



OUR PROPERTIES

Downtown Powai – Commercial/ IT Park Mumbai

Strategically located in Mumbai’s well-established Downtown Powai micro-market, Downtown Powai – Commercial/IT Park comprises a portfolio of nine Grade-A office assets designed to meet the evolving requirements of modern enterprises. The campus is developed and operated with a strong focus on sustainability, operational excellence, and occupier experience.

Part of a vibrant mixed-use ecosystem, the park benefits from extensive social and civic infrastructure, including landscaped open spaces, educational institutions, healthcare facilities, hospitality venues, retail destinations, and a diverse range of food and beverage offerings. Its seamless connectivity through key road networks, suburban rail corridors, and expanding metro infrastructure enhances accessibility, further reinforcing its position as a preferred destination for leading enterprises in one of Mumbai’s most prominent commercial hubs.

Key Statistics

Campus Area

20 Acres

Total Leasable Area

2.9M sf

Area Leased

2.7M sf

Market Value

₹ 85,750M



This development exemplifies business impact by integrating convenience, curated experience, and modern amenities that enhance collaboration, inclusivity, and efficiency. With strong sustainability credentials, embedded innovation, and a clear Net Zero trajectory by 2040, it reinforces resilience, ESG leadership, and long-term value creation.

1

2

3

4

5

6

7

OUR PROPERTIES

Property Highlights



Convenience

- Close connectivity to highway, nearby metro stations and airport
- Easy access to hospitals, schools, hotels and retail, enhancing work-life balance



Experience

- Landscaped zones, F&B options, high-street retail, cafés and gourmet dining support collaboration, wellness and community engagement
- Crèche, medical facilities and year-round community events



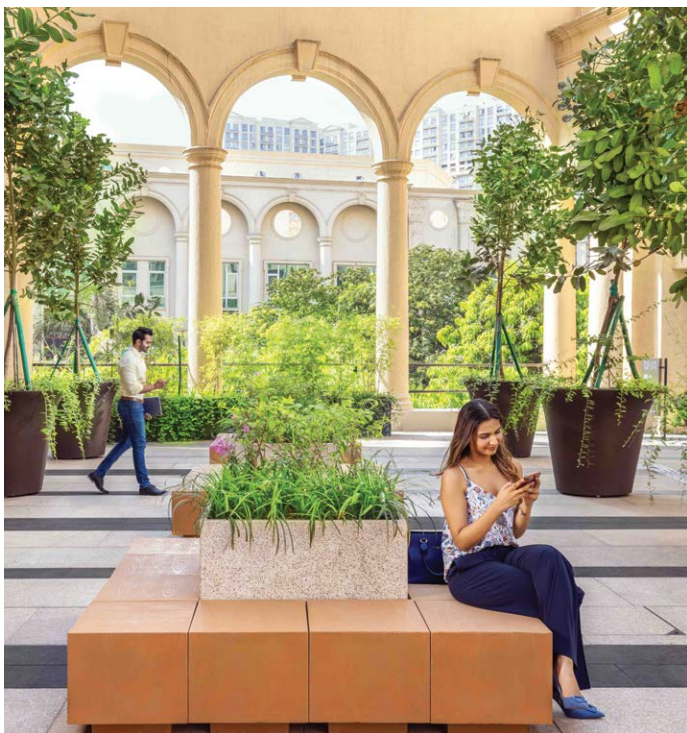
Features

- Upgraded lobby, canopy, porte-cochère along with EV shuttle services
- Wheelchair access, Braille signage, tactile cues and automated lift



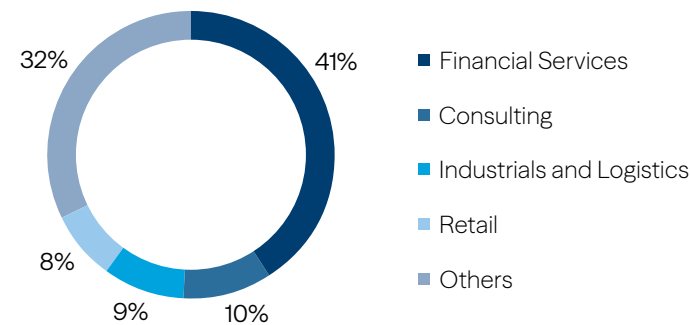
Sustainability

- IGBC Gold-rated, rooftop solar, low-flow water fixtures, EV charging, organic square-foot farming and on-site organic waste treatment
- Indoor air quality monitoring, wastewater recycling and a decarbonization trajectory aligned to portfolio-level Net Zero goals by 2040 or sooner



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- A leading International bank*
- General Mills India Private Limited
- Nomura Services India Private Limited
- TIAA Global Business Services India Private Limited
- Deloitte Consulting India Private Limited

*As per the agreement with the International Bank, we cannot disclose the name of the Bank



1

2

3

4

5

6

7

OUR PROPERTIES



OUR PROPERTIES

Downtown Powai – SEZ Mumbai

Within Powai’s well-established commercial ecosystem, Downtown Powai SEZ offers a combination of technology, convenience, and high-quality social infrastructure for global enterprises seeking scale, flexibility and a high-quality workplace environment. The development integrates collaborative zones, modern workplace formats and curated social spaces that foster interaction and innovation, complemented by landscaped greens and employee-centric amenities that enhance the everyday experience and wellbeing. Its SEZ status makes it a natural fit for corporates seeking regulatory advantages while naturally complementing the social richness of a fully established, amenity-dense urban address.

Key Statistics

Campus Area

9 Acres

Total Leasable Area

1.6M sf

Area Leased

1.5M sf

Market Value

₹ 31,981M



Thoughtfully curated, experience-led environment fosters collaboration, well-being, and sustained performance. Backed by IGBC Gold-rated sustainable infrastructure, the sustainable infrastructure strengthens ESG outcomes while enhancing long-term asset value and operational efficiency.

