

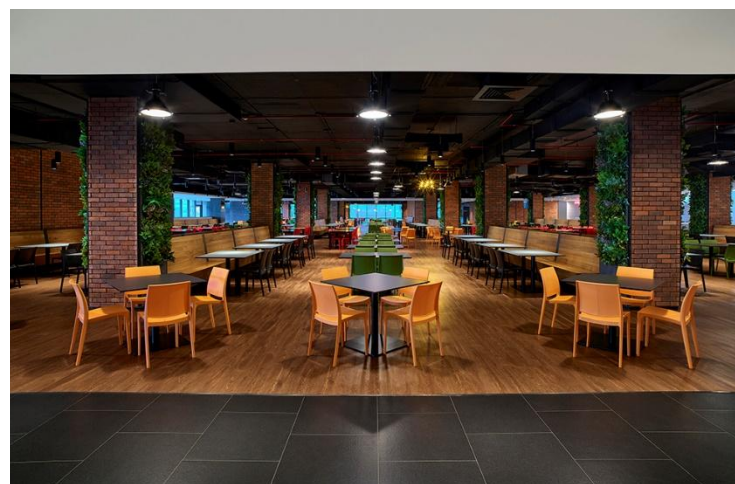
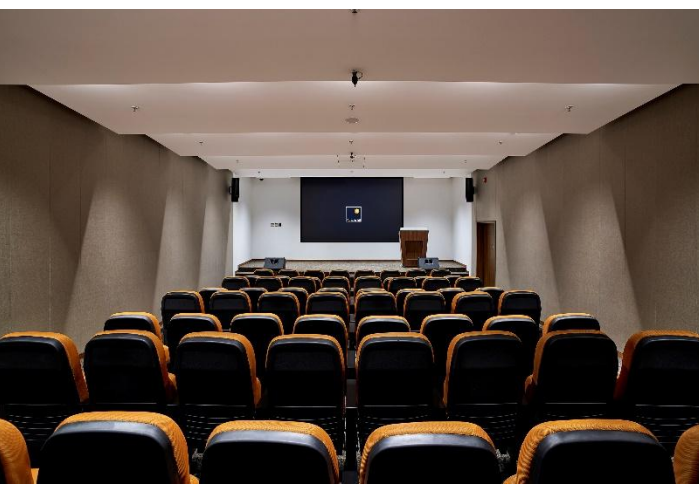


EON FREE ZONE II

SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26

EON FREE ZONE II





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 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 II 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 the U.S. Green Building Council (USGBC) in April 2024.

This recognition, is a testament to our unwavering dedication to sustainability and leadership in transforming the building industry.

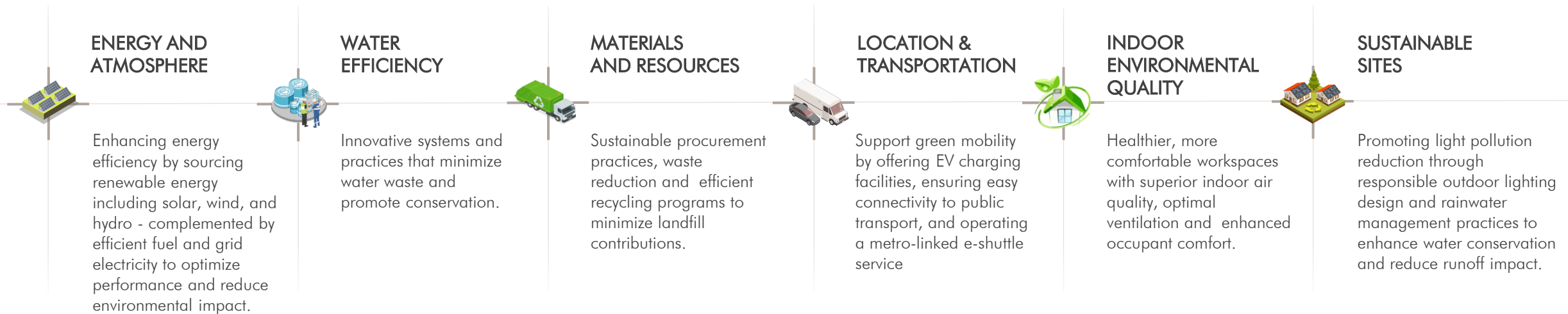
By committing to achieve LEED Core and Shell certification for all our upcoming Projects, we at Panchshil demonstrate our commitment to sustainability and towards providing a healthy and efficient work environment for our tenants.

