



OUR PROPERTIES

Candor TechSpace N2

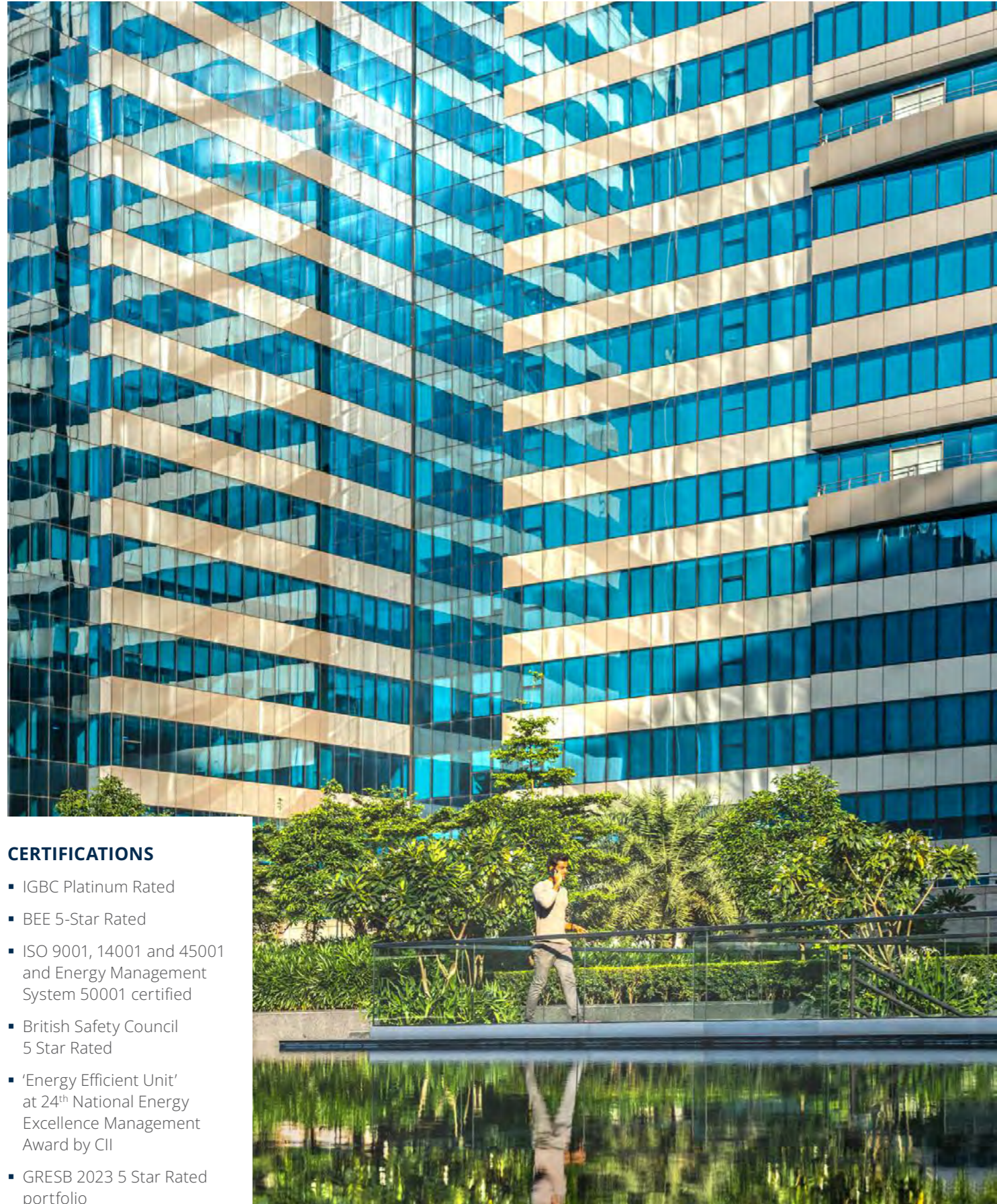
NOIDA

Candor TechSpace N2, situated in Sector 135, Noida, is an office SEZ, strategically positioned within the city's expanding IT/ITeS corridor. Its prominent location along the 12-lane, signal-free Noida Expressway ensures excellent visibility and connectivity to Noida Central business district, Ghaziabad, and East Delhi. The campus seamlessly integrates work, leisure, and collaboration, featuring a workspace that inspires with

