Panchshil OFFICE PARKS

TECH PARK ONE

SUSTAINABLITY INITIATIVES REPORTING PERIOD 2025-26

TECH PARK ONE

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

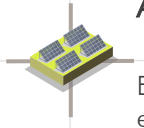
- Ethnical Benefits
- Health Benefits
- Social Benefits
- Economic Benefits
- Environmental Benefits

USGBC CERTIFICATION

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

Tech Park One, Yerwada, Pune successfully achieved LEED Platinum Certification from the U.S. Green Building Council (USGBC) in May 2026.

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.



ENERGY AND ATMOSPHERE

Enhancing energy efficiency with a diverse mix of solar power, efficient fuel, and grid electricity to optimize performance and reduce environmental impact.

WATER EFFICIENCY

Innovative systems and practices that minimize water waste and promote conservation.

MATERIALS AND RESOURCES

Sustainable procurement practices, waste reduction and efficient recycling programs to minimize landfill contributions.

LOCATION & TRANSPORTATION

Promotion of sustainable commuting options, including EV charging stations and easy access to public transportation.

INDOOR ENVIRONMENTAL QUALITY

Healthier, more comfortable workspaces with superior indoor air quality, optimal ventilation and enhanced occupant comfort.

SUSTAINABLE SITES

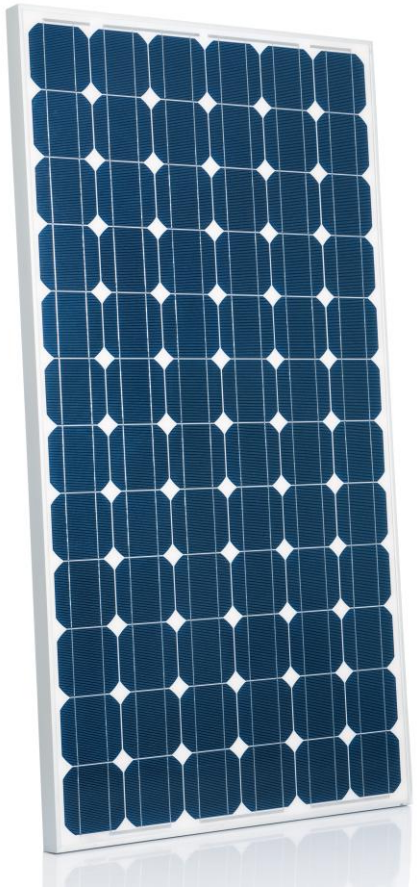
Promoting light pollution reduction through responsible outdoor lighting design and rainwater management practices to enhance water conservation and reduce runoff impact.

