



BUSINESS BAY

SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26



WHY SUSTAINABILITY MATTERS DEEPLY TO PANCHSHIL?



Core to Our Values

Sustainability is not a trend, it's a responsibility we deeply believe in.



Clean Mobility

Enabling greener transportation options to reduce emissions on our campuses.



Give Back to the Planet

Our goal is to ensure our spaces contribute more than they consume.



Future-Ready Development

We build with long-term environmental impact in mind.



Healthier Communities

We prioritize occupant well-being through indoor air quality, green practices, and robust Occupational Health & Safety Management (OH&SM) systems.



Authentic Action

Every initiative is a real, measurable step toward a cleaner, more resilient future.

THE BENEFITS OF ADOPTING SUSTAINABLE PRACTICES



Ethical
Benefits



Health
Benefits



Social
Benefits



Economic
Benefits



Environmental
Benefits

LEED CERTIFICATION

CORE AND SHELL



Certification under the Indian Green Building Council's (IGBC) LEED (Leadership in Energy and Environmental Design) Core & Shell means that a building meets high standards of environmental performance and sustainability in its design and construction. It signifies the building's commitment to energy efficiency, water conservation, resource management and improved indoor environmental quality, demonstrating leadership in green building practices.

LEED certification sets the benchmark for designing and operating environmentally responsible and resource-efficient green buildings that create value across environmental, social and governance dimensions. Achieving a Gold rating underscores our steadfast commitment to sustainable development, in alignment with the LEED Core and Shell Development framework

Business Bay has been certified by IGBC with a Gold Rating for LEED Core and Shell in July 2015.

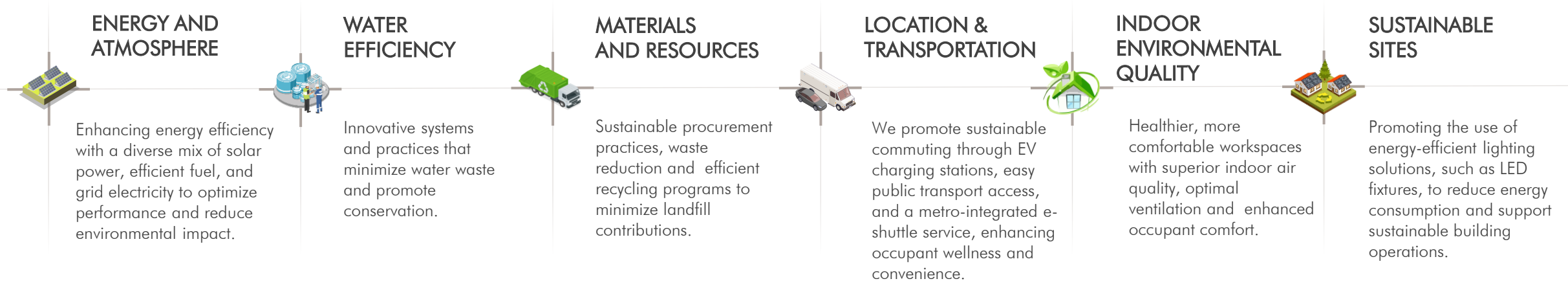
By committing to achieve LEED Core and Shell certification for all our upcoming Projects, we at Panchshil demonstrate our commitment to sustainability and towards providing a healthy and efficient work environment for our tenants

USGBC CERTIFICATION

LEED EXISTING BUILDING OPERATIONS & MAINTENANCE (EB:O&M) V4.1

Business Bay has been awarded the LEED EB:O&M Platinum Certification by the US Green Building Council (USGBC) in Aug 2025.

As we progress on our sustainability journey, guided by the LEED EB:O&M framework, we reaffirm our commitment to high-performance, environmentally responsible building operations. The following parameters reflect our initiatives and performance achievements.



The Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance (LEED EB:O&M) certification by US. Green Building Council (USGBC) is a globally recognized framework that promotes and validates sustainable operations and ongoing performance in existing buildings.



