

THE EDGE

VOLUME 2, MAY 2024



HOLI CELEBRATIONS

The colors of India



TRENDSPOTTING

What's shaping
India's commercial
real estate



GREEN MARVEL

Ecospace, in
Bengaluru





THE EDGE ON AN

Welcome to the latest edition of 'The Edge' in 2024! This issue dives into the exciting world of Brookfield Properties during the first quarter.

At the heart of everything we do lies a deep-rooted commitment to creating a positive impact on society and the environment. We're driving positive change through a range of initiatives, from nurturing green havens in Delhi-NCR and Bengaluru to empowering underprivileged students in Haryana. The 'Inclusive Art Project' at Ecoworld, Bengaluru, beautifully celebrated the vibrant diversity of the transgender community, providing a platform for artistic expression and growth.

Looking beyond our impact initiatives, the Powai Run 2024 was a resounding success, uniting 7,500 participants for a worthy cause. Our recent Holi celebrations were a vibrant testament to our culture, reflecting our passion for crafting unforgettable moments that resonate with our diverse heritage. On a strategic note, the recent APAC Leadership Summit concluded in India, facilitating enriching exchanges among our leadership teams and fostering collaboration and innovation in commercial real estate.

Join us as we delve deeper into these inspiring stories. Thank you all for being a part of this exciting journey.

Curated by the Brookfield Properties Communications Team

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What's shaping India's commercial real estate

The Brookfield Properties APAC Leadership Summit 2024 spotlighted the key commercial and office space trends in the Indian market



Leaders exchanged insights and best practices at the summit

The Brookfield Properties APAC Leadership Summit 2024 brought together leadership teams from Australia, Asia, and the Middle East. This immersive event, spanning seven days and three cities in India, provided a unique platform for knowledge-sharing, collaboration and trendspotting. Leaders seized this exclusive opportunity to exchange insights, experiences and best practices.

A highlight of the summit was the inclusion of two trendspotting sessions held in Delhi-NCR, featuring industry partner companies. These sessions aimed to illuminate commercial and office space trends across the APAC region, and were attended by global and Indian corporate leaders, tenants and independent board members of Brookfield India Real Estate Trust.

Here's an overview of some of the key India-specific trends explored during these sessions:

THE RISE OF GLOBAL CAPABILITY CENTERS (GCCS)

Global Capability Centers (GCCs) are strategic units established by multinational corporations in places such as India, China and Eastern Europe to deliver various business functions and services. Leveraging India's abundant talent pool, cost advantages, and favorable regulations, Global Capability Centers (GCCs) located in the country are delivering top-tier services on a global scale. These GCCs are evolving from being a source of cost arbitrage to being value-generating organizations in areas such as finance, R&D and Artificial Intelligence. With

over 1,580 GCCs currently operational, employing more than 1.6 million individuals and generating revenue exceeding USD 46 billion, India has solidified its position as one of the top destinations. Projections suggest that by 2030, the GCC market in India will burgeon into a USD 110 billion industry, fostering employment opportunities and driving innovation and technological advancements.

EMBRACING ENVIRONMENTAL, SOCIAL, AND GOVERNANCE (ESG) PRACTICES

India's real estate sector is witnessing a paradigm shift towards sustainability and ESG principles. This trend is most evident in the proliferation of green buildings, energy-efficient infrastructure and initiatives aimed at reducing carbon footprints. Presently, 49% of the total office stock in India is certified as green buildings, reflecting the industry's commitment to responsible and ethical business practices. Developers are aligning their strategies with ESG criteria, prioritizing data collection on emissions, energy usage, water and chemical

management, diversity and inclusion initiatives, and amenities promoting occupant health and wellbeing.

THE GROWTH OF FLEXIBLE OFFICE SPACES

The growing demand for flexible office spaces is being driven by the need for agility, cost-efficiency and dynamic work environments. Companies are increasingly gravitating towards flexible operators offering adaptable workspace solutions that enable scalability and collaborative work

cultures. India's flexible workspace industry has seen a four-fold increase between 2020 and 2023. Forecasts predict that flex stock in India's top six cities will surpass 80 million square feet by 2026, amounting to 9-10 % of Grade A office stock. While major cities like Bengaluru and Hyderabad lead the flex trend, Tier-II cities such as Bhubaneswar, Coimbatore and Ahmedabad are gaining traction due to their cost-effectiveness, talent pool, infrastructure development and market potential. ■



The immersive event spanned three cities and seven days

Sources: Research and reports by Ernst & Young, Cushman & Wakefield, JLL, Colliers, CBRE and NASSCOM

The Colors of India

The Holi celebrations at our properties showcased the rich cultural tapestry of the country



At Candor TechSpace, Newtown, Kolkata



At Candor TechSpace, Sector 135, Noida



Our properties transformed into a kaleidoscope of colors during Holi. The spectacle celebrated not just the hues of spring but also the cultural diversity of India.

Themed around the concept of 'cultural melange' and blending the best of traditions and modernity, the event was hosted at eight of our properties—Candor TechSpace, Sector 48, Gurugram, Candor TechSpace, Sector 21, Gurugram, Candor TechSpace, Sector 62, Noida, Candor TechSpace, Sector 135, Noida, Candor TechSpace, Newtown, Kolkata, Downtown Powai, Mumbai, Equinox, Mumbai, and 45Icon, Pune—over five days in March. The energetic beats of electric drums welcomed the tenants, setting the tone for exciting

At Candor TechSpace, Sector 48, Gurugram





At Candor TechSpace, Newtown, Kolkata



At Candor TechSpace, Sector 62, Noida

celebrations that followed. In the western region, attendees immersed themselves in an array of fun games, including spinning a color wheel, throwing darts at balloons and face painting competitions. Meanwhile, in the northern and eastern regions, tenants were enthralled by flash mob folk dance performances, including gair, dhol jatra and laath mar Holi. These performances offered a glimpse into the diverse Holi traditions across the country.

The festive ambiance was further accentuated by themed decorations

and colorful props, providing attendees ample opportunities to capture Instagram-worthy shots. Adding to the vibrancy of the occasion were talent contests, buzzing food stalls offering delectable flavors from various regions and lively flea markets.. A partnership with Red Bull meant endless energy drinks and a pulsating DJ show for the attendees at Candor TechSpace, Newtown, Kolkata.

This Holi festival exemplified the vibrant cultural experiences we create for communities where we operate. ■



Lacing up for change

#SUPPORTWELLNESS

With four categories, participants from all walks of life, and exciting post-event celebrations, the Powai Run 2024 exemplified community spirit

In January, we partnered with the Rotary Club of Mumbai Lakers to host the third edition of the much-anticipated Powai Run. More than 7500 participants from diverse backgrounds, including eminent business leaders and enthusiastic school students, congregated at Downtown Powai, a bustling commercial and residential neighborhood in India's financial capital.

