



PANCHSHIL TECH PARK HINJEWADI

SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26

PANCHSHIL TECH PARK HINJEWADI



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

Panchshil Tech Park, Hinjewadi, Pune 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.



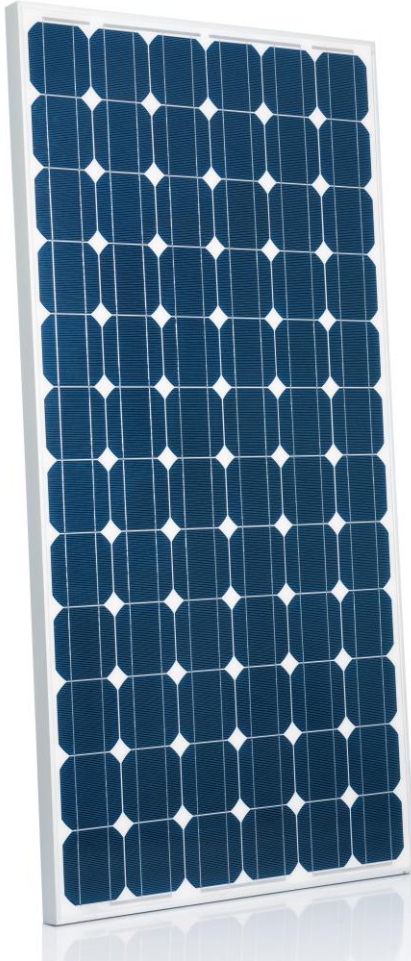
The Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance (LEED EB:O&M) certification by US.Green Building Council (USGBC) is a globally recognized framework that promotes and validates sustainable operations and ongoing performance in existing buildings.



ENERGY AND ATMOSPHERE

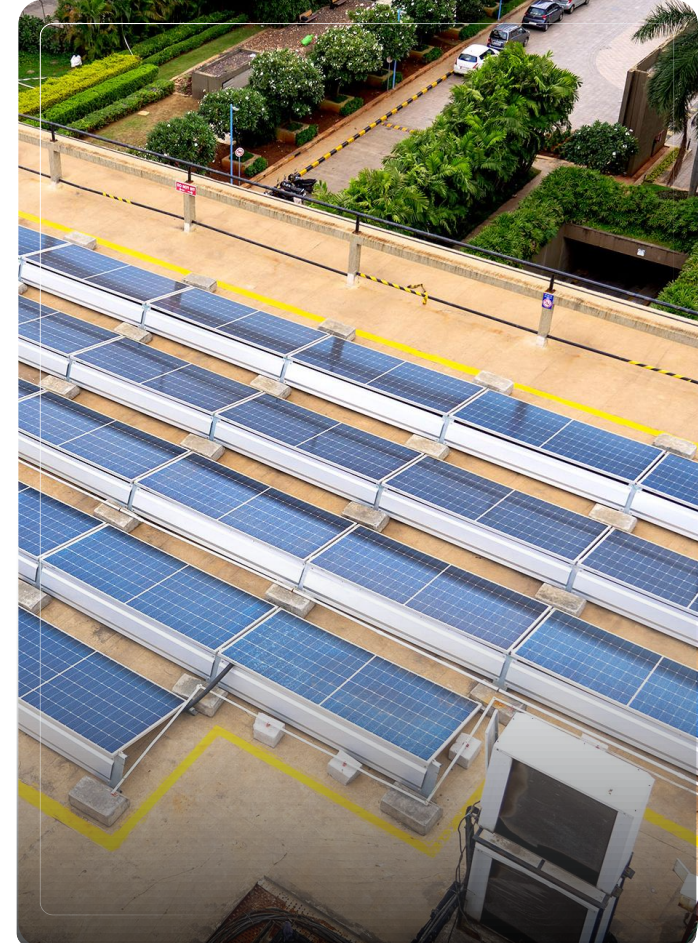
CARBON EMISSION SAVING THROUGH SOLAR INTEGRATION

