November 6, 2026

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 titled ***"Max Estates secures ~5.5-acre of prime mixed-use land parcel in Sector 132, Noida"***, the contents of which are self-explanatory.

Thanking you,

For Max Estates Limited

ABHISHEK MISHRA

Digitally signed by ABHISHEK MISHRA
Date: 2026.11.06 13:32:09 +05'30'

Abhishek Mishra
Company Secretary & Compliance Officer

Encl: a/a

Max Estates secures ~5.5-acre of prime mixed-use land parcel in Sector 132, Noida

- Bid value of **~INR 272 crore**, with 40% payable within 60 days of allotment and the balance staggered over 4 years — a capital-efficient, phased payment structure.
- An integrated mixed-use development spanning residential, commercial, retail and amenities ecosystem, subject to applicable approvals; unlocks an estimated **GDV of ~INR 1,500-2,000 crore and lease income** from the commercial/retail/amenities component.
- Strategically located within a **10-minute radius of Max Estates' operational and under-construction assets — Estate 128 and Estate 105** — reinforcing the Company's core Noida cluster.
- Fits the Company's **"Trunk-and-Branch" land strategy** as a smaller, faster-turn "Branch" addition that complements larger anchor "Trunk" parcels (such as the ~85-acre Najafgarh land parcel), taking the **Company's residential/mixed-use pipeline to ~INR 31,958 crore GDV**.

October 30, 2026, New Delhi: Max Estates Limited (Max Estates), a leading real estate developer in the NCR, along with other minority consortium partners, today announced that it has received allotment of Plot No. COMM-01 in Sector 132, Noida, admeasuring ~5.5 acres, in an e-auction conducted by the New Okhla Industrial Development Authority (NOIDA) under Scheme 2025-26 (Builder Plot-IV).

The bid value for the land parcel is approximately **INR 272 crore**, of which 40% is payable within 60 days of allotment and the balance amount payable in instalments over 4 years, in line with NOIDA's scheme terms. Under the terms of the scheme, the plot carries a permissible Floor Area Ratio (FAR) of 2.0, translating into approximately **5 lakh sq. ft. of FAR potential** for a mixed-use development comprising residential, commercial, retail and amenities, subject to applicable approvals and development regulations. This is estimated to generate a **Gross Development Value (GDV) of approximately INR 1,500-2,000 crore and lease income** from the commercial and retail components.

The Sector 132 acquisition is a natural extension of Max Estates' "Trunk-and-Branch" approach to land assembly, wherein large, multi-year anchor parcels — such as the ~85-acre Najafgarh land parcel announced in August 2026 — serve as long-duration "Trunk" developments phased across successive launches, while smaller, faster-turn "Branch" parcels such as this one are layered in to sustain near-term launch velocity and cash-flow visibility. Consistent with the Company's aspiration to add approximately 2 million sq. ft. of new launches each year, the Sector 132 parcel, in an established micro-market is expected to move faster through planning and launch, taking current residential/mixed-use pipeline to ~INR 30,958 crore GDV.

Strategically located in Sector 132, Noida, and **within a 10-minute radius of Max Estates' operational and under-construction commercial and residential assets — Max Square, Estate 128 and Estate 105** — the land parcel further strengthens the Company's presence in its core Noida market. It provides an opportunity to create a differentiated mixed-use development combining residential, commercial, retail and an amenities ecosystem, and is aligned with the Company's stated strategy of adding high-quality development opportunities across the residential and commercial segments in Delhi-NCR.

Commenting on the development, Sahil Vachani, Vice Chairman & Managing Director, Max Estates, said, *"This is a strategic addition to our Noida portfolio and reflects the disciplined, opportunistic approach we bring to land acquisition. Sector 132 sits at the heart of our core operating cluster, minutes from Estate 128 and Estate 105, and gives us a faster-turn and capital-efficient addition to the portfolio.*

This win is consistent with our strategy of continuously replenishing a phased, multi-year development pipeline, and we expect it to further strengthen our growth trajectory in the NCR residential and mixed-use market. This is consistent with our growth strategy of building a high-quality portfolio across residential and commercial real estate in Delhi NCR. Subject to completion of NOIDA's allotment process, we will seek to create a differentiated experience anchored in our focus on design, sustainability, quality and end-user experience, while generating long-term value for all stakeholders.

This increases Company's overall residential/mixed-use GDV pipeline to ~INR 31,958 crore."

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:

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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.