Downtown Powai hosted the event



“All proceeds from the Powai Run 2024 will go toward charitable causes”

From seasoned runners conquering the 10-km challenge and first-timers participating in the four-km run to the spirited pace of the CEO/CXO Wellness Run, the event exemplified collective pursuit of holistic health. Making the occasion even more special was the IIT Reunion Run, bringing together alumni from the hallowed institute.

The four-km run was flagged off by Ankur Gupta, Managing Partner, Head of Real Estate, APAC region, Aditya Joshi, Managing Director,





Captivating music and dance performances added fireworks to the energetic atmosphere

Brookfield Private Equity, Brookfield, and Niranjan Hiranandani, MD Hiranandani Group of Companies. Reema Kundnani, Senior Vice President–Region Head, West India and Head–Marketing, Branding & Communications, India at Brookfield Properties, flagged off the 10-km run.

The event was not just about promoting fitness. It was also about fostering community spirit, with the post-run carnival serving as a celebratory culmination. The attendees indulged in culinary delights, building connections over a shared appreciation of food. Captivating music and dance performances added fireworks to the energetic atmosphere.

All proceeds from the Powai Run 2024 will go toward charitable causes. ■



Participants included business leaders and school students

Art as a social catalyst

Murals depicting transgender stories transform an underpass in Ecoworld, Bengaluru into a symbol of inclusivity

The spirit of inclusivity has come to life under the newly constructed underpass at Central Avenue in Ecoworld, Bengaluru: A painting project celebrates the diverse identities within the transgender community. The initiative is a result of collaboration between Brookfield Properties and Aravani Art Project, a Bengaluru-based collective that works to empower the transgender community.



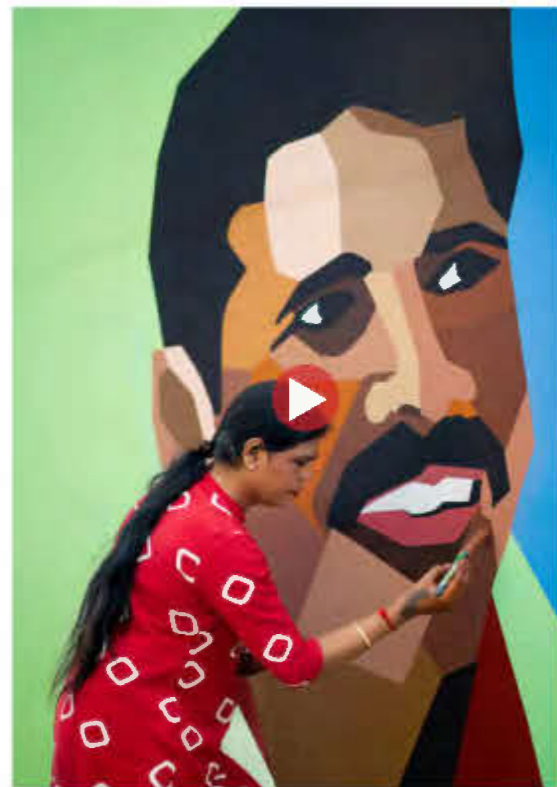
The painting project is a collaboration between Brookfield Properties and Aravani Art Project



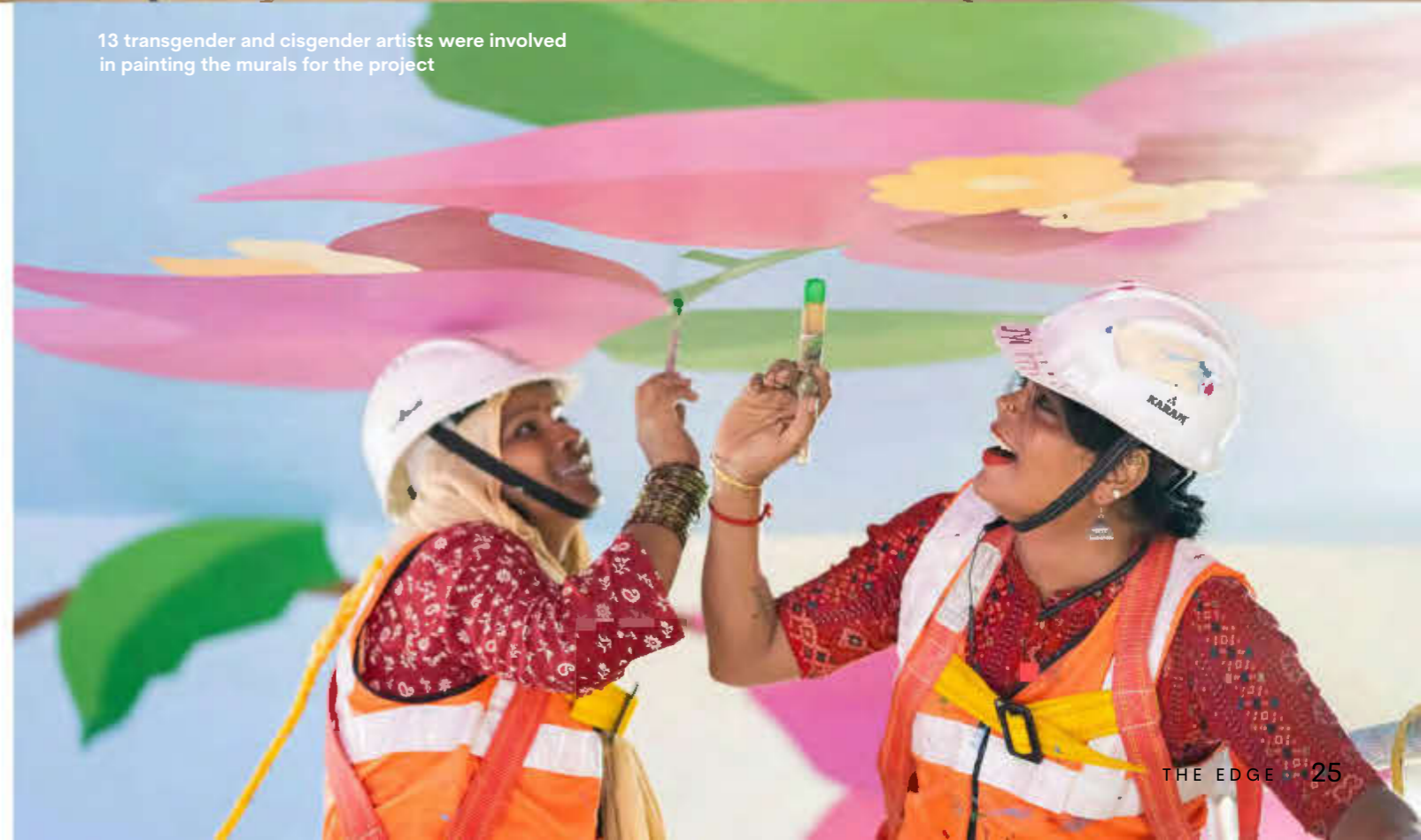
The project is a first-of-its-kind street social statement of gender equality

Beyond its artistic significance, the underpass will substantially alleviate traffic in the campus, reducing driving time by 30 minutes and saving 7700 liters of fuel daily. It will contribute to our broader objective of improving urban mobility in Bengaluru.