As part of this effort, we installed **60 kWp** solar systems on tower at Panchshil Tech Park Hinjewadi. The installation across comprises **110 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 saved 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	2,28,199	2,29,278
Total Renewable Energy (Solar) Generation	kWh	32,746	28,117
Total % of Contribution of Renewable Energy (Solar) against EB	%	14%	12%
Emission Savings through Renewable Energy	tCO ₂ e	29	20

Note Abbreviations Used : (EB) – Electricity Board

In FY 2025–26, our total electricity consumption stood at **2,29,278 kWh**, compared to **2,28,199 kWh** in FY 2024–25, reflecting stable energy usage driven by consistent operational demand. Our continued focus on energy efficiency helped manage consumption through initiatives such as timer-based TR HVAC systems, sensor-activated lighting in parking areas, and LED fixtures across all common spaces.

However, solar energy generation decreased to **28,117 kWh**, compared to **32,746 kWh** in FY 2024–25. As a result, the contribution of solar energy to total consumption declined from **14% to 12%**, and emission savings reduced from **29 tCO₂e** to **20 tCO₂e**.

Emission savings through renewable energy decreased from 29 tCO₂e in FY 2024–25 to 20 tCO₂e in FY 2025–26. This reduction was primarily influenced by lower solar energy generation during the year and the application of an updated grid emission factor of 0.71 kgCO₂e/kWh, compared to 0.90 kgCO₂e/kWh used in FY 2024–25.

ENERGY AND ATMOSPHERE

OPTIMIZED NON RENEWABLE ENERGY USE

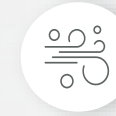
While Panchshil prioritizes renewable energy, we recognize the operational necessity of diesel generators (DG) for uninterrupted power supply. Our DG systems are managed with a focus on energy efficiency, emissions control, and compliance:



BS6-compliant low-sulphur diesel fuel to reduce harmful emissions (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 Tech Park Hinjewadi, 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 **77%** 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 TECH PARK HINJEWADI

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

OPPORTUNITY	UNITS	2024-25	2025-26
Total Water Source/ Total Water Inlet source	kL	14,639	10,647
Total Water Consumption	kL	9,548	10,303
Total STP Inlet Water	kL	6,213	6,422
Total STP Outlet	kL	5,579	4,942
% of Recycled Water	%	90%	77%
% of Recycled Water Used for Flushing	%	46%	57%
% of Recycled water used for Irrigation	%	54%	43%
% of Recycled Water to Total Consumption	%	51%	48%

Key Highlights - FY 2025-26:

Overall Water Consumption Efficiency
Total water consumption increased by around **8% from last year**, rising from **9,548 kL in FY 2024-25 to 10,303 kL in FY 2025-26**. This increase aligns with higher occupancy and operational requirements compared to the previous year.

High Recovery of Treated Water
Our Sewage Treatment Plants (STPs) in FY 2025–26 processed **6,422 kL** of wastewater, achieving a recovery efficiency of **77%**, compared to **90% in FY 2024-25**. Despite the year-on-year variation, the STPs continue to demonstrate reliable performance, supporting our commitment to sustainable water management and reducing dependency on fresh water.

Optimized Reuse of Treated Water
In FY 2025-26, **57% of recycled water** was utilized for toilet flushing, up from **46% in FY 2024-25**, indicating enhanced integration with building systems and reduced reliance on fresh water for non-potable use. Irrigation use accounted for **43%**, compared to **54% in the previous year**, reflecting optimized landscape water demand 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: 7,395 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: 4,398 kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 1,470 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 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



SUSTAINABLE SITES

RAIN-WATER HARVESTING

Reduce dependency on municipal water, recharge the land table and manage stormwater runoff.

Key Deployments:

This facility implemented a modular rainwater harvesting (RWH) system in July 2023. The system features patented filtration technology and dual source meters, with one system and four bore pits designed to cover a catchment area of ~1,800 sq. m., enabling an annual harvesting capacity of ~500 kL.

