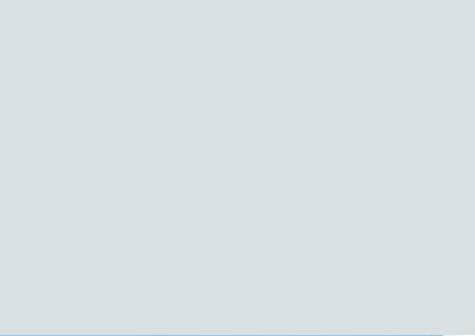


Brookfield  
Properties

# THE EDGE

VOLUME 1, MARCH 2023



A NEW ERA OF  
SUSTAINABILITY



# EDITOR'S NOTE

Hello everyone,  
I'd like to take this opportunity to thank you for being a part of our tremendous growth story. Brookfield Properties in India now owns over 50M SF of total office area, making it the largest player in the segment.

On the sustainability front, our performance has been even more impressive. Which is why Global Real Estate Sustainability Benchmark (GRESB) awarded us 5 stars — the highest ESG (Environmental Social and Governance) score.

Last year, we also published our maiden ESG report, aptly titled 'Creating a brighter future'. Our cover story brings you the highlights from the report — the strategies and key initiatives we have undertaken to lower our environmental impact and help the planet.

In this issue, you can also read about the features that have made Candor TechSpace in Gurugram's Sector 21 the city's most renowned office park; our recent partnership with sitar queen Anoushka Shankar, who performed in three cities in India late last year; and our Forest of Hope initiative, which added to the green cover in Bengaluru and Delhi-NCR.

2023 is expected to be more eventful, as we collectively work towards our goal of reaching Net Zero by 2040. Rest assured The Edge will keep you posted on the most significant developments.

We hope you enjoy reading this edition. And we'd like to wish you a happy, productive and prosperous 2023.

We would love to hear your feedback. Write to us on [marketing.India@brookfieldproperties.com](mailto:marketing.India@brookfieldproperties.com).

*“2023 is expected to be more eventful, as we collectively work towards our goal of reaching Net Zero by 2040”*



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# Top of the sustainability charts

Brookfield Properties India recently released its very first Environmental Social and Governance (ESG) report, in the wake of earning the coveted 5-star rating from Global Real Estate Sustainability Benchmark (GRESB). The report details the initiatives that have made us a sustainability leader, and also maps out our strategy to achieve Net Zero carbon emissions by 2040. Here's a distillation of significant facts from the document.

30% of space at our every property is green cover

# A

t Brookfield Properties, sustainability isn't just a slogan. It lies at the very heart of how we do business. It's a matter of pride to have our 'green' efforts validated by Global Real Estate Sustainability Benchmark (GRESB), which awarded Brookfield India Real Estate Trust (REIT) 5 stars in its annual ratings in 2022. Getting this rating means we are in the top 20% of real estate firms worldwide when it comes to sustainability.

"GRESB Sector Leaders are the top-performing organizations leading the way

to a net-zero future and pulling the industry forward," said Sebastien Roussotte, CEO of GRESB.

In what was our maiden participation, we scored 100% across all governance parameters – leadership, policies, reporting, risk management and data monitoring and review. We got a score of 90 for standing investments and 96 for development.

Our maiden Environmental Social and Governance (ESG) report, which was released in December, sheds light on how we became a global leader in sustainability, by covering our various initiatives in the three areas.

90%

Standing investments score

GRESB average: 86

96%

Development score

GRESB average: 92

# A QUICK GUIDE TO



ESG refers to standards that socially-conscious investors use to screen investments and assess a company's impact on the world. A company's ESG score reflects how it has incorporated ESG factors into its management.

Companies' ESG scores are determined by third parties, such as Bloomberg, FTSE, MSCI and Refinitiv Lipper. These ESG assessments/metrics are then used by investors when deciding which securities to buy.

According to Refinitiv Lipper, global ESG funds received \$649 billion in investments in 2021, up from \$542 billion in 2020

According to PWC's Asset And Wealth Management Revolution 2022 report, the ESG-related assets under management will grow to US\$33.9tn by 2026, from US\$18.4tn in 2021.



Sources: investopedia.com, ESG Investment for Dummies, by Brendan Bradley, forbes.com and pwc.com

## Environmental

### WATER

We have invested in efficient HVAC systems, low-flow fixtures and STPs that minimized both our water withdrawals and consumption. Advanced irrigation techniques, too, help us in our efforts. From 2019 to 2022, water consumption has reduced by 2.59 MKL (water required to fill 1031.56 Olympic-sized swimming pools)

### WASTE MANAGEMENT

We've eliminated single-use plastic from our food courts and common amenity areas, and are partnering closely with our tenants to set up recycled product kiosks. While we continue to work on diverting waste from landfills, we are also expanding the scope of our circular economy efforts to help our value chain partners do the same. Between FY 2019-20 to FY 2021-

