



OUR PROPERTIES

Downtown Powai, Mumbai

2.7M sf | 20 Acres

The assets under Downtown Powai SPV, located in Downtown Powai, a prime location of Mumbai, encompasses a portfolio of nine commercial properties. Part of a 250-acre integrated township, it offers a vibrant neighborhood with open and green areas, a metro station, hospitals, playparks and gardens, high-street retail, F&B options at premium arenas like the Binge Central, schools, business-class hotels and departmental stores. It is well-connected with highways, railway lines, major catchment areas and upcoming metro lines. A fully integrated campus with its 'Live-Work-Play' ecosystem and vibrant landscape, it is an ideal destination for our marquee tenants seeking enhanced employee engagement.

THE CAMPUS-STYLED DEVELOPMENT, FEATURING CLASSIC ARCHITECTURE REIMAGINED FOR MODERN LIFESTYLES, GRAND ARRIVAL, AN ARRAY OF AMENITIES AND PEOPLE-SCAPED SPACES FOR REJUVENATION, COLLABORATION AND INTERACTION, DELIVERS EXTRAORDINARY EXPERIENCES.



CERTIFICATIONS

- ISO 9001, 14001 and 45001 certified
- CII 5S Certification
- Bureau Veritas Safeguard Label for Health and Hygiene

SALIENT FEATURES



Amenities for superior experiences

- Neo-classical architecture, curated landscapes, vehicle-free pathways and collaborative and interactive spaces
- Curated F&B, fine dining restaurants, high street retail, premium cafés, food carts, vending machines, gymnasium, outdoor sports, electric bike services, bicycle docking stations and crèche
- Promoting well-being with comprehensive medical facilities, including ambulance services

Pioneering sustainability practices

- Energy-efficient with a low-carbon footprint through 100% transition to LED lighting and renewable energy (rooftop solar panels) in common areas, 30% more daylight in buildings and shared mobility
- EV-ready campus equipped with EV charging stations and offering electric bus and shuttle services
- Organic square-foot farming
- Water efficiency
- Indoor air-quality monitoring sensors in common areas

KEY STATISTICS AND HIGHLIGHTS

| | | |
|----------------------------|---------------------------|---------------------|
| COMMITTED OCCUPANCY | COMPLETED BUILDING | AREA LEASED |
| 89% | 9 | 2.4M sf |
| TENANTS | WALE (YEARS) | MARKET VALUE |
| 89 | 3.4 | ₹70,605M |

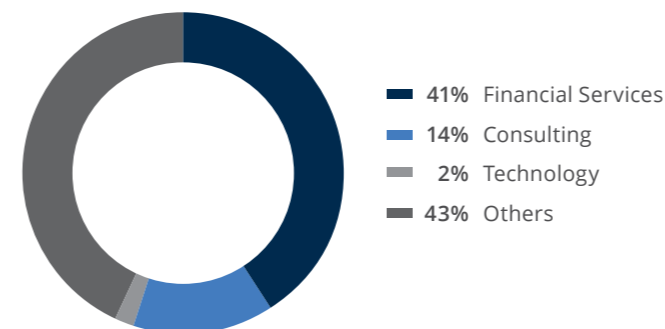
H1 FY2024 HIGHLIGHTS

- 46.5K sf of new leases, 46K sf of area re-leased and 20K sf of area renewed
- ₹157.1M of ongoing asset upgrade and tenant improvement projects. This includes the addition of new area by converting parking/terrace areas to retail and office areas and the upgradation of lobby, canopy and lifts in Winchester



DOWNTOWN POWAI IS DESIGNED TO DELIGHT WITH AN ARRAY OF AMENITIES, ALL THE WHILE PRIORITIZING TENANT COMFORT AND CONVENIENCE WITHIN THE FRAMEWORK OF SUSTAINABLE DEVELOPMENT.

GROSS CONTRACTED RENTALS BY TENANT SECTOR



TOP TENANTS

(As per Gross Contracted Rentals)

- Deloitte Consulting India Private Limited
- Nomura Services India Private Limited
- CRISIL Limited
- TIAA Global Business Services India Private Limited