

# THE EDGE

VOL. 3 | AUGUST 2021

## CANDOR TECHSPACE, SECTOR 135, NOIDA

A world-class work  
destination

## A REVITALIZED CAMPUS EXPERIENCE AT EQUINOX, MUMBAI

Workplace designed on biophilic  
principles

## TWO DOSES FOR A SAFER TOMORROW

Facilitating vaccinations  
for 85,000+ people



**Brookfield**  
Properties

# Editor's Note



Dear Readers,

Welcome to the third issue of *The Edge*!

Your health and safety are of paramount importance to us and we hope that you and your family are safe and in good health. As we witness a period of unimaginable disruption amidst COVID-19, we at Brookfield Properties remain committed to helping our employees, tenants and the larger communities in which we operate. Read our article on the vaccination roll-out to learn about our initiatives in ensuring a safe return of our tenants while we maintain the highest safety standards across our campuses.

We are pleased to share some of the exciting on-campus developments and upgrades that we have witnessed during this quarter. Read our cover story on our latest addition, Tower 11, at Candor TechSpace in Sector 135, Noida. Further, we are all set to elevate the F&B, retail and leisure landscape at Binge Central at Candor TechSpace in Sector 62 which is now ready for fit-outs. In addition, we have transformed our Equinox campus into a place that offers inspiring experiences. Know more about our digital engagement programs which received active participation from people and our tenants.

This time for our 'Walk the Talk' section, we got the opportunity to get candid with Jayaram S Govindaiah, Head - Group Real Estate, Danske IT - India, to learn about their outlook on workplace culture, expansion in the commercial real estate spaces and the future of business. This quarter has been rewarding as we received various awards and accolades for our continuous efforts for raising the bar across India.

We express our gratitude to our people and our tenants for our journey so far. We hope that you enjoy reading this issue as much we did in presenting it. We look forward to reading your thoughts. You may connect or share your feedback with us at [Marketing.India@brookfieldproperties.com](mailto:Marketing.India@brookfieldproperties.com).

**Nisha Vijarania**  
Editor



#### COVER IMAGE:

Candor TechSpace, Sector 135, Noida

Write to us with your questions, comments or suggestions at [Marketing.India@brookfieldproperties.com](mailto:Marketing.India@brookfieldproperties.com). We look forward to hearing from you!

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# TOWER 11

## A World-class Work Destination, With Fascinating Architecture

Transformed from a blueprint to reality, Candor TechSpace in Sector 135, Noida will soon have a new addition, Tower 11, to its expansive campus, creating a work destination that blurs the line between a workspace and a place of well-being.



↳ Tower 11 is located at the end of the axis of the Candor TechSpace, Sector 135 campus. The black reflective waterbody forms the foreground, adding monumentality and regality to the tower



➤ Candor TechSpace, Sector 135, Noida: An integrated campus ecosystem offering commercial real estate solution that reimagines workspaces

Candor TechSpace, Sector 135, Noida is one of the largest office parks in the IT/ITES hub of the city that draws its inspiration from the ancient planning techniques of the iconic 'Taj Mahal' and 'India Gate'. Nearing its completion, Candor TechSpace has added 'Tower 11' to create a work destination abiding by international standards while celebrating, utilizing and contemporizing historical and architectural design knowledge. "We wanted to imbibe the quality of placemaking that historical public buildings offer therefore, the

campus planning draws inspiration and learning from ancient planning techniques of the iconic Taj Mahal", **shares Alok Aggarwal, Managing Director and CEO, Brookfield Properties.**

Inspired by the Taj Mahal's ethos, the design of the entrance lobby is a three-storied volume, placed with white marble walls that offer monumentality and grandeur to every visitor. The well-designed and optimized, expansive floor plates with minimized space wastage create seamless, functional and efficient spaces. The facade of the new addition is a contemporary adaptation of the triumphant arch of the India Gate that embraces and recreates the opulent yet welcoming aesthetic as the rays of the sun reflect off it. The black glass reflective waterbody located in



↖ The entrance lobby, inspired by the Taj Mahal, is an expansive, marble-clad, three-storied space connected to the outside with a curtain wall

“

Candor TechSpace at Sector 135, Noida is spread across 30 acres of land, offering 4.5 M sf of leasable area with 12 operational buildings and well-designed large sit-out areas.

”

the foreground surrounded by lush greens modernizes the ancient planning and cooling techniques while employing placemaking tools to generate a stimulating environment.

**BUILDING MONUMENTALITY**

The ecology focuses on pedestrian mobility; the air and the sounds create a built environment that can inspire the end-user and open the mind to a depth of experiences. The focus on linearity in shared spaces creates a sense of cohesive continuity with segregated vehicular and pedestrian circulation to define public areas. In addition, the campus is equipped with amenities, ranging from curated retail, F&B and fitness, to banking and crèche facilities, all

of which are distributed within the 30,000 sf amenities block. The design focus for the public areas is not to landscape or hardscape, but people-scape to curate experiences that stimulate and excite the end-user. "Under the shadows of the frangipani trees and transported by the fragrance of tropical flowers, we are hoping to create a new place, a new destination for each end-user to write his or her own story", **shares Ricardo Bofill, Principal Chief Architect, Tower 11, Candor TechSpace, Sector 135, Noida.**

### **A WORKSPACE EXPERIENCE LIKE NO OTHER**

"Orientation through Tower 11 is straightforward with no dark corners, notches or wasted corridors. The office space is well lit naturally, with great views. The ground floor is a mix of marble lobbies in elegant white shades and overlooks a black mirror reflective water feature, with a lush garden all around. This provides a placemaking experience rarely seen before in an office building", shares Ricardo Bofill.

Certified by the Indian Green Building Council (IGBC), the platinum-rated campus is designed to facilitate distributed green landscapes, waste management systems, energy efficiency, reduced use of fossil fuels and health and well-being of its occupants. The campus also incorporates air purifiers, mainly



↖ The entrance lobby marks the beginning of an opulent three-storied lobby area on one side and the stunning reflective black mirror waterbody on the other



↖ The Tower 11 executive entrance facade: An amalgamation of brass and black mirror details to exuberate regality and monumentality

electrostatic filters with EC fans for purified air quality, which provide ideal AQI levels to all inhabitants.

The campus offers an unparalleled connectivity advantage as it is directly connected to the metro station and also flaunts direct access to the 12 lanes signal free expressway. Subsequently, the campus is well connected to the

Noida CBD, Ghaziabad as well as East Delhi. To foster a holistic living experience, the campus is located within an integrated township with proximity to residential and social infrastructure.

Tower 11 at Candor TechSpace in Sector 135, Noida is a workspace solution that keeps our employees and tenants at the highest priority through design. It is an integrated workspace destination that amalgamates innovation with historical design knowledge to create a building that is a notch above its contemporaries. ■





# Flexible Workspace Solutions For You

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CoWrks, India's largest and fastest-growing flexible co-working space provider, has reimagined the potential of flexible workspace across India. With the recent addition of a flexible, 86-seater co-working space at Equinox, the campus is enhanced to be in sync with the evolving needs of our tenants by offering them a future-ready work environment.

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CoWrks, managed by Brookfield Properties, offers flexible serviced office spaces and customized workplace solutions with over 15,000 desks across 17 operational centers in six cities across India. The spaces will act as significant value addition offering flexibility for entrepreneurs and enterprises who wish to return to safer physical workplaces.