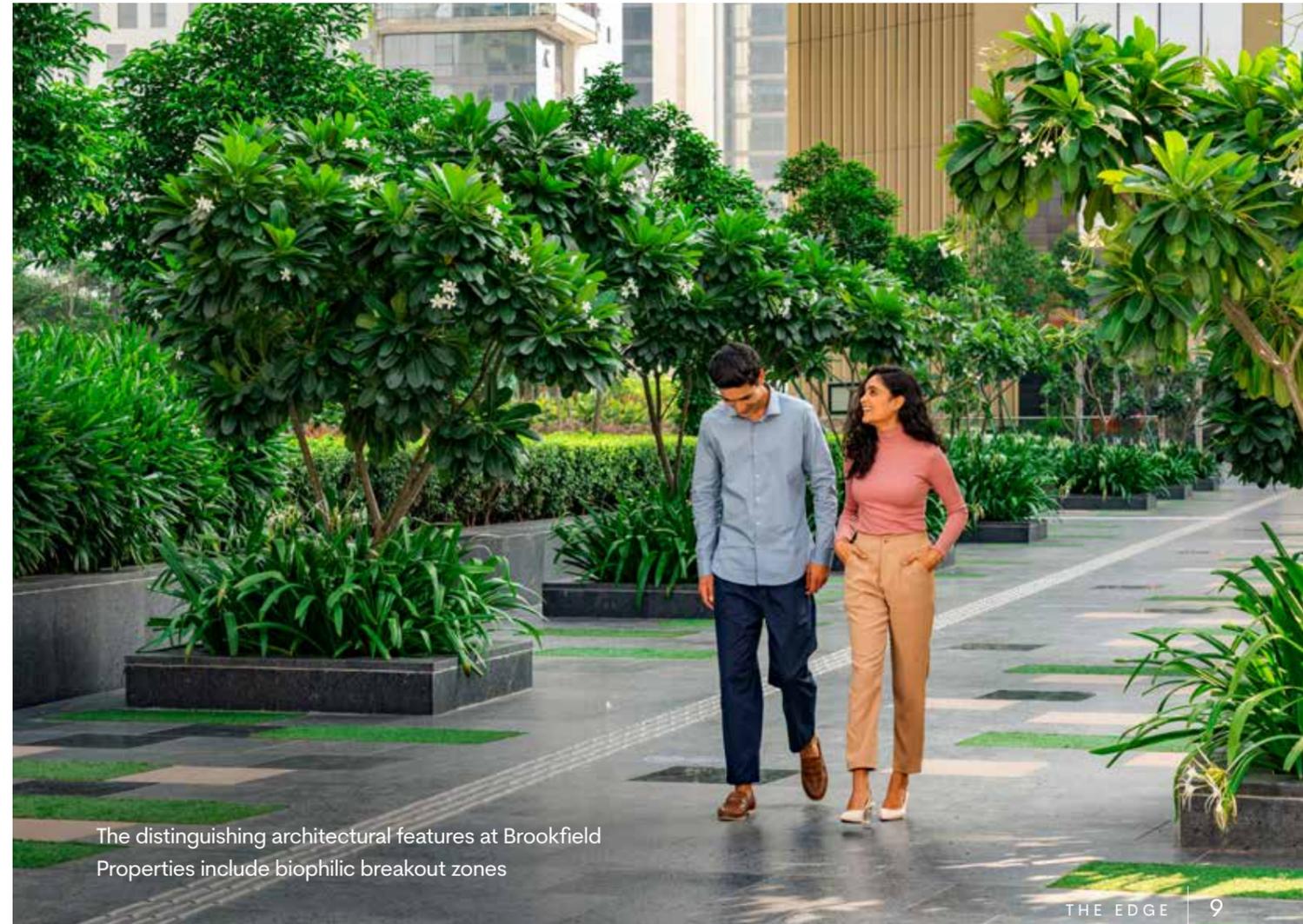
22, waste generated in our properties has come down by more than two-thirds.

### ENERGY

We are transitioning to 100% renewable energy by building captive generation plants, purchasing renewable power via bilateral contracts, and purchasing renewable energy certificates. From 2019-20 to FY 2021-22, energy consumption intensity has reduced by around 48%. From 2019 to 2022, total energy consumption has reduced by 165.601 M kWh.

### BIODIVERSITY

30% of space at our every asset is green cover. Green roofs, biophilic breakout zones and urban square foot farms are some of the distinguishing architectural features that we integrate in design stage.



The distinguishing architectural features at Brookfield Properties include biophilic breakout zones



Our tenants love the events we organize



Candor TechSpace, Sector 48, Gurugram

## Social

### EMPLOYEE CARE AND WELFARE

We regularly organize in-house and management training, leadership programs, and safety trainings. In 2022, 311 of our employees received technical and behavioral training. Also, we invested Rs 1.5 M in behavioural and functional training programs for employees.

### TENANT ENGAGEMENT

As part of our engagement program, all our tenants are surveyed annually on their levels of satisfaction in areas such as building and services management, including housekeeping services and physical security. In a recent survey, we recorded a customer satisfaction score of 89%.

### WORKER SAFETY

Our occupational health and safety management system conforms to the requirements of ISO 45001:2018 and local regulations. In 2021, we received the Bureau Veritas 'Safeguard Label' for our commitment to health and hygiene, for robust COVID-19 prevention measures, making us the first office portfolio in India to receive this certification.

### CSR

Our CSR focus areas include education, skill development, healthcare, environment and sustainability and child development. Our massive community efforts during the pandemic included partnering with Blue Chip Hospitality for providing 25,000 meals to migrant laborers and individuals experiencing food-insecurity.

## Governance

### VALUE CHAIN ENGAGEMENT

We require that 100% of our vendor partners adhere to the Anti-Bribery and Code of Conduct policy, in addition to being compliant with all applicable laws of the land. We have incorporated ESG clauses into our vendor partner agreements and conduct rigorous third-party audits to verify they are adhering to labour laws. Our operations and projects do not employ any child labour.

### CYBER SECURITY

At Brookfield Properties, we are embracing 'zero' trust architecture in our bid to transition to a risk-based agile cybersecurity framework that allows us to respond and prevent any breach of critical assets.

## Mission Net Zero

Our Mission Net Zero has three dimensions: achieving asset level improvements; increasing renewable energy usage; and offsetting remaining greenhouse gas (GHG) emissions, by using renewable energy credits and carbon offsets.