Diversity and inclusion are core values at Brookfield Properties. The impetus behind the art project was to contribute to integrating the transgender community into mainstream society. The partnership with Aravani Art Project aligns with our mission of crafting spaces that serve not just utilitarian purposes but also inspire positive social transformation. What could have been a mundane piece of infrastructure is now a vibrant masterpiece. The underpass stands as a beacon of inclusivity. ■



Based on the theme of 'Naavu Iddhivi' ('We exist'), the art project tells the stories of under-represented gender categories. Through vibrant colors, bold strokes and 16 personas, the murals weave a narrative that transcend the limitations of language and touch the hearts of onlookers. The personas, based on real life stories, create awareness about the lives of those who don't conform to rigid gender definitions and expressions. 13 talented transgender and cisgender artists from Aravani Art Project were involved in painting 11,000 sq ft. The project stands as the first-of-its-kind street social statement of gender equality.



13 transgender and cisgender artists were involved in painting the murals for the project



We collaborated with Inali Foundation to provide electronic prosthetic arms to limb loss survivors

Extending a helping hand

28 individuals were beneficiaries of the initiative

Losing a limb is a profound tragedy. It not only affects the person's ability to do physical tasks; it also adversely impacts their confidence and economic prospects. About four lakh people in India are enduring upper limb disability. Most of them are unable to do anything about their problem due to financial constraints.

Pune-based Inali Foundation was founded, in 2016, to tackle this issue. The brainchild of Prashant Gadge, the NGO manufactures prosthetic arms at a fraction of the price of most devices available in the market, and provides them to the poor free of cost. It thus transforms the lives of those who have upper limb disability due to accidents or congenital conditions.

We are proud to be supporting Inali Foundation's noble vision of making healthcare accessible to the masses. As a part of our ongoing partnership, we organized a special camp at Candor TechSpace, Sector 48, Gurugram. This event aimed to make a lasting impact on individuals with upper limb disability by providing them with complimentary electronic prosthetic arms. 28 individuals were beneficiaries of this initiative, each with unique stories and challenges, and a total of 29 complimentary electronic prosthetic arms were provided. Through live demonstrations and training

sessions, the camp beneficiaries were given the knowledge and skills needed to seamlessly integrate the prosthetic arm into their daily lives.

At Brookfield Properties, we believe that quality healthcare should be a fundamental right, not a privilege. By joining forces with Inali Foundation, we are contributing to creating a more inclusive society. ■





Igniting dreams

A look at two recent initiatives that positively impacted more than 500 underprivileged students in Haryana

At Brookfield Properties, we believe every child should be inspired to think big and empowered with tools to turn their dreams into reality.

In collaboration with the NGO People for Action, Brookfield Properties spearheaded two initiatives for underprivileged students in Haryana. The first initiative was a

workshop at Catapuri School, where over 180 Information Technology students (grades eight to 11) immersed themselves in the world of graphic design. The sessions were conducted by three talented youngsters from Indian Institutes of Technology. They shined a light on the use of graphic design to visually communicate complex information,



More than 180 students immersed themselves in the world of graphic design

and its application in branding, marketing and web design. The workshop opened up a world of possibilities for the students by revealing the exciting career paths the skill of graphic design offers, including advertising, digital marketing and publishing.

It's important to underscore that for underprivileged students, acquiring

computer literacy can be a golden ticket to a brighter future. The education these children are receiving is equipping them with tangible skills and igniting aspirations.

We are uplifting rural areas through our children education and skill development efforts. We also often organize initiatives where young students from rural India can

showcase their creative side. A recent highlight was an art competition for 350 school children. With judging criteria designed to ensure a fair evaluation process, this contest not only acknowledged top performers but also celebrated the unique perspectives and talents of every participant. ■



350 school children showed their creative side at an art competition

Lessons on reimagining real estate



We shared our insights on sustainable development with a group of visiting students

The student visit involved an immersive discovery tour of Candor TechSpace, Sector 135, Noida

As a part of our efforts to share our innovative approach to real estate development, we recently welcomed a group of students and professors from RICS School of Built Environment, Amity University, and the University of Newcastle, in Australia. This excursion took place at Candor TechSpace, Sector 135, Noida. The participants got a first-hand look at the property's seamless integration of nature into its architecture.

The visit involved an immersive discovery tour that revealed the eco-friendly design principles of the office park.

The design includes open-air patios, well-lit office spaces with scenic views and upscale food courts that overlook beautifully landscaped gardens. This blend of natural lighting and outdoor spaces promotes creativity and collaboration among employees.

One of the highlights of the visit was the Central Courtyard, located close to Tower 11. It boasts a self-sustaining microclimate. Lush greenery, water features and carefully curated Bonsai trees create a serene atmosphere, with innovative design elements such as mosaic art, wooden decks



One of the highlights of the visit was the Central Courtyard

and interactive open spaces enhancing the aesthetic appeal.

The eco-friendly architectural elements around Tower 11 bring a cooling effect. Ambient temperatures in the proximity of the building consistently register two to three degrees lower than those in surrounding areas. Tower 11 is a compelling case study on infusing the magic of nature into workplace design.

The engagement provided the participants great insights into how we are reimagining real estate. Efficient, resilient and future-fit, our properties support the needs of our tenants and communities.

Sowing seeds of resilience

Our afforestation projects in Bengaluru and Delhi-NCR are helping restore ecological balance

As a part of our sustainability efforts, we had planted 3000 trees in Bengaluru and Delhi-NCR in 2022. In the southern city, native tree species such as mahogany, badam and teak were planted in the premises of Bengaluru North University, in Tamaka. In the northern region, species such as peepal and shisham found new roots in Sarai village, in Haryana.

The project, which has been executed in collaboration with the NGO Sankalptaru Foundation, is promoting biodiversity by creating mini-forests as well as helping restore ecological balance in urban spaces.



The survival rate of plants at the Bengaluru site has been 85%



The plantation in Sarai village, in Haryana



COOLING EFFECT

3000 TREES PLANTED

16 ACRES GREENIFIED

85-95% SURVIVAL RATE

1500 TONS OF CO2 REMOVED DURING A LIFESPAN

1090 TONS OF OXYGEN PRODUCED IN A LIFESPAN

Planting trees in Tamaka, Bengaluru

An on-the-ground study was performed recently at the two plantation sites. The good news? The survival rate of the plants in Delhi-NCR and Bengaluru has been 95% and 85% respectively. As per India's National Afforestation and Eco-Development Board, achieving a survival rate of 80% or higher is 'outstanding'.