CoWrks

## A GAMUT OF AMENITIES

CoWrks caters to all enterprises and entrepreneurs with dedicated desks, custom-built offices, virtual offices, private workspaces, meeting and board rooms—all backed by enterprise-grade security, world-class design, intelligent technology and business-class hospitality. It also comes with amenities such as:

- A fuel bar stocked with artisan tea, gourmet coffee, fruit-infused water, cookies and more.
- Luxurious lounges to foster creativity and collaboration.
- Community desk support for receiving letters and packages.
- Soundproof phone booths.
- Secure printing service with passcode access.
- A visitor management system for seamless assistance to visitors.

- High-speed secure network Wi-Fi.
- Access to Equinox campus amenities.

## REDEFINING YOUR WORKSPACE EXPERIENCE

We are constantly elevating the design, services and technology integration to meet the needs of users in the new normal. Here is how:

- Our office suites and collaborative spaces offer sufficient open areas, allowing for free movement and social distancing.



Waiting lounge at CoWrks, Equinox



- We lay emphasis on good indoor air quality and an abundance of plants and natural light in the spaces.
- We make a conscious effort to make the entire journey in the spaces touchless and driven through technology.

In a city like Mumbai where dreams come true, CoWrks can help you take your business to the next level. Moreover, with its amenities and networking opportunities, CoWrks at Equinox is creating a work culture that boosts creativity, productivity, collaboration, knowledge sharing amongst its members. ■



# Engineering Talent To Deliver Global Service Standards



Jayaram S Govindaiah,  
Head - Group Real  
Estate, Danske IT - India

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Danske IT delivers smart technological solutions that simplify and streamline operations, helping Danske Bank Group's businesses become more agile and efficient. Jayaram S Govindaiah, Head - Group Real Estate, Danske IT - India, talks to us about the company's journey and initiatives for customer satisfaction and employee well-being.

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Danske Bank Group is a multinational banking and financial services corporation headquartered in Copenhagen, Denmark. Danske IT, based out of our Ecoworld campus in Bengaluru, supports technology solutions for Danske Bank Group to strengthen its vision of becoming the most trusted financial partner for individual, business and institutional customers.

Edited excerpts from the interview with Jayaram S Govindaiah, Head - Group Real Estate, Danske IT - India:

## **1. IF YOU EVER CREATE AN INTRODUCTORY VIDEO ON DANSKE IT, HOW WILL IT DESCRIBE DANSKE IT AS A COMPANY?**

Danske IT is one of the leading IT companies in

Bengaluru which comprises of a young and diverse force of employees. Our average employee age is 31 years and we provide state-of-the-art working dynamics to empower them to be more collaborative and effective.

## **2. HOW IS YOUR COMPANY PUSHING THE BOUNDARIES OF WHAT TECHNOLOGY CAN ACHIEVE IN BANKING AND FINANCE?**

We are the trendsetters in deploying technological infrastructure for achieving operational efficiency in our company. We have brought in more automation and robotics in our business verticals to achieve the same.

## **3. WHAT, ACCORDING TO YOU, ARE SOME OF THE FACTORS SHAPING THE FUTURE OF COMMERCIAL REAL ESTATE?**

To create collaborative and agile spaces instead of workstations that motivates our employees while coming to the workplace. In addition, we have introduced healthy food options for our employees and promote healthy practices for wellness at home and also in the office.





#### **4. HOW HAS DANSKE IT ADAPTED ITSELF TO THE NEW NORMAL? WHAT ARE YOUR COMPANY'S LATEST INITIATIVES FOR YOUR WORKPLACES AND EMPLOYEES?**

We are the first company to follow government guidelines to adapt ourselves to the COVID-19 situation. We spent around Rs. 40 crores to redo the floor to keep ourselves compliant with post-COVID-19 guidelines.

#### **5. DANSKE IT HAS AN OFFICE AT ECOWORLD, BENGALURU. HOW HAS YOUR WORKSPACE PARTNER BROOKFIELD PROPERTIES HELPED YOUR COMPANY IN ACCELERATING EMPLOYEE**

#### **SATISFACTION AND MAINTAINING A HEALTHY OFFICE ENVIRONMENT?**

Brookfield Properties so far has been the best partner in our journey for the last 12 months. We consider them our strategic business partner when it comes to managing office buildings. The organization is proactive and has set a high benchmark in employee health and wellness.

## ABOUT JAYARAM S GOVINDAIAH

- The son of a primary school teacher, his ambition and passion led him to become a real estate professional.
- Interested in sports and likes to go on hiking trips and participate in corporate walkathons.
- During his college days, he worked as a part-time typist to earn money for fuel and leisure.
- Master of Business Administration in Operations from Delhi University and Chartered Member (MRICS) from Royal Institution of Chartered Surveyors.
- Completed five years in Danske IT and has led over 2 lakh sq. ft. infrastructure projects during his tenure at Danske IT.

## QUICK TAKES BY JAYARAM S GOVINDAIAH

- **Things he loves the most about work:** The quality of work, the ambience and the food court at Ecoworld.
- **Favorite antidotes to reboot himself:** Yoga, meditation, networking and socializing with the right people.
- **Best books read by him this year:** *The 7 Habits of Highly Effective People* and *Kaizen*, which talks about workplace analytics.
- **Recent innovations at work:** Introduced a new and more flexible way of working called 'Better Ways of Working', wherein an employee gets three more options to work from, like a gym, golf course, etc.
- **Go-to amenity during a hectic workday at Ecoworld:** Active.



# Life Comes Alive At Binge Central, Noida

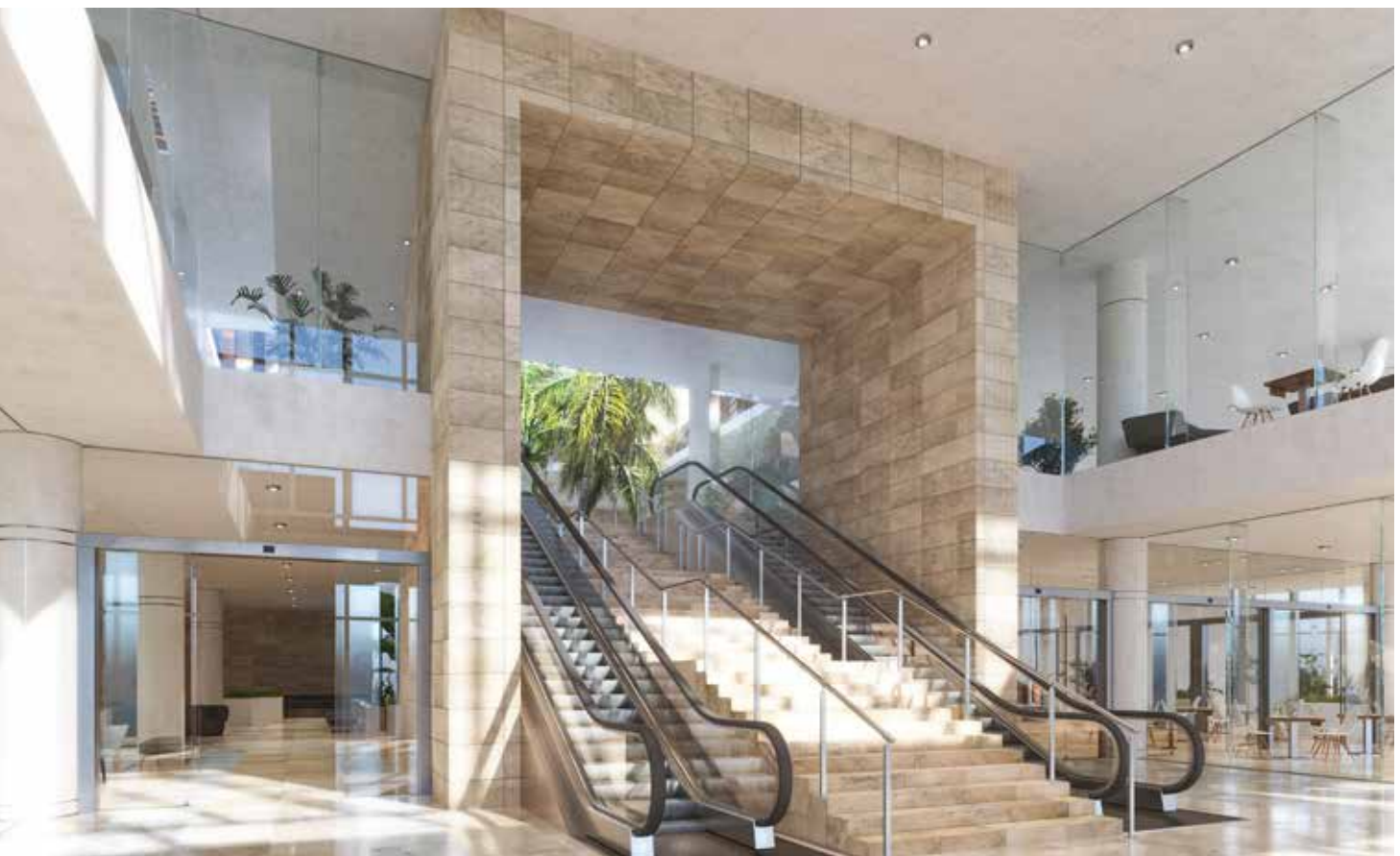
To transform the modern-day retail concept and add value to tenants and shoppers alike, the upcoming Binge Central is ready for fit-outs at Candor TechSpace in Sector 62, Noida.

