



EON FREE ZONE I

SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26

EON FREE ZONE I



WHY SUSTAINABILITY MATTERS DEEPLY TO PANCHSHIL?



Core to Our Values

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



Future-Ready Development

We build with long-term environmental impact in mind.



Give Back to the Planet

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



Healthier Communities

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



Clean Mobility

Enabling greener transportation options to reduce emissions on our campuses.



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) and the US Green Building Council's 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

EON Free Zone I is honoured to have achieved LEED (Leadership in Energy and Environmental Design) Gold certification under the Core & Shell category across its developments, with certifications awarded by both the Indian Green Building Council (IGBC) and the U.S. Green Building Council (USGBC) between 2012 and 2025.

This recognition, spanning more than a decade, is a testament to our unwavering dedication to sustainability and leadership in transforming the building industry

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

USGBC CERTIFICATION

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

EON Free Zone I, Kharadi, Pune, has been awarded the LEED EB:O&M certification in Aug 2025, with each of its clusters - A, B, C, D and E - individually achieving a Platinum rating, recognizing its leadership in sustainable building practices and long-term environmental stewardship.

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 the US Green Building Council, is a globally recognized framework that promotes and validates sustainable operations and ongoing performance in existing buildings.



ENERGY AND ATMOSPHERE

EMBRACING RENEWABLE POWER

With the initiation of power distribution and the incorporation of renewable energy, operating under deemed distribution licenses, commenced from November 2020, we are delighted to announce that Panchshil has embarked on progressive measures to expedite the integration of renewable power for both Tenant premises and the common spaces of the Office Parks.



Renewable Power Obligation (RPO)

As the power distribution licensee, we have consistently adhered to the mandated Renewable Power Obligation (RPO) outlined by pertinent laws and regulations. In FY 2023–24, the RPO stood at 22%, which increased to 30% in FY 2024–25. In FY 2025–26, the RPO further improved to 33.01% of the total consumption, reflecting continued progress in integrating renewable energy into the overall power mix and strengthening compliance with regulatory requirements.



Sources of Renewable Energy

To exceed the Renewable Power Obligation (RPO), which reached 33.01% in FY 2025–26, we continued to strategically diversify our renewable energy portfolio. Building on earlier initiatives, including the hydro power partnership established in July 2023 to secure 6 MW of reliable and cost-effective energy, we further strengthened our mix of solar, wind, and hydro Power Purchase Agreements. The inclusion of hydro power, particularly effective during non-solar hours, complements the intermittency of wind and the daytime dependence of solar generation. This balanced and resilient energy mix has enabled us to not only surpass regulatory requirements but also ensure a stable and sustainable power supply, reinforcing our long-term commitment to clean energy transition.



Total Consumption and Renewable Power (%)

Renewable energy usage remained consistently high, with a slight change from 93% in FY 2024–25 to 89.6% in FY 2025–26, comprising 77% from hydro, 19% from solar, and 3% from IEX GDAM (Indian Energy Exchange – Green Day Ahead Market) sources. Total energy consumption saw a decline of around 6%, decreasing from 4,18,06,638 kWh to 3,93,23,574 kWh, while renewable energy procurement continued to dominate the overall energy mix, reflecting a sustained and strong commitment to clean energy sources.



ENERGY AND ATMOSPHERE

RENEWABLE POWER

YEAR	AREA	TOTAL CONSUMPTION (kWh)	TOTAL RE POWER PURCHASED (kWh)	RPO POWER %	RE POWER %	WIND POWER %	SOLAR POWER %	HYDRO POWER %	% Of IEX GDAM	CARBON EMISSION SAVING (tCO ₂ e)
2025-26	Total Park Area	3,93,23,574	3,87,51,171	33.01%	99%	0%	19%	77%	3%	27,513
2024-25	Total Park Area	4,18,06,638	3,88,70,930	29.91%	93%	0%	13%	76%	4%	34,984

Total Consumption and Renewable Power (%)

Renewable energy usage increased from **93%** in FY 2024–25 to **99%** in FY 2025–26, comprising **77% hydro**, **19% solar**, and **3% IEX GDAM** sources.

