



ICC TRADE TOWER

SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26



ICC TECH PARK

JW MARRIOTT PUNE

THE PAVILLION

ICC TRADE TOWER

ICC TRADE TOWER



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



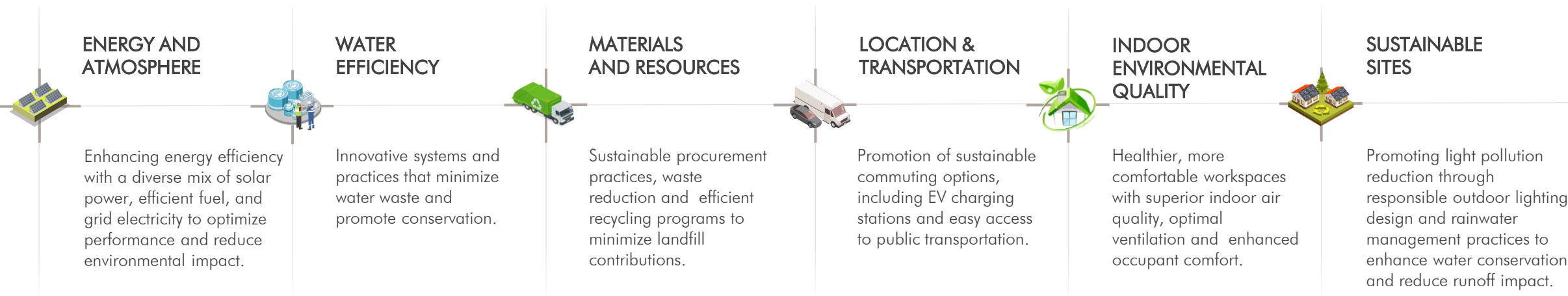
Environmental Benefits

USGBC CERTIFICATION

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

ICC Trade Tower, Senapati Bapat Road, is currently undergoing this certification process by the US Green Building Council (USGBC).

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.



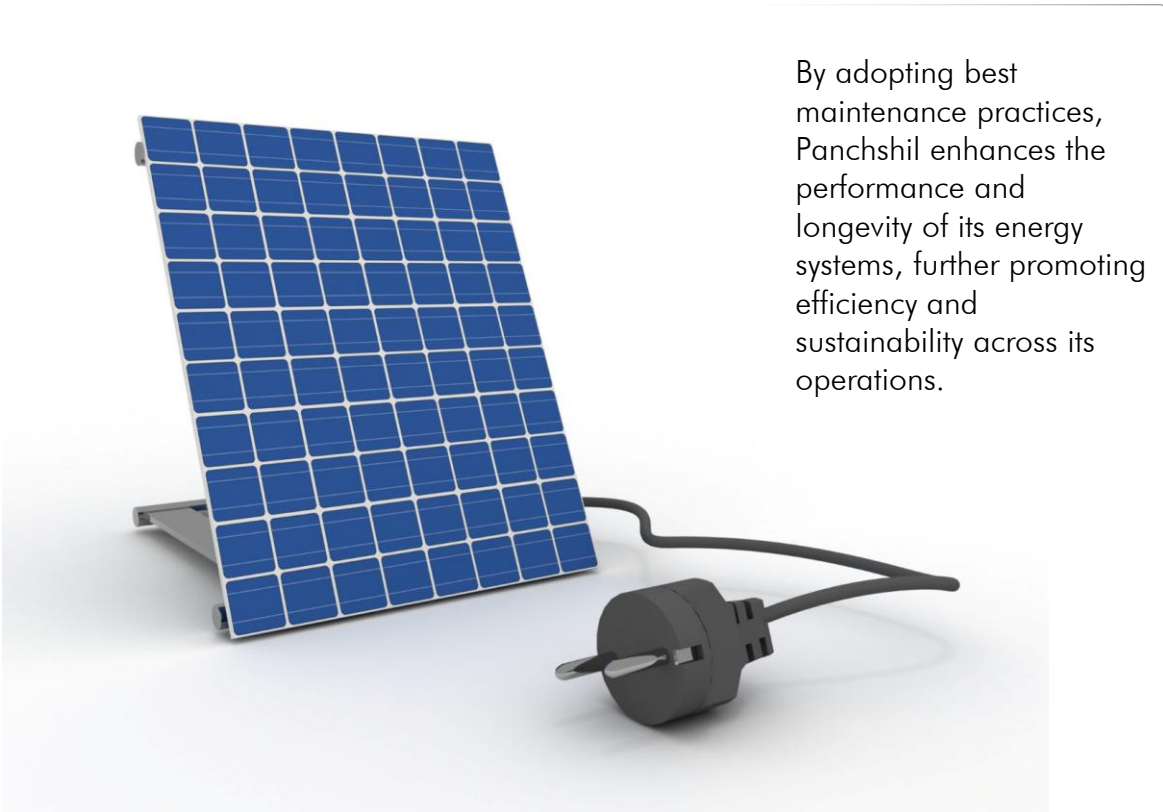
The Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance (LEED EB:O&M) certification by US.Green Building Council (USGBC) is a globally recognized framework that promotes and validates sustainable operations and ongoing performance in existing buildings.