Interim targets have been set in our pursuit of Net Zero by 2040. These include achieving a 30% increase in renewable energy, a 10% reduction in GHG and a 10% reduction in energy consumption by 2025. ■



# ESG and the future of real estate

The buildings of tomorrow will be energy-efficient, consume less water and enhance biodiversity, stated Alok Aggarwal, Managing Director & Chief Executive Officer, Brookfield Properties | India, in his interaction with ET Edge. Here we highlight his four key insights

# B

uildings can be more than just physical structures; they can be agents of positive change.

The industry will have to make a rapid and consistent transition to adopt sustainable design, construction and operations. Green buildings are climate-resilient, consume less water, optimally use energy, conserve natural resources, generate less waste, enhance biodiversity, and ensure healthier living spaces while providing overall well-being.

Environmental, Social and Governance (ESG) frameworks are being formalized and adopted. Stakeholders across the investment lifecycle of real estate are increasingly incorporating ESG disclosures in their decision-making. **This increased visibility is making climate resilience, community development and employees' health and well-being strategic priorities among corporate real estate leaders.**

Today we not only look at how sustainability has been incorporated from design through end-of-life operation but also how it interacts with the greater **urbanscape of the community.** Does the urban infrastructure around the building support individuals to reduce their carbon footprint daily? Developers are working with city leaders, urban planners, and ride-share providers to ensure that the residents or occupants of our real estate assets be better connected to the city.

**Developers are not only focusing on the aesthetics and functionality of a building, but also on "Development Intelligence" that aligns them to the prevailing environmental conditions and occupancy.** Building Management Systems and Digital Twins are enabling operators to move from responding to predicting the needs of the occupants. Sensors and digital controls have made collecting and reporting progress seamless across stakeholders. ■



## THE DEFINING TREND

By 2030, the office stock in India is anticipated to reach over a billion sq. ft. from 600 million sq. ft. today

According to a recent study by CBRE, the share of certified green office stock grew by 177% over the last decade

In NCR and Hyderabad, almost 44% of all office stock has received at least one globally recognized sustainability certification



The Technogaianism has been weaved by 15 artisans from West Bengal

The Technogaianism's design, weaved by 15 master weavers from West Bengal, blurs the boundaries between tangible-intangible, rural-urban, tribal and fine art, and brings aesthetics to public spaces. Its various design motifs such as the key, chakra, sun and headphones conveys that the foundation of humans' social progress is connected with technology.

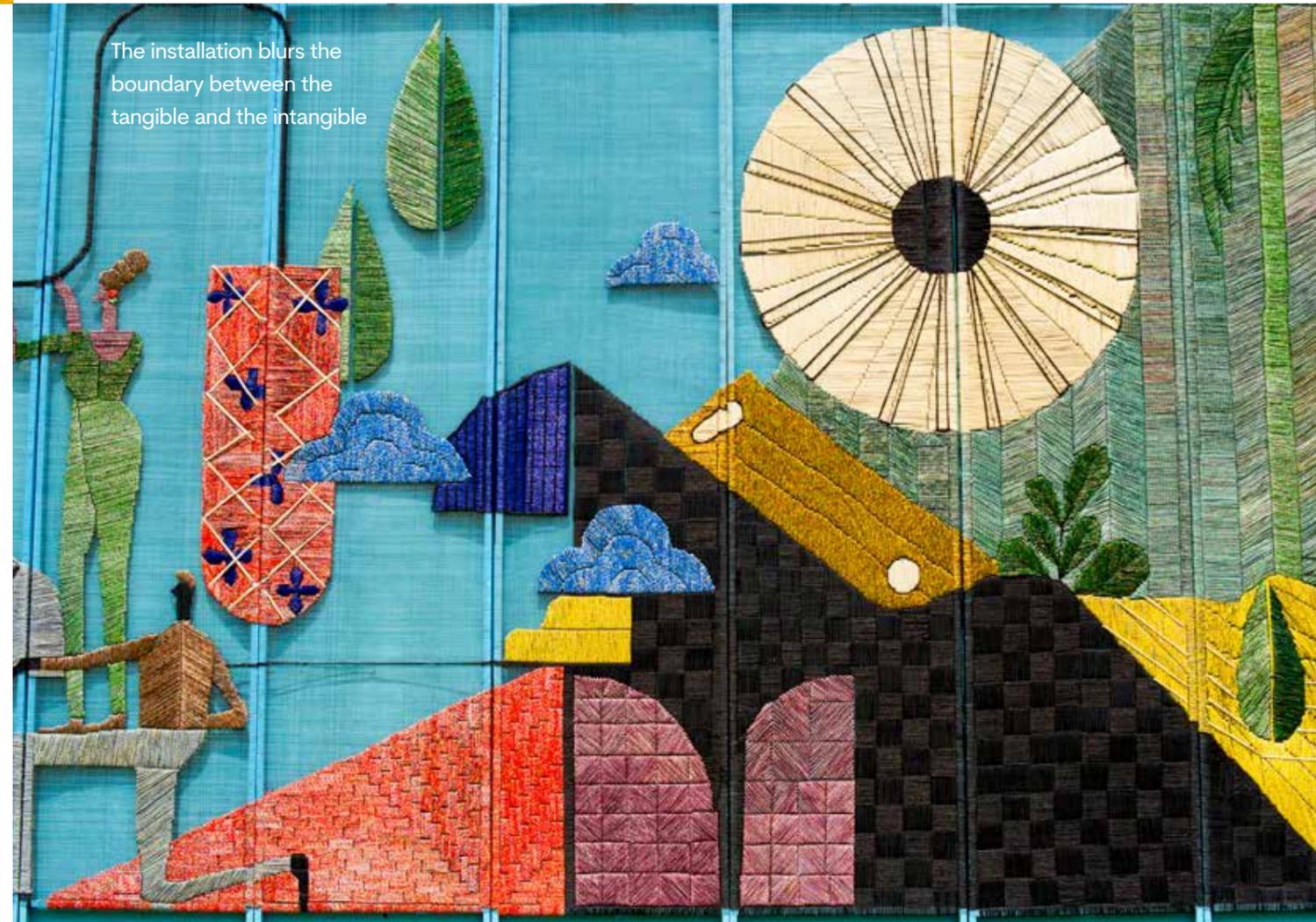
Every element used in the installation is sustainably reimaged and reinvented. Divided into two broad sections - it symbolises how we humans live in two worlds: a world buried deep in a sense of oneness with the natural world around, and a nature-less world of the digital screen and virtual environment, created from our technology and intellectual achievements. ■