USGBC CERTIFICATION

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

EON Free Zone II, Kharadi, Pune has been awarded the LEED EB:O&M Platinum Certification in March 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 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, commencing from Mar 2021, 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 the fiscal year 2023–24, the RPO stood at 22%, while for FY 2024–25, it increased to 30% of the total consumption. In FY 2025–26, the RPO further stands at 33.01%, reflecting continued progress in meeting and exceeding renewable energy compliance requirements.



Sources of Renewable Energy

In alignment with our sustainability goals, we have diversified our renewable energy sources. In July 2023, we commenced a partnership with a hydro generator to secure a consistent provision of 4 MW of environmentally friendly energy. These initiatives complement our existing Power Purchase Agreements with solar and wind generators, along with the procurement of Renewable Energy Certificates (RECs) from the Indian Energy Exchange (IEX). Our objective has been to surpass the Renewable Power Obligation (RPO), which has progressively increased from 22% in FY 2023–24 to 30% in FY 2024–25, and further to 33.01% in FY 2025–26. To enhance sustainability, we increased reliance on hydro power, which provides reliable and cost-effective energy post-sunset. While wind energy procurement has been challenging and solar is daylight-dependent, hydro power has played a critical role in enabling us to meet and exceed the evolving RPO targets.



Total Consumption and Renewable Power (%)

Renewable energy usage remained strong, accounting for 93% of total energy consumption in FY 2024-25, and increased to 95% in FY 2025–26, comprising 81% from hydro, 11% from solar, and 3% from IEX GDAM (Indian Energy Exchange Green Day Ahead Market) sources. Total energy consumption saw a decline from 2,39,45,516 kWh in FY 2024-25 to 2,30,60,786 kWh in FY 2025–26, while renewable energy procurement stood at 2,19,41,535 kWh, continuing to support achievement of the enhanced 33.01% RPO target and reinforcing our commitment to sustainable energy adoption.



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	2,30,60,786	2,19,41,535	33.01%	95%	0%	11%	81%	3%	15,578
2024-25	Total Park Area	2,39,45,516	2,21,98,212	29.91%	93%	0%	8%	82%	3%	19,978

Total Consumption and Renewable Power (%)

Renewable energy usage increased from **93% in FY 2024–25 to 95% in FY 2025–26**, comprising **81% from hydro, 11% from solar, and 3% from IEX GDAM** sources.

Total energy consumption decreased from **2,39,45,516 kWh to 2,30,60,786 kWh**, while renewable energy procurement remained strong at **2,19,41,535 kWh**, supporting achievement of the enhanced **33.01% RPO** target.

Carbon Emission Saving:

Renewable energy adoption helped avoid approximately 15,578 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 used 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:



use of **BS6-compliant low-sulphur diesel fuel** to reduce harmful emissions (SO₂, 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.