ENERGY AND ATMOSPHERE

CARBON EMISSION SAVING THROUGH SOLAR INTEGRATION

Panchshil emphasizes sustainable energy management in its buildings through several strategic measures. The company integrates energy-efficient systems to minimize consumption and reduce carbon footprints. Regular energy audits are conducted to ensure compliance and identify opportunities for improvement.



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 (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.

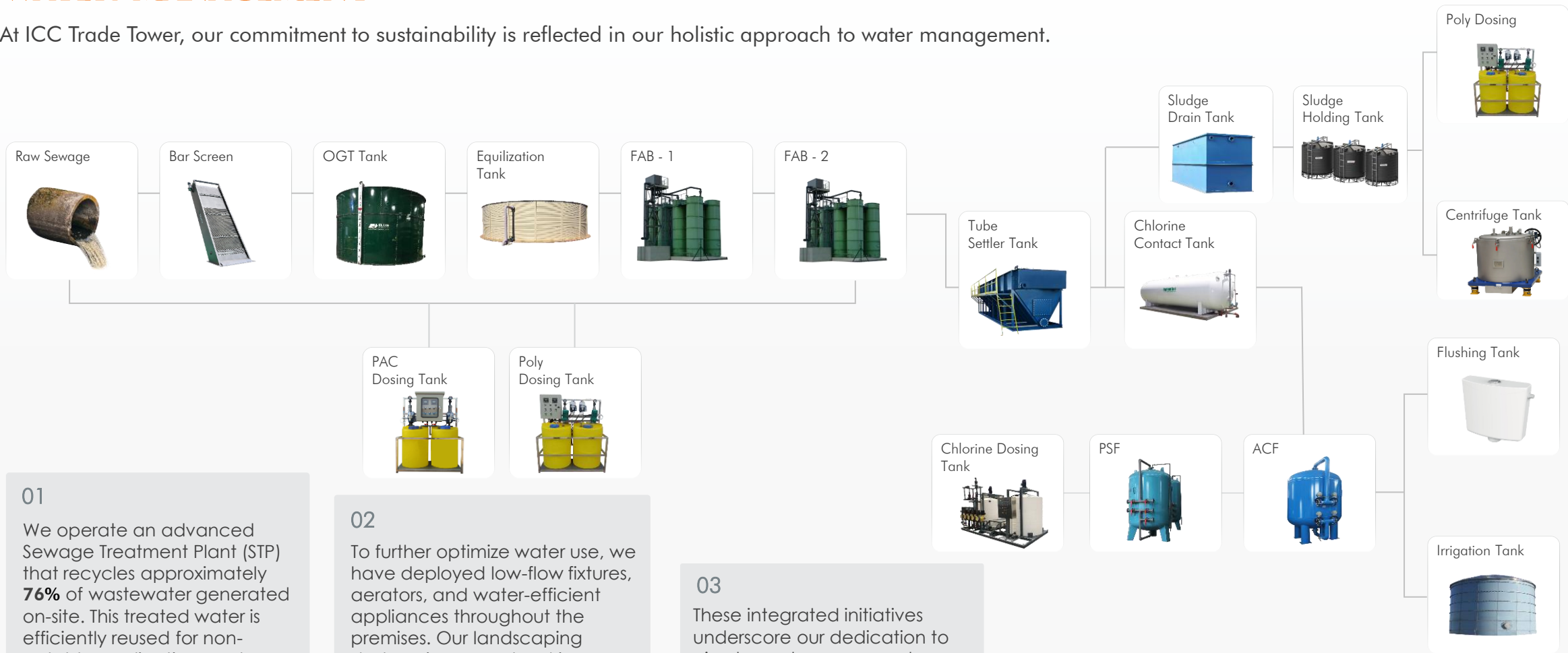
This strategy supports responsible non-renewable energy use while contributing to operational energy performance.



