



QUADRA - I

SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26

QUADRA - 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



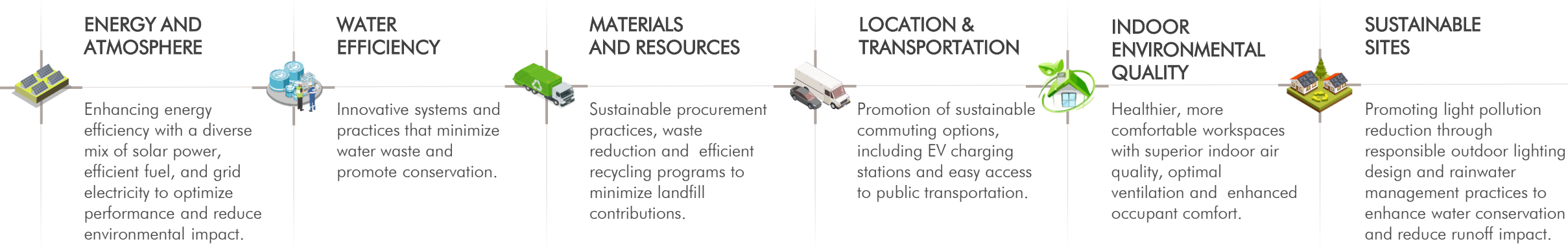
Environmental Benefits

USGBC CERTIFICATION

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

Quadra-I, Hadapsar, Pune successfully achieved LEED Gold Certification from the U.S. Green Building Council (USGBC) in October 2025, recognizing the property's commitment to sustainable building operations, resource efficiency, and 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.



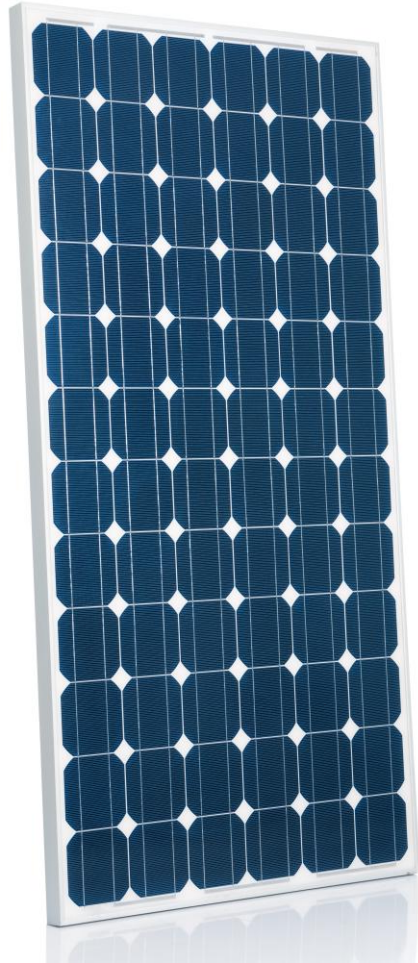
The Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance (LEED EB:O&M) certification by US.Green Building Council (USGBC) is a globally recognized framework that promotes and validates sustainable operations and ongoing performance in existing buildings.