landscaped environments, green terraces, interactive spaces, and breakout areas surrounding tranquil water bodies, lawns, and outdoor recreational zones. Thoughtfully planned around a central vista, it includes two amenity blocks providing diverse F&B options. Its design harmoniously incorporates natural elements such as the Sun, Air, and Earth, along with the native landscape, creating a unique microclimate.

BENEFITING FROM SEAMLESS CONNECTIVITY TO KEY SOCIAL INFRASTRUCTURES SUCH AS THE INTERNATIONAL AIRPORT, METRO STATION, EXPRESSWAY, AND FLYWAY, ALONGSIDE SHARED MOBILITY SOLUTIONS, SCHOOLS, AND HOSPITALS, CANDOR TECHSPACE N2, NOIDA EMERGES AS THE PREFERRED AND CONVENIENT CHOICE FOR COMMERCIAL OFFICE SPACES AMONG TENANTS.





CERTIFICATIONS

- IGBC Platinum Rated
- BEE 5-Star Rated
- ISO 9001, 14001 and 45001 and Energy Management System 50001 certified
- British Safety Council 5 Star Rated
- 'Energy Efficient Unit' at 24th National Energy Excellence Management Award by CII
- GRESB 2023 5 Star Rated portfolio

ELEVATING EVERYDAY EXPERIENCES

- Cultivating meaningful connections among occupants with spaces for relaxation, collaboration, and revitalization, amidst an inspiring environment
- Providing a valued environment for life after work through amenities like outdoor sports courts, cabana zones, food court, indoor sports area, central courtyard, retail outlets, curated F&B experiences, and childcare facilities
- Enhancing well-being with extensive green cover and air purifiers for cleaner, rejuvenating air
- Implementing robust technology for campus management, spanning visitor management, network and data management, building systems, RFID-based parking, and environmental sensors to ensure security and sustainability
- Incorporating inclusive design features such as wheelchair support, tactile indicators, automated lift entry/exit, and braille signage for seamless accessibility



PRIORITIZING SUSTAINABILITY

Built Environment Design and Standards Compliance

Adhered to **IGBC Platinum standard** benchmarks and **IGBC Health & Well-being guidelines**

Certified green and sustainable building materials

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

Centralized **BMS system**

50% Regularly occupied spaces are **daylit**

Grade-A High-performance specifications

KEY STATISTICS

29.7 Acres
CAMPUS AREA

4.6M sf
TOTAL LEASABLE AREA

3.0M sf
LEASED AREA

₹ 42,619M
MARKET VALUE



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

TOP TENANTS

(As per Gross Contracted Rentals)

- Samsung India Electronics Private Limited
- Xavient Software Solutions India Private Limited
- Sopra Steria India Limited
- Cognizant Technology Solutions India Private Limited
- Genpact India Private Limited

ON-CAMPUS DEVELOPMENTS

The leasing area profile of Candor TechSpace N2, Noida is evolving with new leases and re-leased spaces, alongside ongoing upgrades in landscaping, external developments, fit-outs, and DG set enhancements with PNG kits.

332K sf
NEW LEASES

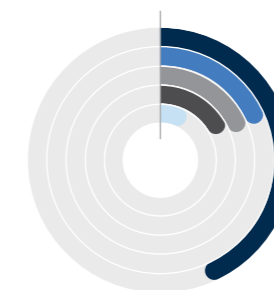
212K sf
AREA RE-LEASED

16K sf
AREA RENEWED

₹33M
INVESTED FOR ASSET UPGRADATION

TENANT PROFILING

Sector-wise occupancy



- 43% Technology
- 18% Technology Hardware
- 18% Consulting
- 15% Others
- 6% Healthcare