



OUR PROPERTIES

Candor TechSpace N1

NOIDA

Candor TechSpace N1, located in Sector 62, Noida stands tall within the city's premier business district. The vibrant campus-style development helps our tenants experience a new way to work. Grade-A office campus strategically positioned near the capital city and

in proximity to NH-24 expressway, metro station, and airport, making it a convenient commute for occupants. The business park, is designed to deliver superior tenant experiences, making it ideal for businesses seeking expansion, consolidation and relocation.

AN INTEGRATED ECOSYSTEM CRAFTED BY RENOWNED ARCHITECTS, RICARDO BOFILL TALLER DE ARQUITECTURA (RBTA), HERALDING A FIRST-OF-ITS-KIND SOCIAL AND RETAIL COMMUNITY IN NOIDA. THIS INNOVATIVE SPACE PROMISES TO DELIVER THE QUINTESSENTIAL HIGH STREET EXPERIENCE, SEAMLESSLY BLENDING FASHION, LIFESTYLE, AND COMMUNITY ENGAGEMENT.





CERTIFICATIONS

- IGBC Platinum Rated
- British Safety Council 5 Star Rated
- BEE 5-Star Rated
- ISO 9001, 14001 and 45001, Energy Management System 50001 certified
- GRESB 2023 5 Star Rated portfolio

ELEVATING EVERYDAY EXPERIENCES

- Dynamic outdoor spaces, collaborative hubs, fostering engagement and inspiration
- Customizable offices ensuring ease of work for occupants, facilitating convenient transitions across floors
- Offering coworking options through COWRKS
- Stunning architecture and top-notch amenities: amphitheater, multi-cuisine café, lounges, Binge Central, and restaurants
- Comprehensive solutions: banking facilities, daycare, food court, salon, retail stores, medical facilities, and pharmacies for a seamless experience
- Prioritizing convenience and safety: 24/7 security, efficient traffic management, shared mobility options, and power backup
- Robust technology integration: visitor management, network and data management, building systems, RFID-based parking, and environmental sensors
- Inclusive design features: wheelchair support, tactile indicators, automated lift entry/exit, and braille signage for smooth accessibility



KEY STATISTICS

19.3 Acres

CAMPUS AREA

2.8M sf

TOTAL LEASABLE AREA

1.9M sf

AREA LEASED

₹ 25,622M

MARKET VALUE

PRIORITIZING SUSTAINABILITY

Built Environment Design and Standards Compliance

Adhered to **IGBC Platinum standard** benchmarks

Climate-responsive façade design with **DGU glazing** across all office floors

50% Regularly occupied spaces are **daylit**

High-SRI Treatment to mitigate the heat island effect

Certified green and sustainable building materials

Centralized **BMS system**

Grade-A High-performance specifications



Energy Efficiency and Environment Management

MERV-13 Filters
in AHUs to minimize indoor air pollutants

~30%
Reduced energy consumption from the standard baseline

EV charging facilities

Rainwater harvesting and **groundwater recharge** system

On-site **wastewater treatment** and reuse for non-domestic purposes

Waste management and **organic waste treatment** systems

Low-flow fixtures
For reduced water consumption

Inclusive and Accessible Infrastructure

Universal accessibility and **inclusive design** features

ON-CAMPUS DEVELOPMENTS

The lease area profile of Candor TechSpace N1, Noida is undergoing a transformation with new leases and re-leased spaces. Additionally, ongoing asset upgrades include landscaping, external developments, fit-outs, and installation of PNG kits in DG sets.

TOP TENANTS

(As per Gross Contracted Rentals)

- Barclays Global Service Centre Private Limited
- LTIMindtree Limited
- Amazon Development Centre (India) Private Limited
- Innovaccer Analytics Private Limited
- ION Trading India Private Limited

222K sf
NEW LEASES

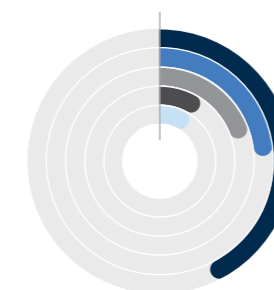
143K sf
AREA RE-LEASED

₹58M
INVESTED FOR ASSET UPGRADATION

285K sf
AREA RENEWED

TENANT PROFILING

Sector-wise occupancy



- 23% Technology
- 19% Financial Services
- 8% Healthcare
- 7% Technology Hardware
- 43% Others