenue growing 55.7% year-on-year and EBITDA increasing by 19.9%. However, the revised GST structure and geopolitical developments in the Middle East created certain near-term challenges, impacting margins across our domestic and international operations, including our Dubai business. Despite these headwinds, we remained focused on maintaining operating profitability through cost optimisation, operational efficiencies and disciplined execution.

Looking ahead, we are optimistic about H2 FY27, supported by seasonal demand, improving traction across our hotel brands and customer segments, and the continued contribution from our expanding portfolio. An important growth driver will be the increased availability of room inventory, with several properties that were undergoing renovation now recommissioned and operational. Additionally, a significant portion of the keys that were previously in the development pipeline have now commenced operations, enabling us to unlock their revenue-generating potential. The gradual ramp-up in occupancy and business contribution from these newly operational properties is expected to further strengthen our revenue performance in the coming quarters.

With our diversified presence across domestic and international markets, we believe we are well-positioned to capitalise on emerging opportunities and deliver an improved performance in the second half of the financial year, while maintaining our focus on profitability and operational discipline."

About SUBA HOTELS LTD

Suba Hotels Limited is India's 9th largest hotel chains and fastest-growing domestic hotel chains in the mid-market segment, engaged in hotel ownership, leasing, franchising and management across multiple market segments. The Company operates a diversified portfolio of hospitality brands, including **Suba, Click, Comfort, Quality, Clarion, Genx and RnB**, catering to business and leisure travellers.

As of September 30, 2026, the Company had **107 operational hotels with 4,996 keys**, supported by a development pipeline of 45 hotels comprising 2,741 keys. Its network spans domestic and international markets, with a presence in India and the UAE.

The Company continues to expand through a combination of owned, franchisee, management and lease/revenue-sharing models, focusing on geographical diversification, operational efficiency and sustainable portfolio growth.

Disclaimer

This document contains forward-looking statements, which are not historical facts and are subject to risks and uncertainties such as government actions, local developments, and technological risks. The Company is not responsible for any actions taken based on these statements and does not commit to publicly updating them to reflect future events or circumstances.

Note: As per the JJL Report (India Hospitality Industry Overview), DRHP, and RHP, Suba ranks as the 9th largest hotel chain in India.

Investor Relations Partner

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