Total energy consumption decreased from **4,18,06,638 kWh** to **3,93,23,574 kWh**, while renewable power procurement remained strong at **3,87,51,171 kWh**, supporting achievement of the enhanced **33.01% RPO** target.

Carbon Emission Saving:

Renewable energy adoption helped avoid approximately **27,513 tCO₂e** emissions in FY 2025–26, reinforcing our commitment to sustainable and low-carbon operations. The calculation is based on the FY 2025–26 grid emission factor of **0.71 kgCO₂e/kWh**, compared to **0.90 kgCO₂e/kWh** applied in the previous year.



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.



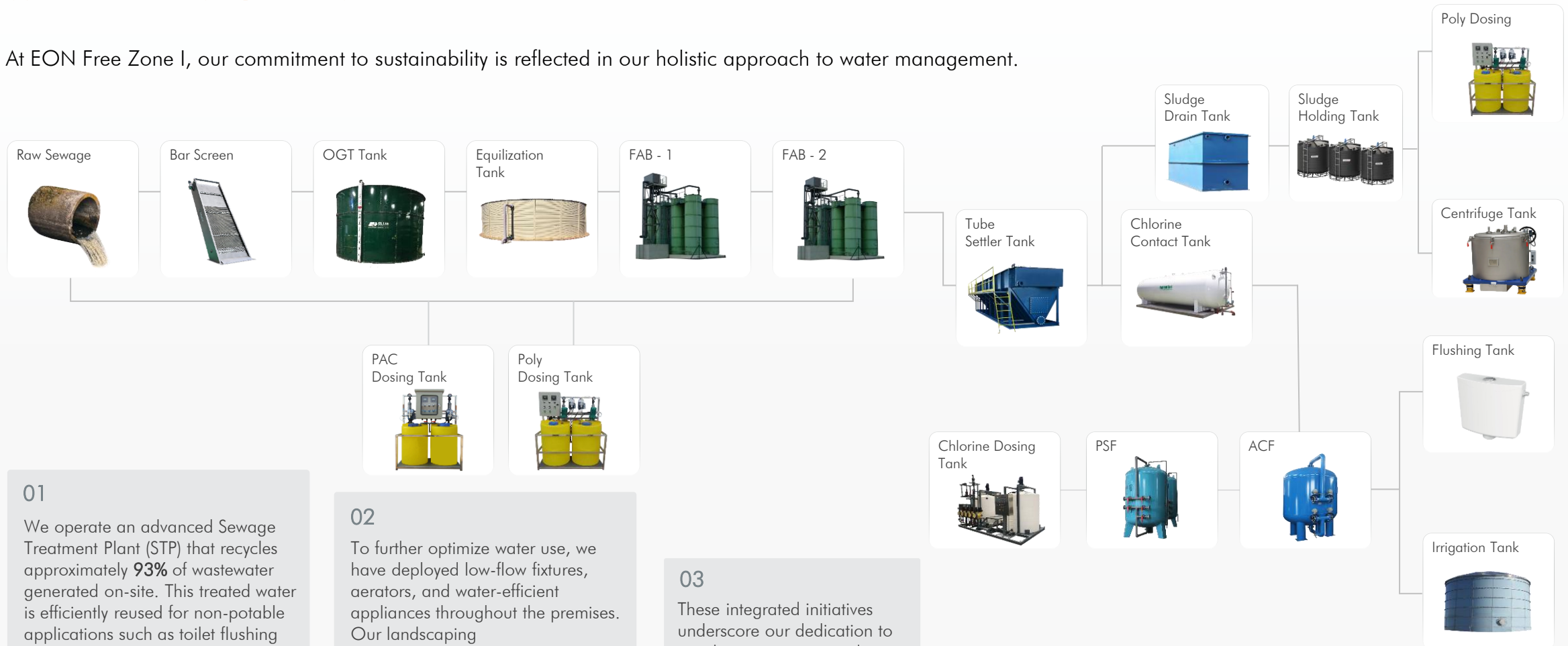
Proactive maintenance regime including A/B/D checks, real time monitoring, and performance analysis to ensure efficient fuel use and extended equipment life.

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

WATER EFFICIENCY

WATER MANAGEMENT

At EON Free Zone I, our commitment to sustainability is reflected in our holistic approach to water management.



