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January 13, 2026

BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai - 400051
Security Code: 532880	Symbol: OMAXE

Subject: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI LODR Regulations, 2015')

Dear Sir/Madam,

Pursuant to the provisions of Regulation 30 of SEBI LODR Regulations, 2015, please find enclosed herewith the copy of the Press Release titled "**Omaxe Invests Rs. 500 Crore in Ludhiana to Launch Mixed-Use Omaxe Chowk Project**" being released today. The same is also being uploaded on the Company's website at www.omaxe.com.

You are requested to take the same on your records.

Thank You

For Omaxe Limited

D B R Srikanta
Company Secretary & Compliance Officer

Encl.: As above

"This is to inform that please make all correspondence with us on our **Corporate office** Address only"

OMAXE LIMITED

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Omaxe Invests Rs. 500 Crore in Ludhiana to Launch Mixed-Use Omaxe Chowk Project

High-street retail and luxury residential destination spanning approx 5.25 acres to combine shopping, food, entertainment, and community spaces

Omaxe Ltd., one of India's leading real estate developers, has announced Omaxe Chowk, Ludhiana, a modern mixed-use high-street destination aimed at redefining organised retail and luxury residences in the city. Strategically located in the heart of Ludhiana at Ghumar Mandi, one of the city's most well-known and established commercial and wedding shopping markets, the project is being developed as an integrated urban destination combining commercial and luxury residential components within a single, well-planned development. The land parcel has been secured through a competitive bidding process conducted by the Rail Land Development Authority (RLDA) and is being developed on a leasehold basis. Spread across approximately 5.25 acres with a total investment of Rs. 500 crore, Omaxe Chowk seeks to bring scale, structure, and contemporary planning to an already high-footfall market.

The project reflects a broader shift in how cities engage with commercial spaces today, where shopping is increasingly part of a larger social and lifestyle experience. Conceived as a modern high-street market, Omaxe Chowk brings shopping, *luxury residences*, and celebrations together in one destination, with a strong focus on wedding shopping, jewellery, fashion, destination dining, and entertainment. The development has been planned to offer a more structured, comfortable, and engaging alternative to traditional market areas, while remaining closely aligned with Ludhiana's established commercial culture.

Ludhiana has always been an important market for Omaxe, shaped by strong enterprise and everyday commercial activity. With Omaxe Chowk, the objective is to create a destination that feels contemporary yet familiar, one that brings structure, luxury, ease, and comfort to the way people shop, dine, and spend time. A key focus has been walk-to-shop convenience, where seamless connectivity allows people to move easily from home to office and from home to retail and dining spaces. Consumers today are looking for destinations that offer not just choice, but also convenience, integrated luxury residences, and a welcoming atmosphere, and this project has been thoughtfully planned with those expectations at its core.

The development will feature a well-balanced mix of premium retail shops, wedding and jewellery showrooms, fashion outlets, destination dining, and an entertainment zone, catering to both local shoppers and NRIs who frequently visit Ludhiana for wedding and occasion-led purchases. Omaxe Chowk is planned to host a large mix of brands and will include a dedicated flagship food and experience zone, Dawatpur, while positioning organised shopping as a core attraction alongside dining and entertainment. Details on brand participation will be announced closer to launch.

Planned with visitor comfort in mind, Omaxe Chowk will benefit from a two-side frontage, with access from Rani Jhansi Road on one side and College Road on the other, enhancing visibility and ease of entry. Positioned within Ludhiana's established commercial zone, the location attracts a high concentration of serious, high-intent shoppers. The development will offer wide access roads, organised multiple entry and exit points, planned internal circulation, and parking for over 1,000 cars, addressing challenges commonly associated with traditional market areas. The project will also feature wide pedestrian walkways and heritage-inspired architecture with a modern design approach, creating a destination that is both functional and experiential.

Omaxe Chowk is expected to generate significant local employment during construction and create long-term job opportunities across retail, food and beverage, security, maintenance and facility management. By attracting brands, visitors and events, the development is expected to boost surrounding businesses, increase footfall in the area, and contribute to sustained economic growth in Ludhiana. As a PPP project, Omaxe Chowk is being developed under an agreement between RLDA and Ludhiana Wholesale Market Private Limited (a Wholly Owned Subsidiary of Omaxe Ltd. The project is scheduled for delivery as per RERA timelines by June 2030. As Ludhiana continues to expand as a high-growth urban centre, Omaxe Chowk is envisioned as a long-term mixed-use development that brings together organised commerce and quality and luxury residential living, supported by modern infrastructure and experience-led planning. The project's residential offering further strengthens its mixed-use character, adding long-term liveability and sustained urban value to the destination.

From residential neighborhoods to large-format urban destinations, Omaxe played a sustained role in India's urban growth across 31 cities in 8 states, with a portfolio spanning residential, commercial, integrated townships and public-private partnership developments. Omaxe key projects include The Omaxe State in Dwarka, Omaxe Chowk in Chandni Chowk, World Street in Faridabad, Omaxe New Chandigarh, Omaxe Royal Residency in Ludhiana, Omaxe Hazratganj in Lucknow, Omaxe Sangam City in Prayagraj, Omaxe City 1 and 2 in Indore, and Omaxe Eternity in Vrindavan. In FY 2024-25, Omaxe Ltd. reported a consolidated total income of ₹1,637 crore.

About Omaxe

Founded in 1987 by visionary entrepreneur Mr. Rohtaas Goel, Omaxe has emerged as one of India's most trusted real estate brands. Omaxe Ltd. is listed on both the NSE and BSE in 2007. Omaxe delivered approximately 140.17 million sq. ft. of real estate across 31 cities in 8 states, including Punjab, Haryana, Uttar Pradesh, Madhya Pradesh, Rajasthan, Delhi, Uttarakhand, and Himachal Pradesh. Its diverse portfolio spanned residential, commercial, and integrated township projects. With over three decades of experience, the company has consistently focused on delivering high-quality developments that cater to the evolving needs of urban India.

Omaxe played a key role in transforming urban landscapes with iconic projects like Omaxe New Chandigarh Township, World Street in Faridabad, Omaxe Chowk in Delhi's Chandni Chowk, and Royal Residency in Ludhiana. The company is also developing The Omaxe State in Dwarka, a cutting-edge mixed-use destination featuring retail, hospitality, sports, and entertainment.

With a robust land bank, innovative designs, and a vision for creating vibrant communities, Omaxe gained the trust of millions of customers and investors. The company continued to set benchmarks in the real estate industry, solidifying its position as a leader in shaping the future of urban India.

For more information, please visit www.omaxe.com

Forward-Looking Statement:

This document may contain forward-looking statements, which involve a number of risks, and uncertainties. These risks or uncertainties could cause actual results to differ significantly from those anticipated in the forward-looking statements. We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.