1

2

3

4

5

6

7

OUR PROPERTIES

Property Highlights



Convenience

- Proximity to national highway, metro and airport connectivity enables seamless daily movement
- Live-work-play setting with hotels, hospitals, schools and retail close by



Experience

- Culture street, canopy swings, interactive pathways and community-focused design for lively active hours
- Water feature, library, amphitheater seating and sit-out areas create restorative spaces during the workday



Features

- Porte-cochère, drop-off zones and podium alcoves create a vibrant arrival experience
- Wheelchair access, tactile cues, Braille signage and automated lifts, ensuring inclusive design



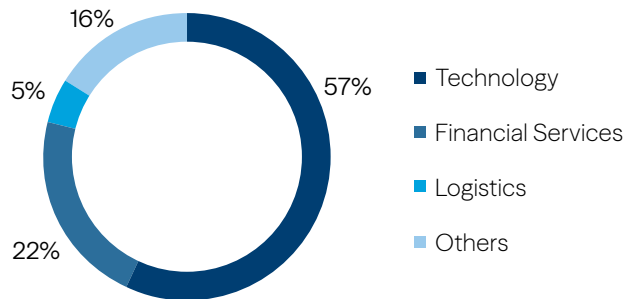
Sustainability

- IGBC Gold-rated campus with rooftop solar, low-flow water fixtures, EV charging, organic square-foot farming and indoor air quality monitoring
- Township STP, on-site organic waste treatment and sustainability commitments supporting portfolio-level Net Zero by 2040 or sooner



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Tata Consultancy Services
- Nomura Services India Private Limited
- Larsen and Toubro Limited
- ERGO Technology & Services Private Limited
- GE Oil & Gas India Private Limited





OUR PROPERTIES

Ecoworld Bengaluru

Ecoworld is a marquee Grade-A business park located on Bengaluru's Outer Ring Road, one of the city's most established office micro-markets. Set around the serene Devarabisanahalli lake, the campus brings together globally benchmarked, sustainability-led office infrastructure, integrated placemaking and a thoughtfully planned environment. Anchored by Global Capability Centers and leading multinational corporations, it offers curated social and wellness amenities, expansive outdoor spaces and community-focused infrastructure that enhance the occupier experience. Strong connectivity to key business corridors and proximity to upcoming metro infrastructure further position Ecoworld as a preferred destination for global enterprises, reflecting a broader vision of sustainable transformation and integrated placemaking.

Key Statistics

Campus Area*

48.1 Acres

Total Leasable Area*

7.1M sf

Area Leased

6.7M sf

Market Value

₹ 148,279M

*Excluding Campus 3 (0.7M sf)



The iconic 'Green Cube' personifies sustainability through its design and choice of materials. A 100% self-sustained Net Zero structure, it stands at the heart of the campus.

1

2

3

4

5

6

7

OUR PROPERTIES

Property Highlights



Design

- Well designed campus with a central core
- Clear pedestrian-vehicular segregation and shared mobility
- Universally accessible design that ensures a safe and healthy work environment for employees from all walks of life



Experience

- Curated F&B at The Bay, COWRKS and AIRE which elevates the daily campus experience
- Landscapes, open spaces, amphitheater, and an art gallery enliven daily life



Features

- Ecoworld offers premium fitness, sports, and recreation amenities
- Dining, retail, childcare, healthcare, security, CCTV, and power back-up support seamless operations
- Unified tech-enabled campus experience across workplace services, F&B curations, leisure, community engagement, and service culture
- Shuttle services connect nearby metro stations, supported by shared transport routes



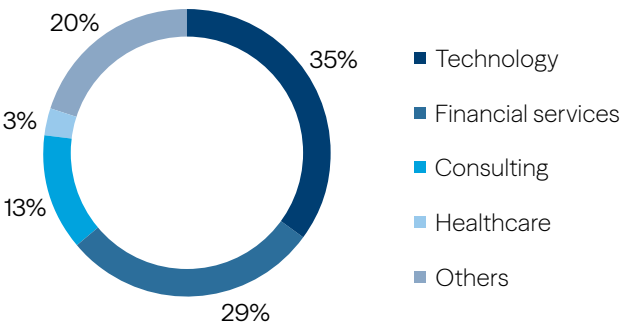
Sustainability

- IGBC Platinum rated, WELL Health-Safety rating and British Safety Council 5-star rating, EDGE rating and ISO certified
- Climate-responsive façade, DGU glazing, rainwater harvesting, wastewater treatment, EV charging, low-flow fixtures



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Morgan Stanley Advantage Services Private Limited
- Honeywell Technology Solutions Lab Private Limited
- Standard Chartered Global Business Services Private Limited
- State Street Corporate Services Mumbai Private Limited
- Shell India Markets Private Limited



OUR PROPERTIES

Worldmark

New Delhi

Worldmark 1, 2 and 3 bring the pace of a global business district to Aerocity, one of the capital's most prominent urban locations. The integrated development combines premium office spaces, hospitality, retail and curated dining experiences in a connected ecosystem that supports business, leisure and social engagement. Our flexible workplace ecosystem is designed to serve diverse enterprise needs. COWRKS offers flexible workplaces, Atelier Suites provides ready-to-move-in suites, and our F&B destinations – The Food Capital and The Walk – create a vibrant and engaging campus environment. Enhanced by open-air zones, state-of-the-art infrastructure, elevated arrival experiences, and placemaking initiatives, Worldmark Delhi continues to strengthen its position as a preferred destination for leading enterprises looking for accessibility, visibility and a differentiated workplace experience.