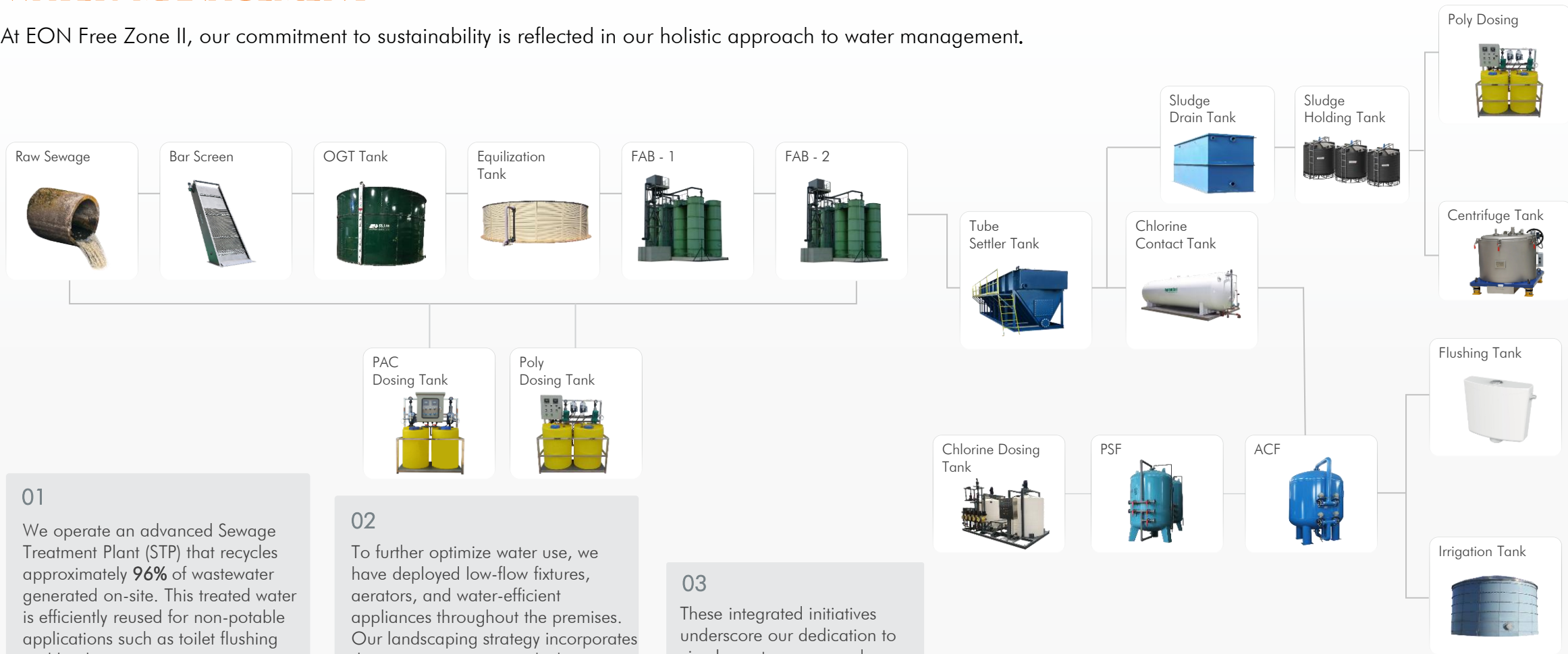
Proactive maintenance regime including A/B/D checks, real-time monitoring, and performance analysis to ensure efficient fuel use and extended equipment life.

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

WATER EFFICIENCY

WATER MANAGEMENT

At EON Free Zone II, 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 **96%** 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 RECYCLYING FOR EON FREE ZONE II

88% of the water recycled at EON Free Zone II is repurposed for flushing and irrigation.

DETAILS	UNITS	2024-25	2025-26
Total Water Source	kL	1,81,509	2,04,909
Total Water Consumption	kL	1,69,505	1,76,368
Total STP Inlet Water	kL	1,23,648	1,47,065
Total STP Outlet	kL	1,20,203	1,41,593
% of Recycled Water	%	97%	96%
% of Recycled Water Used for Flushing	%	47%	56%
% of Recycled water used for Irrigation	%	28%	32%
% Recycled of treated Bypass	%	25%	12%
% of Recycled Water to Total Consumption	%	71%	80%

Key Highlights - FY 2025-26:



Overall Water Consumption Efficiency

Total water consumption increased by around **4%**, rising from **1,69,505 kL** in FY 2024-25 to **1,76,368 kL** in FY 2025-26. This increase aligns with higher occupancy levels.