As the latest addition to our campus, the upcoming retail square, Binge Central, presides to be the most happening place in Noida. It is designed like a poriferous cube with a square plan that is naturally ventilated and breathes organically to create a pleasant pedestrian experience while connecting various towers to a myriad of functions and experiences, ranging from experiential retail to curated F&B and endless entertainment.



 Experimental F&B and sit-out area





↖ Modern-day retail at Binge Central

The exterior pergola along the building is designed around the central theme of placemaking and provides a shaded passage for a comfortable commute to pedestrians, along with nooks and avenues where people can meet, relax and bring their conversations alive. In addition, the amphitheater located across Binge Central acts as a leisure square that boosts activity, vibrancy and dynamism on the campus. With a 240-people capacity, the amphitheater creates a buzzing environment for activities and events all year round.

### **TRANSFORMING INTO AN EXPERIENTIAL DESTINATION**

The upcoming Binge Central will offer diverse experiences to not just the professionals working on the campus but also to people across Noida and Delhi-NCR who would like to visit for leisure. Positioned in a prominent hub, the building transforms the modern-day experience and provides an



↖ 240-seater amphitheater acting as a leisure square

endless trail of retail, entertainment and sustainable development. People can spice up their check-ins, feed their Instagram, glam up their selfies and do a lot more. Visitors can walk into the best-in-class cafes, lounges and restaurants and treat their taste buds here. Its immersive spaces, intriguing activity zones and experiential retail destination aim to offer

an elevated shopping experience. With architecture that stimulates extraordinary experiences, Binge Central in Noida is all set to become a leisure and experiential destination. ■



↖ Terrace lounge at Binge Central

# A Revitalized Campus Experience At Equinox, Mumbai

The transformation of the campus undertaken by Brookfield Properties raises the bar for commercial real estate by providing a work destination experience like no other.

Our Equinox journey began in 2018 when the campus became a part of our portfolio. With our global philosophy of placemaking, we have transformed the campus into a place that boosts employee well-being and offers inspiring experiences, keeping operational efficiency and tenants'



Central Courtyard 'Urbivore'

# TRANSFORMAT



↖ Water feature at Central Courtyard

“Equinox is a place where work, well-being and sustainability co-exist and thrive. At Brookfield Properties, we do not just manage properties or buildings but we curate places and moments that people want to be a part of. And that is Equinox.”



- Alok Aggarwal, Managing Director and CEO, Brookfield Properties

convenience at its heart. Designed by PG Patki Architects, the campus, which earlier was mundane and incongruent, has changed into a dynamic and multi-use environment. The transformation amalgamates art, sculpture, events space and an articulated landscape into the campus.

### **STIMULATING ENVIRONMENTS THAT OFFER MORE THAN JUST LANDSCAPES**

Here, the central landscape park alone covers 34.37% of the land as green cover, creating a campus that lives and breathes. There are approximately 467 trees of over 15 varieties in the park, including flower



 Sit-out area at Central Courtyard

beds. Additionally, rerouting of traffic has been undertaken to create more green spaces in the campus. The pedestrian walkways that connect the central landscape have undergone a makeover by using stamped concrete and are extended within the landscape in biophilic patterns, creating lush, green and shaded strolling spaces rich in biodiversity. There is also an amphitheater in the central courtyard where live Olympics and cricket matches were relayed.

The landscape is designed to include various enclosures that foster collaboration and well-being. For instance, the outdoor work pods and semi-covered seating areas here boost creative thinking and productivity.



**“Walking around and feeling the greens is such a luxury in a city like Mumbai. It is really a rejuvenated 2.0 ethos here at Equinox.”**

**- Anuraag Bhatnagar**, Chief Operating Officer, The Leela Palaces, Hotels and Resorts

## A HOLISTIC CAMPUS TRANSFORMATION

Whether it is ensuring employee fitness or organizing team games and activities for team lunches, the campus has been reinforced with best-in-class amenities. Amenities including EquiFit (a fitness center equipped with exercise and post-exercise wellness facilities) and Indulge (designed to offer the best food and beverage services) take the everyday user experience up by a notch. Designed by global design firm Space Matrix, Indulge brings the outdoors within the dining experience with its beautiful central courtyard lined by glass windows and seating, making it a canvas for people to mingle, to mix and to be.



“The campus has struck a chord with the occupiers, as, in Mumbai, the end-users are devoid of such open spaces around office buildings.”

- **Shekhar Patki**, Principal Architect, PG Patki Architects



 Flexible workspaces 'CoWrks' at Equinox



 Urbivore, Equinox

Further to meet the evolving needs of clients and tenants the campus is equipped with a future-ready work environment including a flexible, 86-seater co-working space, CoWrks.

### **A 'SUSTAINABILITY FIRST' APPROACH**

Certified by the Indian Green Building Council (IGBC), the gold-rated campus is equipped with seamless systems to reduce, reuse and recycle resources. With the increased capacity to harvest rainwater by 50%, drip irrigation, solar panels on the rooftop with a capacity of 238 kWp and shared transport, the campus creates an energy-efficient and sustainable space.



The Equinox journey is focused on enhancing occupier comfort and well-being. With the application of a central cooling system along with MERV 13 filters for enhanced air quality, destination-controlled elevators, digitized access and seamless circulation and connectivity, the campus fosters the well-being and operational efficiency of tenants. The lobbies of all the towers here are upgraded with premium finishes, enhanced circulation and lighting. The campus has been digitized with RFID-based controlled access as well as integrated BMS for efficient operations.