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

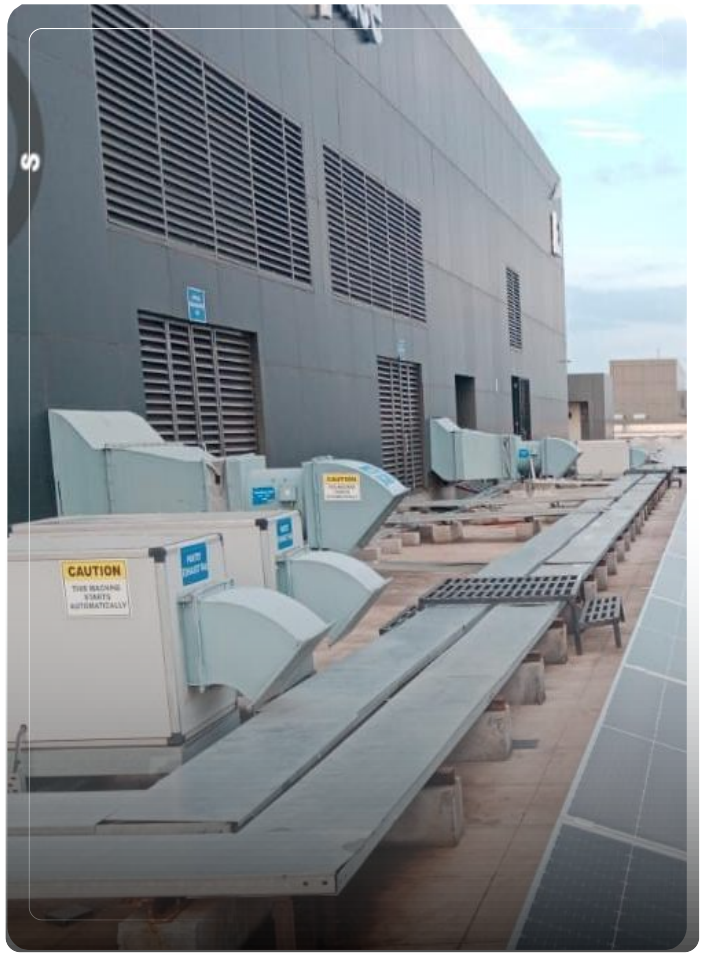
CARBON EMISSION SAVING THROUGH SOLAR INTEGRATION

As part of this effort, we installed 125 kWp solar systems above the existing 200 KWp adding to a total capacity of 325kWp solar panels at Tech Park One, in October 2022. The installation across comprises total of 856 high-efficiency solar modules, each with a capacity of 545 Wp, and 626 high-efficiency modules rated at 320 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	7,62,533	7,08,699
Total Renewable Energy (Solar) Generation	kWh	2,95,509	2,08,193
Total % of Contribution of Renewable Energy (Solar) against EB	%	39%	29%
Emission Savings through Renewable Energy	tCO2e	266	148

Note Abbreviations Used : (EB) – Electricity Board

In FY 2025–26, our total electricity consumption decreased to **7,08,699 units**, compared to **7,62,533 units in FY 2024-25**, driven by ongoing energy efficiency initiatives. These included timer-based sequence controllers for TR HVAC systems, sensor-activated lighting in parking areas, and LED installations across all common spaces.

Solar energy generation was significantly lower during the year due to the temporary removal of **165 solar panels from Tower A and 70 solar panels from Tower B** during ACP (Aluminium Composite Panel) sheet replacement work. As a result, solar energy generation declined to **2,08,193 units**, and the contribution of renewable energy against EB consumption reduced from **39% to 29%**. Despite this, overall energy savings continued to be supported through the ongoing efficiency measures.

These combined measures helped avoid approximately 148 tCO_2e emissions in FY 2025–26, underscoring our commitment to sustainable and low-carbon operations. Emission savings were calculated using the updated grid emission factor of 0.71 $kgCO_2e/kWh$ for FY 2025–26.

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 (SO_2, 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 Tech Park One, our commitment to sustainability is reflected in our holistic approach to water management.

Raw Sewage

Bar Screen

OGT Tank

Equilization Tank

FAB - 1

FAB - 2

PAC Dosing Tank

Poly Dosing Tank

Tube Settler Tank

Sludge Drain Tank

Sludge Holding Tank

Poly Dosing

Chlorine Contact Tank

Centrifuge Tank

Flushing Tank

Chlorine Dosing Tank

PSF

ACF

Irrigation Tank

01

We operate an advanced Sewage Treatment Plant (STP) that recycles approximately **69%** of wastewater generated on-site. This treated water is efficiently reused for non-potable applications such as landscape irrigation, significantly reducing our reliance on freshwater sources.

02

To further optimize water use, we commissioned a 100 kLD water-efficient system in Aug 2025. Additionally, 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 TECH PARK ONE

68% of STP-treated water is reused on-site, for irrigation.

DETAILS	UNITS	2024-25	2025-26
Total Water Source/ Total Water Inlet source	kL	83,351	79,521
Total Water Consumption	kL	68,653	69,362
Total STP Inlet Water	kL	15,537	17,138
Total STP Outlet	kL	11,183	11,854
% of Recycled Water	%	72%	69%
% of Treated Drain Water	%	39%	32%
% of Recycled Water used for Irrigation	%	61%	68%
% of Recycled Water to Total Consumption	%	16%	17%

Key Highlights - FY 2025-26:

Overall Water Consumption Efficiency:
Total water consumption remained largely stable, increasing marginally from 68,653 kL in FY 2024-25 to 69,362 kL in FY 2025-26. This reflects sustained operational activity along with continued focus on efficient water management across the facility.

