Date: 26th November 2026

To
The Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (East), Mumbai – 400051

Symbol: SUBAHOTELS
Dear Sir/Madam,

Subject: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Term Sheet for Revenue Sharing Agreement for Quality Inn.Varanasi, Uttar Pradesh

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), we wish to inform you that Suba Hotels Limited ("the Company") has executed a Term Sheet with the owner of an existing hospitality property situated at Mavalya, Samath, Varanasi, Uttar Pradesh 221007, for entering into a Revenue Sharing Agreement for operating the property under the Company's established hotel brand "Quality Inn".

The said agreement will grant the Company the right to operate and manage the hotel under its established brand standards, systems, and operating framework, and is aligned with the Company's strategic objective of expanding its asset-light management portfolio and strengthening its presence in key business and leisure destinations across India.

The proposed hotel is envisaged to comprise approximately 50 guest rooms (keys), a restaurant. A banquet hall, cafeteria, basement parking and other requisite front-of-house and back-of-house facilities necessary for efficient hotel operations, as per the standards of Suba Hotels Limited.

The details required under Regulation 30 of the SEBI LODR Regulations, read with the applicable SEBI circulars, are enclosed as **Annexure A**.

You are requested to kindly take the above information on record.

Thanking you,
For Suba Hotels Limited
(Formerly known as Suba Hotels Private Limited and Hotel Suba Star Private Limited)

SONAM AGGARWAL

Sonam Aggarwal
Company Secretary
Email: compliance@subahotels.com
Tel: 022-24825101

Annexure A

Disclosure of the term sheet entered into for execution of Revenue Sharing Agreement

Sr. No.	Particulars	Details
1	**Name of parties to the agreement**	Mr. Ashish Singh ("Owner") and Suba Hotels Limited ("Operator")
2	**Purpose of the agreement**	Revenue Sharing Agreement
3	**Nature of agreement**	Term sheet for execution of Revenue Sharing Agreement
4	**Brand**	"Quality Inn"
5	**Property Description**	The Hotel comprises 50 guest rooms (keys), a restaurant, a banquet Hall, Cafeteria, basement parking and other requisite front-of-house and back-of-house facilities necessary for efficient hotel operations, etc.
6	**Name and location of property**	"Quality Inn" and Located at Mavalya, Samath, Varanasi, Uttar Pradesh 221007
7	**Scope of agreement**	The Company shall manage and operate the hotel under its brand standard and operating framework
8	**Term of agreement**	15 (Fifteen) years and lock-in period of 10 (Ten) years
9	**Whether related party transaction**	No
10	**Whether promoter/promoter group/group companies have any interest in the entity**	No
11	**Strategic rationale**	The arrangement aligns with the Company's asset-light expansion strategy, enabling portfolio growth and strengthening its presence in Varanasi

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.