



OUR PROPERTIES

Candor TechSpace N2, Noida

3.8M sf | 29.7 Acres

Candor TechSpace N2, situated in Sector 135, Noida, is an office SEZ with multiple tenants. Positioned strategically in the city's emerging IT/ITeS corridor, it offers an extensive frontage on the 12-lane, signal-free Noida Expressway, ensuring easy access to the metro, Noida CBD, Ghaziabad and East Delhi. The campus is thoughtfully planned around a central vista, with its two amenity blocks providing diverse F&B options. Its design exudes universal appeal by seamlessly integrating with natural elements like the Sun, Air and Earth, and the native landscape, creating a unique microclimate.

**THE CAMPUS SEAMLESSLY
BALANCES WORK-
LEISURE-COLLABORATION
WITH LANDSCAPED
ENVIRONMENTS, GREEN
TERRACES, INTERACTIVE
SPACES AND BREAKOUT
AREAS AROUND
SERENE WATER BODIES,
LAWNS AND OUTDOOR
RECREATIONAL ZONES.**



CERTIFICATIONS

- IGBC Platinum rated
- BEE 5-Star rated
- ISO 9001, 14001 and OHSAS 18001 certified
- Bureau Veritas Safeguard Label certified
- British Safety Council 5-Star rated

SALIENT FEATURES



Amenities for superior experiences

- Grand entrance, green terraces, interactive spaces and breakout areas around serene water bodies for jubilant and collaborative working
- Redefining comfort and wellness with food court, café, daycare center, convenience stores, outdoor sports areas, gymnasium, banquet halls and medical facilities

Pioneering sustainability practices

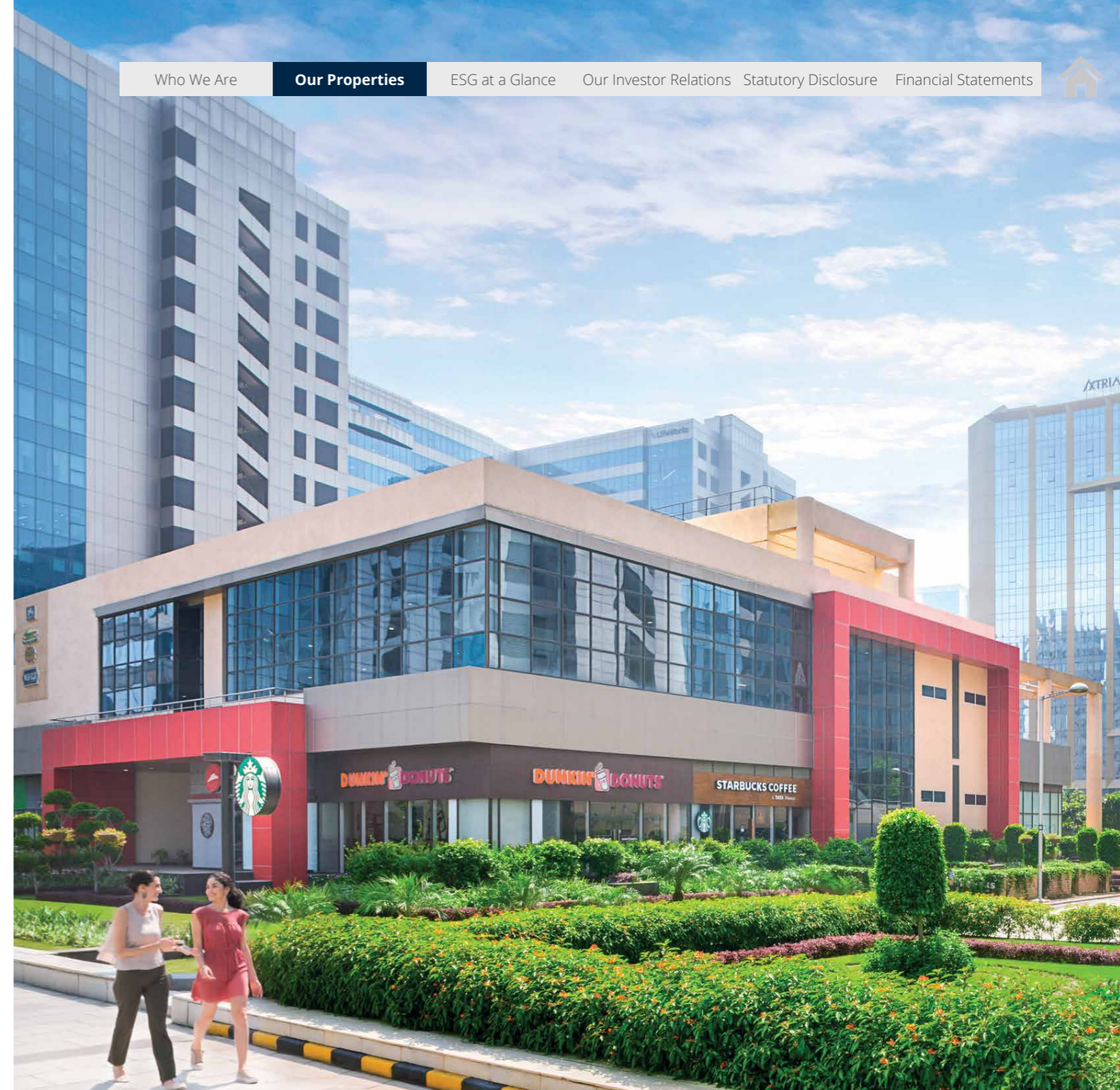
- Green energy with rooftop solar panels
- Zero water-discharge campus with ultra-filtration sewage treatment plant and water-efficient landscaping
- EV-ready campus with EV charging stations
- 100% organic-waste recycling through composting

KEY STATISTICS AND HIGHLIGHTS

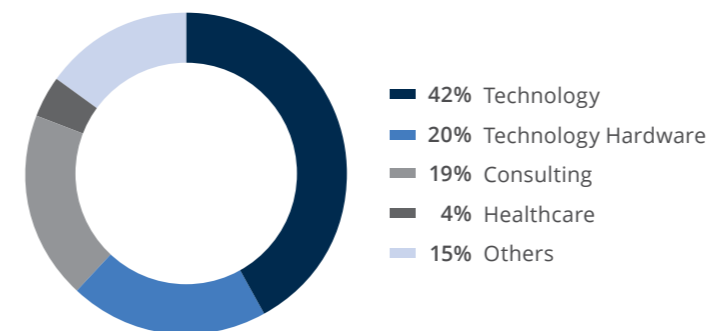
COMMITTED OCCUPANCY	COMPLETED BUILDING	AREA LEASED
73%	14	2.8M sf
TENANTS	WALE (YEARS)	MARKET VALUE
40	8.1	₹41,916M

H1 FY2024 HIGHLIGHTS

- 134.1K sf of new leases, 103.6K sf of area re-leased and 1.5K sf of area renewed
- ₹36.5M of ongoing asset upgrade (landscaping, training center and installation of PNG kits in DG sets) projects



GROSS CONTRACTED RENTALS BY TENANT SECTOR



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
- Qualcomm India Private Limited