High Recovery of Treated Water
Our Sewage Treatment Plants (STPs) processed 17,138 kL of wastewater, achieving a recovery efficiency of 69%, compared to 72% in the previous year. During FY 2025–26, a new STP for Tower A and Tower B was commissioned and became operational in October 2025. As part of the stabilization and trial-run phase, approximately two months of operational data were not considered in the annual performance calculations. Despite this transition period, the upgraded infrastructure strengthens long-term wastewater treatment capacity and supports enhanced sustainable water management practices.

Optimized Reuse of Treated Water
In FY 2025–26, treated drain discharge accounted for 32% of total water use, compared to 39% in FY 2024-25, and remained fully within regulatory and permissible limits. Of the treated water, 68% was utilized for irrigation, supported by improved drip irrigation efficiency and seasonal adjustments.
With the commissioning of the new STP infrastructure for Tower A and Tower B, the facility is now better positioned to expand treated water reuse applications and further strengthen overall water sustainability initiatives.

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: 21,573 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: 10,570kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 4,054 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

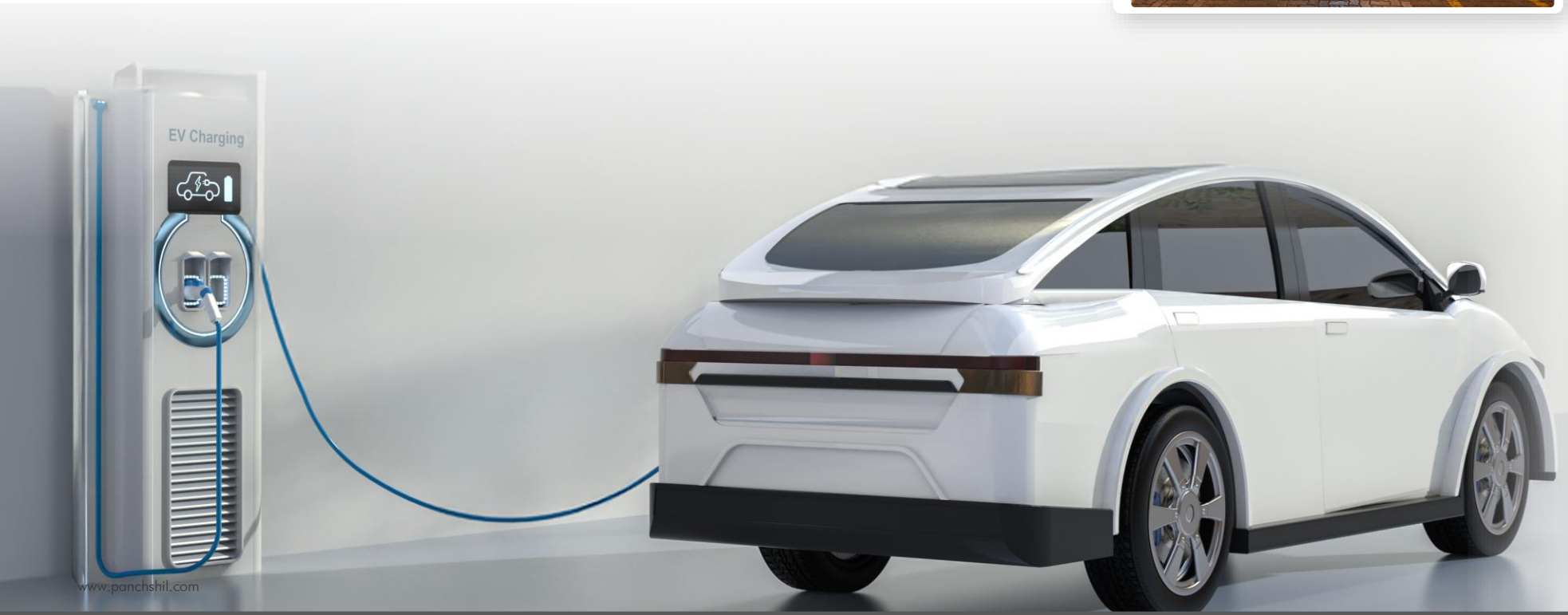
Customizable
Tailored formulations for varied needs