In a time where India is facing many environmental challenges, such afforestation projects are the need of the hour. For example, Delhi has the world's poorest air quality, according to a WHO study of 1600 cities. Our plantation project is mitigating this pressing problem in the capital region. It is providing a green cover that is contributing to regulating climate by lowering temperatures, removing ozone and oxides of sulfur and nitrogen by being a carbon-capture and storage site and reducing harmful levels of suspended particulate matter (SPM).

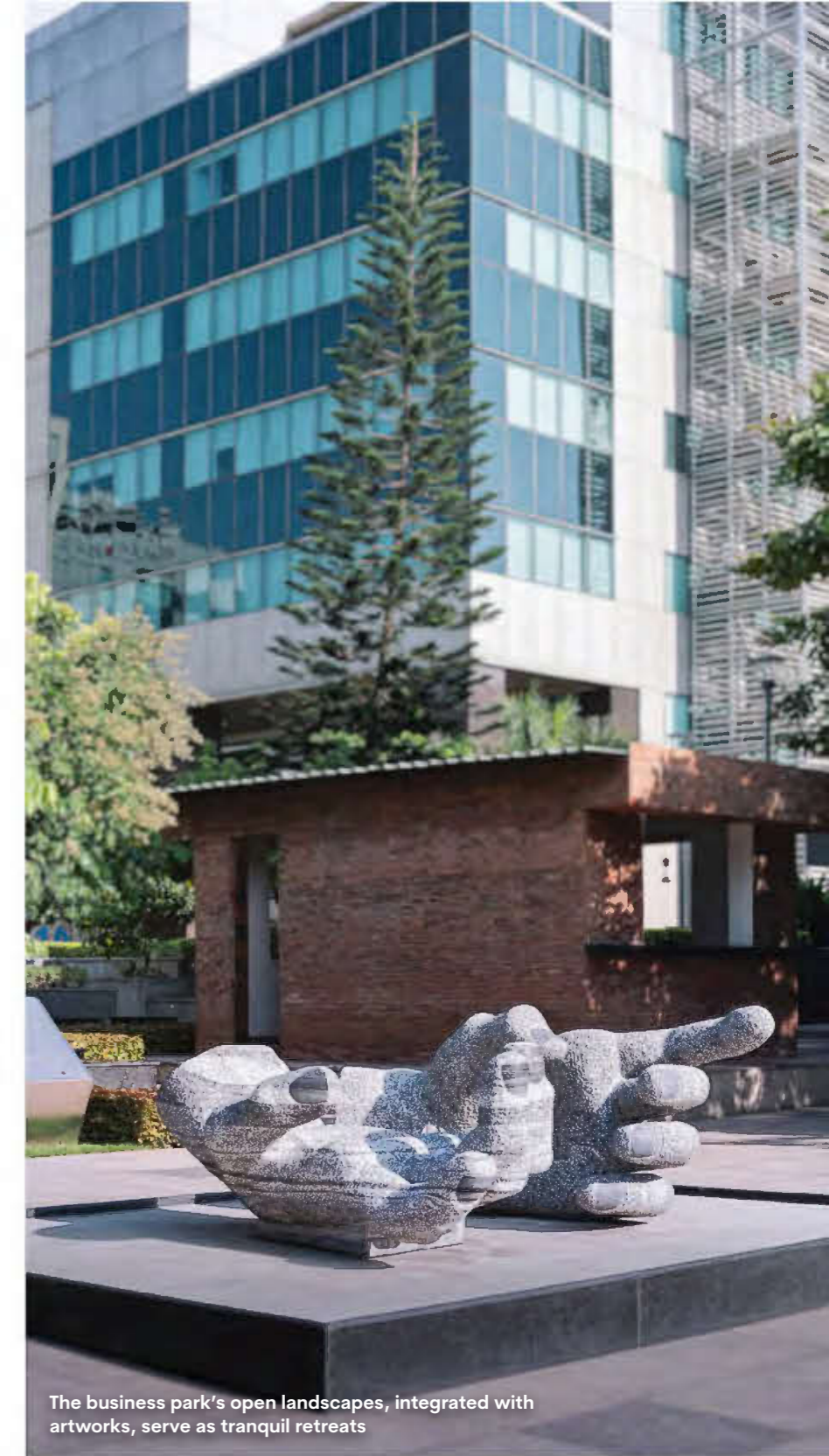
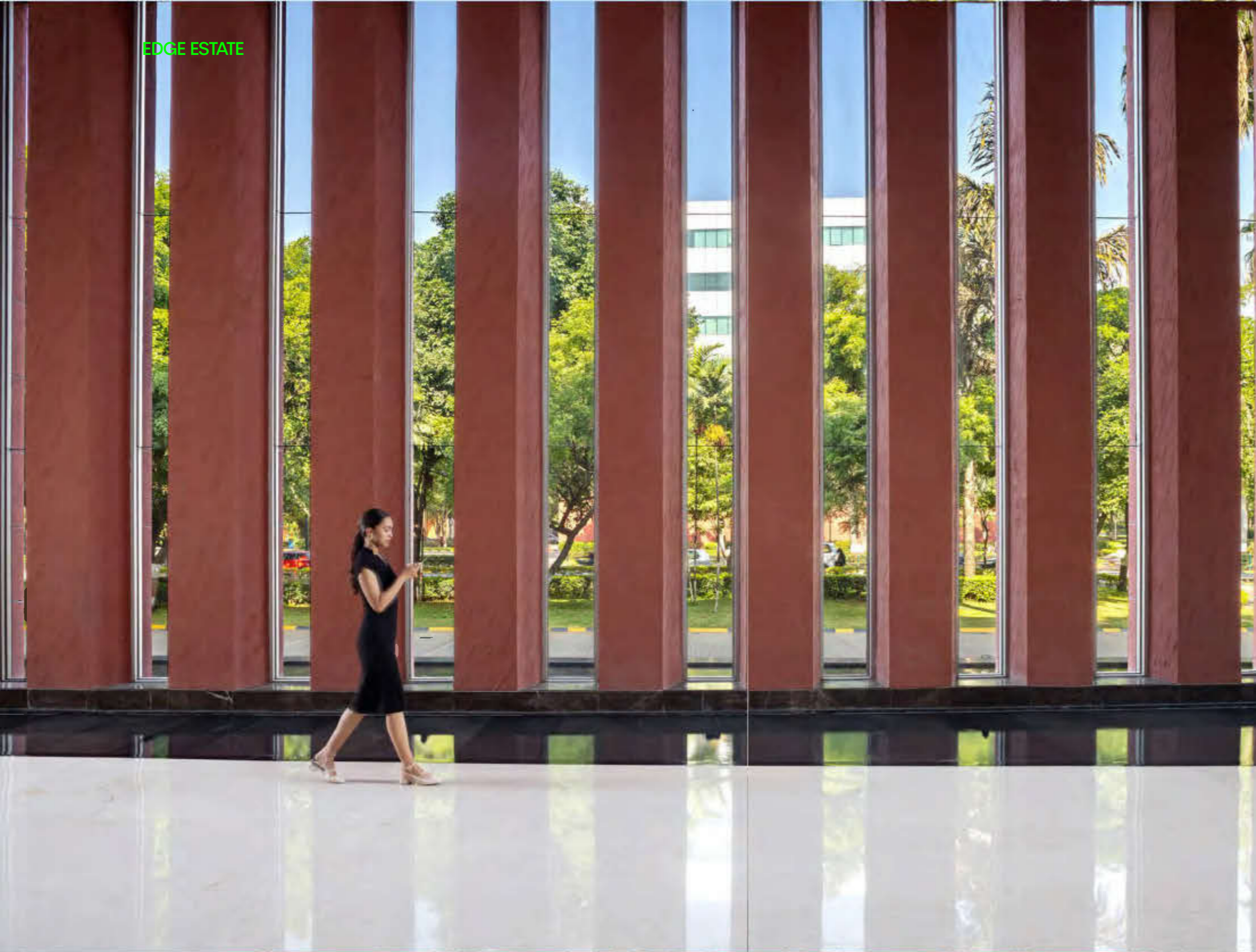
Similarly, our mini-forest in Bengaluru is improving the environment by helping lower the temperature in a state that has become increasingly prone to extreme weather events over the past two decades.