# Bringing our spaces to life

Candor TechSpace, Sector 62, Noida gets a 1,900 sq.ft. wall art installation that celebrates craftsmanship and sustainability

At Brookfield Properties, we take pride in incorporating innovative practices and using resources responsibly as part of our ESG initiatives that aim to protect communities and environment for future generations.

The art installations in our office campuses too serve the same purpose. The Technogaianism, a 1,900 sq.ft. wall art installation mounted at Candor, Sec - 62, Noida is a quick moment of motivation for us to reduce, reuse and recycle every day. (A Technogaianism is a bright green environmentalist stance of active support for the research, development and use of emerging and future technologies to help restore Earth's environment.)



The installation blurs the boundary between the tangible and the intangible



The 'Forest of Hope' initiative was sparked off from our 'Trees of Hope' campaign

### We moved closer to our Net Zero goal by planting 3,000 trees in Bengaluru and Delhi-NCR

As part of Brookfield Properties' 'Forest of Hope' initiative, two cities were 'greenified'. The drive was executed in September, with 700 trees planted in the North University region in Bengaluru and 2,300 in Delhi-NCR.

At Bengaluru, rapidly disappearing tree species, such as mahogany, badam, teak, were planted. A coaching session, too, was held for teachers and students to help them understand how they can do their bit to tackle environmental challenges.

In Delhi, the focus was on conserving the Aravallis and the area's natural environment. The species planted included peepal, shisham and

neem. The effort will help recharge the natural groundwater, facilitating a significant carbon offset and biodiversity restoration at one of the world's oldest hills.

The 'Forest of Hope' initiative was sparked off from Brookfield Properties' 'Trees of Hope' campaign. We had held the 'Trees of Hope' exhibition across seven marquee campuses in five cities in December 2021 and Jan 2022, with installations made from recycled wood and discarded flex. We had pledged to plant one tree for every photograph of installations uploaded on social media. With 'Forest of Hope', we have delivered on our promise. ■

### DECARBONIZATION DRIVE

**3,000**  
TREES

**1,500**  
TONS OF CARBON DIOXIDE  
REMOVED FROM  
THE ATMOSPHERE

**2,700**  
TONS OF OXYGEN  
PROVIDED

# Art with a purpose



The exhibition reaffirmed our love for the beautiful planet

### We commemorated the 2022 World Environment Day with a photography exhibition across our campuses



"Only One Earth" was the campaign theme of the 2022 World Environment Day. At Brookfield Properties, we commemorated this global theme by organizing a photography contest in which participants were asked to demonstrate their understanding of the environment through thought-provoking visuals.

We were thrilled to receive more than 500 entries from participants in

communities all over the country. The most striking ones were curated to be displayed around our many campuses in October, as a way to honor the contestants' art and efforts.

This contest and exhibition reaffirmed Brookfield Properties' love for the beautiful planet. Also, visual art events such as these help us in creating vibrant and inspiring environments for the people who work in our properties. ■

# Diwali makes a comeback

A curation of interesting scenes from Brookfield Properties' pan-India celebrations of the festival of lights

Due to the pandemic, our office campuses were deprived of Diwali celebrations in 2020 and 2021. We missed the diyas, sweets and traditional costumes. So, when the festival of lights promised to make a comeback in 2022, that, expectedly, generated lots of excitement.

Our 'Diwali Carnival' was held, in October, across our campuses and business parks in the north, east and west regions. Mandala ('circle' in English) was the theme of the three-day fest. Mandala, as you may know, symbolises the universe in the Hindu cosmology. The action-packed festival featured flea markets, talent contests for tenants, dance performances through the day, and music concerts at night.



Diya painting organized in West



A Diwali installation at Candor TechSpace, Sector 135, Noida



Thousands enjoyed the celebrations across our campuses. 'Diwali Carnival' vividly illustrated the engaging and vibrant cultural experiences we create for communities where we operate. ■



Scenes from the North



Our exhibition stand at the 2022 CoreNet Global India Conference

## A forum for intellectual exchange

We collaborated with CoreNet Global India, bringing together the best minds in real estate

Brookfield Properties was the platinum sponsor for the 2022 edition of the CoreNet Global India Conference, held at Bengaluru's Four Seasons Hotel, in November.

CoreNet Global India is the local chapter of CoreNet Global, the world's largest association of corporate real estate professionals.

The event featured conversations on significant developments and trends in real estate in India, including sustainability. Some of the topics discussed were 'The new age trends of real estate – data centers, flex and proptech', 'Creating a mindful and positive workplace culture' and 'Role of office space' in building corporate ethos: employee flexibility vs. organizational culture'.

The conference saw an active participation of 400 professionals, including the industry's leading names. It provided great opportunities for networking. ■

# Stringed melodies

The nine-time Grammy nominee and sitar queen Anoushka Shankar returned to India, in December, for a three-city musical tour



Ahead of her recent India tour, Shankar was nominated for two Grammy awards

Brookfield Properties was the proud partner of the Anoushka Shankar Project, India Tour 2022, an immersive experience of world music. The tour kickstarted with public and private concerts at Bengaluru on December 11, followed by shows in Mumbai on December 16, and concluded in Delhi, on December 19.

