



OUR PROPERTIES

Candor TechSpace G1, Gurugram

3.7M sf | 25.2 Acres

Candor TechSpace G1, Gurugram is one of the largest high-quality, Grade A IT/ITeS SEZ in the region. Located within Gurugram's prime South micro-market, the campus is in proximity to NH-8 metro station and the airport. It provides easy access to social infrastructure like schools, hotels, shopping malls, hospitals, etc. With its large and efficient floor plates, upscale infrastructure, landscaped central lawn, excellence center, amenity block, clubhouse, sports arena and collaborative open area, the campus is a preferred workplace for a diverse tenant base.

THE IGBC PLATINUM RATED CAMPUS IS A PERFECT PLACE FOR EMPLOYEE ENGAGEMENT, WITH PLANNED SEATING AREAS, INTERACTIVE BREAKOUT SPACES AND A CENTRAL SPACE TO HOST LIVELY EVENTS.



CERTIFICATIONS

- IGBC Platinum rating
- National 5S Excellence Gold Award
- ISO 9001, 14001 and 45001 certified
- Bureau Veritas Safeguard Label certified
- British Safety Council 5-Star rated

SALIENT FEATURES



Amenities for superior experiences

- Elevating experiences with planned seating areas to unwind, a central lawn to hold live events, and interactive breakout areas
- Food court, banquet hall, fine-dine restaurant, crèche, open and indoor gymnasiums, outdoor sports and cricket pitch
- Safe and secure environment with fire safety and medical facilities (ambulance services, clinic)

Pioneering sustainability practices

- Energy-efficient with a low-carbon footprint supported by a 469 kWp rooftop solar power plant, a 66 KV sub-station, LED lighting, VFD in chillers and pumps
- Green landscape and electrostatic precipitator filters for air handling units
- Water efficiency using efficient fixtures and rainwater harvesting tanks and pits
- EV-ready campus equipped with EV charging stations
- Organic waste composting on site and zero single-plastic use

KEY STATISTICS AND HIGHLIGHTS

COMMITTED OCCUPANCY	COMPLETED BUILDING	AREA LEASED
67%	12	2.5M sf
TENANTS	WALE (YEARS)	MARKET VALUE
28	7.0	₹50,329M

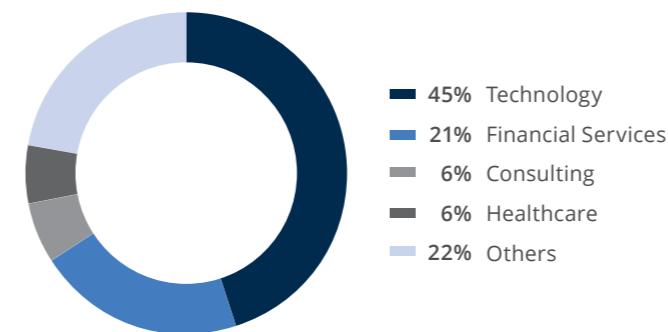
H1 FY2024 HIGHLIGHTS

- 36K sf of area renewed
- ₹79.2M of ongoing asset upgrade and tenant improvement projects
- Revamped lobbies of Towers three and eight



THE ENTIRE CAMPUS IS UNIVERSALLY ACCESSIBLE, WITH DEDICATED PARKING, WHEELCHAIR FACILITIES, TACTILE INDICATORS, AUTOMATED ENTRY/EXIT, RAMPS AND BRAILLE SIGNAGE TO CATER TO DIFFERENTLY-ABLED INDIVIDUALS.

GROSS CONTRACTED RENTALS BY TENANT SECTOR



TOP TENANTS

(As per Gross Contracted Rentals)

- Capgemini Technology Services India Limited
- Evalueserve SEZ (Gurugram) Private Limited
- Midland Credit Management India Private Limited
- Wipro HR Services India Private Limited
- FIL India Business & Research Services Private Limited