



OUR PROPERTIES

Candor TechSpace N2, Noida

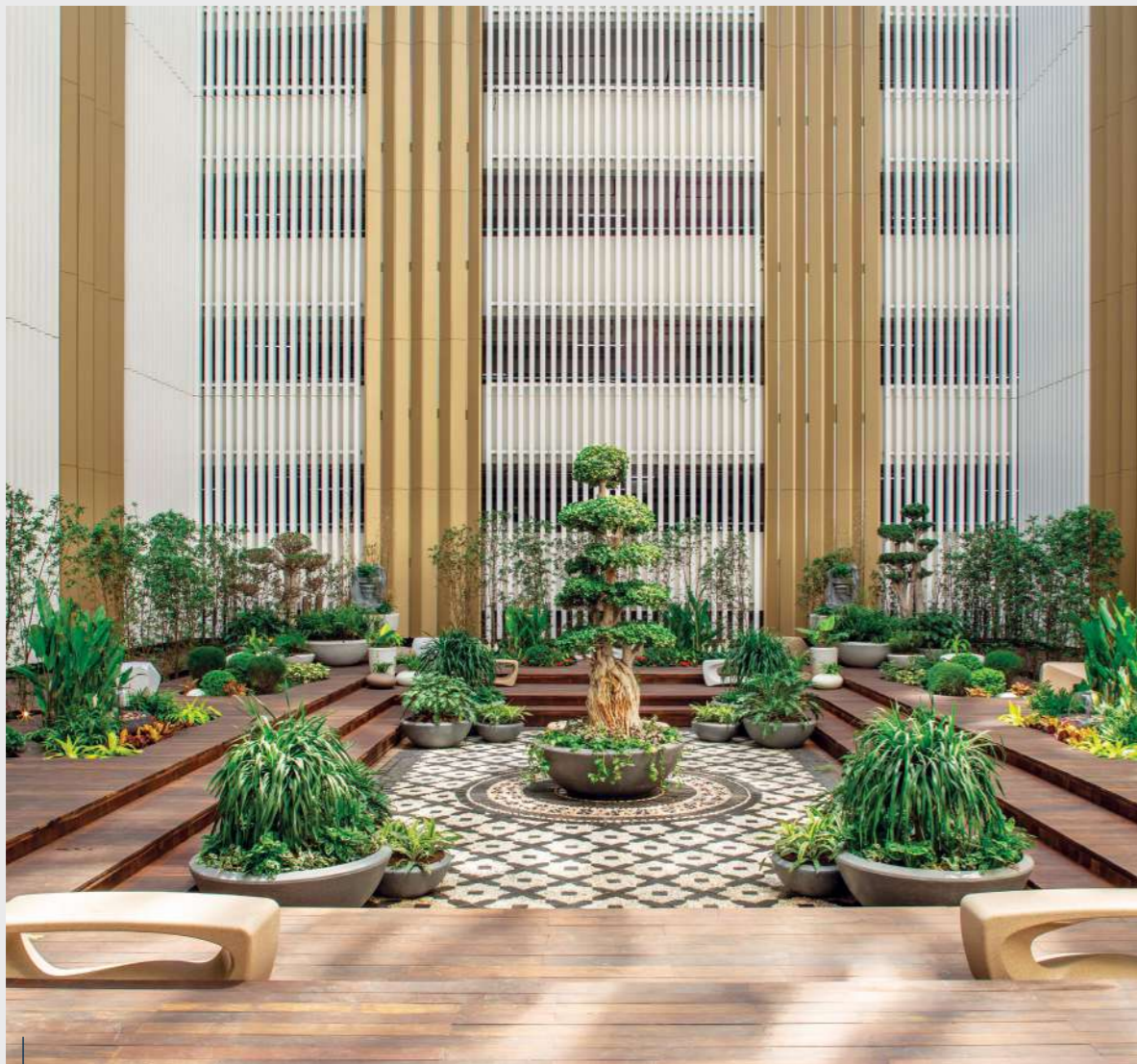
4.5M sf | 29.7 Acres

Candor TechSpace N2, Noida, located in the thriving Noida market, is surrounded by a dynamic business ecosystem. With its impressive frontage on the Noida Expressway, it offers excellent visibility and connectivity to Noida CBD, Ghaziabad and East Delhi. The campus is planned around a central vista and two amenity blocks, providing an array of F&B options including a bustling food court with a captive kitchen. The design approach caters to a universal appeal. It carefully harmonizes the campus with nature, resulting in a unique microclimate by incorporating a reflective central water body and strategically situating pause points with sit-outs around the central greens.

THE ARCHITECTURE OF THE CAMPUS IS ALIGNED WITH THE NATURAL ELEMENTS OF THE SUN, THE AIR AND THE EARTH. COUPLED WITH ITS NATIVE LANDSCAPE, THIS CREATES A FAVORABLE MICROCLIMATE AND PAUSE POINTS WITH A UNIVERSAL APPEAL.

CASE STUDY **THE GREEN LUNG**

The Central Courtyard at Tower 11A of Candor TechSpace N2, in Noida's Sector 135, embodies our philosophy of fostering a harmonious connection between people and nature. The visually appealing container garden with the concept of retrofitting inbuilt, emphasizes the naturalness, simplicity and serenity thereby creating a microclimate. The self-sustained habitat brings harmony with an interplay of light and interactive open spaces. It is a place to connect with a lush green garden, carefully crafted to feature controlled settings of Bonsai, precisely clipped shrubs and the natural look of tropical vegetation. Enchanting water fountains and subtle lighting further enhance the ambiance.