WATER EFFICIENCY

WATER MANAGEMENT

At ICC Trade Tower, 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 **76%** 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 ICC TRADE TOWER

78% of STP-treated water is reused on-site for Flushing and Irrigation.

DETAILS	UNITS	2024-25	2025-26
Total Water Source/ Total Water Inlet source	kL	57,589	55,194
Total Water Consumption	kL	54,999	51,232
Total STP Inlet Water	kL	21,549	20,456
Total STP Outlet	kL	18,937	15,604
% of Recycled Water	%	88%	76%
% of Recycled Water Used for Flushing	%	38%	62%
% of Recycled water used for Irrigation	%	11%	16%
% of Recycled Treated Drain	%	51%	21%
% of Recycled Water to Total Consumption	%	34%	30%

Key Highlights :FY 2025–26:



Overall Water Consumption Efficiency
Total water consumption decreased by around **7% year-on-year**, from **54,999 kL in FY 2024-25 to 51,232 kL in FY 2025-26**. This reduction reflects improved water management practices while maintaining operational efficiency across the facility.



High Recovery of Treated Water
Our Sewage Treatment Plants (STPs) processed **20,456 kL** of wastewater in FY 2025-26, achieving a recovery efficiency of **76%**, compared to **88% in FY 2024-25**. While this reflects a decline, it continues to demonstrate stable STP performance supported by operational practices.



Optimized Reuse of Treated Water
In FY 2025-26, **62% of recycled water** was utilized for toilet flushing, up from **38% in FY 2024-25**, indicating improved integration with building systems and reduced dependence on fresh water for non-potable use. Irrigation use increased to **16% from 11%**, enabled by efficient irrigation practices and seasonal adjustments, supporting optimized landscape water management. Additionally, the share of **treated drain water decreased significantly from 51% to 21%**, reflecting improved reuse efficiency and reduced discharge, further strengthening sustainable water management practices.



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: 34,603 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: 18,717 kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 7,672 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



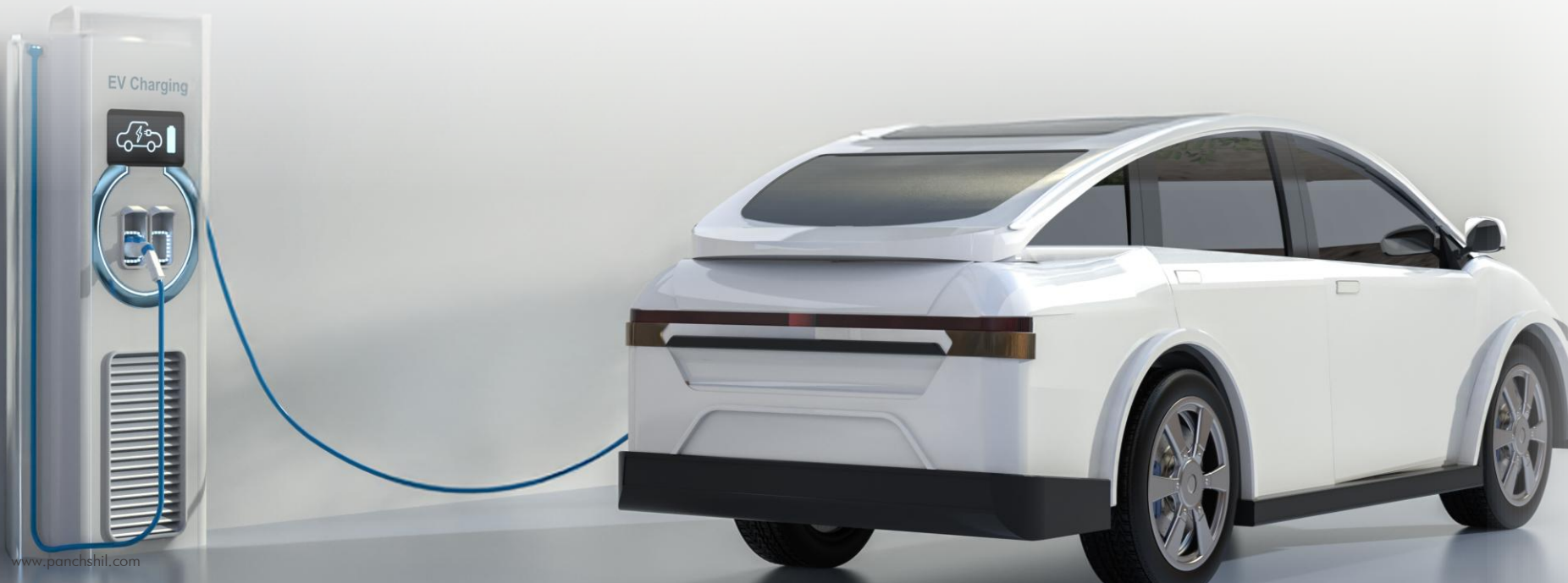
Flexible Use
Ready-to-use & concentrate options