Value Delivered:

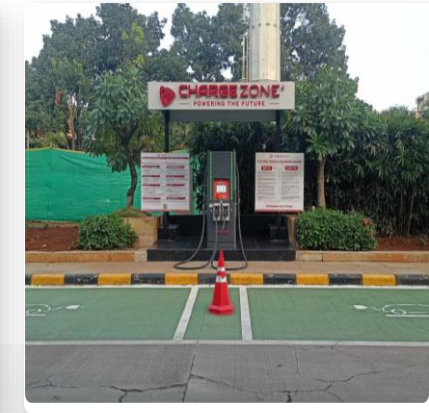
The initiative enhances water security, builds site resilience, and contributes to climate-responsive infrastructure, reinforcing sustainability priorities.



LOCATION AND TRANSPORTATION

EV CHARGING TRANSCENDING SUSTAINABILITY

Panchshil Tech Park Hinjewadi has installed 2 Electric Vehicle Charging Stations for four-wheelers, comprising- of 2 DC chargers. As a mixed-use development, these charging stations are shared by both the IT Park and the Courtyard Marriot Hotel, supporting sustainable transportation for associates who choose to reduce fossil fuel consumption and contribute to a greener, cleaner planet. Together, the 2 stations have the capacity to charge an average of 20 cars per day, bringing us closer to our commitment to improving air quality across 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 REDUCTION BY USING EV'S (tCO ₂ e)
2025-26	1,393	45,776	950	3,43,323	31,211	46

Panchshil Tech Park, Hinjewadi, is a mixed-use development where EV charging infrastructure supports sustainable mobility for occupants and visitors. Between April 2025 and March 2026, a total of 1,393 electric cars were charged using 45,776 kWh of electricity, including 950 kWh of green power, enabling approximately 3,43,323 kilometers of travel. If the same distance had been covered by conventional vehicles, it would have required 31,211 litres of fuel and generated approximately 78 tCO₂e emissions. In comparison, EV charging resulted in approximately 32 tCO₂e emissions, delivering a net saving of 46 tCO₂e and demonstrating the significant environmental benefits of clean mobility and reduced carbon emissions.

References:

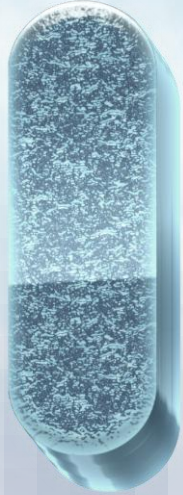
- Data duration Apr 2025 to Mar 2026
- Emission Factor source (Fuel)- https://streaklinks.com/BhAu_eadHaoBUaC0UwOIJdga/https%3A%2F%2Fghgprotocol.org%2Fcalculation-tools-and-guidance%23cross_sector_tools_idhttps://streaklinks.com/BhAu_eadHaoBUaC0UwOIJdga/https%3A%2F%2Fghgprotocol.org%2Fcalculation-tools-and-guidance%23cross_sector_tools_id
- 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.



INDOOR ENVIRONMENTAL QUALITY

INDOOR AIR QUALITY

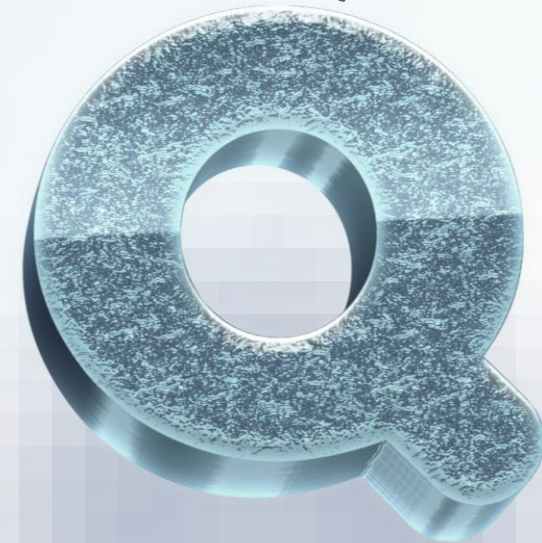
Indoor



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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