The transformation of Equinox is focused on the overall visual and physical connection of internal and external environments, as one space flows into the other. It is a work destination with a heart, offering a sense of belonging and premium experience. With this transformation of Equinox, we continue to provide solutions relevant today and for decades to come. ■

**“We are seeing a lot of movement into the campus and that is mainly because of what the campus has to offer: you can grab a healthy bite to eat in the food hall; you have a bar where you can have an evening drink; there is a coffee shop with a Wi-Fi zone; or you can breathe in the oxygen and rejuvenate in the central courtyard. With Equinox, I believe that the future of workspaces is here.”**



**- Gautam Saraf, Managing Director, Mumbai and New Business at Cushman & Wakefield**



 'Indulge' multi-cuisine food court at Equinox

# COVID VACCINE



 Candor TechSpace, Kolkata

## Two Doses For A Safer Tomorrow

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We have accomplished another milestone of facilitating vaccinations for **85,000+** people at our campuses across India.

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# NATION DRIVE

Brookfield Properties successfully executed Corporate Mega Vaccination Drives across its office campuses in Mumbai, NCR, Kolkata, Bengaluru and Chennai to support the health and well-being of its tenants, employees, blue-collar staff and their family members. These vaccination drives were aimed to benefit over 3.5 lakh people working at these campuses across India.



 Ecoworld, Bengaluru

**PAN INDIA  
85,000+**

**NUMBER OF PEOPLE VACCINATED (AS OF JULY 15)**

Northern Region	Western Region	Eastern Region	Southern Region
<b>27,282</b>	<b>27,699</b>	<b>3,285</b>	<b>27,597</b>



 Equinox, Mumbai


The initiative was undertaken in collaboration with various government and private healthcare organizations. In addition to the support of the ongoing relief efforts, Brookfield Properties has dedicated resources to a non-profit organization—United Way—to aid the healthcare infrastructure in India. The resources are directed towards the procurement, deployment and distribution of oxygen concentrators and medical equipment across



“Brookfield Properties is committed to the health and well-being of our employees, tenants and the larger communities in which we operate. We are engaged with the local administration and government bodies to support ongoing relief and vaccination efforts. Vaccination will help the entire country come out of the COVID-19 crisis. As vaccines roll out, we expect tenants to return to the office as they have in other parts of the world.”

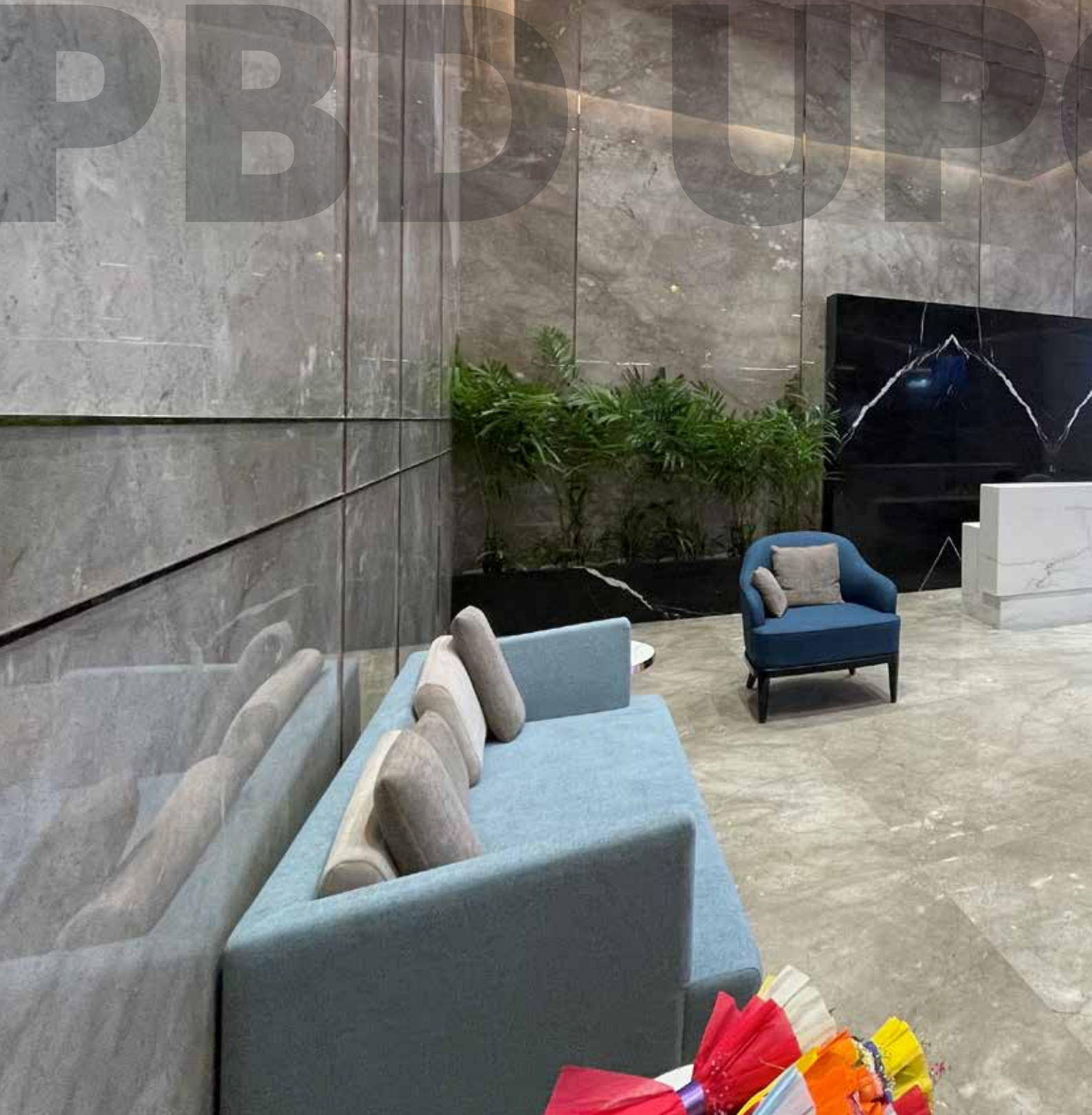
- Alok Aggarwal, Managing Director and CEO, Brookfield Properties



 Equinox, Mumbai

India, impacting more than 150,000 lives a month in the process.

We extend our gratitude to all the people and organizations involved in making our vaccination drive a grand success. We look forward to a safer return of our tenants and employees to their workplaces as we continue the vaccination roll-out across our campuses. ■