LOCATION AND TRANSPORTATION

EV CHARGING TRANSCENDING SUSTAINABILITY

ICC Trade Tower has installed 4 Electric Vehicle Charging Stations for four-wheelers. These include 4 DC chargers. The charging stations will 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 4 charging stations will have the capacity to charge an average of 40 cars per day getting us closer to our commitment to improve the air quality on the premises.



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 EMSSION SAVING BY USING EV's (tCO ₂ e)
2025-26	490	6,518	0	48,885	4,444	6

Between April 2025 and March 2026, the charging stations powered **490 electric vehicles**, using **6,518 kWh** of electricity. This allowed the EVs to travel approximately **48,885 kilometers**. In comparison, petrol or diesel cars would have required **4,444 litres of fuel** for the same distance, resulting in approximately **11 tCO₂e emissions**. The switch to electric vehicles resulted in a **6 tCO₂e reduction in carbon emissions**.

References:

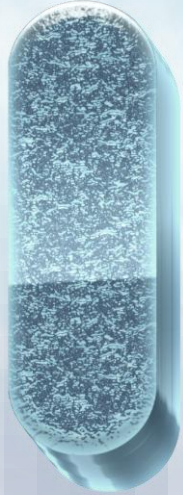
- Data duration Apr 2025 to Mar 2026
- * Emission Factor source (Fuel)- https://streaklinks.com/BhAu_eadHaoBUaC0UwOIJdga/https%3A%2F%2Fghgprotocol.org%2Fcalculation-tools-and-guidance%23cross_sector_tools_idhttps://streaklinks.com/BhAu_eadHaoBUaC0UwOIJdga/https%3A%2F%2Fghgprotocol.org%2Fcalculation-tools-and-guidance%23cross_sector_tools_id
- * 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/tpe__cc/2022/02/User_Guide__ver_17_2021.pdf
- * Petrol/ Diesel Efficiency- The average assumed mileage of a petrol and diesel car considered.



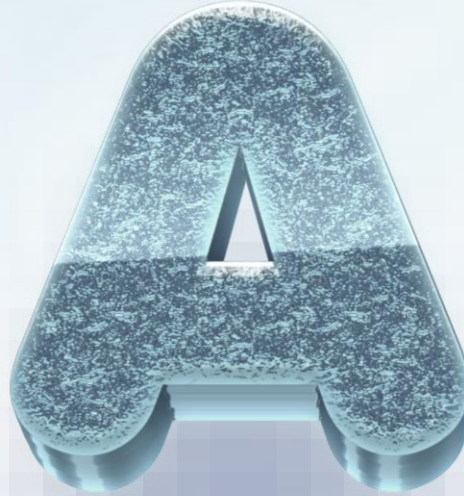
INDOOR ENVIRONMENTAL QUALITY

INDOOR AIR QUALITY

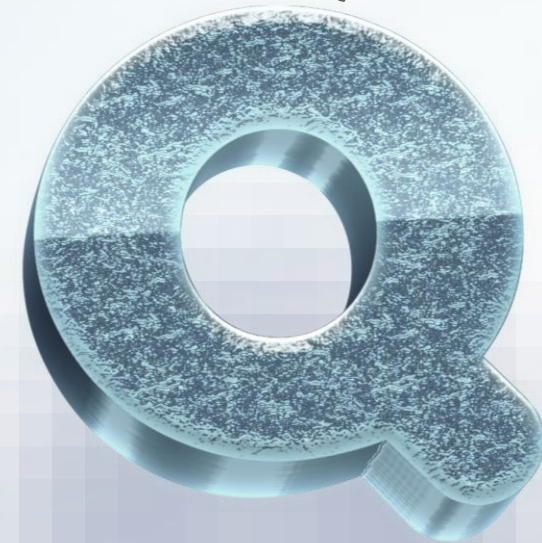
Indoor



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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