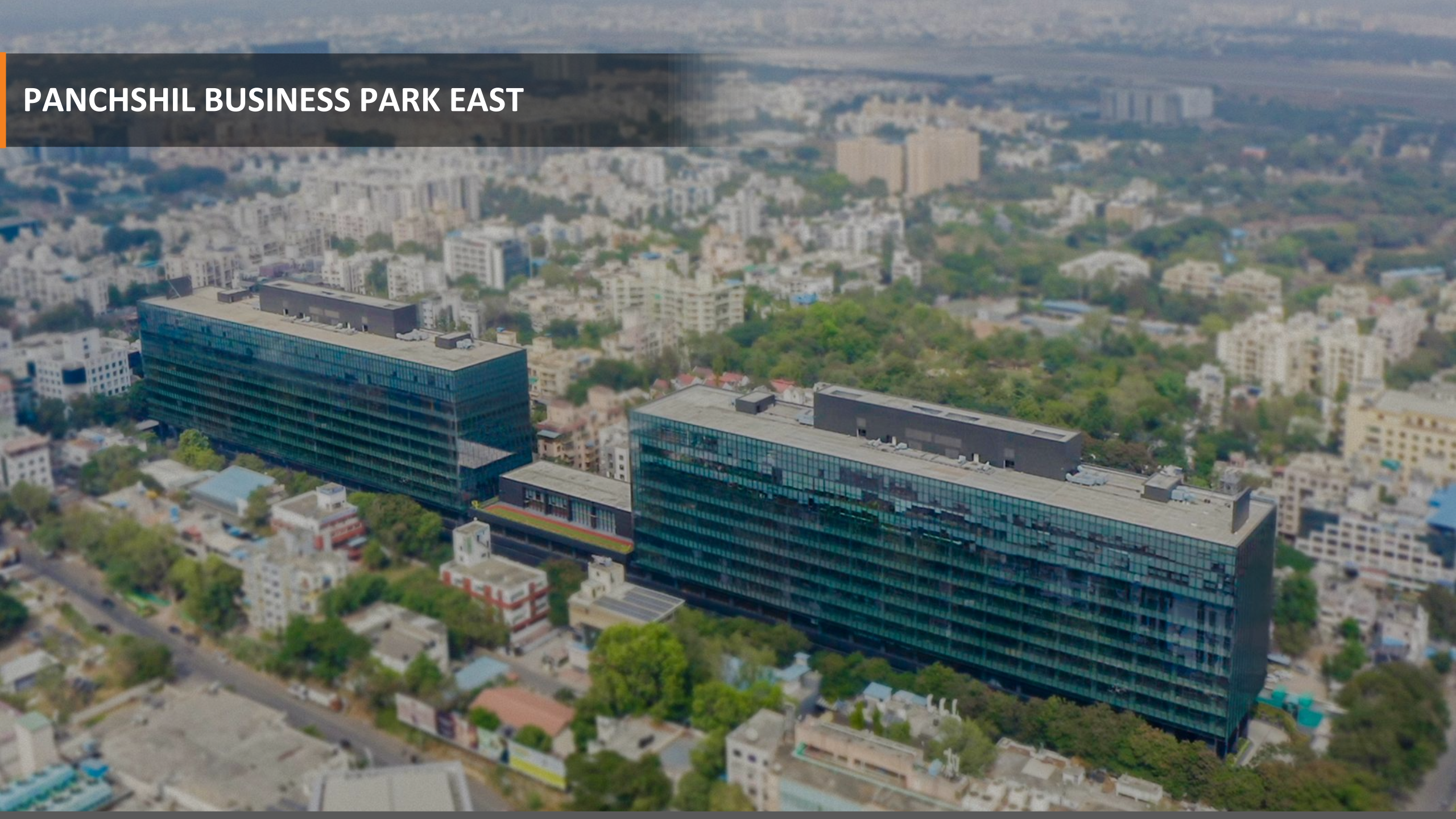




PANCHSHIL BUSINESS PARK EAST

SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26

PANCHSHIL BUSINESS PARK EAST



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 deliver value across environmental, social, and governance dimensions. Securing the Platinum rating the highest level of achievement reflects our unwavering commitment to sustainable development in line with the LEED Core and Shell Development framework

Panchshil Business Park East has been certified by IGBC with a Platinum Rating for LEED Core and Shell in April 2025.

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

ENERGY AND ATMOSPHERE

CARBON EMISSION SAVING THROUGH SOLAR INTEGRATION

As part of this effort, we installed 259.4 kWp solar systems on tower at Panchshil Business Park East. The installation across comprises 952 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 saving 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	UOM	2024-25	2025-26
Total Energy Consumption For Common Area (EB)	kWh	20,74,091	23,92,247
Total Renewable Energy (Solar) Generation	kWh	4,45,116	6,54,882
Total % of Contribution of Renewable Energy (Solar) against EB	%	21%	27%
Emission Savings through Renewable Energy	tCO2e	401	465

Note Abbreviations Used : (EB) – Electricity Board

In **FY 2025–26**, total electricity consumption for common areas increased to **23,92,247 units**, compared to **20,74,091 units in FY 2024-25**, primarily due to expanded operational demand. Despite this rise, energy efficiency initiatives such as timer-based sequence controllers for TR HVAC systems, sensor-activated lighting in parking areas, and LED lighting across common spaces continued to contribute to optimized energy usage.

