

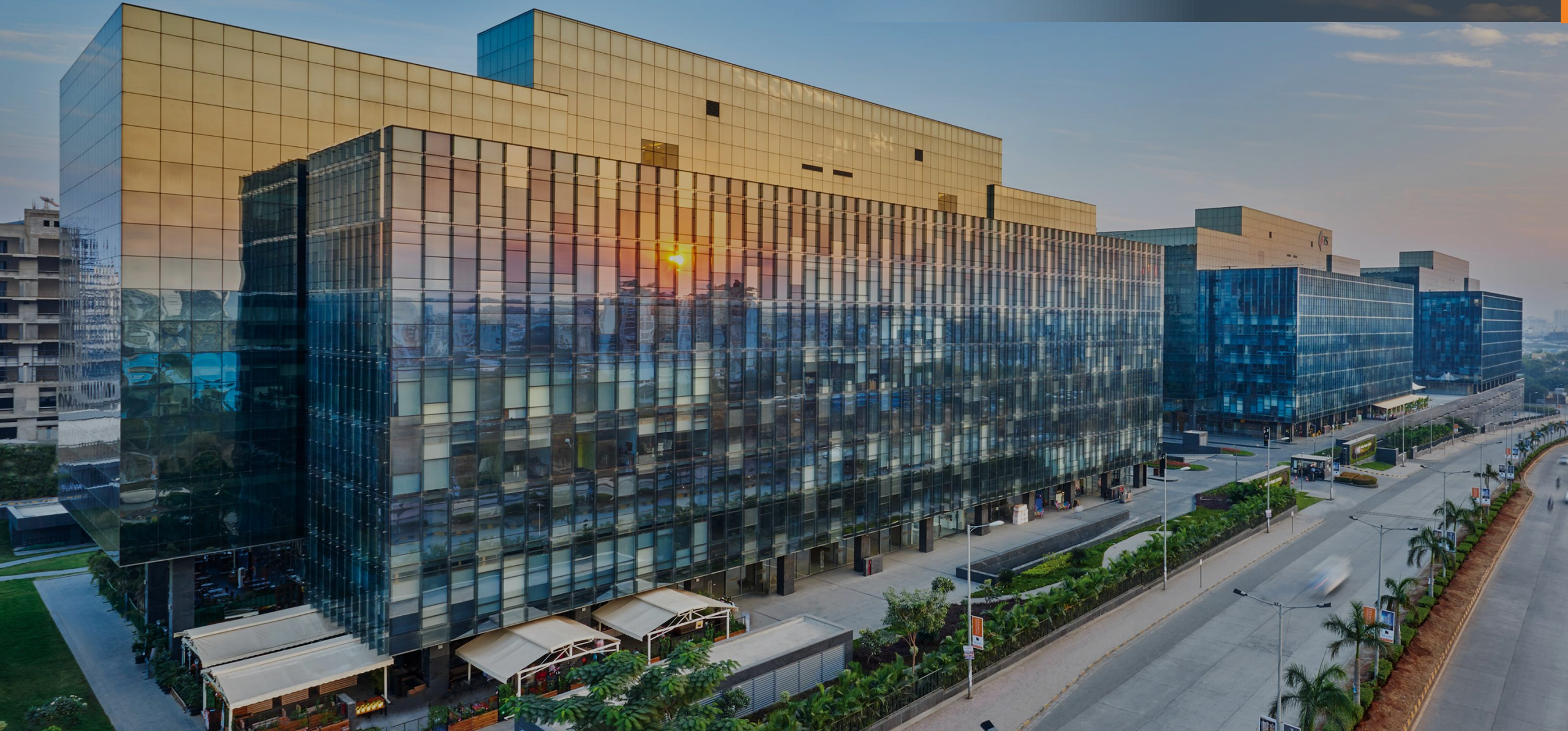


WORLD TRADE CENTER
PUNE

SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26



WORLD TRADE CENTER PUNE



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

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 create value across environmental, social and governance dimensions. Achieving a Gold rating underscores our steadfast commitment to sustainable development, in alignment with the LEED Core and Shell Development framework