At Brookfield Properties, environmental sustainability and the mitigation of climate change are top priorities. With our afforestation efforts, we are contributing towards building a sustainable future. ■

A green marvel in Bengaluru

With its abundant verdant spaces and incredible mix of amenities, Ecospace prioritizes the wellbeing of both people and the environment

Ecospace, in Bengaluru, is a Grade A office campus that has set a new benchmark in sustainable urban development. Spanning across 18 acres in Bellandur, this business park offers 1,500,000 sq. ft. of office space designed to foster holistic employee development.



The business park's open landscapes, integrated with artworks, serve as tranquil retreats

STRATEGIC LOCATION

Located on Outer Ring Road, Ecospace benefits from exceptional connectivity. Outer Ring Road is a significant arterial route encircling Bengaluru, linking diverse city zones and facilitating convenient access to important areas, including the international airport and major business districts and neighborhoods. These factors establish

Ecospace as an optimal choice for businesses seeking to establish a presence in the city.

GREEN HAVEN

The campus features extensive green spaces and lush landscapes, and blends seamlessly with its surroundings. Ecospace has embraced eco-friendly practices such as water recycling and rain harvesting; it is, in

fact, a zero water discharge campus. More impressively, the property will be powered fully by renewable energy sources by the end of 2025, showcasing our dedication to reducing carbon footprint.

AN ARRAY OF AMENITIES

Ecospace has nine office buildings nestled within green spaces. Complementing these is

an incredible mix of amenities, including banks, ATMs and retail stores. For those navigating the challenges of balancing work and family life, Ecospace offers daycare facilities. The campus also brims with cafes and restaurants serving up fantastic culinary experiences.

WORK-LIFE BALANCE

The property's open landscapes, integrated

The campus includes nine office buildings



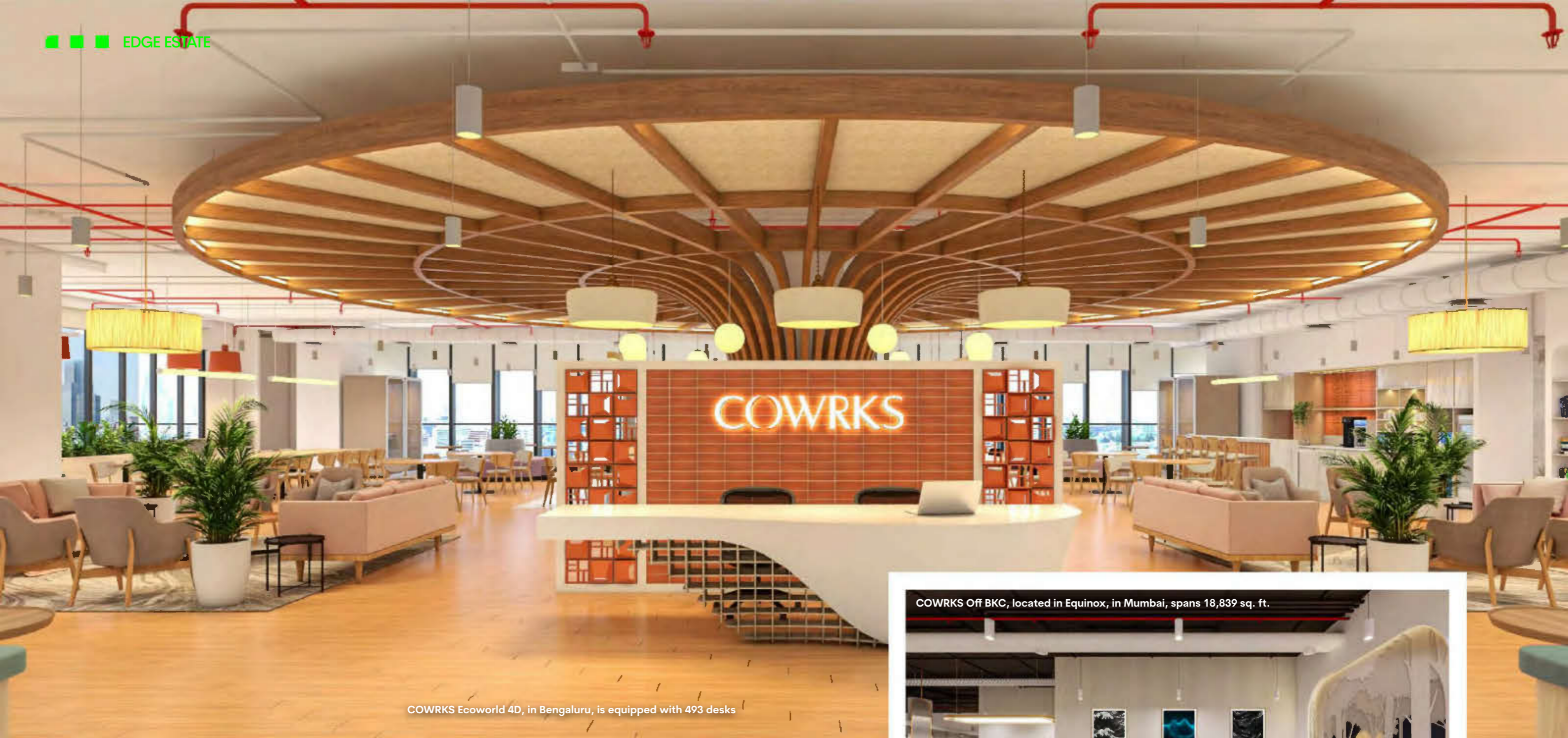
The campus brims with cafes and restaurants serving up fantastic culinary experiences