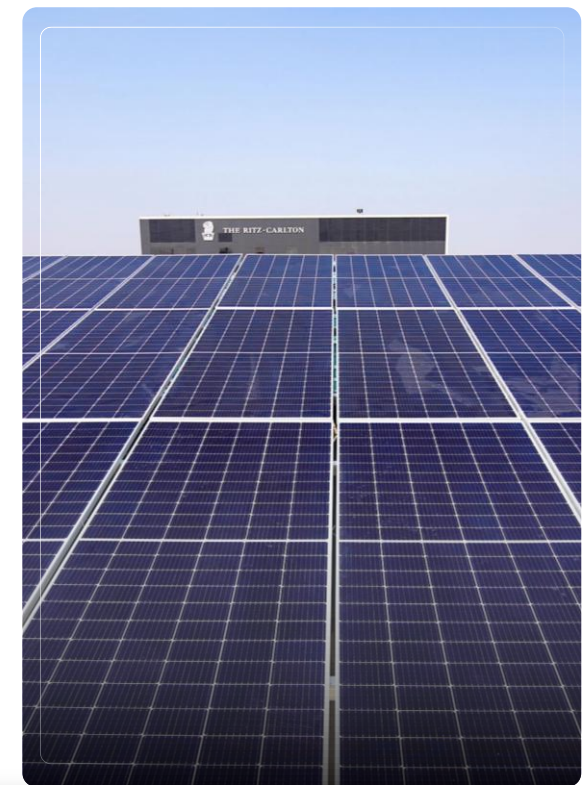
ENERGY AND ATMOSPHERE

CARBON EMISSION SAVING THROUGH SOLAR INTEGRATION

As part of this effort, we installed 120 kWp Solar Systems on each of the two towers at Business Bay, totalling **240 kWp in October 2022**. The installation across comprises 440 high-efficiency solar modules, each rated at 545 Wp, designed to optimize energy output and reduce reliance on fossil fuels.

By harnessing solar power, we have significantly reduced carbon emissions and partially meeting the power needs of common areas.

We also ensure service-centric maintenance contracts are in place and conduct regular cleaning of our solar panels to maintain optimal efficiency.



ENERGY AND ATMOSPHERE

ENERGY EFFICIENCY AND EMISSION MONITORING

DETAILS	UNITS	2024-25	2025-26
Total Energy Consumption For Common Area (EB)	kWh	29,34,828	28,94,844
Total Renewable Energy (Solar) Generation	kWh	3,10,505	3,12,768
Total % of Contribution of Renewable Energy (Solar) against EB	%	11%	11%
Emission Savings through Renewable Energy	tCO ₂ e	279	222

Note Abbreviations Used : (EB) – Electricity Board

In FY 2025-26, total electricity consumption for common areas was optimized to **28,94,844 units**, reflecting a **1.36% reduction** compared to the previous year. This improvement was driven by the continued implementation of energy efficiency initiatives, including timer-based controls for HVAC systems, enhanced lighting automation in parking areas, and the extensive use of LED lighting across common spaces, ensuring sustained energy performance.

Renewable energy generation increased to **3,12,768 units**, marking a **0.73% growth** over the previous year, while maintaining its contribution at **11% of total energy consumption**. This highlights the consistency and gradual strengthening of our renewable energy portfolio.

These initiatives helped avoid 222 tCO₂e emissions in FY 2025–26, supporting energy efficiency and sustainability objectives. The reduction in reported emissions is partly attributable to the use of an updated grid emission factor of 0.71 kgCO₂e/kWh in FY 2025–26, compared to 0.90 kgCO₂e/kWh applied in FY 2024–25.

ENERGY AND ATMOSPHERE

OPTIMIZED NON RENEWABLE ENERGY USE

While Panchshil prioritizes renewable energy, we recognize the operational necessity of diesel generators (DG) for uninterrupted power supply. Our DG systems are managed with a focus on energy efficiency, emissions control, and compliance:



BS6-compliant low-sulphur diesel fuel to reduce harmful emissions (SO_2 , NO_x , particulate matter).



Noise Reduction through acoustic-treated enclosures to comply with environmental standards.



Elevated exhaust positioning for improved air dispersion and reduced ground level pollution.