Flexible Use
Ready-to-use & concentrate options

LOCATION AND TRANSPORTATION

EV CHARGING TRANSCENDING SUSTAINABILITY

Tech Park One has installed 6 Electric Vehicle Charging Stations for four-wheelers. These include 4 AC & 2 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 6 charging stations will have the capacity to charge an average of 24 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 SAVING BY USING EV'S (tCO_2e)
2025-26	1,061	12,003	0	90,023	8,184	12

Between April 2025 and March 2026, the charging stations powered **1,061 electric vehicles**, using **12,003 kWh** of electricity. This allowed the EVs to travel approximately **90,023 kilometers**.
In comparison, petrol or diesel cars would have required **8,184 litres of fuel** for the same distance, resulting in approximately **20 tCO_2e emissions**. The switch to electric vehicles resulted in a **12 tCO_2e saving in carbon emissions**.

References:

- Data duration Apr 2025 to Mar 2026
- Emission Factor source (Fuel)- https://streaklinks.com/BhAu_eadHaoBUaC0UwOlJdga/https%3A%2F%2Fghgprotocol.org%2Fcalculation-tools-and-guidance%23cross_sector_tools_idhttps://streaklinks.com/BhAu_eadHaoBUaC0UwOlJdga/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 Tech Park One.

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.

Public Transport Adoption
Encourages use of metro by bridging the last-mile gap.

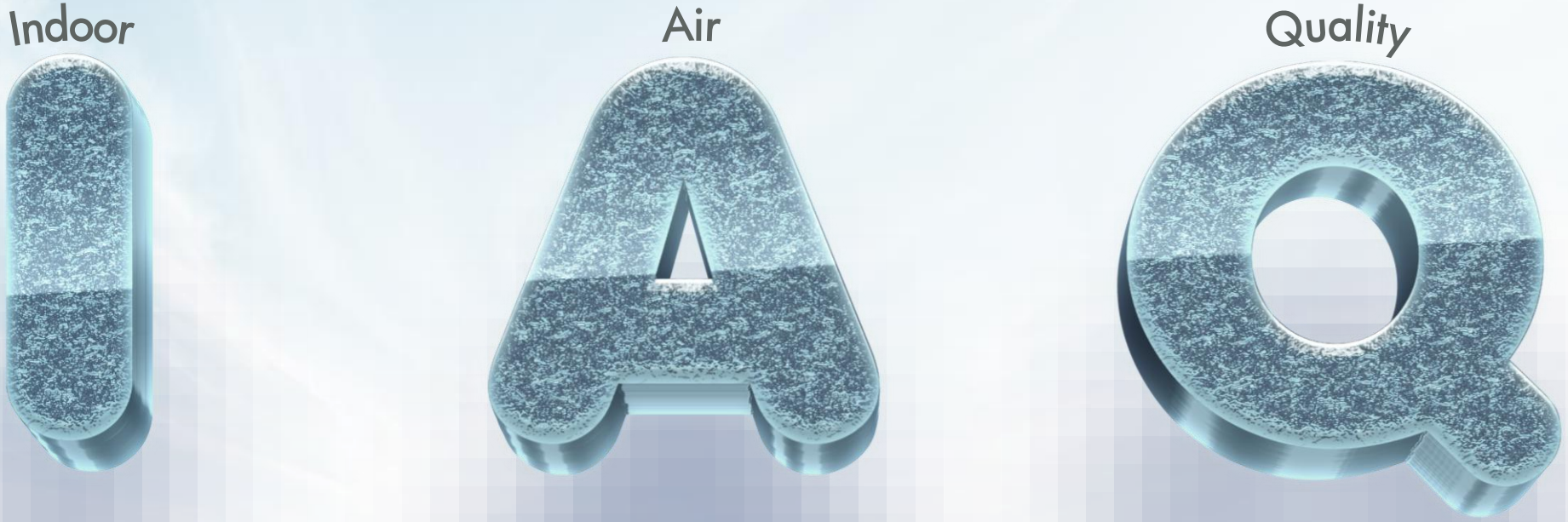
Enhanced Convenience
Improves accessibility and employee satisfaction.

Cost Effective
Cuts individual commute costs.

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

INDOOR ENVIRONMENTAL 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 (CO_2), 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.


EON FREE ZONE II


WORLD TRADE CENTER, PUNE


TECH PARK ONE


BUSINESS BAY


EON FREE ZONE I

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