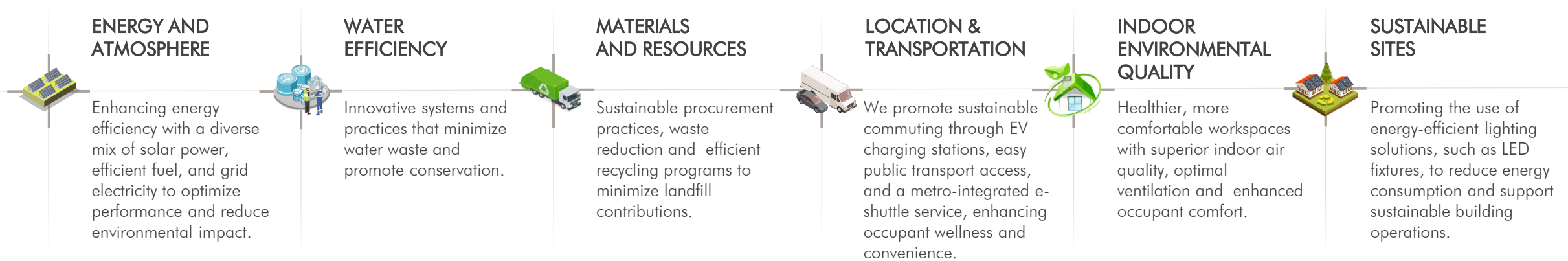
World Trade Center Pune Tower 2, 3 and 4 have been pre-certified with a Gold Rating for LEED Core and Shell with IGBC in June 2013.

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

USGBC CERTIFICATION

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

As part of our ongoing sustainability journey, **World Trade Center Pune – Tower C & D** and **Tower E** received **LEED Platinum Certification** from the **U.S. Green Building Council (USGBC)** in **Feb 2026**. These certifications reflect our commitment to high-performance, environmentally responsible building operations aligned with the LEED EB:O&M framework.



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.

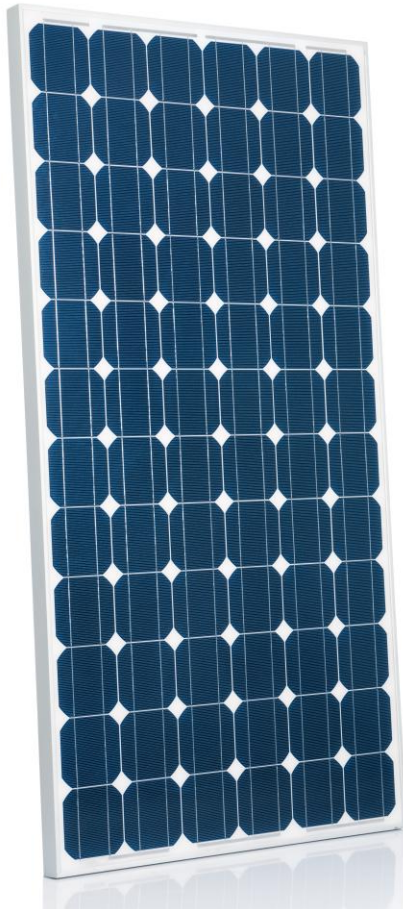


ENERGY AND ATMOSPHERE

CARBON EMISSION SAVING THROUGH SOLAR INTEGRATION

Panchshil is committed to sustainable energy management practices in our buildings. We achieve this by procuring energy-efficient systems, conducting regular energy audits and utilizing renewable energy sources wherever possible.