Shankar's three public shows had a packed house, with a total of more than 5,000 attendees. The private concerts had a more exclusive guest list, featuring the who's who of the corporate world, including Kiran Mazumdar-Shaw, founder and chairperson of Biocon, and

Deepak Parekh, chairman of HDFC.

At the shows, the audiences got to witness Shankar's creative flair. As a composer and performer, she has explored fertile ground in the crossover between Indian music and a variety of genres, including electronica, jazz, flamenco and Western classical music.

As a leading developer and operator of high-quality, sustainability-focused real estate assets around the globe, we support innovation in music and arts, and love creating cultural experiences for our communities. Our association with Shankar is thus a perfect fusion. ■



The private shows were attended by the who's who of the corporate world



The Live Project at Candor TechSpace, Sector 135, Noida

# Entertainment unleashed

Stand up comedy, live music and more — The Live Project is bringing talented Indian artists to your campus

At our campuses this year, we introduced The Live Project, a platform for young artists to showcase their talent. The first show was hosted at the Millenia Business Park, Chennai: a live gig with Masala Coffee, a Kerala-based folk fusion band that performs across various genres. With more than a 1,000 people grooving to the foot-tapping music, the space crackled with energy. Later, the band also performed at Bengaluru's Ecoworld.



Masala Coffee performing at Ecoworld, Bengaluru



The Live Project has got an overwhelming response in both the south and north

After getting an overwhelming response at the two southern cities, the project traveled to Candor TechSpace, Sector 21, Gurgaon and Candor TechSpace, Sector 135, Noida. Karaoke sessions and a standup act by Delhi-based comic Ravi Gupta entertained the audiences.

Watch out for the latest happenings at your Brookfield property. More exciting events are to follow under The Live Project. Initiatives such as these are part of our efforts to create cultural experiences that entertain and delight the communities we are a part of. ■



The Live Project at Candor TechSpace, Sector 135, Noida



Todd competed in MasterChef Australia in 2014

# A culinary feast

In a dining popup at The Leela Palace Bengaluru, CXOs from Brookfield Properties enjoyed delicious dishes prepared by Sarah Todd of the MasterChef fame

In association with The Leela Palace Bengaluru and World On A Plate, Brookfield Properties hosted an evening with celebrity chef Sarah Todd, in September. Select CXOs from Brookfield Properties were treated to a six-course meal curated by Todd at the luxury hotel's Le Cirque restaurant. The dishes were an amalgamation of Indian and Western cuisines.

The Australian chef gave guests a behind-the-scenes view of the food preparations. The event concluded with a Q&A session, which gave guests insights into Todd's personality and cooking style. She spoke passionately about her journey at MasterChef Australia and how the reality show added a new dimension to her cooking. ■



CXOs from Brookfield Properties were treated to a six-course meal curated by Todd



Masala Coffee performing at The Galleria Mall, Bengaluru

## Talk of the town

Brookfield Properties' retail spaces are about more than shopping: they also educate and entertain audiences. Here is a quick recap of the past season's key retail events

**W**e believe retail should be anything but typical. That's precisely why we blend shopping, dining and entertainment to create memorable experiences for visitors. At our retail spaces, brands grow, shoppers explore and communities connect.

Our retail destinations enjoyed an eventful last 2022 season, thanks to electrifying live shows and special festivals. Well-known band Masala Coffee played in what was the first live music event at Bengaluru's Galleria Mall post-Covid-19. The performance left the jam-packed house of 1,500 dazzled.

From a celebration of sounds to the festival

of lights — Diwali, as you'd expect, was the grand bonanza time. The shop and win contest at The Galleria gave buyers a chance to shop for 5,000 and bag one of these prizes: one Royal Enfield, furniture from Home Centre worth Rs 50,000, 60 10 gms of silver, or three Fala Holiday vouchers. Meanwhile at the Pavilion, in Ludhiana, those shopping worth 2,999 or more got an opportunity to win a gold coin of 10gms weekly for four weeks, or weekly gift vouchers worth Rs 1,00,000.