ENERGY AND ATMOSPHERE

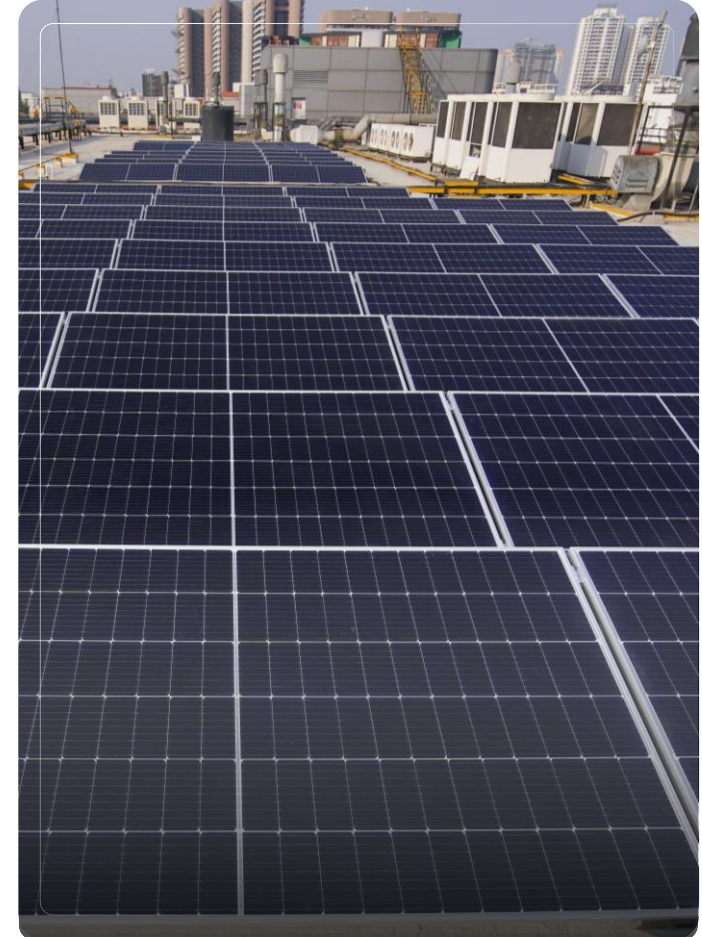
CARBON EMISSION SAVING THROUGH SOLAR INTEGRATION

As part of this effort, we installed **37 kWp** solar systems on tower at Quadra - I, in November 2022. The installation across comprises **67 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 reduced 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	27,393	42,416
Total Renewable Energy (Solar) Generation	kWh	48,788	46,297
Total % of Contribution of Renewable Energy (Solar) against EB	%	178%	109%
Emission Savings through Renewable Energy	tCO ₂ e	44	33

. Note Abbreviations Used : (EB) – Electricity Board

In FY 2025-26, electricity consumption for common areas stood at 42,416 units, compared to 27,393 units in FY 2024-25. The increase in EB consumption was primarily due to the commissioning of an additional wastewater treatment facility, which increased the overall energy requirement. Energy consumption continues to be managed through efficiency measures such as timer-based HVAC controls, sensor-activated lighting, and extensive use of LED fixtures across shared spaces.

Solar energy generation reached 46,297 kWh. Although generation was marginally lower than the previous year, the solar system continued to generate sufficient electricity to meet the common area energy requirements, with surplus generation available for export.

Together, these efforts helped avoid an estimated 33 tCO₂e emissions in FY 2025-26, reinforcing our commitment to sustainable operations and carbon-conscious energy practices. The avoided emissions were calculated using the updated grid emission factor of 0.71 kgCO₂e/kWh, compared to 0.90 kgCO₂e/kWh applied 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:



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.

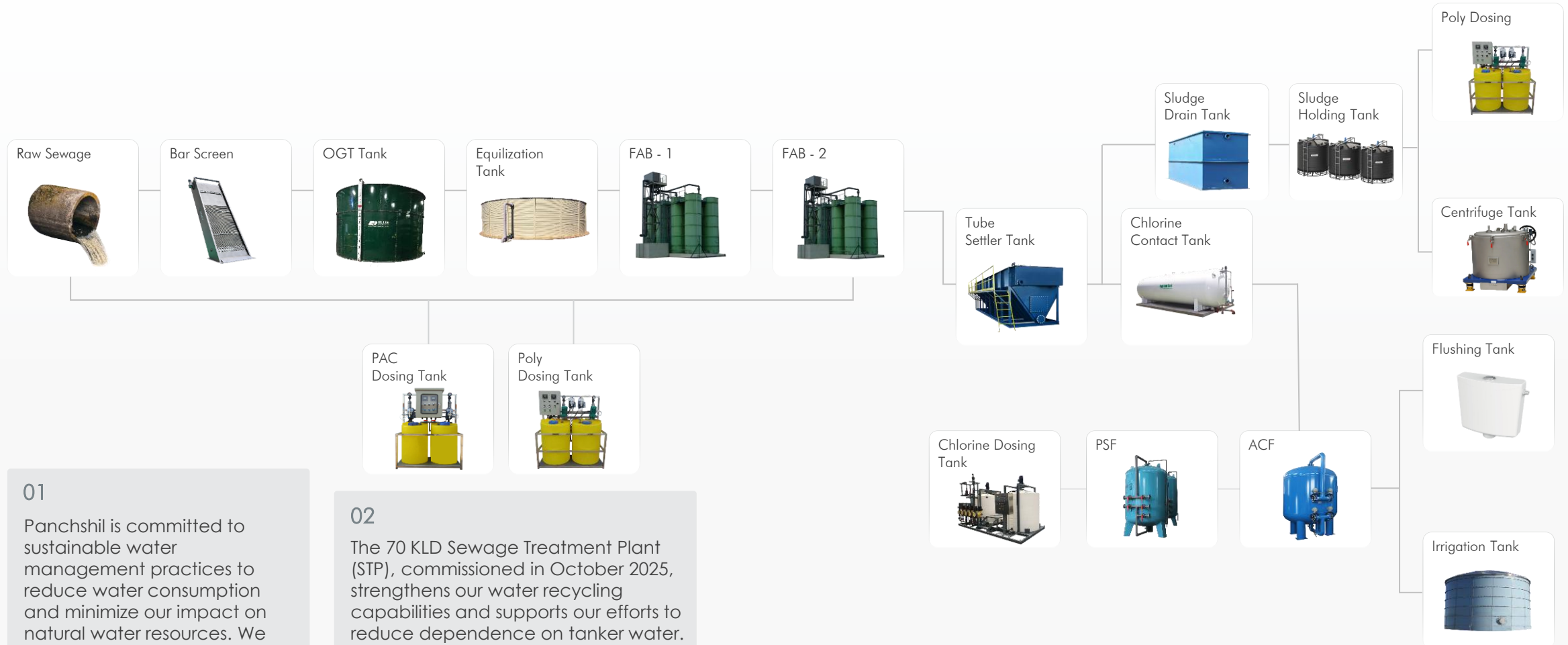


Proactive maintenance regime including A/B/D checks, real-time monitoring, and performance analysis to ensure efficient fuel use and extended equipment life.