In October 2023, our dedication to sustainability was highlighted by the installation of 125 kWp solar panels at Tower 3, World Trade Center Pune



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	15,77,967	18,39,852
Total Renewable Energy (Solar) Generation	kWh	2,48,113	3,71,768
Total % of Contribution of Renewable Energy (Solar) against EB	%	16%	20%
Emission Savings though Renewable Energy	tCO ₂ e	223	264

Note Abbreviations Used : (EB) – Electricity Board



In FY 2025–26, our total electricity consumption increased to **18,39,852 units**, compared to **15,77,967 units in FY 2024-25**, driven by higher operational demand and occupancy levels. Despite this increase, continued energy efficiency initiatives such as timer-based sequence controllers for TR HVAC systems, sensor-activated lighting in parking areas, and LED lighting across all common spaces continued to support optimized energy usage.



In FY 2025-26, solar generation totaled **3,71,768 units**, contributing significantly to overall electricity consumption. Renewable energy from solar accounted for **20% of total electricity use**, compared to **16% in FY 2024-25**, reflecting continued progress in advancing clean energy integration.



Together, these efforts helped avoid an estimated 264 tCO₂e emissions in FY 2025–26, an improvement over 223 tCO₂e in FY 2024–25, reflecting continued progress in renewable energy adoption and sustainable operations. Emission savings were calculated using the updated FY 2025–26 grid emission factor of 0.71 kgCO₂e/kWh.

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.



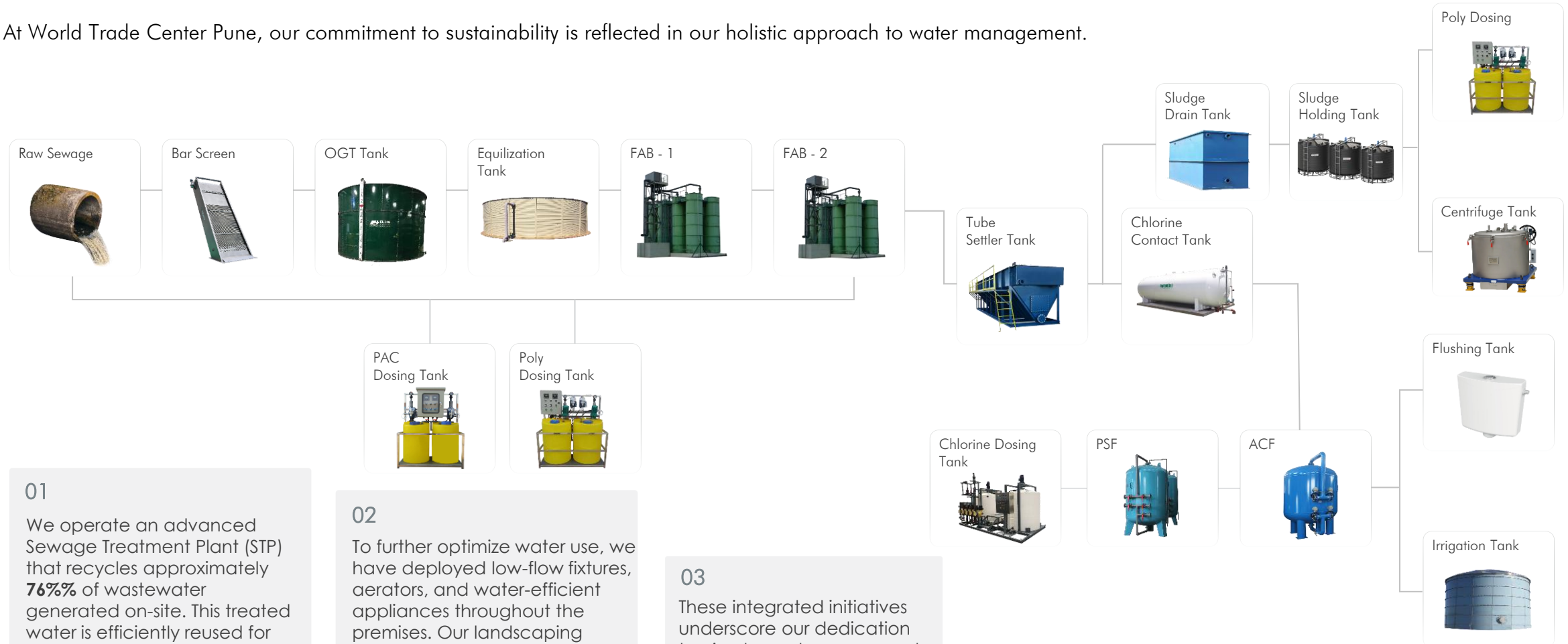
Proactive maintenance regime including A/B/D checks, real-time monitoring, and performance analysis to ensure efficient fuel use and extended equipment life.