High Recovery of Treated Water

Our Sewage Treatment Plants (STPs) processed **1,47,065 kL** of wastewater in FY 2025-26, achieving a recovery efficiency of **96%**, slightly lower than **97% in the previous year**. Despite this marginal decline, the STPs continue to demonstrate strong and consistent performance supported by robust operational practices.



Optimized Reuse of Treated Water

In FY 2025-26, **56% of recycled water** was utilized for toilet flushing, up from **47% in FY 2024-25**, indicating improved integration with building systems and reduced reliance on fresh water for non-potable needs. Irrigation use accounted for **32%**, up from **28%**, driven by improved irrigation practices and seasonal demand adjustments, ensuring efficient landscape water management.



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: 60,354 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: 37,394 kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 16,952 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 introduced the Hydrocleaner Pro-Tank across key office parks and plans to scale portfolio-wide. A new toxin-free solution generator using salt, bio-enzymes, and water is being introduced to further green cleaning innovation.

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

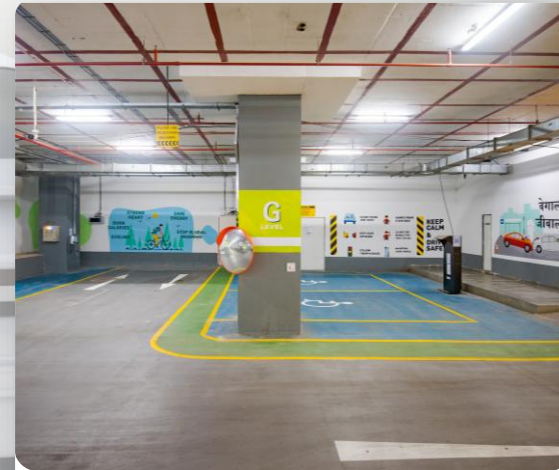


LOCATION AND TRANSPORTATION

EV CHARGING TRANSCENDING SUSTAINABILITY

At EON Free Zone II, we have established **15 Electric Vehicle Charging Stations** tailored for four-wheelers, comprising **4 DC chargers and 11 AC chargers**. These stations are designed to encourage sustainable transportation among our associates, empowering them to reduce fossil fuel consumption and actively contribute to a greener, cleaner environment. With the capacity to charge approximately **51 cars daily**, these stations mark a significant step toward enhancing air quality within our premises.

Throughout the year, these charging stations facilitated the charging of **1,999 cars from April 2025 to March 2026**. This substantial increase reflects the growing adoption of electric vehicles and highlights a strong shift toward clean mobility, reducing dependence on conventional fossil-fuel-based transportation.



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 SAVING BY USING EV'S (tCO2e)
2025-26	1,999	17,147	17,147	1,28,603	11,691	29

Between April 2025 and March 2026, 1,999 electric vehicles were charged using 17,147 kWh of electricity, enabling approximately 1,28,603 kilometers of travel. Conventional vehicles would have required 11,691 litres of fuel for the same distance, resulting in 29 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 29 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_idhttps://streaklinks.com/BhAu_eadHaoBUaC0UwOIJdga/https%3A%2F%2Fghgprotocol.org%2Fcalculation-tools-and-guidance%23cross_sector_tools_id](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_idhttps%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