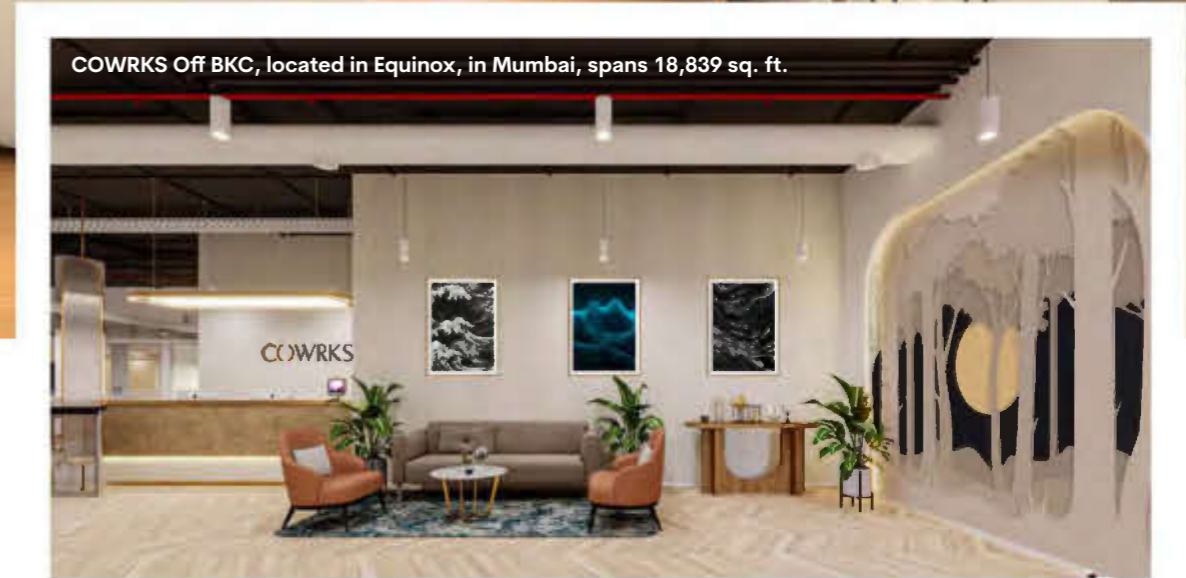
Ecospace spans 18 acres

with artworks, serve as tranquil retreats where tenants can unwind or rejuvenate. Ecospace also organizes community events, wellness workshops, cultural performances and other initiatives to encourage occupants to connect with one another and build relationships. The vibrant spirit of camaraderie enhances the overall work experience.

Ecospace is an embodiment of sustainability. The property reflects Brookfield Properties' commitment to creating workspaces that place equal importance on the health of the occupants and that of the planet. ■



COWRKS Ecoworld 4D, in Bengaluru, is equipped with 493 desks



COWRKS Off BKC, located in Equinox, in Mumbai, spans 18,839 sq. ft.

Step into the future of work

COWRKS' two new centers are located inside our premier business parks in Bengaluru and Mumbai

COWRKS, a premier flexible workspace solution provider, has expanded its footprint with two new facilities. The recently launched COWRKS Ecoworld 4D, in Bengaluru, and COWRKS Off BKC, in Mumbai, take the brand portfolio to a total of 34 centers.

Located in Ecoworld, COWRKS Ecoworld 4D spans an impressive 37,855 sq. ft. and is equipped with 493 desks. The state-of-the-art facility has been crafted to promote an environment conducive to innovation, productivity and collaboration. The center's

expansive footprint and sophisticated amenities make it a great choice for professionals seeking a dynamic workspace.

Meanwhile, COWRKS Off BKC, located in Equinox, in Mumbai, offers 375 desks across 18,839 sq. ft. This center embodies COWRKS' commitment to delivering world-class workspace experiences, complete with top-notch amenities and a collaborative

atmosphere. Its design supports the multidimensional needs of today's professionals.

Both COWRKS Ecoworld 4D and COWRKS Off BKC offer a range of workspace solutions. Whether seeking quiet spaces for focused work or vibrant areas for team brainstorming sessions, COWRKS can help you find your ideal environment. ■

Transforming India's real estate investment landscape

Brookfield Properties is one of the founding members of the recently launched Indian REITs Association (IRA), a non-profit trade organization on a mission to accelerate the sector's growth

The Indian REITs Association (IRA) is expected to play a major role in the evolution of the Real Estate Investment Trust (REIT) sector in India. Founded as a non-profit trade organization, IRA unites leading listed REITs—Brookfield India Real Estate Trust, Embassy REIT, Mindspace Business Parks REIT, and Nexus Select Trust—under a shared vision of driving growth, governance,

and investor advocacy. The association has been founded with the guidance of the Securities and Exchange Board of India (SEBI) and the Ministry of Finance.

IRA's primary objective is to foster the growth and development of REITs in India by advocating for business and investor interests in alignment with SEBI regulations. The association aims to uphold



At its first roundtable, IRA advocated for REITs getting access to direct bank lending

integrity, excellence, and global REIT standards, setting a benchmark for industry best practices. IRA also seeks to support policy initiatives, such as SEZ reforms, to further enhance the growth of REITs in the country.

The combined strength of the four listed REITs within IRA reflects a significant market presence, with Rs 1.2 lakh crore in gross Assets Under Management (AUM) and a market capitalization exceeding Rs 75,000 crore. With a portfolio encompassing 113.5 million square feet (MSF) of Grade A office and retail space nationwide, these REITs have demonstrated remarkable growth. The four REITs have distributed over Rs 15,500 crore in the last five years, surpassing the entire NIFTY Realty Index. These figures are a testament to sector's robust performance and investor appeal. Despite this success, the untapped potential of REITs in India remains vast, with only a fraction of available office and retail space incorporated into Indian REITs.

At its first roundtable, IRA revealed important ideas to unlock the potential of the REIT sector. Notably, IRA advocated for REITs getting access to direct bank lending.

Currently, REITs can issue bonds, or borrow from non-bank lenders or mutual funds but not directly from banks. The CEOs of the four listed REITs emphasized the necessity of bank funding for REITs due to their asset-heavy nature and reliance on acquiring real estate assets. Their growth will require a mix of equity and debt financing, and bank loans can play a crucial role. The REITs are also seeking a level playing field with Infrastructure Investment Trusts (InvITs), which are permitted to borrow from banks to invest in assets such as roads, highways and warehouses.

IRA has also requested SEBI to classify REITs as an equity asset. The association believes that such a recognition will help the asset class become more popular among investors and attract more passive money as the instrument gets included in indices. Currently, REITs are classified as a 'hybrid' instrument, which is confusing to many investors.