01

We operate an advanced Sewage Treatment Plant (STP) that recycles approximately **93%** of wastewater generated on-site. This treated water is efficiently reused for non-potable applications such as toilet flushing and landscape irrigation, significantly reducing our reliance on freshwater sources.

02

To further optimize water use, we have deployed low-flow fixtures, aerators, and water-efficient appliances throughout the premises. Our landscaping strategy incorporates drip irrigation systems, which minimize evaporation and ensure targeted hydration for healthier plant growth.

03

These integrated initiatives underscore our dedication to circular water usage and alignment with global best practices in sustainable resource management.

WATER EFFICIENCY

WATER RECYCLING FOR EON FREE ZONE I, CLUSTER A & B

100% of STP-treated water is reused on-site, achieving zero discharge.

DETAILS	UNITS	2024-25	2025-26
Total Water Source / Total Water Inlet source	KL	1,27,026	1,00,982
Total Water Consumption	KL	1,05,669	91,315
Total STP Inlet Water	KL	67,538	37,188
Total STP Outlet	KL	64,201	31,541
% of Recycled Water	%	95%	85%
% of Recycled Water used for Flushing	%	70%	72%
% of Recycled Water used for Irrigation	%	30%	28%
% of Recycled Water to Total Consumption	%	61%	35%

Key Highlights - FY 2025 - 26



Overall Water Consumption Efficiency

Total water consumption decreased by around **14% from last year**, reducing from **1,05,669 kL in FY 2024-25 to 91,315 kL in FY 2025-26**. This reduction reflects improved water management practices and optimized resource utilization across operations.



High Recovery of Treated Water

Our Sewage Treatment Plants (STPs) processed **37,188 kL** of wastewater in FY 2025-26, achieving a recovery efficiency of **85%**, compared to **95% in FY 2024-25**. While lower than the previous year, the STPs continued to support responsible water management and sustainable operations through reliable wastewater treatment performance.



Optimized Reuse of Treated Water

In FY 2025-26, **72% of recycled water** was utilized for toilet flushing, up from **70% in FY 2024-25**, indicating enhanced integration with building systems and continued reduction in the use of fresh water for non-potable purposes. **28% of recycled water** was utilized for irrigation, compared to **30% in FY 2024-25**, reflecting optimized landscape water demand through efficient 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.

WATER EFFICIENCY

WATER RECYCLING FOR EON I, CLUSTER C, D & E

100% of STP-treated water is reused on-site, achieving zero discharge.

DETAILS	UNITS	2024-25	2025-26
Total Water Source / Total Water Inlet source	KL	1,83,256	1,76,972
Total Water Consumption	KL	1,62,203	1,59,760
Total STP Inlet Water	KL	67,116	72,115
Total STP Outlet	KL	64,097	67,204
% of Recycled Water	%	96%	93%
% of Recycled Water used for Flushing	%	74%	83%
% of Recycled Water used for Irrigation	%	26%	17%
% of Recycled Water to Total Consumption	%	40%	42%

Key Highlights – FY 2025 - 26



Overall Water Consumption Efficiency

Total water consumption remained largely stable, with a slight decrease of around **1.5%**, reducing from **1,62,203 kL** in FY 2024-25 to **1,59,760 kL** in FY 2025-26. This reflects continued focus on efficient water management despite sustained occupancy levels and operational activities.



High Recovery of Treated Water

Our Sewage Treatment Plants (STPs) processed **72,115 kL** of wastewater in FY 2025-26, achieving a recovery efficiency of **93%**, compared to **96%** in FY 2024-25. While this represents a marginal decline, the STPs continue to demonstrate strong and reliable performance supported by robust operational practices.



Optimized Reuse of Treated Water

In FY 2025-26, **83% of recycled water** was utilized for toilet flushing, up from **74%** in FY 2024-25, reducing dependence on fresh water for non-potable use. **17%** was used for irrigation, down from **26%**, reflecting improved irrigation efficiency and optimized landscape water demand. Recycled water contributed **42% of total water consumption**, compared to **40%** in the previous year.



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: 19,875 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: 12.077 kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 4,446 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.

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.



