



June 5, 2025

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

Subject: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Ma'am,

We wish to inform you that the Board of Directors of the Company has today approved a material related party transaction, between Max Estates Gurgaon Two Limited ("Developer"), a wholly owned subsidiary of the Company and Antara Senior Living Limited ("ASLL"), a wholly owned subsidiary of Max India Limited, another listed Company forming part of the same Promoter Group.

Max Estates' upcoming LiveWell development in Sector 36A, Gurugram spans ~18 acres with a development potential of ~4 mn sq. ft. (the Project), of which ~1 mn sq. ft. shall be allocated for senior living and associated facilities/amenities and will be managed by ASLL, a pioneer in the field and the only integrated Senior Care ecosystem in India. The Project is adjacent to Max Estates' first intergenerational development of its kind in NCR, Estate 360.

ASLL will oversee the dedicated Senior Living Residences and space in the development, with a commitment to nurturing thriving communities where each member feels valued, healthy and enriched. Antara offers residential living experiences, assisted care solutions and products catering to the diverse needs of seniors.

In consideration of these services, ASLL shall be entitled to receive from Developer a fee equivalent to 9.5% of the Net Sales Revenue accruing from purchasers of the Senior Living Project, plus applicable taxes. The estimated fee payable for FY26 is up to ₹20 Crores (excluding taxes).

The date and time of occurrence of the event is June 5, 2025, at 2030 hrs. (IST).

We hereby request you to kindly take the same on record.

Yours faithfully,

For Max Estates Limited

Abhishek Mishra
Company Secretary & Compliance Officer

Max Estates Limited

Corporate Office: Max Towers, L-20, C-001/A/1, Sector-16B, Noida-201301, Uttar Pradesh, India, | P: +91 120-4743222
Regd. Office: Max House 1, Dr. Jha Marg, Okhla Phase 3, Opposite Okhla Railway Station, Okhla Industrial Estate, New Delhi -110020

Email : secretarial@maxestates.in | Website : www.maxestates.in | CIN: L70200DL2016PLC438718