September 23, 2026

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai – 400 001

Scrip Code: 544008

The National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (East)
Mumbai – 400 051

SYMBOL: MAXESTATES

Sub: Press Release

Dear Sir/Madam,

Please find enclosed a copy of the press release titled ***"Max Estates enters into a Binding Memorandum of Understanding for a proposed Joint Development Agreement for ~9.76-Acre Land Parcel in Ghaziabad; to unlock ~INR 2,500-3,000 Crore GDV Opportunity"***, the contents of which are self-explanatory.

Yours faithfully,

For Max Estates Limited

ABHISHEK MISHRA

Digitally signed by ABHISHEK MISHRA
Date: 2026.09.23 18:46:59 +05'30'

Abhishek Mishra
Company Secretary & Compliance Officer

Encl: a/a

Max Estates enters into a Binding Memorandum of Understanding for a proposed Joint Development Agreement for ~9.76-Acre Land Parcel in Ghaziabad; to unlock ~INR 2,500-3,000 Crore GDV Opportunity

Marks Max Estates' Foray into Ghaziabad, Extending the Company's NCR Footprint Beyond Noida, Gurugram and Delhi

- Max Estates to enter into a Binding Memorandum of Understanding for a prosposed Joint Development Agreement ("JDA") **for a ~9.76-acre land** parcel in Ghaziabad, structured on a capital-light basis, with the landowner compensated through a revenue-sharing arrangement.

  Envisages a super built-up development potential of **~1.5 million sq. ft., unlocking an estimated GDV of ~INR 2,500-3,000 crore,** subject to applicable approvals and final layout.

- The proposed transaction shall be **subject to satisfactory completion of due diligence, receipt of all requisite approvals and execution of the JDA.**

September 23, 2026, New Delhi: Max Estates Limited (Max Estates), a leading real estate developer in the NCR, today announced that it will enter into a Joint Development Agreement for a ~9.76-acre land parcel in Indirapuram, Ghaziabad, envisaging a super built-up development potential of ~1.5 million sq. ft. and an estimated GDV of ~INR 2,500-3,000 crore.

The proposed transaction shall be **subject to satisfactory completion of due diligence, receipt of all requisite approvals and execution of the JDA.**

The land is Located along **National Expressway-3 with a buffer green belt, ~15 minutes' drive from Akshardham Temple, and overlooking the green buffer zone of the Hindon River,** with superior connectivity from both Delhi and Noida.

About Max Estates Limited:

Max Estates Limited is the Real Estate arm of Max Group. Established in 2016, Max Estates aspires to build sustainable, grade A developments in Delhi-NCR, with a focus on well-being. Every day, our endeavor is to consciously create a unique confluence of spaces that enable collaboration, innovation and community, and bring in the true essence of well-being to everyday life.

Our current and planned developments are diversified across various asset classes, key strategic locations across Delhi-NCR. Max Estates in its pursuit of emerging as the most preferred brand in real estate in the NCR is driven by the desire to enhance well-being through its exceptional experiences across the residential and commercial segments anchored on our LiveWell and WorkWell philosophy.

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 Contact:
Max Estates Limited
CIN – L70200DL2016PLC438718

Mr. Nitin Kumar Kansal – Chief Financial Officer
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www.maxestates.in

Investor Relations Partner

SGA Strategic Growth Advisors

Strategic Growth Advisors Pvt. Ltd.
CIN: U74140MH2010PTC204285

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