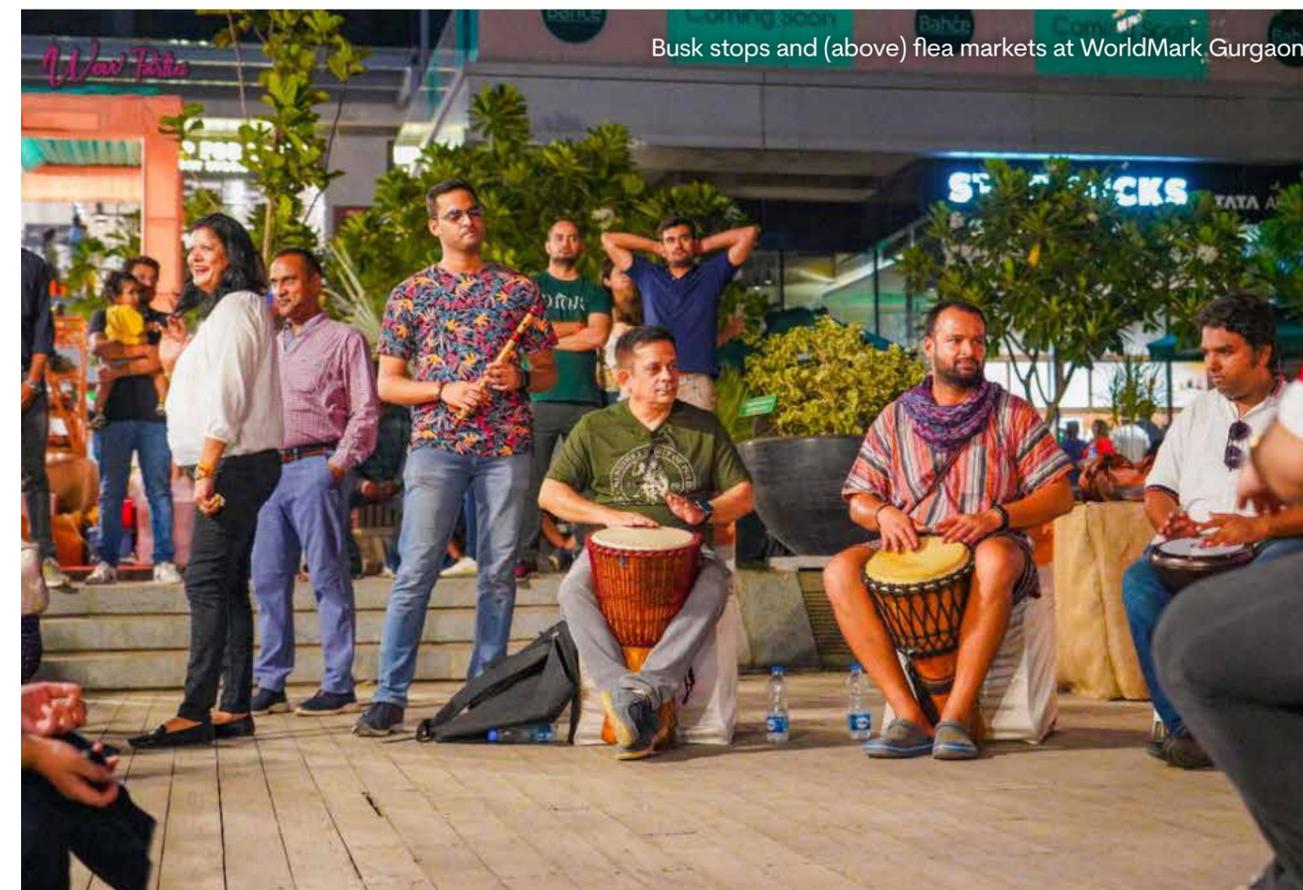
At WorldMark Aerocity, in New Delhi, just before Diwali, we held Dia Fest, with the objective of giving back to society. The curation of more than 25 NGOs inspired visitors to

contribute to a cause close to their heart, from women empowerment to water conservation.

As part of our efforts to destigmatize mental health, we hosted a talk at WorldMark Gurgaon featuring Samir Soni, actor and author of *My Experiments With Silence: The Diary of An Introvert*. In his book, Soni shares deeply personal diary entries from a difficult time in his life, with insights on how he worked

through it and became the person he is today. The event offered our tenants and employees an opportunity to interact with the actor, and discuss their fears and anxieties candidly.

WorldMark Gurgaon has become a great place for a family outing. This has a lot to do with Weekend Fiesta, a regular fixture that so far has featured busk stops, flea markets and kids' games. ■



Busk stops and (above) flea markets at WorldMark Gurgaon

# A thrilling contest

At Champions League 2022, an IPC sports event held at Equinox, Mumbai, cricket was the ultimate winner

At Brookfield Properties India, work never feels routine because the amenities and experiences we deliver are just as exceptional as the places we create.

In November, we hosted an exciting cricket tournament, Champions League 2022, at Equifit, Equinox, in BKC Mumbai. At the three-day event, eight international property consulting firms battled it out for the crown: JLL, Cushman & Wakefield, Anarock, Savills, Colliers, CBRE, Knight Frank and Stallion. Savills emerged as the winner.

Wrote Ramesh Nair, CEO of Colliers India,

on LinkedIn: "A shout out to Brookfield Properties for hosting this tournament wonderfully. It was refreshing to spend time with the team and allow my active side to make an appearance! Kudos to our team for playing splendidly and bringing home the runners-up trophy, and to all the other teams for making it a fun, lively tournament."

Equifit is a one-of-its-kind sports arena in India's financial capital. It has, over the past couple of years, hosted a range of sporting events for corporate professionals, from table tennis to tug of war. ■

The tournament was won by Savills



'Vaartalap' was held at Candor TechSpace, Sector 48, Gurugram



# Conversations for change

As part of our continued efforts to supporting communities where we operate, we hosted 'Vaartalap', an interactive session with philanthropist Jas Kalra

At Brookfield Properties, we're not simply a partner to our community — we're a part of it. That's why we believe that true transformation starts with real transparency, always communicating openly and honestly.

Recently, we invited over philanthropist Jas Kalra for 'Vaartalap', an interactive talk at Candor Techspace Sector 48, in Gurugram.

He's the president of The Earth Saviours

Foundation, an NGO founded with a vision to break down every social menace. For the past 13 years, it has been running an old age home and a rescue center for homeless people with special abilities.

Through this initiative, we were proud to provide our tenants an opportunity to understand the ways to engage with the community and make a positive personal impact. ■



InfoBeans CloudTech is the newest tenant at 45ICON, in Pune



# Stellar additions

One of Asia's largest financial services groups and an Indian cloud consulting firm recently established a base at Brookfield Properties' office campuses

We are excited to welcome Mirae Asset, the newest tenant at Equinox in Mumbai's BKC. Mirae Asset is a financial services group headquartered in Seoul, South Korea.

Spanning 10 acres, Equinox is built utilizing biophilic design principles. Its spacious and green landscapes promote employee well-being while keeping collaboration in focus.

In Pune, our team from 45ICON welcomed InfoBeans CloudTech. InfoBeans CloudTech is a cloud consulting and outsourcing company providing a range of IT services to enterprises across the globe. It has a deep technology expertise with a decade-long track record of successful and seamless execution.

Located on main Baner Road, the campus offers excellent connectivity, best-in-class amenities, including gym, creche, and daycare services. At 45ICON, going to work never feels routine. The space facilitates creativity and collaboration.