Key Statistics

Campus Area

7.6 Acres

Total Leasable Area

1.5M sf

Area Leased

1.4M sf

Market Value

₹ 46,919M



Seamless connectivity, an integrated retail-led ecosystem, and adaptable workspace solutions come together to create a global address. Supported by robust infrastructure and strong sustainability credentials, the development reflects a balanced focus on efficiency, inclusivity, and long-term value.

1

2

3

4

5

6

7

OUR PROPERTIES

Property Highlights



Convenience

- Seamless connectivity to NH-48, Indira Gandhi International Airport, and Dwarka Expressway
- Metro connectivity via the Airport Express line
- Features premium arrival infrastructure with dedicated drop-off points, and landscaped driveways



Experience

- A seamless confluence of vibrant retail, luxury shopping and premium dining experiences
- The Walk connects office and leisure supported by food street, upscale retail outlets, and cafes
- Strategic landscape design with tranquil green environments that facilitate collaboration
- Private executive suites crafted for today's leader with Atelier Suites
- Flexible workspace and enterprise-managed office solutions by COWRKS



Features

- Tech-enabled campus with RFID/restricted entry, 24x7 CCTV surveillance and visitor management system for enhanced safety
- Inclusive campus design with accessibility features like wheelchair routes, tactile cues, and Braille signage
- On-site wellness center, pharmacy, crèche and ambulance services

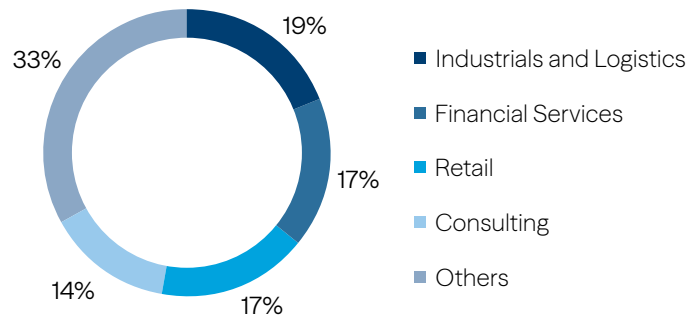


Sustainability

- EDGE Advanced rating. BEE 5 Star rating
- EV charging, rainwater harvesting and green power support to sustainable operations



Tenant Profiling
Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Ernst & Young Services Private Limited
- Mitsui & Co. India Private Limited
- SAEL Industries Limited
- COWRKS India Private Limited
- Greenlam Industries Limited



OUR PROPERTIES

Worldmark Gurugram

Worldmark Gurugram is a curated mixed-use development located in Sector 65, seamlessly blending business, retail, and lifestyle within a thoughtfully designed urban campus. The development integrates landscaped greens, water features, and dynamic public areas elevating occupier's workplace experiences. Focused on tenant wellbeing, the development combines sustainable design with cutting-edge technology, making it a distinctive mixed-use address for occupiers seeking visibility, convenience and a future-ready workplace experience. Proximity to NH-48 and, metro networks, Worldmark Gurugram stands out as a prominent destination in the city's business district.

Key Statistics

Campus Area

6.7 Acres

Total Leasable Area

0.8M sf

Area Leased

0.7M sf

Market Value

₹ 10,912M



Worldmark Gurugram delivers modern work-life experiences to elevate everyday work and play. Supported by advanced infrastructure and sustainability-led design, it reflects a strong focus on operational efficiency, user experience, and long-term environmental performance.

1

2

3

4

5

6

7

OUR PROPERTIES

Property Highlights



Convenience

- Seamless connectivity to Golf Course Road with proximity to NH-48, Indira Gandhi International Airport, and Dwarka Expressway
- Existing rapid metro and upcoming metro corridors
- Features premium arrival infrastructure with dedicated drop-off points, and landscaped driveways



Experience

- Central plaza, waterbody, alfresco seating and open green areas create an active public realm
- The Walk connects office and leisure supported by food street, upscale retail outlets, cafes and entertainment options
- Strategic landscape design with tranquil green environments that facilitate collaboration



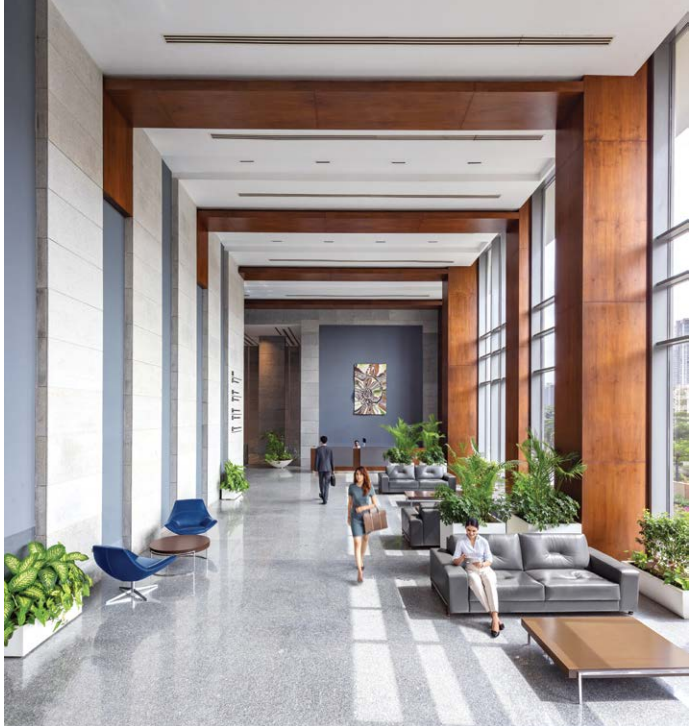
Features

- Wi-Fi-enabled infrastructure, CCTV surveillance, BMS and advanced security systems support efficient campus operations
- High-speed elevators, interconnecting escalators, fire alarm systems and MERV and ESP filters strengthen functionality