Central Courtyard at Candor TechSpace N2, Noida

COURTYARD AREA
5,275 sf

LOCATION EDGE

Prominently positioned in the emerging IT/TeS corridor of Noida, this campus boasts a vast frontage on the 12-lane signal-free Noida Expressway, providing easy access to the metro, Noida CBD, Ghaziabad and East Delhi.

AMENITIES EDGE



Creating a vibrant environment, the campus offers a grand entrance, green terraces and breakout areas around serene water bodies.



It provides an array of amenities including outdoor sports areas, interactive spaces, a foodcourt and a cafe.



A professionally managed daycare center and medical wellness facilities ensure the wellbeing of occupants.

KEY HIGHLIGHTS

COMMITTED OCCUPANCY
77%

COMPLETED BUILDING
14

AREA LEASED
2.9M sf

TENANTS
44

WALE (YEARS)
7.4

MARKET VALUE
₹42,896M

SUSTAINABILITY EDGE

With a zero-water discharge approach, the campus incorporates sustainable features such as electric vehicle charging

stations, rooftop solar panels and an ultra-filtration sewage treatment plant. Water-efficient landscaping and organic waste recycling through

composting further enhances its eco-friendly initiatives.

A HIGH-PERFORMANCE GLAZING SYSTEM AT THE CAMPUS ALLOWS MINIMAL HEAT GAIN WHILE MAXIMIZING PLEASANT DAYLIGHT INGRESS.

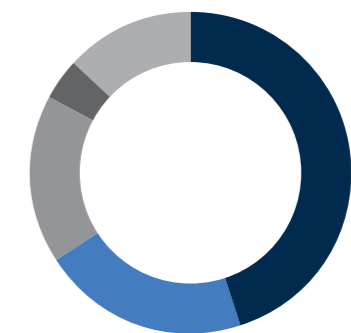


EXCELLENCE EDGE

The campus has received various awards, certifications and ratings in acknowledgment of its high quality-levels.

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

TENANCY PROFILE



- 45% Technology
- 21% Consulting
- 17% Technology Hardware
- 4% Healthcare
- 13% Others

TOP TENANTS

(By Gross Contracted Rentals)

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