



November 22, 2023

BSE Limited

Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai – 400 001

National Stock Exchange of India Limited

Exchange Plaza, Bandra Kurla Complex
Bandra (East)
Mumbai – 400 051

Scrip Code: 544008

SYMBOL: MAXESTATES

Sub: Press Release

Dear Sir/Madam,

Please find enclosed a copy of the press release the contents of which are self-explanatory.

This is for your information and records.

Thanking you,

Yours faithfully,

For Max Estates Limited

Abhishek Mishra

Company Secretary & Compliance Officer

Encl: a/a

Max Estates Limited

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Email : secretarial@maxestates.in | Website : www.maxestates.in | CIN: U70200PB2016PLC040200

Max Estates receives Completion Cum Occupancy Certificate (OC) for Phase 2 of Max House, a boutique office campus, in Okhla, South Delhi

22nd November 2023, Noida:

Max Estates Limited, the real estate arm of Max Group, has received Completion Cum Occupancy Certificate for Phase 2 of Max House, a boutique office campus in Okhla, South Delhi. This phase of the development has a net leasable area of ~1.5 lacs sq. ft. When combined with Phase 1, the campus has ~2.55 lacs sq. ft. of leasable area.

Max House is LEED Gold certified for Green Building Strategies and IGBC Gold certified for Health and Well-Being aspects. The campus is within walking distance from Okhla NSIC metro station, in the heart of New Delhi, making it well connected to different parts of the National Capital Region (NCR). The said project got completed as per the projected timelines and within the budgeted costs.

Phase 1 of Max House was delivered in 2020 and is 100% leased, housing marquee tenants like Samsung Electronics, Target, Nykaa Fashion, Dhampur Sugar Mills, DSK Legal, Religare Enterprises and many more. ~54% of the total leasable area of Phase 2 has been pre-leased (LOIs included) at a premium of ~25%-30% over any other Grade A development in the micro market. The company is confident of achieving 100% leasing within a year from the receipt of Completion Cum Occupancy Certificate.

Max House is designed along the theme of 'modernity blending with tradition'. While the unique blend of glass and terracotta bricks façade, with the iconic clock tower merges well with the old industrial backdrop of Okhla, the ecosystem of modern facilities and amenities makes Max House stand out as an office space suited to the modern workforce. Max House truly personifies Max Estates' *WorkWell* philosophy, promising holistic well-being of users of the office space by integrating elements of art, natural light, sustainable features, generous space, and inclusivity in the design, and delivering an unparalleled experience to its users.

About Max Estates Limited:

Max Estates Limited

Established in 2016, Max Estates Limited is the real estate arm of the Max Group. Its vision is to bring the Group's values of Excellence, Credibility and Sevabhav to the Indian real estate sector. Its marquee projects include a one-of-its-kind commercial office space Max Towers, on the edge of South Delhi that opened its doors in 2019, Max House – a re-development of office campus and 222 Rajpur, a luxury residential villa community on Rajpur Road, Dehradun. It aims to create, build and operate Grade A+ office spaces in Delhi-NCR. The company has entered into a partnership with New York Life Insurance Company (NYL) for its new commercial projects in Delhi-NCR named Max Square, Max Square Two and project located on Golf Course Extension Road, Gurugram. Company has also forayed into the residential segment with its first project, Estate 128, being developed in Noida and second project to be launched in first half of next year in Gurugram. Max Estates also has a real estate services & management company – Max Asset Services. Max Estate Limited is listed on NSE and BSE.

Max Asset Services Limited (MAS)

Max Asset Services Limited focuses on providing real estate as a service in the form of facility management, community development and managed offices. It aims to bring life into buildings by implementing the Max Estates' *WorkWell* philosophy through amenities and 'Pulse', which focuses on curating engaging events for office tenants.

Safe Harbor Statement:

Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results changed assumptions or other factors.

For further details, please contact:

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