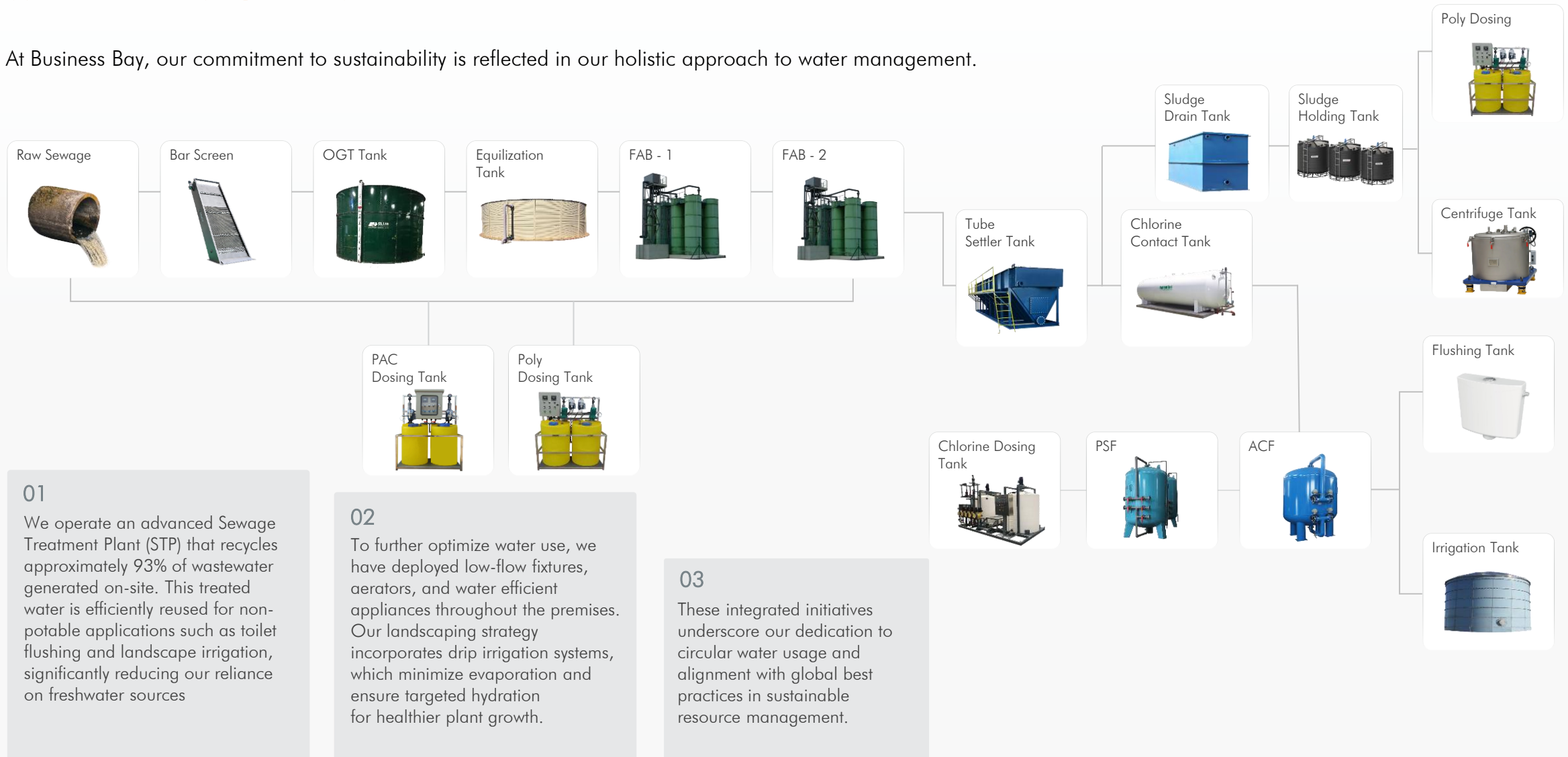
Proactive maintenance regime including A/B/D checks, real time monitoring, and performance analysis to ensure efficient fuel use and extended equipment life.

This strategy supports responsible non-renewable energy use while contributing to operational energy performance.

WATER EFFICIENCY

WATER MANAGEMENT

At Business Bay, our commitment to sustainability is reflected in our holistic approach to water management.



WATER EFFICIENCY

WATER RECYCLING FOR BUSINESS BAY

100% of STP-treated water is reused on-site, achieving zero discharge, despite being permitted to discharge treated water up to 40% into local drains.

DETAILS	UNITS	2024-25	2025-26
Total Water Source/ Total Water Inlet source	kL	2,03,573	1,96,375
Total Water Consumption	kL	1,85,973	1,64,491
Total STP Inlet Water	kL	96,282	88,936
Total STP Outlet	kL	88,761	83,078
% of Recycled Water	%	92%	93%
% of Recycled Water Used for Flushing	%	80%	82%
% of Recycled water used for Irrigation	%	20%	18%
% of Recycled Water to Total Consumption	%	48%	51%

Key Highlights – FY 2025-26:



Overall Water Consumption Efficiency

Total water consumption reduced by **11.5%**, declining from **1,85,973 kL** in FY 2024-25 to **1,64,491 kL** in FY 2025-26. This reduction reflects improved water management practices, enhanced efficiency measures, and optimized operational controls across the property.