Our strategically located campuses truly place tenants' convenience at their heart, which is why they are home to several world-renowned business groups.



Team Mirae Asset at Equinox, in Mumbai





The property houses renowned global companies such as Accenture, Amdocs and Saxo Group



Outdoor and indoor sports areas facilitate employee wellness

# Gurugram's most vibrant office park

Candor TechSpace in Sector 21, Gurugram is not just one of the largest campuses in the capital region; it's also the most exciting one.

Equipped with a unique set of infrastructural specifications, Candor Techspace in Gurugram's Sector 21 houses renowned global companies, including Accenture, Amdocs and Saxo Group. Brookfield Properties has designed this property with a two-pronged objective: to add life to day-to-day existence of its tenants, and to create best in-class workplaces for them.

Here is how the IGBC Platinum-rated

development manages to fulfil its vision.

## LOCATION

It is just five minutes from the nearest metro station, 15 minutes from the international airport, and has easy access to Nh-48. The Gurugram bus stand is just seven km away, and the AC bus service connecting the campus to other parts of the region adds to the commuting ease.



The property has been awarded the prestigious platinum rating from IGBC



The campus offers many outdoor spaces for employees to recharge



The use of double glass in the facade significantly reduces heating and AC costs



Green features at the property include landscaping that uses drip irrigation

### SUSTAINABLE DESIGN

Green features include rooftop solar photovoltaic panels, landscaping that uses drip irrigation, sewage treatment plan with ultra-filtration, and 100% waste recycling through organic composting. The use of double glass units in the facade significantly reduces heating and air conditioning costs, while allowing an optimal amount of light to pass through, for visibility.

### WORK-LIFE BALANCE

Our campus is designed not just to facilitate employee productivity, but also to enable employee wellness and employee play.

Employees can head to the Rejuve terrace to get their daily dose of Vitamin D. Creative folks can take a break from work and recharge at the sitout areas at the landscaped sunken court. To get their adrenaline rush, employees can go lift some

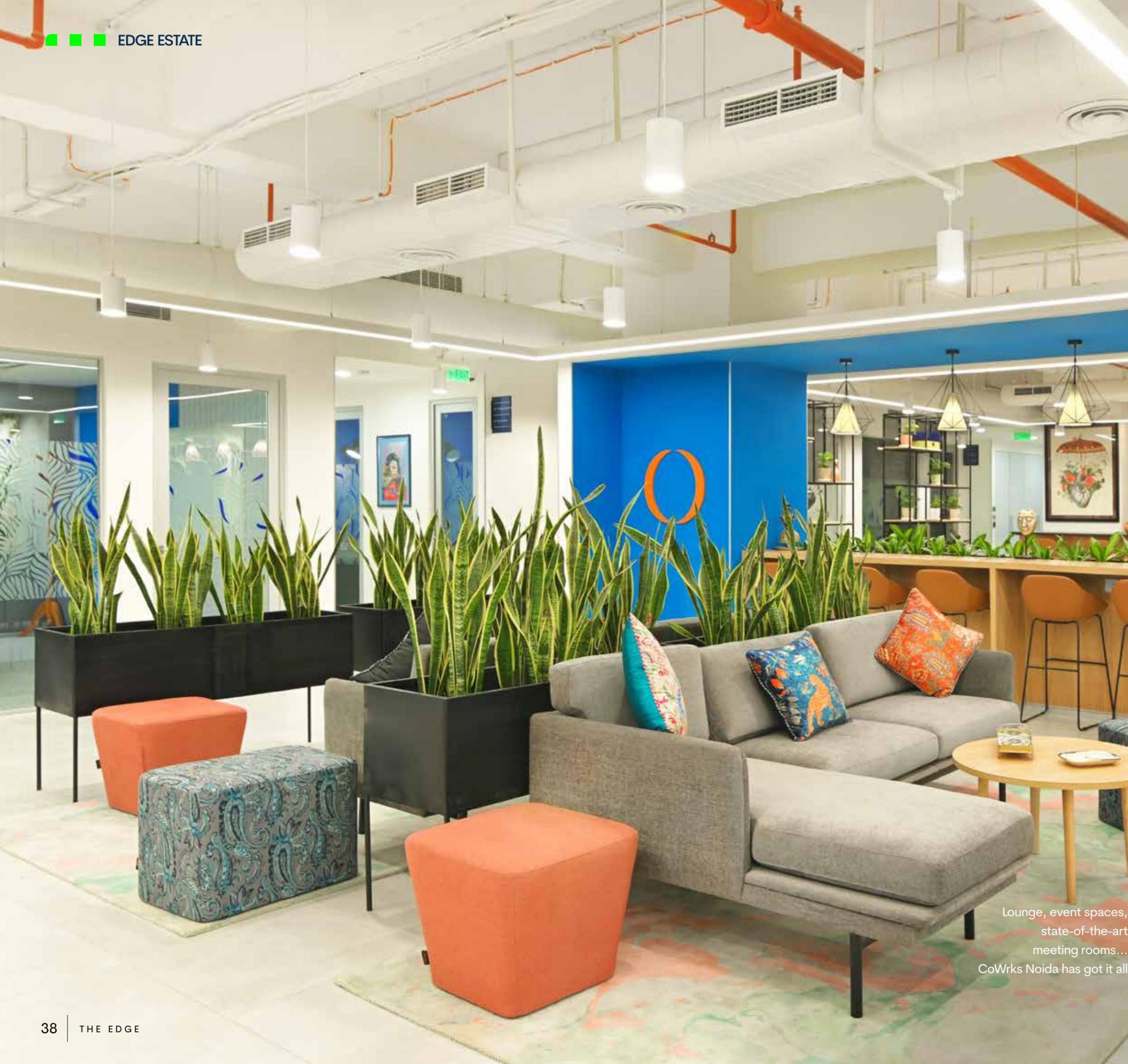
heavy stuff at the gym, or play a game at the indoor or outdoor sports area, including table tennis, badminton and volleyball.