As India's REIT market continues to evolve, IRA will contribute to strengthening the operating and regulatory environment, deepening capital markets and enhancing investor education programs. ■



(From left) Sundareswaran S, Managing Director of Morgan Stanley, Ramesh Nair, CEO of Mindspace Business Parks REIT, Alok Aggarwal, MD and CEO of Brookfield India Real Estate Trust, Aravind Maiya, CEO of Embassy REIT, and Dalip Sehgal, CEO of Nexus Select Trust at IRA's first round table conference

Smart Spider is the invention of Baljit Singh, Executive Vice President of Operations, Brookfield Properties



A revolutionary leap in building maintenance

Smart Spider, our groundbreaking robotic façade cleaning machine, **wins a patent**



Conceptualized at Brookfield Properties, Smart Spider is a cutting-edge robotic façade cleaning machine. The innovation eliminates the hazards associated with manual façade cleaning. This traditional practice involves workers manually scaling and cleaning the exteriors of buildings, including high-rise structures. Due to elevated heights, workers are vulnerable to falls or accidents due to equipment failure or strong winds. Smart Spider makes the cleaning process completely safe by automating it.

Smart Spider performs cleaning more effectively, too, enhancing the glass's longevity and decreasing the need for frequent professional cleaning services. This results in reduced building maintenance costs.

The machine is a patented invention of Baljit Singh, Executive Vice President of Operations, Brookfield Properties. An industry veteran and visionary, Singh has spent years iterating on and perfecting Smart Spider. Manufactured in India and aligned with the central government's 'Make in India' mission, Smart Spider has been deployed at Candor TechSpace, Sector 48, Gurugram.

It is equipped with advanced features, including sprayer nozzle, bristle roller, forward and reverse mechanism and water pumps, making the task of cleaning the building facades in our campuses or elsewhere quick and smooth.

The entire cleaning process is managed by a wireless-controlled, radio signal-based remote station that monitors the movement and operation of the machine. The station supervises the robot through a high-resolution pan-tilt-zoom camera, while ensuring that no side or space is left with any marks of dust, dirt, grime or carbon emissions.

Smart Spider brings speed, safety and uniformity to the process of cleaning high-rise facades. The machine is also capable of retrofitting on to existing cradle platforms and can be used in any weather.

Says Singh, "Smart Spider is a testament to our dedication to innovation and efficiency. Moreover, it exemplifies our commitment to creating safer and future-ready workplaces." ■

“An industry veteran and visionary, Baljit Singh has spent years iterating on and perfecting Smart Spider”

Championing Continuous Improvement

*A look at the
prestigious awards
received by our
properties over the
past few months*



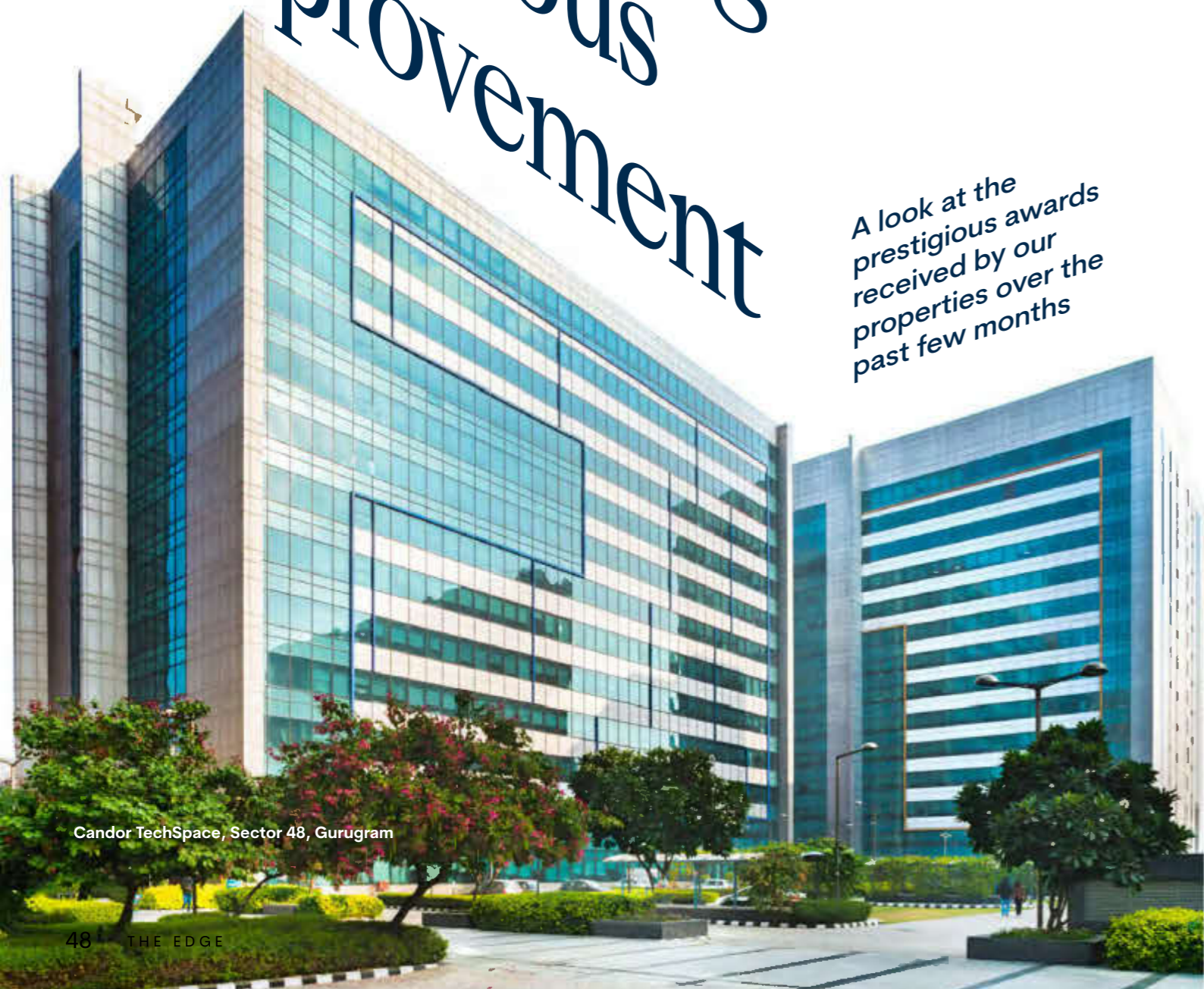
Brookfield Properties had an impressive showing at Confederation of Indian Industries' 7th National Kaizen Circle Competition. The competition recognizes best practices in continuous improvement and innovation within organizations from diverse sectors. It focuses on the Japanese concept of Kaizen, which emphasizes continuous improvement through small, incremental changes in processes, systems and practices.