High Recovery of Treated Water

Our Sewage Treatment Plants (STPs) processed **88,936 kL** of wastewater in FY 2025-26, achieving an improved recovery efficiency of **93%**, up from 92% in the previous year. This consistent performance highlights the robustness of our treatment systems and operational excellence.



Optimized Reuse of Treated Water

In FY 2025-26, **82% of recycled water** was utilized for toilet flushing, up from 80%, demonstrating stronger integration with building systems and reduced dependence on fresh water. Irrigation usage accounted for **18%**, reflecting improved landscape water efficiency through optimized irrigation practices and seasonal adjustments.



Justification for Water Differential

The difference between total water sourced and consumed during the year is attributed to water retained in storage tanks-including overhead, underground, and fire safety reservoirs-as well as minor operational losses and system maintenance activities. These factors are standard and essential for ensuring uninterrupted building operations, fire safety compliance, and water availability across our commercial office portfolio.

MATERIALS AND RESOURCES

WASTE MANAGEMENT STRATEGY

Panchshil is committed to sustainable waste management practices that prioritizes minimizing waste and diverting it from landfills. Our comprehensive plan involves tracking each waste material to ensure its efficient and responsible end use, allowing us to complete the life cycle of each material in an environmentally responsible manner. Our commitment to comprehensive waste management aligns closely with our Environmental, Social and Governance (ESG) priorities, making it one of our materiality topics.



Dry Waste Management and Recycling Performance

Our dry waste management strategy emphasizes systematic segregation, responsible disposal, and partnerships for closed-loop recycling. Waste is categorized at source into paper, plastic, multilayered plastic (MLP), and non-recyclables to maximize material recovery and reduce landfill impact.

Paper Waste: 31,593 kgs of paper waste were recycled through our partnership with a paper mill, enabling conversion into usable products such as cardstock packaging materials.

Plastic Waste: 16,830 kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 6,863 kgs of MLP waste were successfully recycled, reflecting our commitment to tackling hard-to-recycle materials.



Organic Waste Management Strategy

Our organic waste strategy emphasizes sustainable disposal and resource recovery through nature-aligned partnerships. We collaborate with piggery farms and agricultural facilities to responsibly divert food and landscape waste from landfills. This approach converts organic waste into animal feed and soil-enriching compost contributing to a circular, low-impact waste ecosystem.



Hazardous Waste Management and Safe Disposal

Our hazardous waste management approach focuses on compliance, safety, and responsible resource recovery through certified channels.

Authorized Disposal: All hazardous waste is disposed of through government-approved vendors, ensuring full compliance with environmental regulations.

Biomedical Waste: Disposal strictly follows the Bio-Medical Waste Management Rules, prioritizing health and environmental safety.

Used DG Oil Recycling: In partnership with a certified recycling company, used diesel generator (DG) oil is recycled into industrial lubricants-supporting circular resource use and reducing environmental impact.

MATERIALS AND RESOURCES

RESPONSIBLE RESOURCE MANAGEMENT

Our approach to DG operations integrates responsible materials use and lifecycle management:

Diesel fuel sourcing and usage are aligned with cleaner fuel standards (BS6), reducing environmental impact.



Maintenance practices emphasize equipment longevity and efficient resource use, minimizing material waste and extending system lifespan. Together, these initiatives demonstrate our commitment to sustainable resource management within essential building systems.



MATERIALS AND RESOURCES

SUSTAINABILITY AND INNOVATION

Driving Innovation in Green Cleaning: Deployment of Hydrocleaner Pro-Tank and Introduction of Toxin-Free Solution Technology

Panchshil Realty has installed the **Hydrocleaner Pro-Tank** and plans to scale portfolio-wide across all other Office Parks. A new **toxin-free cleaning solution generator** using salt, bio-enzymes, and water under our green cleaning innovation and initiatives .