### THE GAMUT OF AMENITIES

It's the attention-to-detail that separates us from other business parks in the city. We have invested effort in conceptualising the various amenities needed to make the everyday life of its tenant-employees super-convenient. There's a shopping centre within the premises, featuring retail and

F&B brands. Other facilities include ATMs, a pharmacy, parking spaces for around 6,000 vehicles, and a crèche.

Recently, the road to the campus has been widened, from three to six lanes, for enhanced accessibility and improved connectivity to nearby social infrastructure. We have beautified the front access road with new plantations. The gym and the food court are being made more spacious. It goes without saying that these upgrades will further elevate the tenant-experience. ■



Lounge, event spaces, state-of-the-art meeting rooms... CoWrks Noida has got it all



# Open for business: CoWrks Noida

The recently launched CoWrks at Candor Techspace in Noida, Sector 62, offers a vast mix of workspace solutions

The newest CoWrks was unveiled recently, inside the iconic campus of Candor Techspace in Noida, Sector 62. Strategically located, the center is in proximity of the metro and the region's important addresses. It boasts vibrant designs and breathtaking views of the city.

Owned and managed by Brookfield Properties India, CoWrks re-imagines the potential of commercial real estate by providing turnkey, flexible workplace solutions to businesses looking beyond a traditional office set-up.

It offers both startups and established companies virtual offices, dedicated and flexible desks, private studios and managed office solutions at 15 operational centers in five cities across India. From state-of-the-art meeting rooms to beautiful event spaces, CoWrks has got it all. ■



The Center of Excellence exemplifies the idea of 'reduce, reuse and recycle'

# A journey from scrap to screen

We recently unveiled the Center of Excellence, at Candor TechSpace G1, Gurgaon

In September 2022, we inaugurated our Center of Excellence, built for a centralized monitoring of parameters across our growing portfolio. This facility, at our Candor TechSpace, Sector 48, Gurgaon campus, will track energy performance index and water performance markers across all our office parks in the North and East region.

The space on which the Center is built was originally being used to store scrap. The scrap that was lying there — old façade glass glazing, false ceiling and unused floor tiles, chairs, tables, sofa sets, floor carpet planters — has been recycled and reused for decorative purpose. Even waste pipes were creatively remodeled to decorative planter bases, conduits and raceways.

The key achievements? Cost savings of Rs 83 lacs, and, of course, a reduction in the waste going into landfills.

'Reduce, reuse and recycle' is one of the guiding mantras at Brookfield Properties, and Project Center of Excellence is a wonderful example of the philosophy in action. ■

# More awards in our kitty

A look at the recent accolades earned by Brookfield Properties India



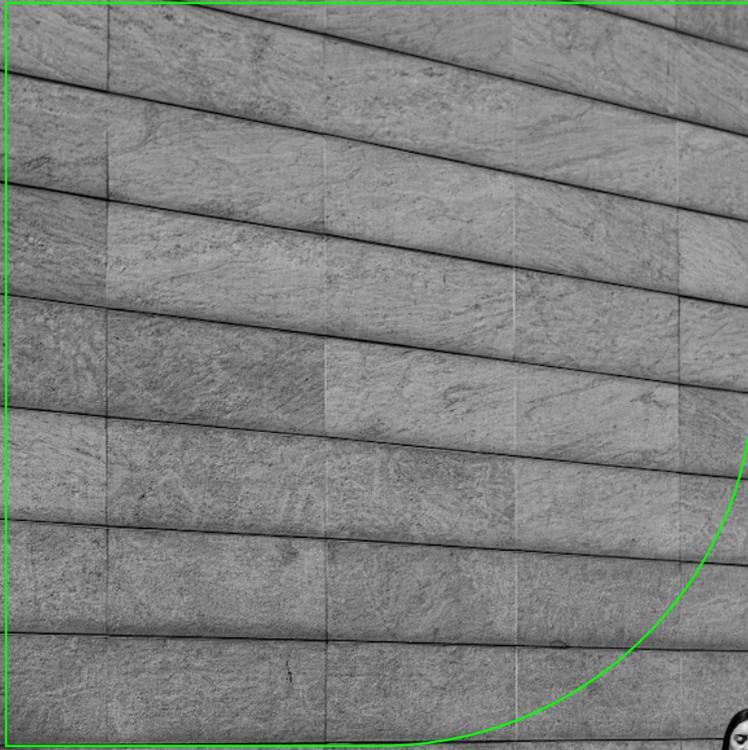
Seldom does a season go by without our office campuses getting recognised for excellence. The past few months were no different.

Candor TechSpace, Rajarhat, Kolkata was among the top buildings at the 'IGBC Performance Challenge Award 2022'. This award by Indian Green Business Council seeks to recognise green-certified building projects' sustained superior performance. The parameters to assess performance are: energy efficiency, water efficiency, and occupants' health and wellbeing.

Candor TechSpace, Rajarhat, Kolkata also won a category at the The Economic Times Real Estate Conclave & Awards 2022 – East:

that of 'Commercial Project – IT/Business Parks (Metro: completed)'. The ET Real Estate Awards are aimed at recognising and rewarding excellence across the Indian real estate industry

Five of our properties earned recognition at the Golden Peacock Awards: Candor TechSpace, Sector 48, Gurugram, Candor TechSpace, Sector 21, Gurugram, Candor TechSpace, Sector 62, Noida, Candor TechSpace, Sector 135, Noida, and Candor TechSpace, Rajarhat, Kolkata. The Golden Peacock Awards are considered a benchmark for corporate excellence globally, and cover a total of 14 different sectors. ■



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