Candor TechSpace, Sector 21, Gurugram won Platinum Award for best Kaizen in Energy & Utilities Management (Large Category); Candor TechSpace, Sector 135, Noida received Platinum Award for best Kaizen in Productivity Management (Large Category); and Candor TechSpace, Newtown, Kolkata bagged Platinum Award for best Kaizen in Cost Reduction & Safety Improvement.

In other news, six of our properties were awarded the 5 star rating from the Bureau of Energy Efficiency (BEE): Airtel Center in Gurugram, Pavilion Mall, Ludhiana, Building 1 and Building 3 at Worldmark Aerocity in New Delhi, Worldmark Gurugram, and Fairmont, in Mumbai. BEE's star rating program aims to incentivize energy conservation and sustainability practices by recognizing and labelling buildings based on their energy efficiency levels, with the 5 star rating being the highest.

Lastly, Candor TechSpace, Sector 48, Gurugram has been reassigned the prestigious Platinum Rating by the Indian Green Building Council under Existing Buildings-Operations & Maintenance.

These accolades reinforce our position as a trailblazer in driving positive change and setting new benchmarks for excellence in the real estate sector. ■



Candor TechSpace, Sector 48, Gurugram



Candor TechSpace, Sector 21, Gurugram

A triumphant streak

With three recent prestigious accolades, COWRKS strengthens its position as an industry leader

COWRKS had a stellar run during the last season. The country's largest flexible workspace provider has not just been recognized as a 'Great Place to Work' but has also clinched two prestigious honors at the Flexi Con India Awards 2024.

The Great Place to Work Institute is a global research and consulting firm that identifies workplaces with exceptional cultures. To earn the 'Great Place to Work' certification, organizations have to undergo a comprehensive assessment process.

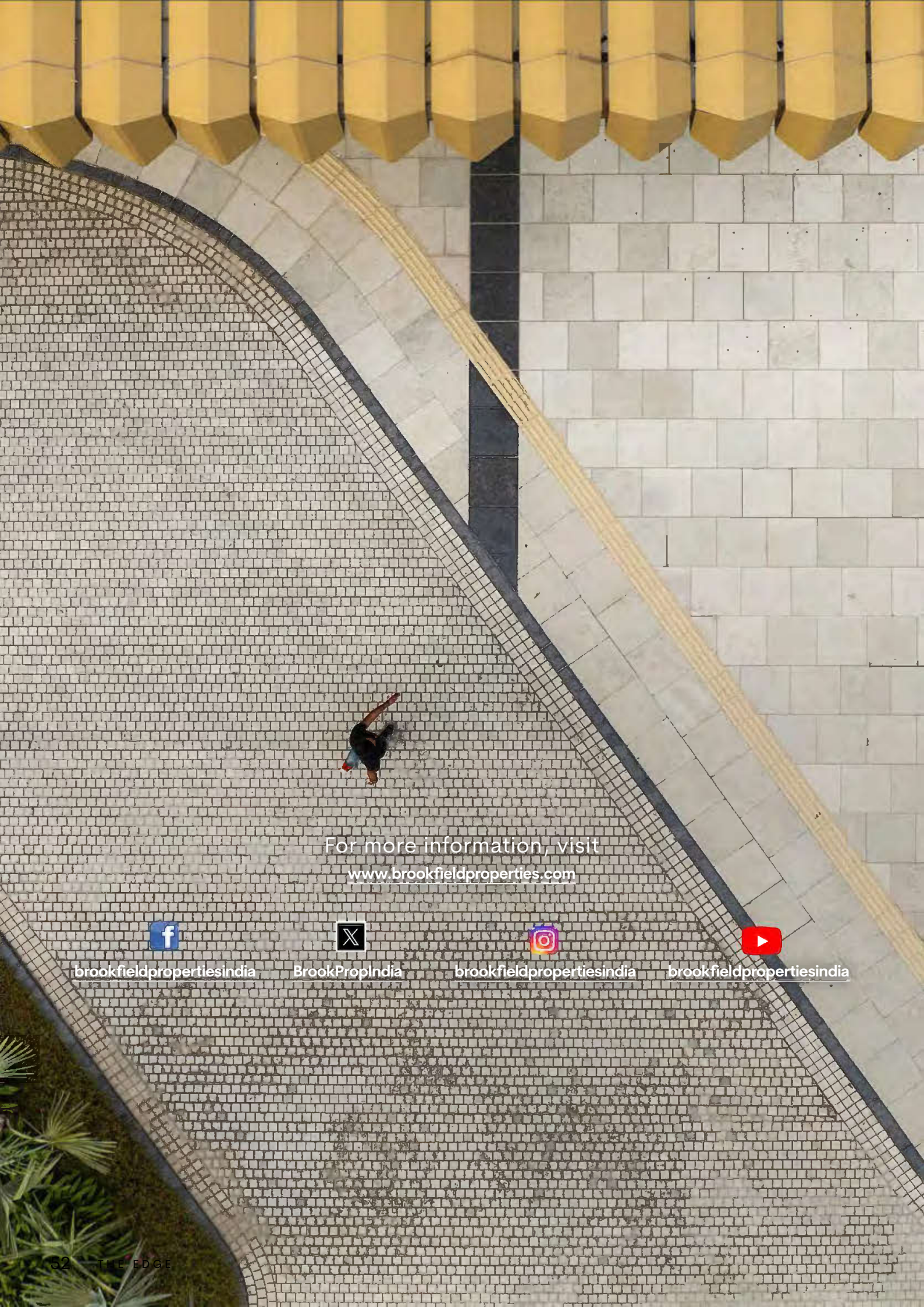


The process involves an in-depth analysis of employee feedback through surveys, as well as an evaluation of the organization's policies, practices and culture.

COWRKS' 'Great Place to Work' certification can be attributed to its employee-centric initiatives, such as flexible work arrangements, adoption leaves, inclusive same-sex insurance policies, parental care time, paid time off for volunteering, and enhanced healthcare access. The company also recognises and celebrates employees through comprehensive rewards and recognition programmes throughout the year. Says Parul Thakur, Senior Vice President and Business Head at COWRKS, "We are very proud to be recognised as a 'Great Place to Work'. It showcases our commitment to nurturing a culture that fosters innovation, promotes open communication and prioritises the growth and wellbeing of our team."

Meanwhile, at the inaugural Flexi Con India Awards, COWRKS won the gold award in the 'Best Design' and 'Best Premium Brand' categories. The Flexi Con India Awards are instituted by The Infrastructure, Facility, Human Resource And Realty Association (iNFHRA), an industry body for the workplace fraternity. The awards seek to drive change and empower organizations to thrive in the era of flexible work culture.

The three accolades attest to COWRKS' innovative approach to creating functional and inspiring workspaces. They solidify COWRKS' position as a leader in the industry. ■



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