On-site solar installations generated **6,54,882 units** of renewable energy, contributing **27% of the total electricity consumption**, compared to **21% in the previous year**. This reflects a stronger integration of clean energy in meeting operational demand and an enhanced contribution of solar power to the overall energy mix.

Together, these efforts helped avoid an estimated 465 tCO₂e emissions in FY 2025–26, compared to 401 tCO₂e in FY 2024–25. The increase reflects improved renewable energy performance, although the FY 2025–26 calculation is based on a lower grid emission factor of 0.71 kgCO₂e/kWh compared to 0.90 kgCO₂e/kWh 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.



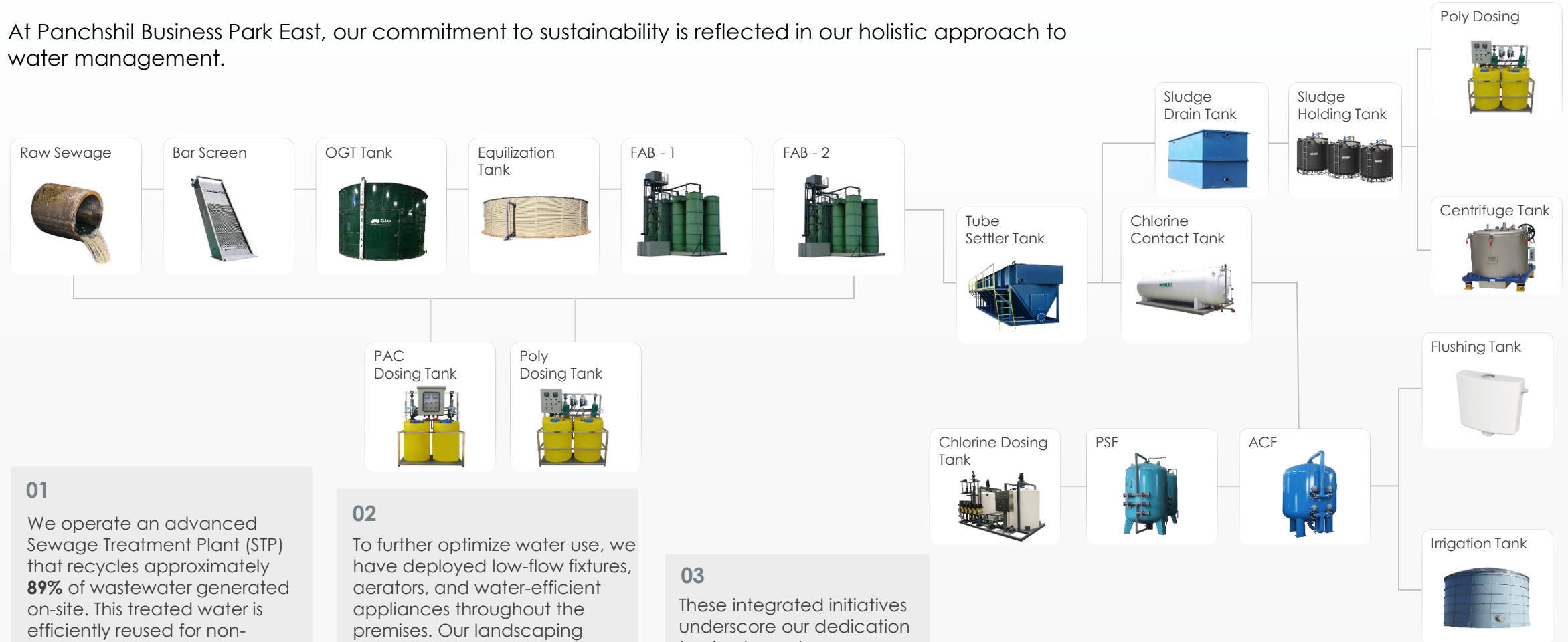
Proactive maintenance regime including A/B/D checks, real-time monitoring, and performance analysis to ensure efficient fuel use and extended equipment life.

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

WATER EFFICIENCY

WATER MANAGEMENT

At Panchshil Business Park East, 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 **89%** 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 PANCHSHIL BUSINESS PARK EAST

69% of STP-treated water is reused on-site.