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

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



Customizable
Tailored formulations for varied needs



Flexible Use
Ready-to-use & concentrate options



LOCATION AND TRANSPORTATION

EV CHARGING TRANSCENDING SUSTAINABILITY

At EON Free Zone I, we have established 14 Electric Vehicle Charging Stations tailored for four-wheelers, comprising 6 DC chargers and 8 AC chargers. These stations are designed to encourage sustainable transportation among our associates, empowering them to eschew fossil fuel consumption and actively participate in fostering a greener, cleaner planet. With the capacity to charge approximately 68 cars daily, these 14 stations mark a significant stride towards fulfilling our pledge to enhance air quality within our premises

Throughout the year, these charging stations facilitated the charging of 493 cars from April 2024 to Mar 2025. While the numbers may seem modest, they represent a significant step towards promoting the adoption of EV vehicles and reducing reliance on fossil fuels.



LOCATION AND TRANSPORTATION

EMISSIONS CALCULATIONS

Petrol/ Diesel cars versus EV cars

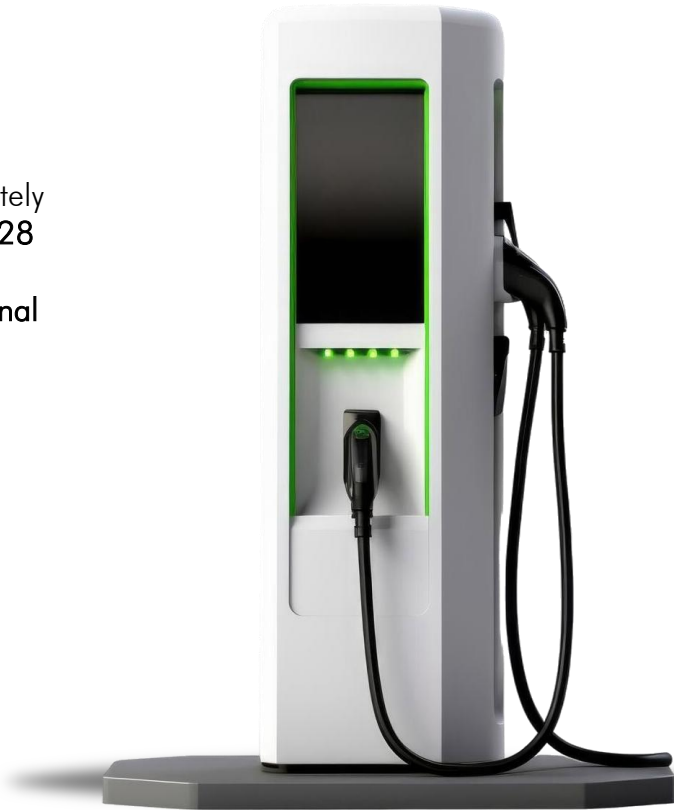
YEAR	TOTAL EV'S (CARS) CHARGED (NOS)	TOTAL POWER CONSUMED (kWh)	GREEN POWER (kWh)	TOTAL DISTANCE TRAVELLED BY EV'S (CARS) (km)	EQUIVALENT PETROL/DIESEL CONSUMPTION FOR THE DISTANCE TRAVELLED (LITRES)	CARBON EMISSION SAVING BY USING EV'S (tCO ₂ e)
2025-26	1,155	16,423	16,423	123,173	11,198	28

Between April 2025 and March 2026, **1,155 electric vehicles** were charged using **16,423 kWh** of electricity, enabling approximately **123,173 kilometers** of travel. Conventional vehicles would have required **11,198 litres of fuel** for the same distance, resulting in **28 tCO₂e emissions**.

As the electricity used for EV charging was sourced from **100% green power**, the shift to electric mobility resulted in **zero operational emissions**, delivering a net saving of **28 tCO₂e** and supporting sustainability and improved air quality.

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.