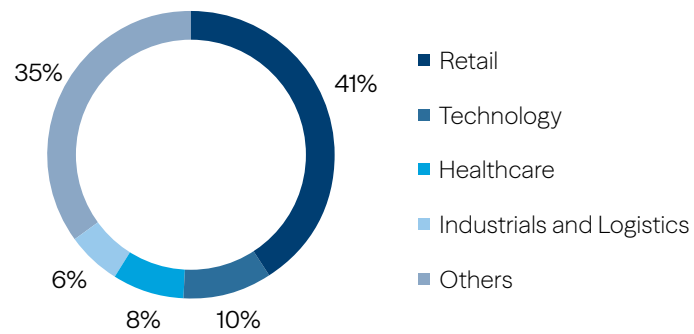
Sustainability

- Rainwater harvesting, recycled water reuse, rooftop solar panels, STP, green walls and natural light support sustainable design
- EDGE advanced rating (office), with decarbonization initiatives aligned with portfolio-level Net Zero goals by 2040 or sooner



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Airtel International LLP
- HL Mando Softtech India Private Limited
- Yum Restaurants India Private Limited
- PVR Limited
- PNB Metlife India Insurance Company Limited





OUR PROPERTIES

Airtel Center Gurugram

The Airtel Center is a premium Grade-A corporate facility that combines state-of-the-art infrastructure with an array of lifestyle amenities, achieving an ideal balance between work and rejuvenation. The award-winning, built-to-suit campus sets a new standard for modern workspaces by integrating innovative design with functionality. The campus reflects sophistication through courtyard-style planning, a refined arrival experience and a strong architectural presence. Integrated lifestyle amenities support everyday convenience, while landscaped seating spaces create a vibrant setting beyond the office floor. Supported by sustainable infrastructure, operational technology and strong access to NH-48, metro links and the airport, Airtel Center offers a cohesive workplace environment for a leading enterprise.

Key Statistics

Campus Area

4.7 Acres

Total Leasable Area

0.7M sf

Area Leased

0.7M sf

Market Value

₹ 14,284M



Airtel Center offers contemporary aesthetics and a refined work environment, complemented by lifestyle amenities that foster wellbeing and collaboration.

1

2

3

4

5

6

7

OUR PROPERTIES

Property Highlights



Design

- Foot over bridge, cycling track and shuttle service support easier movement
- Courtyard-style design supports natural light penetration across the building
- Grand drop-off, spacious lobby and central seating areas enhance the arrival experience



Experience

- Food court, retail outlets, day care, indoor sports zone and training room support daily convenience
- Food and beverage spaces and central seating areas create a work environment beyond 9 to 5



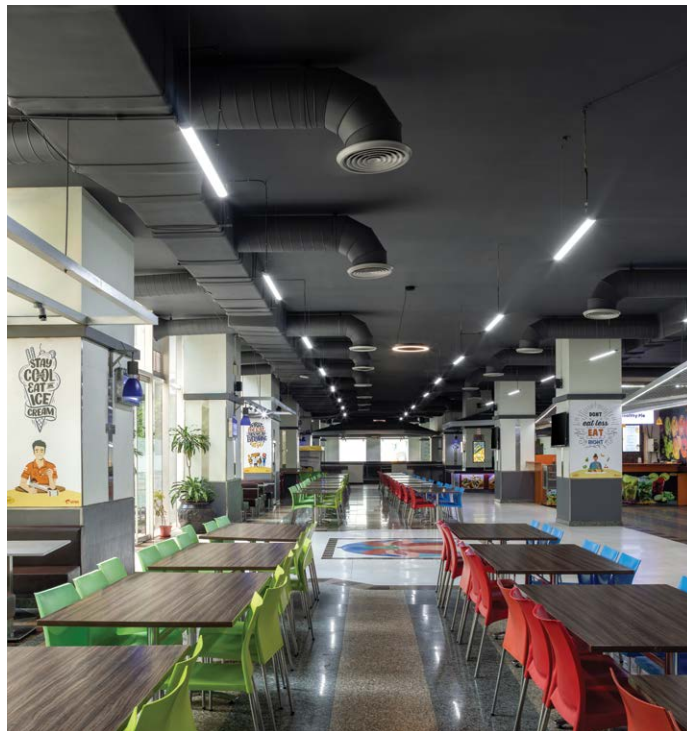
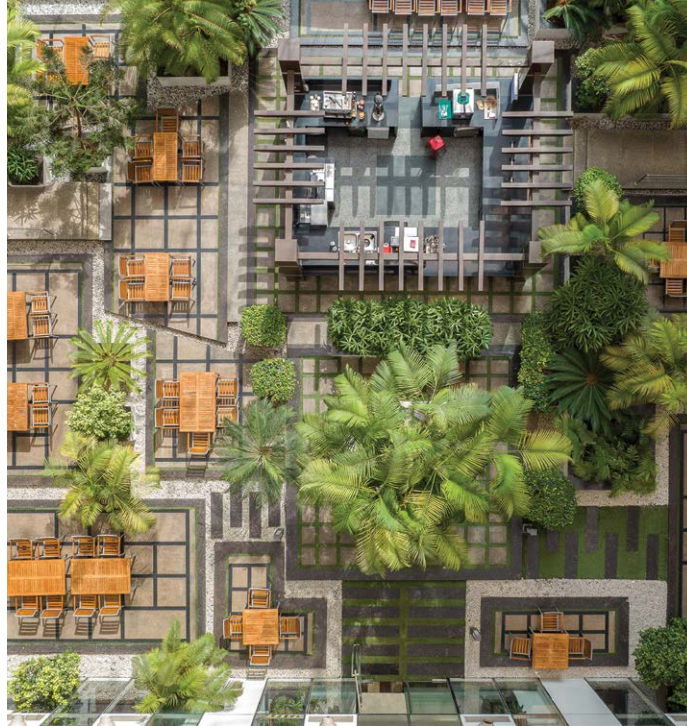
Features