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

WATER EFFICIENCY

WATER MANAGEMENT

At World Trade Center Pune, 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 RECYCLING FOR WTC -3, 4 & 5

88% of STP-treated water is reused on-site.

DETAILS	UNITS	2024-25	2025-26
Total Water Source	kL	1,16,411	1,32,390
Total Water Consumption	kL	97,314	1,18,444
Total STP Inlet Water	kL	81,085	83,970
Total STP Outlet	kL	67,939	63,756
% of Recycled Water	%	84%	76%
% of Recycled Water Used for Flushing	%	85%	78%
% of Recycled water used for Irrigation	%	14%	10%
% of Treated Drain	%	0%	12%
% of Recycled Water to Total Consumption	%	70%	54%



Key Highlights FY 2025-26:

Overall Water Consumption Efficiency

Total water consumption increased by around 22% from last year, rising from 97,314 kL in FY 2024-25 to 1,18,444 kL in FY 2025-26. This increase aligns with higher occupancy levels and expanded operational activities.



High Recovery of Treated Water

Our Sewage Treatment Plants (STPs) processed 83,970 kL of wastewater in FY 2025-26, achieving a recovery efficiency of 78%, compared to 84% in FY 2024-25. While lower than the previous year, the STPs continued to demonstrate reliable performance and support sustainable water management practices.



Optimized Reuse of Treated Water

In FY 2025-26, 78% of recycled water was utilized for toilet flushing, compared to 85% in FY 2024-25, indicating continued integration with building systems and reduced reliance on fresh water for non-potable use. Irrigation use accounted for 10%, down from 14%, reflecting reduced landscape water demand due to improved drip 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: 46,167 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: 24,756 kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 8,463 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.

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.

SUSTAINABLE SITES

RAINWATER HARVESTING

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

Key Deployments:

World Trade Center, Pune Kharadi (Sep'24): 2 systems, 8 bore pits, 3,815 sq. m. runoff area, ~2,087 kL/yr capacity.

Value Delivered: Enhances water security, site resilience & supports ESG goals through climate-responsive infrastructure.