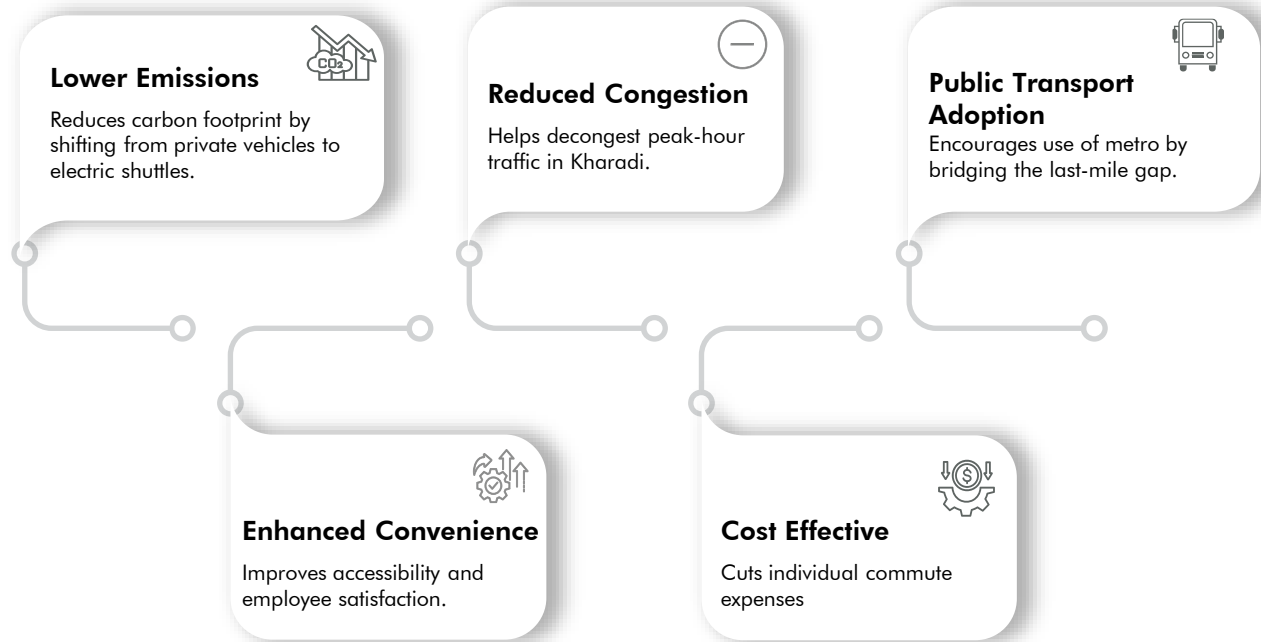
LOCATION AND TRANSPORTATION

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 Ramwadi Metro Station (Near Phoenix Mall Nagar Road) with Panchshil's prominent Office Parks in Kharadi, including EON Free Zone I.

The launch of this service is a result of Panchshil Realty's proactive engagement with the occupants of our Kharadi office parks. 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 Kharadi's residential and commercial zones to Ramwadi. This initiative ensures a **seamless, reliable, and eco-friendly commute** for over **1,200 employees** across **245 working days annually**, covering a **12.2 km round trip**.

Key Benefits



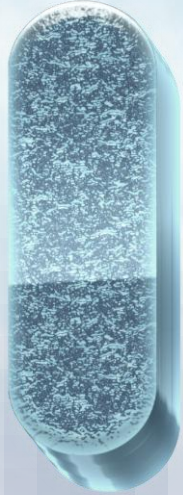
This initiative reinforces Panchshil's commitment to sustainable, occupant-focused infrastructure and green mobility.



INDOOR ENVIRONMENTAL QUALITY

INDOOR AIR QUALITY

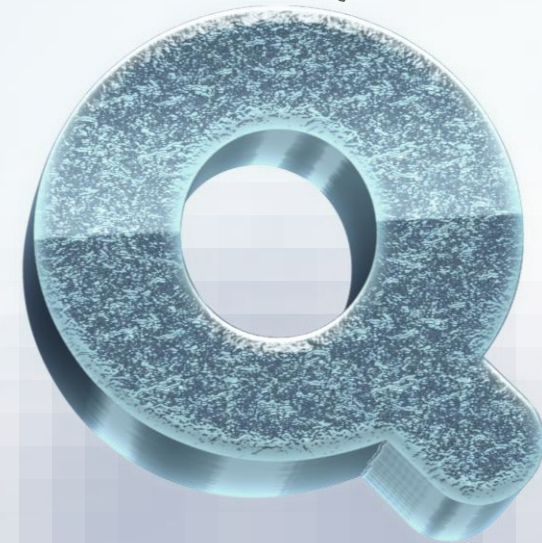
Indoor



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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