



February 4, 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.: Disclosure for giving of Corporate Guarantee

Ref: Regulation 30(4)(i) read with Clause 11 of Para B of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Master Circular no. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 ("SEBI Master Circular")

Dear Sir/ Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular, in continuation to our intimation dated April 25, 2025 for the Corporate Guarantees given by the Company for Max Square Limited (a Subsidiary Company of the Company) to Catalyst Trusteeship Limited as Security Trustee for ICICI Bank Limited and Yes Bank Limited.

The Company, today i.e. February 4, 2026, have issued an additional Corporate Guarantee of INR 50 Crores to Catalyst Trusteeship Limited. The current Corporate Guarantee of INR 50 crores along with earlier issued corporate guarantee of INR 200 crores, shall make total corporate guarantee obligation to INR 250 crores, for the loan in Max Square Limited.

Please note that the details as required under the said SEBI Master Circular, are being furnished in an **Annexure - A**, attached hereto.

The date and time of occurrence of event is February 4, 2026, at 1340 hrs.

You are requested to take the aforesaid on record.

Thanking you,

Yours faithfully,

For Max Estates Limited

Abhishek Mishra
Company Secretary & Compliance Officer

Encl: a/a

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



Annexure – A

Sr. No.	Particulars	Details
1.	Name of party for which such guarantees or indemnity or surety was given	Max Square Limited (a Subsidiary of the Company, hereinafter referred to as MSL)
2.	Whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at “arm's length”	MSL, being a subsidiary of the Company, the proposed transaction would fall under the related party transaction and has been executed at an Arm's Length basis. MSL is interested in the transaction since the Corporate Guarantee has been given against the loan taken by it.
3.	Brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee	<ul style="list-style-type: none">MSL has received sanction from ICICI Bank Limited and Yes Bank Limited (collectively referred as 'Lenders', hereinafter) for INR 292 crores each, to fund the balance cost of construction and development of commercial project located in Sector 129, Noida.For securing the aforesaid financing facilities, MSL is required to furnish a additional corporate Guarantee of INR 50 crores to Lenders from its holding company, Max Estates Limited, as per the terms agreed under the respective sanction of Lenders. The current Corporate Guarantee of INR 50 crores along with earlier issued corporate guarantee of INR 200 crores shall take total corporate guarantee obligation to INR 250 crores for the loan in Max Square Limited.The Corporate Guarantees will remain in force until the secured obligations of MSL are fully paid & discharged by Lenders.
4.	Impact of such guarantees or indemnity or surety on listed entity	The corporate guarantee provided is a contingent liability for the Company and will not impact the consolidated debt position of the Company.

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