Details	Units	2024-25	2025-26
Total Water Source/ Total Water Inlet source	kL	50,053	69,836
Total Water Consumption	kL	45,405	63,793
Total STP Inlet Water	kL	22,213	32,162
Total STP Outlet	kL	18,013	28,596
% of Recycled Water	%	81%	89%
% of Recycled Water Used for Flushing	%	80%	48%
% of Recycled water used for Irrigation	%	20%	21%
% of Treated Drain Water	%	0%	31%
% of Recycled Water to Total Consumption	%	40%	45%

Key Highlights - FY 2025-26:



Overall Water Consumption Efficiency

Total water consumption for FY 2025-26 stood at **63,793 kL**, compared to **45,405 kL in FY 2024-25**. This increase is aligned with higher operational activity and improved occupancy levels across sites.



Sustained High Recovery Efficiency in STPs:

Our Sewage Treatment Plants (STPs) processed **32,162 kL** of wastewater in FY 2025-26, achieving a recovery efficiency of **89%**, compared to **81% in FY 2024-25**. This reflects the continued strong performance and reliability of our wastewater treatment infrastructure.



Improved Utilization of Recycled Water:

In FY 2025–26, **48% of recycled water** was utilized for toilet flushing, compared to **80% in FY 2024-25**, indicating a shift in usage patterns while continuing to support non-potable applications. Additionally, **21% of treated water** was used for irrigation, compared to **20% in the previous year**, reflecting optimized landscape water management through improved irrigation efficiency 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: 20,265 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: 11,187 kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 4,253 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, 1,340 litres of used diesel generator (DG) oil were 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



Customizable

Tailored formulations for varied needs



Flexible Use

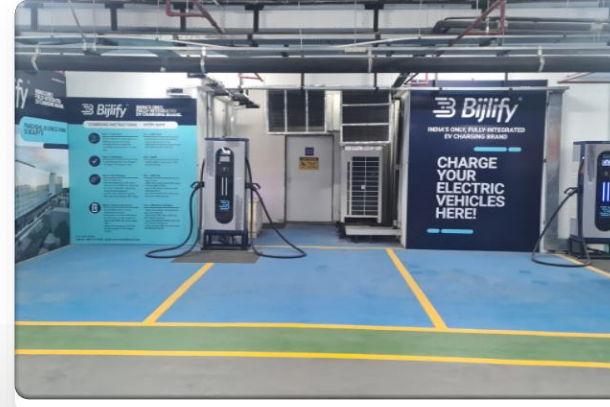
Ready-to-use & concentrate options



LOCATION AND TRANSPORTATION

EV CHARGING TRANSCENDING SUSTAINABILITY

At Panchshil Business Park East, we have established 8 Electric Vehicle Charging Stations tailored for four-wheelers, comprising 8 DC chargers. This initiative aims to encourage sustainable transportation choices among associates, fostering a shift away from fossil fuel consumption and towards a greener environment. With the capacity to charge an average of 40 cars per day, these stations contribute significantly to our commitment to enhance air quality within 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 EMISSION SAVING BY USING EV's (tCO ₂ e)
2025-26	515	7,604	0	57,030	5,185	8

Between April 2025 and March 2026, the charging stations powered **515 electric vehicles**, using **7,604 kWh** of electricity. This allowed the EVs to travel approximately **57,030 kilometers**. In comparison, petrol or diesel cars would have required **5,185 litres of fuel** for the same distance, resulting in approximately **13 tCO₂e emissions**. The switch to electric vehicles resulted in a **8 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/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 Panchshil Business Park East, Viman Nagar.

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.

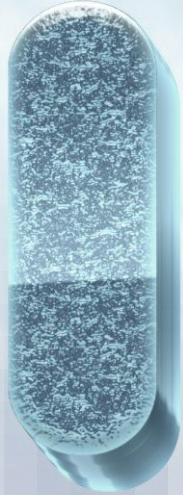
This initiative reinforces Panchshil's commitment to sustainable, occupant-focused infrastructure and green mobility.



Indoor Environmental Quality

INDOOR AIR QUALITY

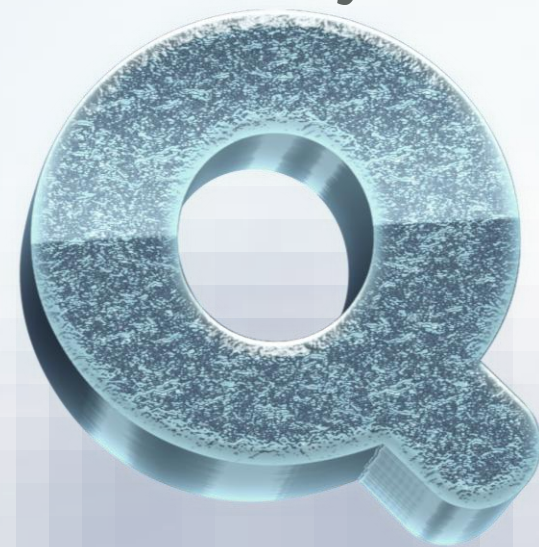
Indoor



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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