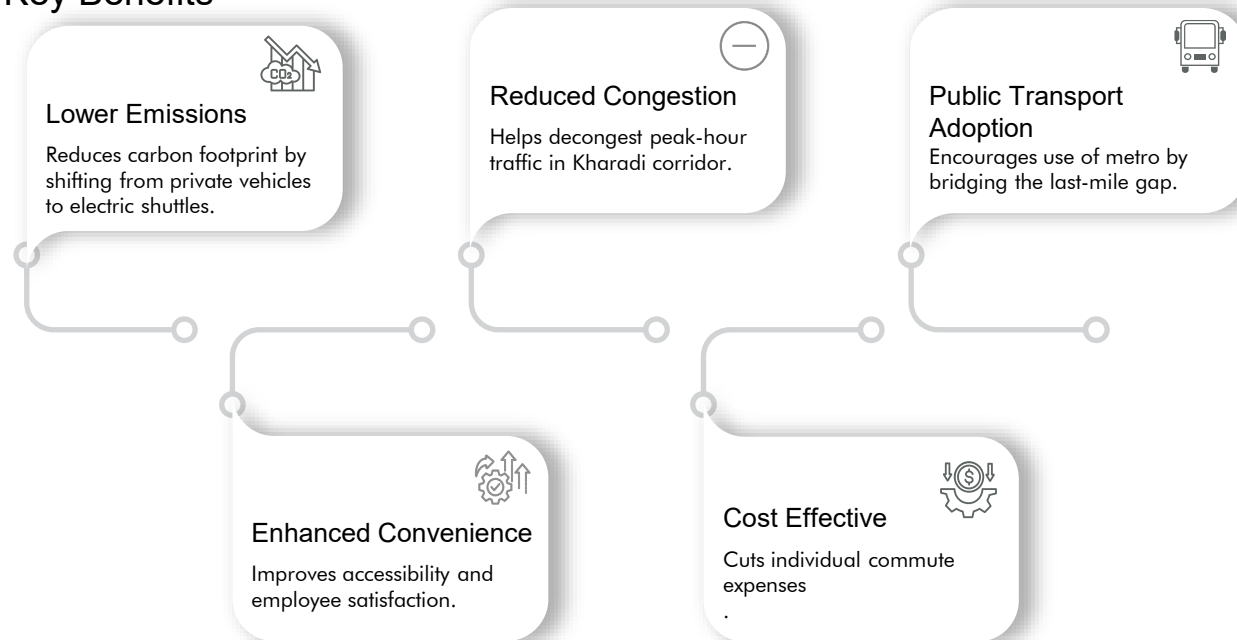
COMMITMENT TO SUSTAINABLE TRANSPORTATION

Sustainable Mobility:

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 II.

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



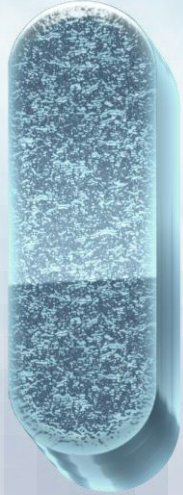
This initiative reinforces Panchshil's commitment to sustainable, occupant-focused infrastructure and green mobility.



INDOOR ENVIRONMENTAL QUALITY

INDOOR AIR QUALITY

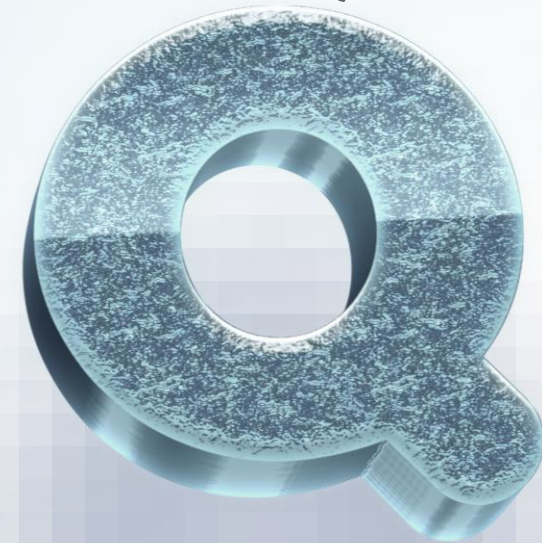
Indoor



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.



DISCLAIMER

This document has been prepared by Panchshil and is meant for use of the recipient only and is not for circulation. This document is not to be reported or copied or made available to others in any format. The information contained herein is obtained and collated from sources believed reliable and we do not represent it as accurate or complete and it should not be relied upon as such. The opinion expressed or estimates made are as per the best judgment as applicable at that point of time and are subject to change without any prior notice.

Corporate Office: Panchshil Realty,
Tech Park One, Tower, E', 191, Yerwada, Pune - 411006 (INDIA)
Mumbai Office: Panchshil Realty, Express Towers, 20th Floor, Nariman Point,
Mumbai - 400 021 (INDIA)