*Representative image only

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

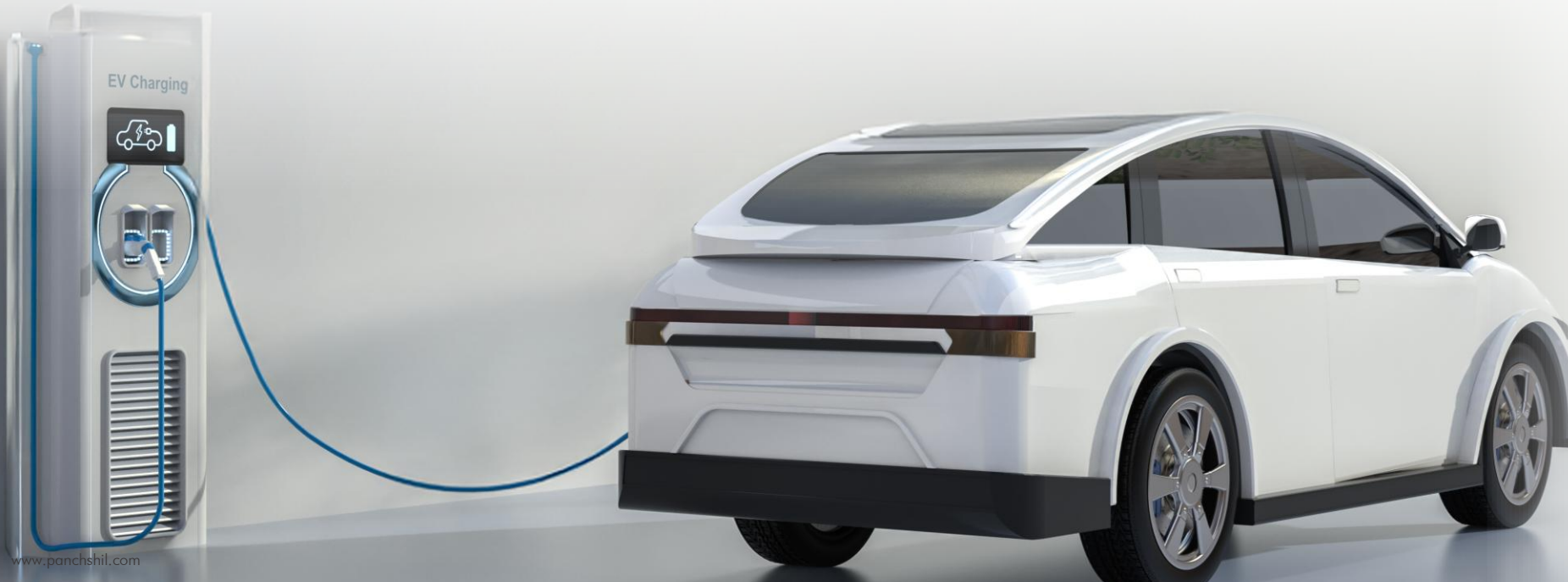
Ready-to-use & concentrate options



LOCATION AND TRANSPORTATION

EV CHARGING TRANSCENDING SUSTAINABILITY

World Trade Center Pune has installed 4 Electric Vehicle Charging Stations for four-wheelers. These include 2 DC & 2 AC 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 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 (tCO2e)
2025-26	1,320	14,798	0	1,10,985	10,090	15

Between April 2025 and March 2026 at the **World Trade Center Pune (WTC)**, **1,320 electric cars** were charged using **14,798 kWh** of electricity, enabling approximately **110,985 kilometers** of travel. Had the same distance been covered by conventional vehicles, it would have required **10,090 litres of fuel** and generated approximately **25 tCO₂e emissions**. In contrast, EV charging resulted in about **11 tCO₂e**, delivering a net saving of **15 tCO₂e**.