Key Benefits



Eco-Friendly
Biodegradable, toxin-free, no harsh chemicals



Low Carbon
Minimal plastic use & reduced transport emissions



GreenPro Certified
Multiple cleaning agents certified



Safe Use
Phenol/alcohol-free, allergy-safe, STP-friendly



Wildlife Safe
Protects aquatic ecosystems

Hydrocleaner Pro-Tank – USPs



ATCD
Anytime Cleaning & Disinfecting



On-Site Production
Less transport, less packaging waste



Advanced Tech
Multi-tech integration for high efficiency



IoT Enabled
Real-time monitoring & data tracking



Customisable
Tailored formulations for varied needs



Flexible Use
Ready-to-use & concentrate options



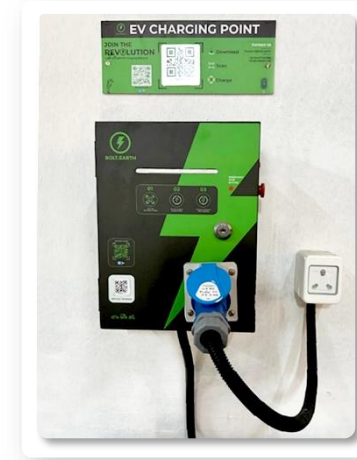
LOCATION AND TRANSPORTATION

EV CHARGING TRANSCENDING SUSTAINABILITY

Business Bay has installed 9 Electric Vehicle Charging Stations for four-wheelers. These include 4 DC & 5 AC chargers to promote sustainable transportation for the associates who choose to do away with the consumption of fossil fuels and contribute to a greener and cleaner planet. These 9 charging stations will have the capacity to charge an average of 45 cars per day getting us closer to our commitment to improve the air quality on the premises.

Throughout the year, these charging stations facilitated the charging of 1,316 cars from April 2025 to Mar 2026. While the numbers may seem modest, they represent a significant step towards promoting the adoption of EV vehicles and reducing reliance on fossil fuels.

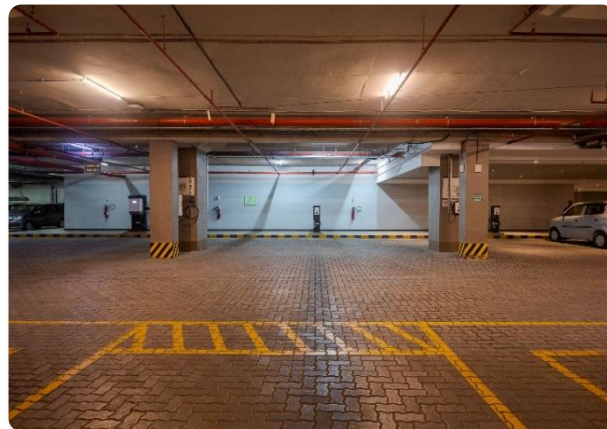
Business Bay has also integrated 20 Electric Vehicle Charging Stations designed specifically for two-wheeler (scooters) vehicles. With the collective capacity to accommodate an average of 40 vehicles daily, this initiative aligns seamlessly with our overarching goal to enhance air quality within our premises. These charging stations facilitated the charging of 1,335 bikes through FY 2025-26



9 Electric Vehicle
Charging Stations



20 Electric Vehicle
Charging Stations



LOCATION AND TRANSPORTATION

EMISSIONS CALCULATIONS

Petrol/ Diesel Vehicles versus EV

YEAR	TOTAL EV'S CHARGED (Nos)	TOTAL POWER CONSUMED (kWh)	TOTAL DISTANCE TRAVELLED BY EV'S (KM)	EQUIVALENT PETROL/DIESEL CONSUMPTION FOR THE DISTANCE TRAVELLED(LITRES)	CARBON EMISSION SAVING BY USING EV'S (tCO ₂ e)
2025-26	1,316 Four wheelers	17,533	1,31,498	11,954	17
2025-26	1,335 Two-Wheelers	1320	9,900	900	1

Between April 2025 and March 2026 at Business Bay, **1,316 electric four-wheelers** were charged using **17,533 kWh** of electricity, enabling approximately **131,498 kilometers** of travel. If the same distance had been covered by conventional petrol/diesel vehicles it would have required **11,954 litres** of fuel, resulting in approximately **30 tCO₂e emissions**. In comparison, EV charging resulted in about **12 tCO₂e**, delivering a net saving of **17 tCO₂e**.

During the same period, **1,335 electric two-wheelers** were charged using **1,320 kWh**, supporting approximately **9,900 kilometers** of travel. Equivalent travel by conventional vehicles would have consumed **900 litres of fuel**, producing around **2 tCO₂e emissions**, whereas EV charging accounted for approximately **1 tCO₂e**. This translated into an additional saving of **1 tCO₂e**, further reinforcing Business Bay's progress toward clean mobility and reduced emissions.