- Tech-enabled campus with RFID/restricted entry, 24x7 CCTV surveillance and visitor management system for enhanced safety
- Inclusive campus design with accessibility features that promote universal access

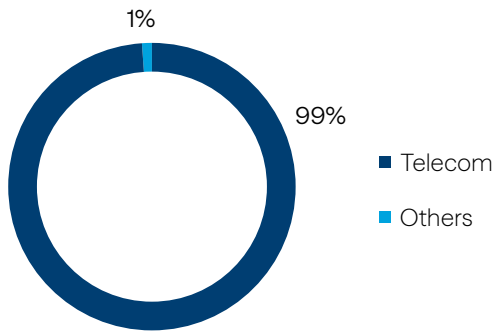


Sustainability

- EDGE Advanced certification and a BEE 5-Star-rated centralized chilled-water HVAC system, ESP filters, rooftop solar panels, EV charging infrastructure, rainwater harvesting and organic composting support sustainable operations



Tenant Profiling
Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Bharti Airtel Limited
- Beetel Teletech Limited
- Nxtra Data Limited
- Bharti Foundation





OUR PROPERTIES

Candor TechSpace G1 Gurugram

Candor TechSpace G1 reimagines the workday as a balanced experience of productivity, comfort and convenience. Grade-A SEZ office spaces, open green areas, community zones and a vibrant amenity mix come together within a self-contained campus in Gurugram's established micro-market near Sohna Road, with connectivity to NH-48. Key features include a central lawn, sports facilities, breakout spaces and a clubhouse that extend the workplace experience beyond conventional office environments. The asset benefits from strong connectivity to major road corridors, metro networks and residential catchments, making it a workplace of choice for leading domestic and multinational occupiers.

Key Statistics

Campus Area

25.2 Acres

Total Leasable Area

3.9M sf

Area Leased

3.4M sf

Market Value

₹ 60,489M



With seamless access and a thoughtfully curated mix of lifestyle and workplace experiences, the development fosters a dynamic and collaborative setting within a verdant campus environment. Its emphasis on sustainable design and efficient systems supports long-term resilience and a high-quality user experience.

1

2

3

4

5

6

7

OUR PROPERTIES

Property Highlights



Convenience

- Seamless connectivity to Sohna Road with close proximity to NH-48, Indira Gandhi International Airport and Dwarka Expressway
- Connectivity through existing and upcoming metro corridors
- Features premium arrival infrastructure with dedicated drop-off points, and landscaped driveways



Experience

- Campus-style development with amenities including a gymnasium, outdoor sports zones such as badminton court, basketball court and box cricket pitch, a clubhouse by The Spice Corridor, and a banquet hall to support leisure and social gatherings
- Thoughtfully planned amphitheater, central lawn and landscaped sit-out areas for life beyond work
- Strategic landscape design with tranquil green environments that facilitate collaboration
- Flexible workspace and enterprise-managed office solutions by COWRKS



Features

- Tech-enabled campus with RFID/restricted entry, 24x7 CCTV surveillance and visitor management system for enhanced safety
- Inclusive campus design with accessibility features like wheelchair routes, tactile cues, and Braille signage
- Onsite wellness center, crèche and ambulance services



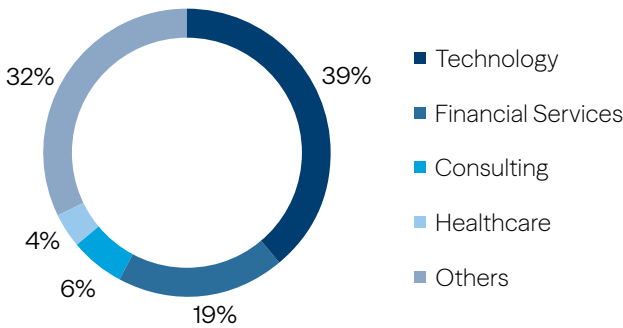
Sustainability

- IGBC Platinum-rated and BEE 5-Star-rated, the campus is supported by EV charging infrastructure, green power initiatives, and ISO-certified systems



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Capgemini Technology Services India Limited
- FIL India Business & Research Services Private Limited
- Wipro Limited
- Cognizant Technology Solutions India Private Limited
- Midland Credit Management India Private Limited





OUR PROPERTIES

Candor TechSpace G2 Gurugram

Candor TechSpace G2 is a vibrant office campus in Gurugram's south business corridor. The universally accessible campus is supported by robust digital infrastructure, seamless mobility and ongoing upgrades that enhance workplace engagement and overall experience. The integrated business ecosystem comprises a curated retail mix, diverse amenities, and captivating artistic landscapes, which foster collaboration and connection among tenants. The campus also benefits from green energy initiatives and strong access to NH-48, metro networks and the international airport, making it a well-rounded workplace address for global and domestic IT/ITeS occupiers.

Key Statistics

Campus Area
28.5 Acres

Total Leasable Area
4.2M sf

Area Leased
3.4M sf

Market Value
₹ 48,112M



Combining strong connectivity with a campus-style ecosystem, Candor TechSpace, sector 21, Gurugram is one of the most vibrant office parks in the IT/ITES hub of the city, setting a benchmark with smart infrastructure and sustainability at its core.