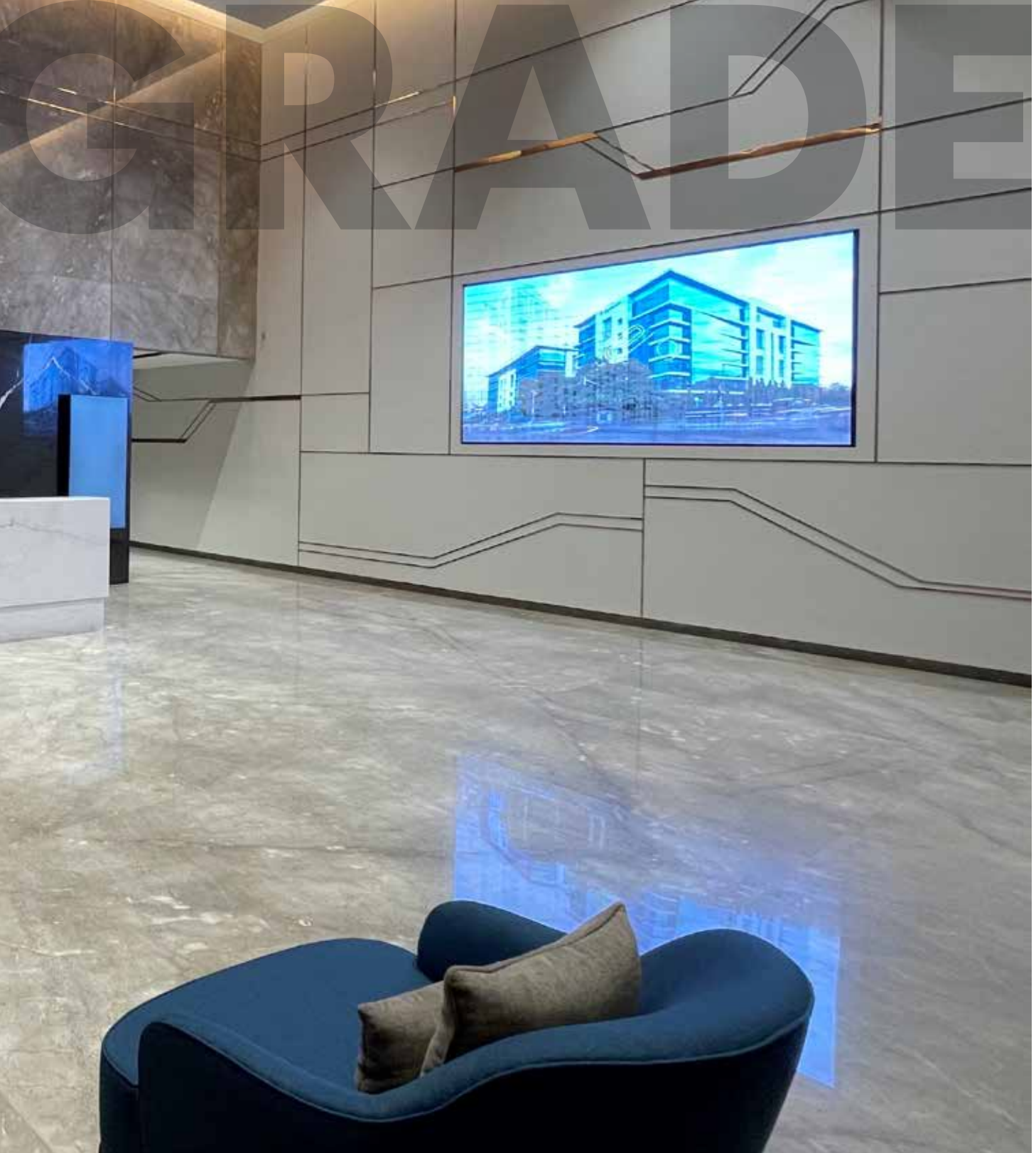


# First Impressions, Redesigned

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Discover the world-class new lobby at Ventura in Powai Business District.

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At Brookfield Properties, we reimagine real estate from the ground up. We do not just build and manage buildings; we create places where people and communities truly want to be in. Our design focuses on crafting experiences that are exciting, inspiring and extraordinary.

We are constantly elevating the campus experience at our office parks across India. Take, for instance, the lobby at Ventura in Powai Business District that embraces regal tonality



and recreates the opulent yet welcoming aesthetic into an elegant built environment.

Here is what makes this lobby so special:

- Designed with a grand arrival entrance that stands out from the high-street neighborhood.
- Comes with a minimalistic and elegant finish that adds to the grandeur.
- Brings dynamism into the contemporary ambience through digital touchpoints.
- Universal accessibility is ensured for free movement with a ramp at the entrance.
- Accompanied by large display screens and energy-efficient LED lights, the new lobby creates a first impression that empowers every business. ■



## Recognition From *The Economic Times*

Brookfield Properties was awarded the Best Realty Brands 2020 – 2021 by *The Economic Times*. The virtual award ceremony was attended by the leading players from India's real estate sector.

Real estate is the most globally recognized sector and in India, the sector has shown the highest growth worldwide. In fact, our country has earned the 34<sup>th</sup> rank on the Global Real Estate Transparency Index. To celebrate the success of India's real estate market and its sub-segments, *The Economic Times* felicitated Brookfield Properties and other leading real estate players with the 'Best Realty Brands 2020 – 2021' award this year.

The award demonstrates Brookfield Properties' experience and expertise in developing and managing real estate that raises the industry standard for quality





and sustainability. Recognition such as this encourages us to bring a fresh perspective, unparalleled creativity and relentless innovation in our work.

The event also included focused keynotes, thought-provoking group discussions and engaging fireside chats with well-known people from the industry. The event concluded with a coffee-table book launch to showcase the achievements of some of the leading organizations in the industry. ■


# Ecoworld In Bengaluru Achieves True Gold Certification For Solid Waste Management

The grade 'A' campus, spread across 45 acres of land, ensures efficient recycling of the waste with less than 5% of it going to landfills, making it the first commercial office development to attain this milestone in India and South-East Asia.

Recently added to the portfolio, Ecoworld, the largest office park by Brookfield Properties in India, has become the first commercial office development in India and South-East Asia to achieve True Gold Certification for Solid Waste Management.

Raising the bar of IT Parks in Bengaluru, Ecoworld is an office campus development designed for a natural and optimal energy footprint with extensive sustainable



 Ecoworld campus, designed for a natural and optimal energy footprint

features, making the campus energy efficient in a bustling metropolis city. As one of the largest office parks, the lush green campus is spread across 45 acres of land, consisting of 14 buildings offering 7.5M SF of leasable area. It houses close to 40,000 employees.

The grade 'A' campus has been a strong advocate for 'LEED' and diverts less than 5% of waste to landfills, recycling over 95% of waste to create reusable products such as T-shirts, bags, caps, pen stands, coasters, diaries and notebooks for its employees and tenants. It also houses rain gardens with natural water retention systems to reduce



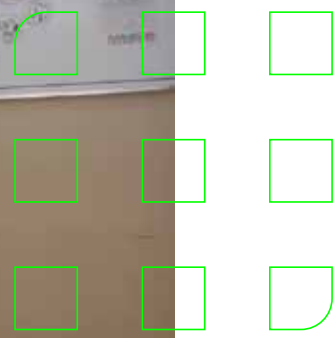
pollutants and storm water runoff rate to the drains while increasing soil and groundwater infiltration. The campus treats 100% of wastewater through a renewed sewage treatment plant which is later used for irrigation. In addition, the campus is equipped with in-house composting and waste converters for producing organic manure using wet waste for landscaping and terrace gardening. A portion of this wet waste is also used for biogas generation as an alternative green fuel, thereby reaffirming our clear commitment to reducing the carbon footprint in the building.



towards sustainability that is firmly embedded in our strategic framework.

Environmental, social and governance excellence is core to how we conduct our business across the globe. In sync with this vision, Ecoworld fosters sustainable and eco-friendly practices among employees and occupants. We conduct workshops, awareness programs, training, healthy discussions, competitions, and camps regarding waste management to keep the safety of our tenants and employees at the forefront of our operations while providing everyone with a safe and clean environment throughout the year. ■

Ecoworld's high performance in waste management under the LEED green building program is a testimony of the initiatives, operational efficiency and optimal utilization of natural resources to reduce our carbon footprint. The campus successfully recycles over 1,200 tonnes of waste generated in a calendar year through the remarkable IoT-based Waste Management system which goes on to show our commitment





## Brookfield Properties Becomes The First Commercial Real Estate Company In India To Receive Bureau Veritas' Safeguard Label

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The label recognizes our commitment to providing and successfully delivering a safe and healthy work environment to our employees and tenants.

