



September 11, 2024

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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Max House - Phase 2 Achieves 100% Occupancy in less than a year of its completion

11th September, 2024, Noida – Max Estates Limited, a leading real estate developer in Delhi NCR, is proud to announce that Max House Phase 2, its premier commercial offering located in the heart of New Delhi, has achieved an impressive milestone of lease commitment for 100% of its space in less than a year of receiving its Occupancy Certificate.

Max House (Phase I and II combined) is a boutique campus featuring two office towers and an amenities hub offering its tenants an ecosystem of F&B amenities, meeting and community building spaces. The total leasable area of the campus is ~2.6 lakh sq.ft., and of that Max House Phase II offers a leasable area of ~1.50 lakh sq. ft. The campus neatly weaves in access to nature, biophilia and art which has a very positive impact on wellbeing of its occupants. The location is well-connected and easily accessible from different parts of Delhi NCR with metro station at a walking distance of ~400 meters. This successful addition to our *WorkWell* portfolio furthers its commitment to bringing real wellbeing to real estate.

The design vocabulary of Max House extends the narrative set by its Industrial vicinity and adapts it for a modern workforce. It integrates itself with its surroundings, a marked departure from typical commercial developments. Max House is LEED Gold certified for Green Building Strategies and IGBC Gold Rated for Health and Wellness aspects.

Expressing his delight on the achievement, **Mr. Rishi Raj, Chief Operating Officer, Max Estates**, said, *"Max House, with 100% occupancy, sets yet another benchmark uniquely bringing together combination of strategic location, product quality and end user experience anchored on Max Estates' WorkWell philosophy. We are proud to host a broad spectrum of marquee clients with a good mix in terms of domestic and international companies, cutting across sectors. 100% occupancy at a rental premium of 50 - 60% is not only a reflection of strong return to office phenomena, but also accelerating trend of flight to quality and market's appetite to pay premium for experiences enabling holistic wellbeing. "*

Phase II houses renowned brands across industries, including Law Firms, IT, Publishing, Media, Manufacturing and Managed office.

About Max Estates Limited:

Established in 2016, Max Estates Limited is the real estate arm of the Max Group. With the purpose of 'Enhancing Quality of Life through spaces it creates', it has chosen to create premium commercial and residential spaces in Delhi NCR. The company has developed a very well diversified portfolio of real estate across the two asset classes in Delhi NCR and in this pursuit has partnered with New York Life Insurance Company (NYL) particularly for commercial office platform.

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, Max Square, located on a primary office vector – Noida Expressway and, 222 Rajpur, a luxury residential villa community on Rajpur Road, Dehradun.

It has two under construction commercial office projects – Max Square Two, adjacent to Max Square and a project located on main Golf Course Extension Road marking its entry in commercial office segment in Gurugram. On the residential front, the company has successfully launched and sold its



first project in Delhi NCR in CY 2023, Estate 128, which is being developed in Noida and its second project, Estate 360, was launched in second half of CY 2024 in Gurugram. Max Estates also has a real estate services & management company – Max Asset Services. Max Estates Limited is listed on NSE and BSE.

For further details, please contact:

Investor Relations Partner

SGA Strategic Growth Advisors

Strategic Growth Advisors Pvt. Ltd.

CIN: U74140MH2010PTC204285

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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.