1

2

3

4

5

6

7

OUR PROPERTIES

Property Highlights



Convenience

- Seamless connectivity to NH-48, with close proximity to Indira Gandhi International Airport and Dwarka Expressway
- Connectivity through existing and upcoming metro corridors
- Features premium arrival infrastructure with dedicated drop-off points, and landscaped driveways



Experience

- Campus-style development with amenities including a gymnasium, outdoor sports zones such as badminton court, multipurpose sports ground, indoor sports arena and curated F&B opportunities
- Thoughtfully planned landscaped rooftop terrace, breakout zones and outdoor spaces create an engaging environment
- Strategic landscape design with tranquil green environments that facilitate collaboration
- Flexible workspace and enterprise-managed office solutions by COWRKS



Features

- Tech-enabled campus with RFID/restricted entry, 24x7 CCTV surveillance and visitor management system for enhanced safety
- Inclusive campus design with accessibility features like wheelchair routes, tactile cues, and Braille signage
- On-site wellness center, crèche and ambulance services



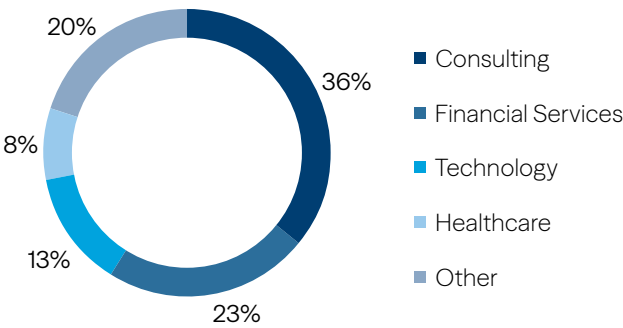
Sustainability

- BEE 5-Star-rated and supported by EV charging infrastructure, green power initiatives, and ISO-certified systems



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Accenture Solutions Private Limited
- Natwest Digital Services India Private Limited
- Maruti Suzuki India Limited
- Carelon Global Solutions India LLP
- TLG India Private Limited



OUR PROPERTIES

Candor TechSpace N1 Noida

Candor TechSpace N1 is a landmark campus-style mixed-use development located in Noida's Sector 62, offering premium Grade-A office spaces within a thoughtfully master-planned environment. The campus integrates curated amenities and vibrant social hubs, offering a balanced setting for enterprises and employees alike. At its core lies Binge Central, an experiential F&B hub complemented by a high-street retail promenade that extends activity beyond the workday. With direct connectivity to NH-24, nearby metro stations, and the airport, the campus is strategically positioned to serve businesses seeking visibility, convenience, and scale in the NCR region.

Key Statistics

Campus Area

19.3 Acres

Total Leasable Area

2.9M sf

Area Leased

2.0M sf

Market Value

₹ 29,485M



Designed by a global architect, the campus combines iconic architecture with a first-of-its-kind social and retail destination, fostering connection, collaboration, and an enhanced workplace experience.

1

2

3

4

5

6

7

OUR PROPERTIES

Property Highlights



Convenience

- Seamless connectivity to NH-24, with close proximity to the national capital, metro stations and the airport
- Features premium arrival infrastructure with dedicated drop-off points, and landscaped driveways



Experience

- Binge Central brings dining, cafés, a restobar, amphitheater, fashion, lifestyle retail and entertainment into one premium arena
- Landscapes, breakout zones, a day-care center and a food hall support engagement throughout the workday



Features

- Tech-enabled campus with RFID/restricted entry, 24x7 CCTV surveillance and visitor management system for enhanced safety
- Inclusive campus design with accessibility features like wheelchair routes, tactile cues, and Braille signage



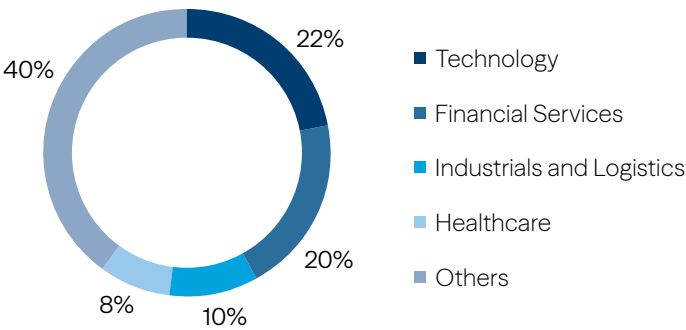
Sustainability

- BEE 5-Star-rated and IGBC Platinum-rated, the campus features MERV-13 filtration, a climate-responsive façade, rainwater harvesting, EV charging infrastructure, and wastewater reuse systems
- ISO 14001, ISO 9001, ISO 45001 and ISO 50001 certifications support long-term efficiency



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Barclays Global Service Centre Private Limited
- ION Trading India Private Limited
- LTIMINDTREE Limited
- Amazon Development Centre (India) Private Limited
- Pine Labs Limited



OUR PROPERTIES

Candor TechSpace N2 Noida

Candor TechSpace N2 is a campus-style Grade-A office development in Sector 135, along the Noida-Greater Noida Expressway. Built for IT/ITeS occupiers seeking scale and access, the campus brings together efficient workplace infrastructure, landscaped greens and natural design elements. Central courtyards, shaded pathways and tree-lined sit-outs create a calm setting that supports interaction, collaboration and wellbeing through the workday. Curated amenities, collaborative zones and recreational spaces add balance to the everyday workplace experience. Supported by IGBC Platinum-rated design, air quality measures and a clear decarbonization roadmap, the campus combines productivity with long-term environmental responsibility. Its connectivity to metro lines and key business districts further strengthens its position as a strategic workplace destination.