References:

- Data duration Apr 2025 to Mar 2026
- Emission Factor source (Fuel)- https://streaklinks.com/BhAu_eadHaoBUaC0UwOIJdga/https%3A%2F%2Fghgprotocol.org%2Fcalculation-tools-and-guidance%23cross_sector_tools_idhttps://streaklinks.com/BhAu_eadHaoBUaC0UwOIJdga/https%3A%2F%2Fghgprotocol.org%2Fcalculation-tools-and-guidance%23cross_sector_tools_id
- TCo₂e Calculation source- <https://connectedfleet.michelin.com/blog/calculate-co2-emissions>
- Petrol/Diesel Emissions- Average of the emission factors of Petrol and Diesel considered.
- EV Car Emissions value source- https://cea.nic.in/wp-content/uploads/tpecc/2022/02/User_Guidever_17_2021.pdf
- Petrol/ Diesel Efficiency- The average assumed mileage of a petrol and diesel car considered.



LOCATION AND TRANSPORTATION

COMMITMENT TO SUSTAINABLE TRANSPORTATION

Panchshil Realty, in collaboration with Maharashtra Metro Rail Corporation Limited (Maha-Metro) and Pune Mahanagar Parivahan Mahamandal Limited (PMPML), proudly announced the launch of the Metro-Integrated Employee Feeder e-Shuttle Service on Jul 19, 2024. This pioneering initiative connects the Yerawada Metro Station with Panchshil's prominent Office Parks in Yerawada and Viman Nagar including Business Bay.

The launch of this service is a result of Panchshil Realty's proactive engagement with the occupants of our office parks in the vicinity. After extensive consultations and collaborative meetings, we successfully brought our office park community on board, aligning their interests with this eco-friendly commuting initiative. The route is optimized for the shortest travel time and distance with minimal stops, efficiently connecting Yerawada and Viman Nagar residential and commercial zones to Yerawada Metro Station. This initiative ensures a **seamless, reliable, and eco-friendly commute** for over 235 to 400 employees across 245 working days annually, covering a 3 km round trip.

Key Benefits



Lower Emissions

Reduces carbon footprint by shifting from private vehicles to electric shuttles.



Reduced Congestion

Helps decongest peak-hour traffic in Yerawada.



Enhanced Convenience

Improves accessibility and employee satisfaction.



Cost Effective

Cuts individual commute expenses.



Public Transport Adoption

Encourages use of metro by bridging the last-mile gap.

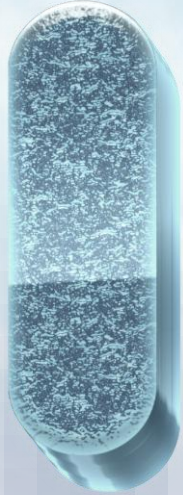
This initiative reinforces Panchshil's commitment to sustainable, occupant-focused infrastructure and green mobility.



INDOOR ENVIRONMENTAL QUALITY

INDOOR AIR QUALITY

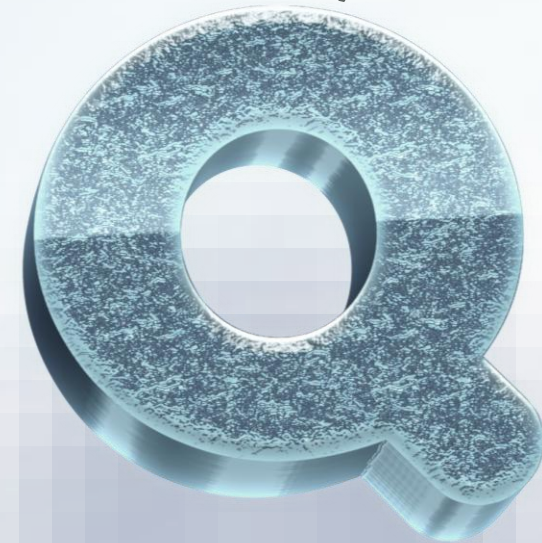
Indoor



Air



Quality



At Panchshil, we prioritize a healthy indoor environment that supports occupant well-being and reflects our commitment to sustainable, wellness-focused operations.

We conduct annual Indoor Air Quality (IAQ) testing to monitor critical parameters such as carbon dioxide (CO₂), particulate matter (PM), and volatile organic compounds (VOCs) across both common areas and tenant-occupied spaces.

Our robust fresh air supply systems, supported by structured monitoring and maintenance protocols in common areas, ensure continued compliance with **ASHRAE 62.1 standards**.

We also actively encourage our occupiers to adopt the same practices.

THANK YOU

Our commitment to sustainability goes beyond the established norms and standards. We take pride in leading the charge towards a more sustainable future, setting the standard for excellence in our industry.



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