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

WATER EFFICIENCY

WATER MANAGEMENT



01

Panchshil is committed to sustainable water management practices to reduce water consumption and minimize our impact on natural water resources. We have installed water-efficient fixtures and appliances across our sites and drip irrigation for our landscape.

02

The 70 KLD Sewage Treatment Plant (STP), commissioned in October 2025, strengthens our water recycling capabilities and supports our efforts to reduce dependence on tanker water. However, due to the unavailability of sufficient operational data during the reporting period, the impact of the STP could not be quantified or reported.

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: 4,450 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: 2,636 kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 907 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.

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



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.

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
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Hydrocleaner Pro-Tank – USPs

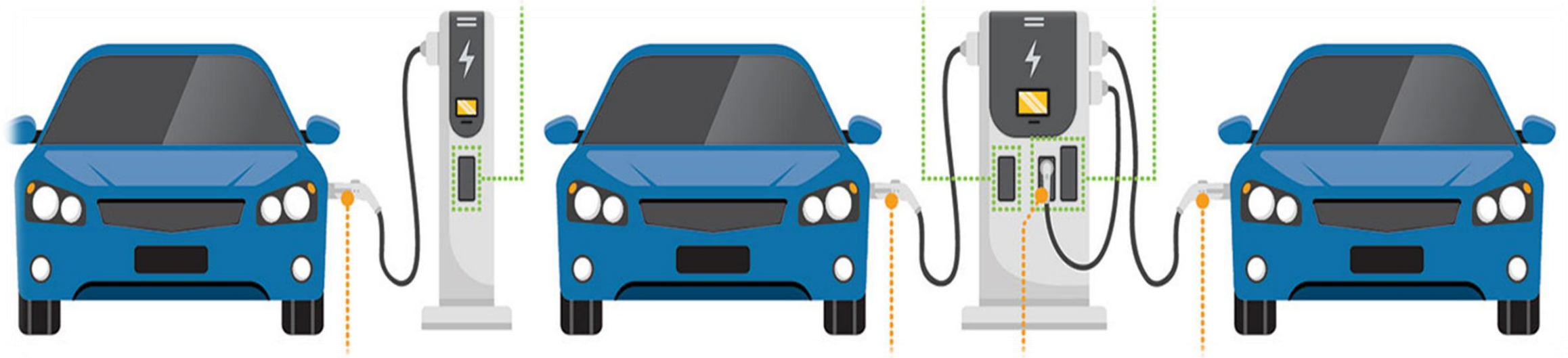
 ATCD Anytime Cleaning & Disinfecting	 On-Site Production Less transport, less packaging waste	 Advanced Tech Multi-tech integration for high efficiency	 IoT Enabled Real-time monitoring & data tracking	 Customizable Tailored formulations for varied needs	 Flexible Use Ready-to-use & concentrate options
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LOCATION AND TRANSPORTATION

EV CHARGING TRANSCENDING SUSTAINABILITY

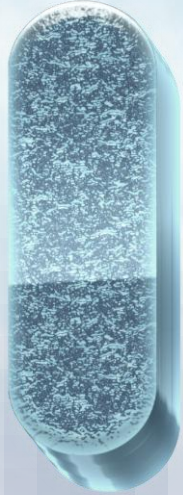
Quadra-I has installed 1 Electric Vehicle Charging Stations for four-wheelers. These include 1 DC charger. The charging stations will promote sustainable transportation for the associates who choose to do away with the consumption of fossil fuels and contribute to a greener and cleaner planet. This 1 charging stations will have the capacity to charge an average of 10 cars per day getting us closer to our commitment to improve the air quality on the premises.



INDOOR ENVIRONMENTAL QUALITY

INDOOR AIR QUALITY

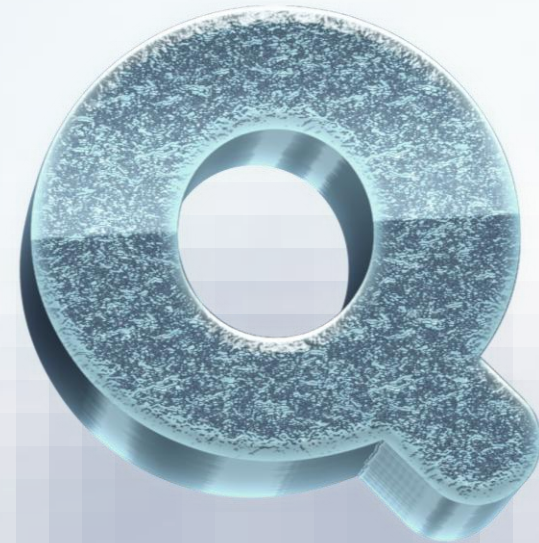
Indoor



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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