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We have become the first commercial real estate company in the country to receive a prestigious 'Safeguard' label from Bureau Veritas for our commitment to ensure a high-quality work environment—in terms of health, safety and hygiene for employees and occupants at our campuses in Gurugram, Noida, Mumbai and Kolkata. The initiatives that we have been undertaking at our campuses include physical distancing, protective suits for the



cleaning crew, periodic fumigation, contactless hand sanitizers, maintaining good indoor air quality, regular temperature checks at entryways, restricting elevator usage to four persons at a time, routine health check-ups and staff training, app-based visitor management solutions, a dedicated helpline number in case of emergencies and cleaning and sanitizing common areas which include reception, staircases, elevators, lobbies, etc.

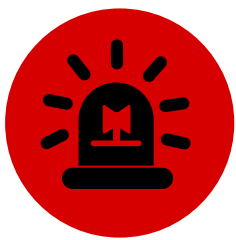
We are proud to be associated with Bureau Veritas in having our campuses assessed and certified for the Safeguard label. As our tenants return to the physical workplace, we continue to train and monitor our teams on good hygiene practices and ensure that protective measures are properly implemented on our campuses. ■



“At Brookfield Properties, we have always kept the safety of our occupants and employees at the forefront of our operations. Bureau Veritas’ Safeguard label is a testimony to our consistent efforts towards providing everyone with a safe and clean environment. We thank our operations and security team, who have worked tirelessly to keep our offices safe and ensure a seamless welcome for everyone back to work. Achievements like these encourage us to stay committed to operating our properties to the highest global standards and be an inspiration to others in this space.”



- Alok Aggarwal, Managing Director and CEO, Brookfield Properties



# For Health And Safety At Work

We celebrated National Safety Week and National Fire Service Week this year to create awareness on fire prevention and safety among the campus occupants, partners and employees.

We celebrated the 50<sup>th</sup> National Safety Day as a one-week campaign, organizing the following activities to promote safety among the occupants and employees at our campuses in Delhi-NCR:







- Promoting safety awareness communication in the premises.
- Safety Pledge on Opening Day.
- Fire extinguisher operation training.
- Demonstration on PPEs used in STP operations.
- Mock emergency response drill with the ERT team.
- Practical sessions on fire and safety.

In addition to the safety week, we also celebrated National Fire Service Week to create awareness on the importance of workplace safety





across our campuses in India. The week is observed every year, in remembrance of the fire service personnel who died while fighting the huge fire that erupted following an explosion on the ship S. S. Fort Stikine, which was berthed at Victoria Docks in Bombay (now Mumbai), in 1944. To pay homage to these brave fighters and to enhance fire safety awareness among the campus occupants and employees, we hosted several activities, including:





- Demonstration of fire extinguisher usage.
- Fire safety training for Emergency Preparedness and Response Plan (EPRP).
- Safe Workplace Contest.
- Rescue competition between the Estate Teams.

These activities received a great response. About 105 campus employees participated in the contest and 122 fire wardens at different campuses were trained online and in person. ■

## WINNERS OF OUR SAFE WORKPLACE CONTEST:

**Candor TechSpace, Sector 48, Gurugram** – Wipro, Bravura Solutions, CTS Corporation

**Candor TechSpace, Sector 21, Gurugram** – Royal Bank of Scotland, Accenture, HCL Technologies, R1 RCM

**Candor TechSpace, Sector 62, Noida** – Amazon, 3Pillar Global, Barco, Wunderman Thompson, Acidaes Solutions

**Candor TechSpace, Sector 135, Noida** – Xavient Digital, Morneau Shepell, R1 RCM, CTS Corporation

**Candor TechSpace, Kolkata** – Tata Consultancy Services, Cognizant Technology Solutions Process





 Candor TechSpace, Kolkata

# Supporting ‘IGBC Mission On Net Zero’

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As part of our commitment to supporting a net-zero carbon economy, we are working towards achieving net-zero greenhouse gas emission status for the new and existing buildings across our campuses.

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On the occasion of Earth Day this year, the Indian Green Building Council launched ‘IGBC Mission on Net Zero’. The aim is to facilitate India to become one of the foremost countries in transforming to net-zero greenhouse gas emission status by 2050.

Many leading organizations, including us, have become the signatories of the IGBC Mission on Net Zero, underscoring our long-standing commitment to driving the complementary goals of sustainability and value creation across our investments and operations.

There are various sustainable initiatives that we have already undertaken across our campuses, with a focus on reducing waste, saving energy and managing resources. These include the installation of rooftop solar panels, sewage treatment plants, composting stations, rainwater harvesting pits, drip irrigation systems in green belts, air purification systems, LED lighting and EV charging stations. Further, we have partnered with shared mobility service providers to reduce carbon emissions.

In addition to our initiatives, as our long-term focus on sustainability, we take the pledge to live, learn, build and teach sustainability to future generations and manage our investments to be consistent with the transition to a net-zero economy. ■



Equinox, Mumbai

The certificate features logos for IGBC (Indian Green Building Council), CII (Confederation of Indian Industry), and the World Green Building Council. The text reads: "IGBC MISSION ON NET ZERO Indian Green Building Council (IGBC) Congratulates Brookfield Properties for signing 'IGBC Mission on NET ZERO' on 22 April 2021 towards the vision - 'India to become one of the foremost countries transforming to Net Zero by 2050'". It includes signatures and names for K S Venkatagiri (Executive Director, CII - Godrej GBC) and V Suresh (Chairman, IGBC).



## Sustainability First. Always.

Brookfield Properties received the 30<sup>th</sup> National Energy Conservation Awards in 2021 for its ongoing sustainable initiatives at Candor TechSpace, Sector 48, Gurugram.

### Measures demonstrating our commitment towards energy conservation

- Rooftop solar system
- HVAC ring main unit
- 66 kV substation
- Centralised BMS
- EC (electronically commutated) fans
- ES (electrostatic) filters