Key Statistics

Campus Area
29.7 Acres

Total Leasable Area
4.7M sf

Area Leased
3.7M sf

Market Value
₹ 49,410M



Characterized by strategic connectivity and high-capacity access, the campus brings together collaborative spaces, lifestyle amenities, and curated placemaking to create a vibrant environment. A focus on safety, inclusivity, and high-performance systems enhances resilience, while sustainability-led design supports occupant well-being and long-term performance.

1

2

3

4

5

6

7

OUR PROPERTIES



Property Highlights



Convenience

- Direct access to the Noida-Greater Noida Expressway
- Seamless connectivity to the DND Flyway with close proximity to the national capital, metro stations and the airport
- Features premium arrival infrastructure with dedicated drop-off points, and landscaped driveways with nine-lane entry and exit gates. Designed for smooth vehicular movement



Experience

- Collaborative open areas, a sports arena, a sports terrace with a cabana zone and rejuvenating landscaped spaces create a dynamic public realm
- Badminton courts, curated F&B, an amenity block with retail outlets, a crèche and placemaking initiatives spanning arts, culture, fitness and community events sustain a vibrant on-campus life
- A central courtyard creating a calm and dedicated environment supporting collaboration and interaction



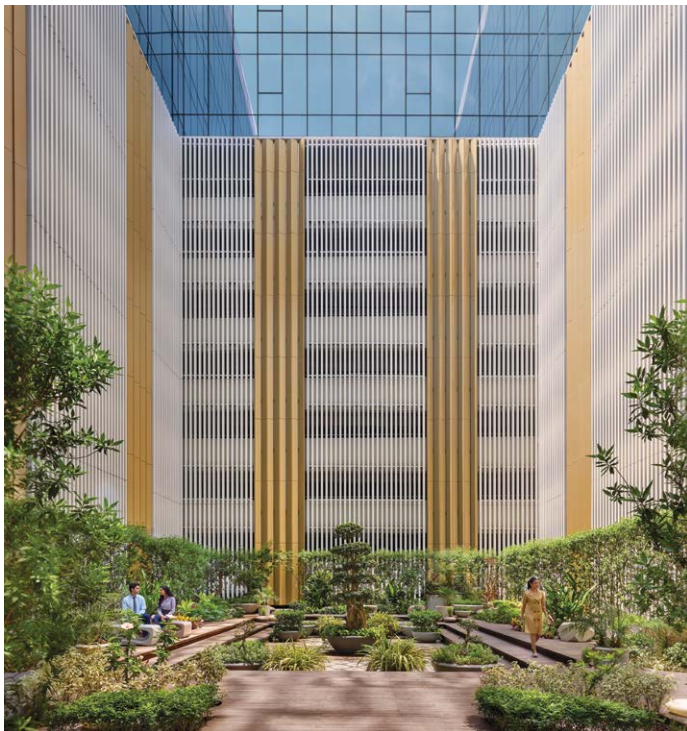
Features

- Tech-enabled campus with RFID/restricted entry, 24x7 CCTV surveillance and visitor management system for enhanced safety
- Inclusive campus design with universal accessibility features

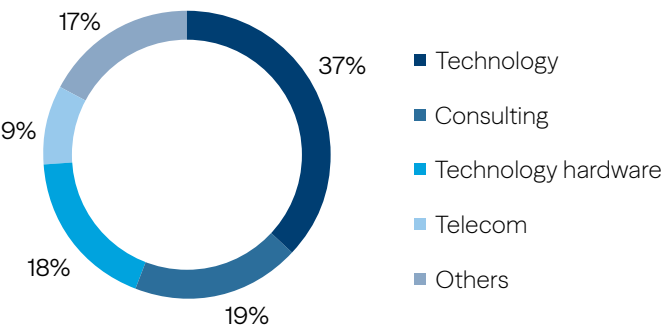


Sustainability

- BEE 5-Star-rated development equipped with MERV 13 filters, delivering high-efficiency filtration of fine particulate matter and supporting healthier, more productive indoor environments
- Recognized by the British Safety Council and accredited with ISO certifications



Tenant Profiling
Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

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



1

2

3

4

5

6

7

OUR PROPERTIES



OUR PROPERTIES

Candor TechSpace K1 Kolkata

Candor TechSpace K1, a Grade-A office SEZ, is a new-age work destination that redefines the workplace experience in the vibrant IT/ITeS hub of Newtown, Kolkata. The integrated campus brings together Grade-A office spaces with retail, dining, recreation and thoughtfully designed social environments to create a holistic workplace ecosystem. Designed with a strong focus on employee experience and operational efficiency, and sustainability, the campus integrates lush greenery, serene water bodies, and collaborative spaces, providing occupants with an enriching experience beyond the workspace.

Key Statistics

Campus Area
48.4 Acres

Total Leasable Area
5.9M sf

Area Leased
3.2M sf

Market Value
₹ 36,210M



The development offers a vibrant, amenity-rich environment complemented by future mixed-use integration. Anchored in Net Zero Energy operations and green certifications, it reflects a balanced focus on workplace experience, resilience, and long-term sustainability.