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

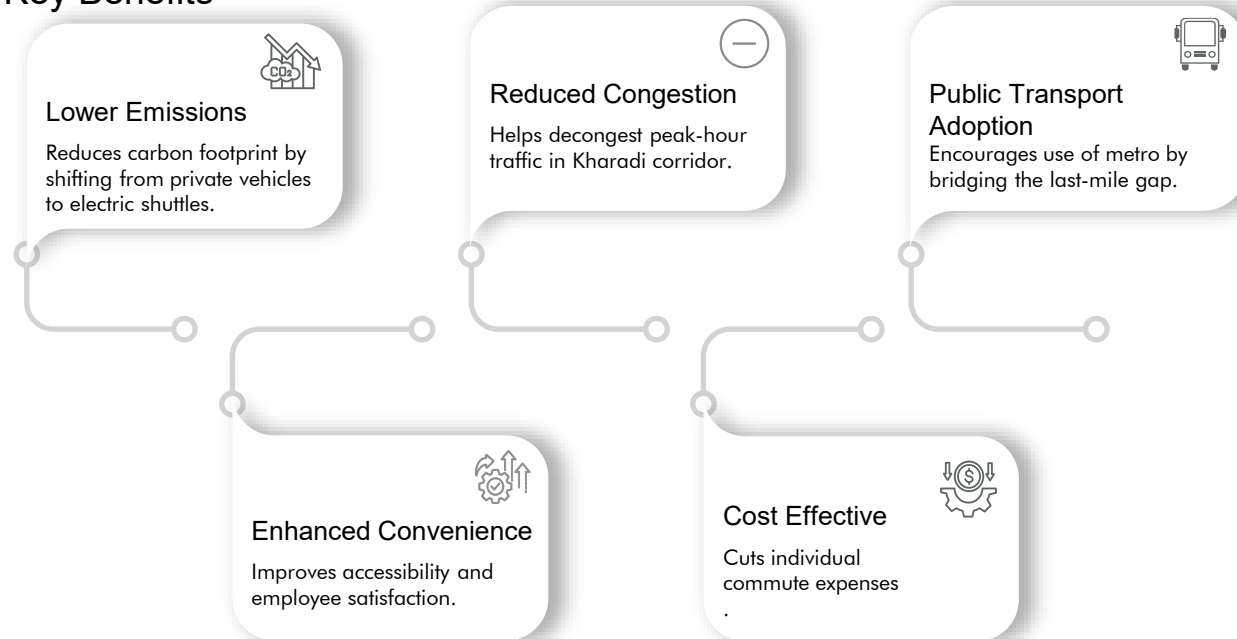
COMMITMENT TO SUSTAINABLE TRANSPORTATION

Sustainable Mobility:

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 Ramwadi Metro Station (Near Phoenix Mall Nagar Road) with Panchshil's prominent Office Parks in Kharadi, including World Trade Centre.

The launch of this service is a result of Panchshil Realty's proactive engagement with the occupants of our Kharadi office parks. 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 Kharadi's residential and commercial zones to Ramwadi. This initiative ensures a **seamless, reliable, and eco-friendly commute** for over **1,200 employees** across **245 working days annually**, covering a **12.2 km round trip**.

Key Benefits



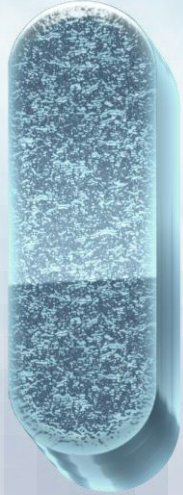
This initiative reinforces Panchshil's commitment to sustainable, occupant-focused infrastructure and green mobility.



INDOOR ENVIRONMENTAL QUALITY

INDOOR AIR QUALITY

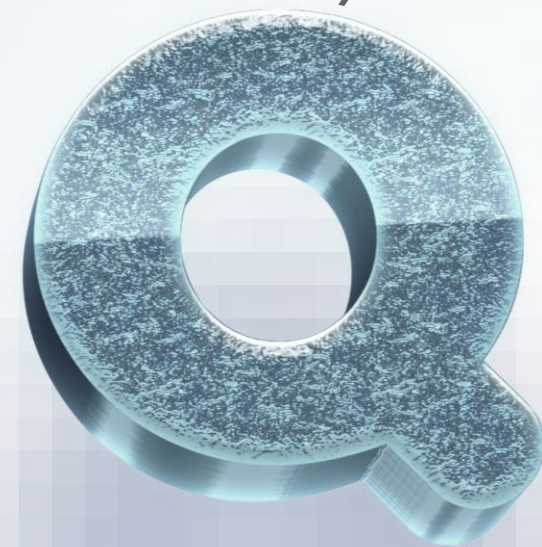
Indoor



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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Corporate Office: Panchshil Realty,
Tech Park One, Tower, E', 191, Yerwada, Pune - 411006 (INDIA)
Mumbai Office: Panchshil Realty, Express Towers, 20th Floor, Nariman Point,
Mumbai - 400 021 (INDIA)