### Our initiatives have helped us

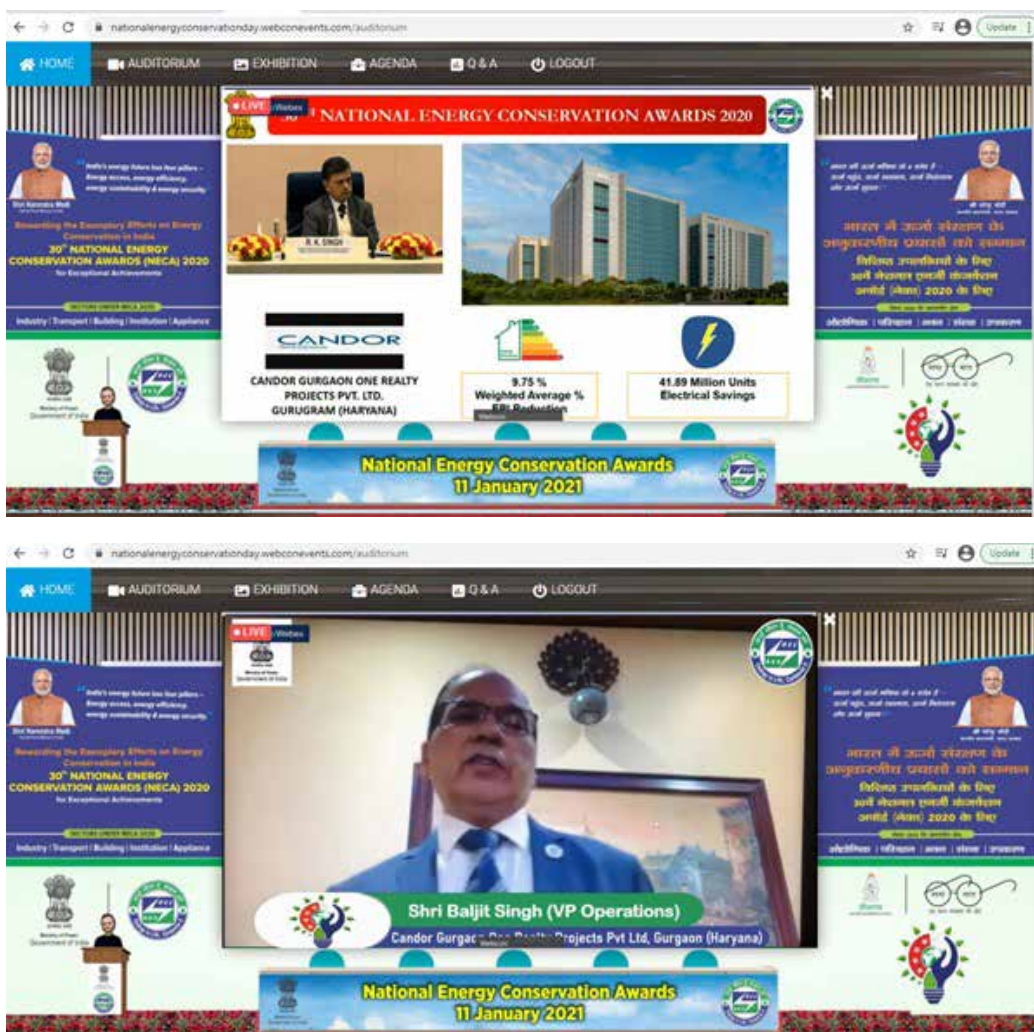
- Reduce our weighted average of Environmental Performance Index (EPI) to 9.75%.
- Save 41.89 M units of electricity—equal to 3,601.89 tonnes of oil.
- Save Rs 418.9 M on energy consumption.
- Avoid 34,349.8 tonnes of CO<sub>2</sub> emissions.

At Brookfield Properties, we are committed to lowering the environmental impact by reducing waste, saving energy and managing resources across our campuses. As a result, our Candor TechSpace campus at Sector 48, Gurugram, has been honoured for its energy conservation measures, at the 30<sup>th</sup> National Energy Conservation Awards in the Building category (under 'Corporate Offices'). The event was facilitated by the Ministry of Power, in association with the Bureau of Energy Efficiency (BEE).

### OUR FOCUS ON SUSTAINABILITY

Our commitment to the environment is embedded into

all aspects of our operations, from conserving energy, to managing resources, to reducing waste. The energy conservation initiatives that we have undertaken at the campus include the installation of a rooftop solar system, an HVAC (Heating, Ventilation and Air Conditioning) ring main unit, a 66 kV substation, a centralised BMS (Building Management System), EC (Electronically Commutated) fans and ES (Electrostatic) filters. ■



Top: Shri R K Singh, Minister of State for Power and New & Renewable Energy and Minister of State for Skill Development & Entrepreneurship, was the chief guest on this occasion  
 Above: Baljit Singh, Senior VP - Operations, Brookfield Properties also attended the event

# Community Engagement Initiatives By The Galleria Mall

Our Galleria Mall in Yelahanka, Bengaluru, hosted virtual live sessions to keep the community engaged during the lockdown.

The Galleria Mall in Yelahanka has been active virtually by hosting an array of sessions to keep the community engaged, entertained, informed and motivated. Some of the live interactive sessions hosted were:



## BOOKS, TV SERIES AND SITCOMS REVIEW

Book Review Tuesdays and Series Review Thursdays were hosted by one of the most popular RJs in Bengaluru—RJ Sriram, from Fever 104 FM. These live sessions reviewed various genres of books and popular TV series and gave a chance to its viewers to win shopping and dining vouchers through a trivia quiz.

## PROMOTING PERSONAL DEVELOPMENT

Moderated by popular lifestyle blogger Rida Tharana, the Live-ly Series of live sessions featured distinguished guests from various fields such as





fashion, mental health, medicine, gardening, nutrition, home décor and fitness. The sessions drew high engagement and viewership.

Here are some of these sessions:

■ **Friday Live-ly Series with Sharmila, Recipe Developer**

For people looking to artfully develop recipes for a living, explore the essence of ingredients or be creative when it comes to food, this was a session that they did not miss! Moderator Rida Tharana spoke to Sharmila to learn more about recipe development as a career choice.

■ **Sunday Live-ly Series with Tamanna Pasha, Mental Health Advocate and Influencer**

People need to take care of their mental health apart from their physical well-being during the pandemic. Rida Tharana caught up with Tamanna Pasha to learn about how to build mental resilience in challenging times.

**HELPING PEOPLE LEARN NEW THINGS**

The Galleria Mall also opened its Instagram page to small-scale business owners, home-based entrepreneurs, artists, chefs, gardeners, painters,



SUNDAY  
**LIVE ly**  
SERIES



**MENTAL RESILIENCE THROUGH CHALLENGING TIMES**  
In conversation with, Mental Health Advocate and Influencer Tamanna Pasha, moderated by Rida Tharana.

6th JUNE | 5 PM | SUNDAY

 **LIVE** #the.galleria.mall



SUNDAY  
**LIVE ly**  
SERIES



**COVID 19 - NEW STRAIN & VACCINATION**  
In conversation with, Prof. Dr. Narasimhaiah Srinivasiah, moderated by Rida Tharana.



16th MAY | 5 PM | SUNDAY

 **LIVE** #the.galleria.mall

interior decorators and stylists to showcase their skills. More than 30 people were featured in small-format videos under 'Learn Something New', where they taught everything, from how to prepare easy yet tasty recipes, to how to reuse scrap paper, to how to make compost at home using food scraps and yard waste! ■

## READY TO WELCOME YOU BACK

With the easing of curbs in the district, the mall has now reopened to offer visitors a safe shopping and dining experience, with all necessary safety measures in place. From ensuring the staff is vaccinated to sanitizing every nook and cranny of the mall, we are thrilled to welcome you back to our safe premises. So, get ready to shop, eat and celebrate once again with us at the Galleria Mall, Yelahanka, as it's all happening here!



SATURDAY  
**LIVE ly**  
SERIES



**EATING HEALTHY IS A MUCH NEEDED LIFESTYLE CHOICE**  
Live in conversation with Nutritionist Dr. Nikita Suresh, moderated by Rida Tharana

5th JUNE | 5 PM | SATURDAY

 **LIVE** #the.galleria.mall



FRIDAY  
**LIVE ly**  
SERIES



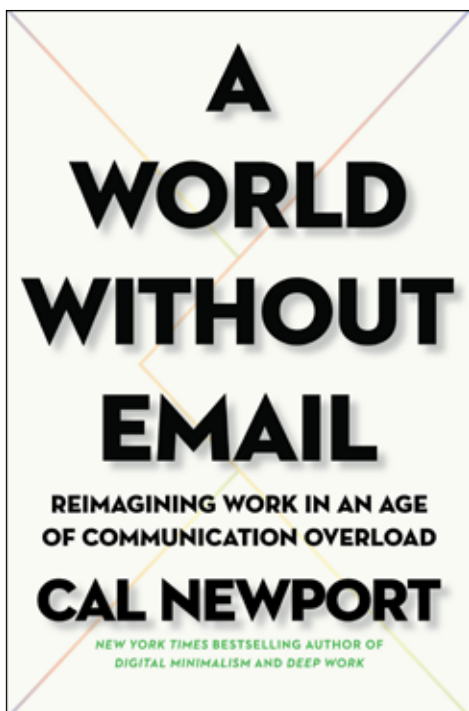
**THE POWER OF VEGANISM**  
In conversation with Fitness Instructor & Founder of Happy Vegan, Kashish Amit, moderated by Rida Tharana.