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2

3

4

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6

7

OUR PROPERTIES

Property Highlights



Convenience

- Strategically located in Rajarhat-Newtown, with the Biswa Bangla Metro Station nearby, access to the airport in under 30 minutes, and seamless connectivity to Sector V through key arterial roads
- Close to premium hotels, hospitals, malls and a dense residential catchment
- Features premium arrival infrastructure with dedicated drop-off points, and landscaped driveways



Experience

- Collaboration zones, swimming pool, gymnasium, sports ground and banquet hall extend the campus experience beyond work
- Baytown, Kolkata, our upcoming mixed-use development, will be a confluence of premium office spaces, experiential retail and entertainment
- Engaging outdoor areas and collaborative hubs designed to inspire interaction and creativity



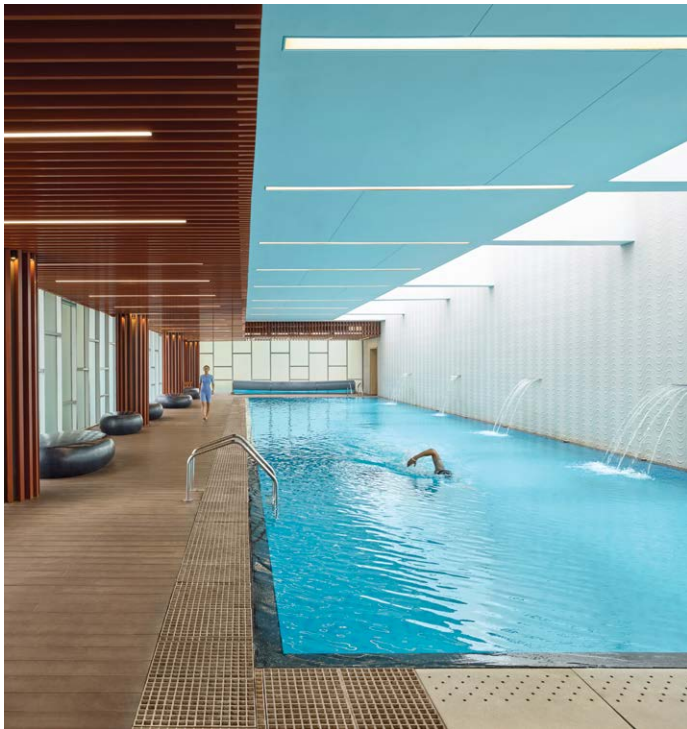
Features

- Tech-enabled campus with RFID/restricted entry, 24x7 CCTV surveillance and visitor management system for enhanced safety
- Inclusive campus design with accessibility features like wheelchair access, tactile indicators, Braille signage, and automated lifts

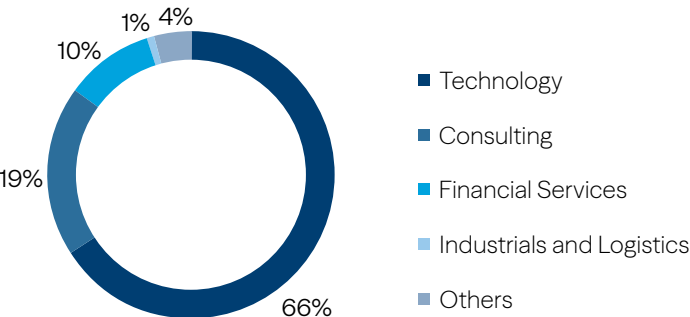


Sustainability

- Net Zero Energy campus powered entirely by green energy, aligned with portfolio-level Net Zero goals
- IGBC Gold Certified and BEE 5-Star rated



Tenant Profiling
Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Tata Consultancy Services Limited
- Accenture Solutions Private Limited
- Cognizant Technology Solutions India Private Limited
- Capgemini Technology Services India Limited
- HDFC Bank Limited



OUR PROPERTIES

Pavilion Mall

Ludhiana

Pavilion Mall has established itself as a prominent retail and lifestyle destination in Ludhiana. Anchored by the region's first seven-screen multiplex, the mall offers a well-curated mix of international and domestic fashion brands, diverse dining options, entertainment zones and family-oriented recreational spaces, enabling sustained consumer engagement across demographics. Strategically located in proximity to Ludhiana railway station and the airport, Pavilion Mall benefits from strong connectivity and consistent footfall. Its integrated retail, entertainment and leisure offerings continue to strengthen its positioning as a preferred destination for residents, families and visitors alike.

Key Statistics

Campus Area

2.5 Acres

Total Leasable Area

0.4M sf

Area Leased

0.3M sf

Market Value

₹ 3,450M



Anchored by a premium multiplex and a diverse mix of retail and entertainment offerings, the development creates a vibrant, high-footfall destination. Supported by efficient design, advanced infrastructure, and sustainability-led systems, Pavilion Mall connects global brands, local culture and lifestyle convenience at the heart of Ludhiana.



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OUR PROPERTIES

Property Highlights



Convenience

- Close to Ludhiana railway station and the airport, supporting footfall from residents, commuters and out-of-city visitors
- Parking, clear circulation and an accessible layout enable smooth movement across levels



Experience

- The region's first seven-screen multiplex offers a premium cinema experience in Ludhiana
- A food court, children's play area, gaming zone and international retail mix cater to diverse



Features

- Electrostatic filters improve energy efficiency and indoor air quality, while EV charging infrastructure supports cleaner mobility

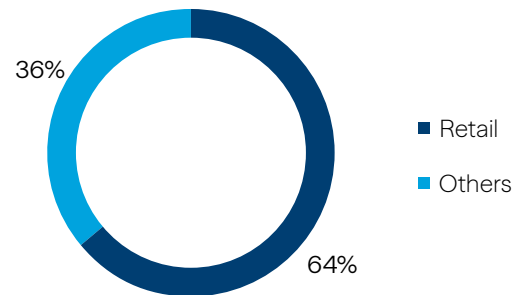


Sustainability

- BEE 5-Star-rated with rainwater harvesting and low-flow fixtures contributing to reduced water consumption
- WELL Equity rating, air quality measures and portfolio-level decarbonization goals support long-term sustainability



Tenant Profiling
Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- PVR Limited
- Trent Limited
- Aditya Birla Fashion and Retail Limited
- Fun Gateway Arena Private Limited
- Timezone Entertainment Private Limited