11th JUNE | 5 PM | FRIDAY

 **LIVE** #the.galleria.mall

# Reimagining Work Without Email

In his latest book, Cal Newport makes the case that while the ability to rapidly communicate using email is useful, the frequent disruptions created by this behavior can make it difficult to focus. He thus lays out various principles and instructions for fixing it.



***A World Without Email:  
Reimagining Work In An  
Age Of Communication  
Overload***



**Author:**  
Cal Newport

**Publisher:**  
Portfolio (Penguin Random House)

For many white-collar professionals, their days at work are defined by a relentless barrage of incoming emails and back-and-forth digital conversations. As a result, their actual productive output gets squeezed into the early morning or evenings and weekends, while their workdays transform into losing battles against their inboxes. *A World Without Email* by Cal Newport is a book that attempts to tackle this crisis.

In this book, Cal Newport (who is an associate professor of computer science at Georgetown University, USA) makes the case for a workplace in which, instead of haphazard messaging, clear processes define how tasks are identified, assigned and reviewed. Each employee works on a lesser number of things (but performs them better), important communication is streamlined and chat channels and inboxes are no longer central to how work unfolds.

The book will convince both employers and employees that the time has come for big changes, and will walk them through how to make them happen. ■



**Sunaina Rekhi**

is all set to elevate your  
'Self Love & Body Positivity'

Get set to  
**#BreathePositivity** with her

**2 DAYS TO GO!**  
25th June - 8 AM

[Register Now](#)



## Take A Pause And **#BreathePositivity**

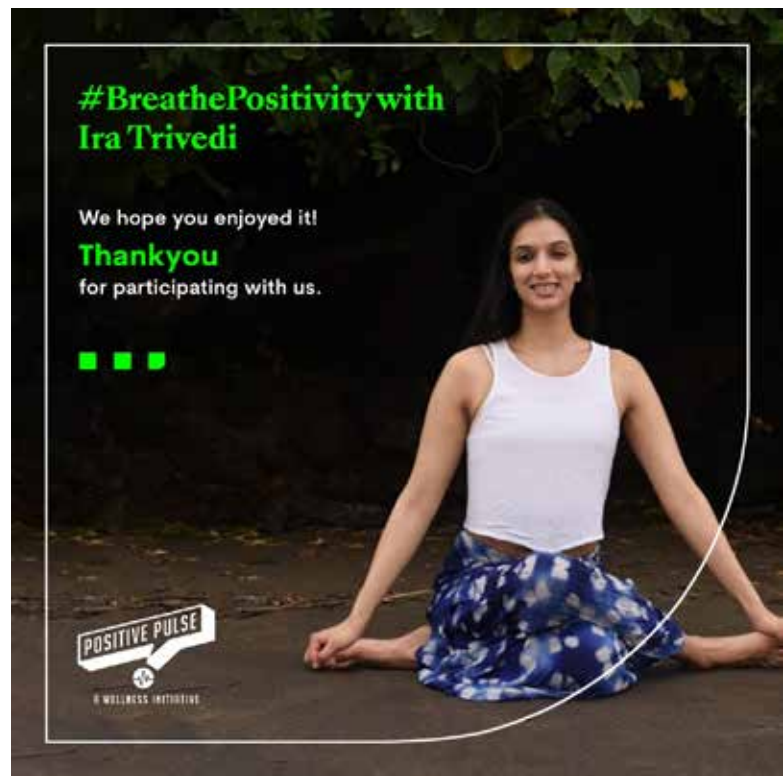
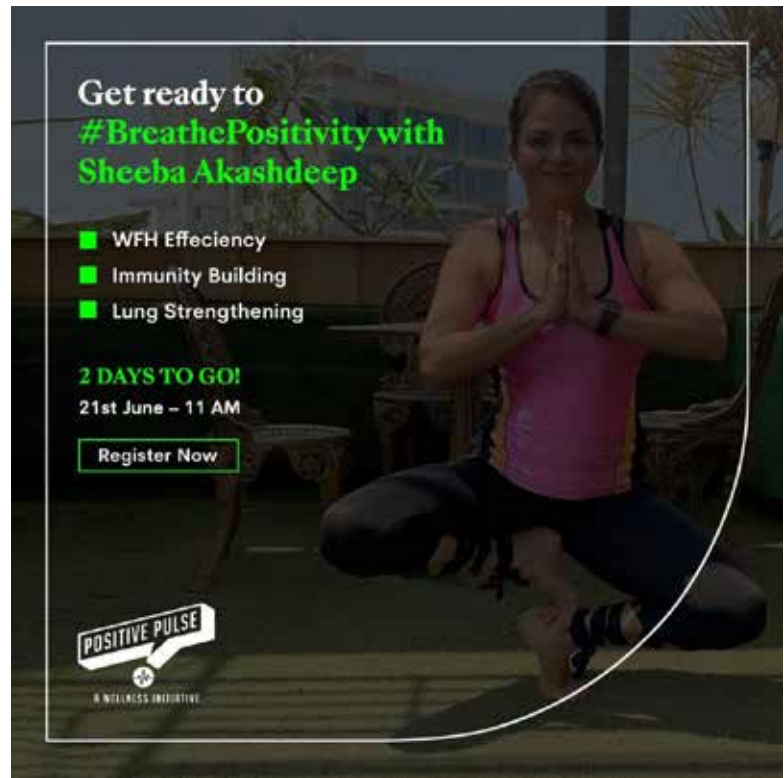
We hosted live virtual yoga sessions #BreathePositivity to reinforce our commitment to community health and wellness on International Yoga Day.

In the spirit of promoting holistic wellness on International Yoga Day, we collaborated with Crush Fitness to host virtual live fitness workshops for providing three days of yoga experiences that restore your body and heal your soul. The sessions were conducted by yoga and lifestyle experts Sheeba Akashdeep, Ira Trivedi and Sunaina Rekhi who focused on building

immunity during work from home, developing mental strength and self-love through restorative asanas.

Day 1 (June 21) was led by Sheeba Akashdeep, an RYS 200/Yoga Alliance certified yoga expert that was based on yoga for WFH and building immunity and strengthening lungs. Day 2 (June 23) was mentored by Ira Trivedi, a best-selling author and yoga acharya, who taught about mental wellness. Day 3 (June 25) was spearheaded by Sunaina Rekhi, a yoga and lifestyle coach with over 12 years of experience who gave a training session on body positivity yoga.

These sessions saw an active attendance of over 1,000 participants on Facebook Live and Zoom. The campaign generated great visibility on social media by reaching approximately 10 lakh people and garnering high engagement. The workshops helped our employees and tenants strike a balance between mental and physical health and make a choice towards a healthy and fulfilling life. ■





# WHERE SPACES & MINDS COMBINE

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