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Mumbai

Downtown Powai – SEZ is a thoughtfully designed commercial development located in a well-connected urban zone. It offers a modern workspace environment that integrates dynamic seating formats, collaboration zones, and a vibrant cultural spine. The campus fosters a holistic approach to workplace design, enriching productivity and supporting evolving employee needs. Seamless access to transportation links and vital social infrastructure further enhances its appeal as a contemporary corporate destination.

The campus sets the tone for progressive work environments through its blend of modern infrastructure, vibrant Communities, and state-of-the-art amenities.





KEY STATISTICS

9.0 Acres **CAMPUS AREA**

1.6M sf **TOTAL LEASABLE AREA**

1.5M sf AREA LEASED

₹ 29,168M MARKET VALUE



PROPERTY HIGHLIGHTS



Grand arrival experience with a landscaped porte-cochère, water feature, and refined drop-off zones



Rejuvenating campus environment featuring podium-level alcoves and thoughtfully people-scaped zones



Well-being and engagement spaces include a green sit-out, library, and amphitheater-style seating



Community-focused design with a cultural street, canopy swings, and **interactive** pedestrian pathways

97K sf **NEW LEASES**

NEW DEVELOPMENTS

57K sf AREA RE-LEASED



Inclusive campus design with accessibility features like wheelchair access, tactile cues, Braille signages, and automated lift access

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IGBC GOLD

Existing Building Rating

100%

Green energy in common areas

ROOF-TOP SOLAR PANELS

For on-site generation of green power

LOW FLOW, EFFICIENT WATER FIXTURE

To reduce water consumption

EV CHARGING

Facility

ORGANIC SQUARE FOOT

Farming

INDOOR AIR QUALITY (IAQ)

Monitoring in common areas

100%

Waste Water Recycled*

100%

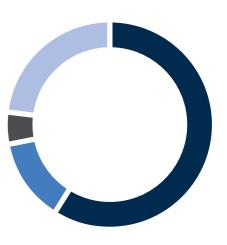
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Organic Waste Treatment

*Through central township STP

BROOKFIELD INDIA REAL ESTATE TRUST Who We Are | Industry Outlook | Our Properties | Sustainability | Investor Relations | Statutory Disclosure | Financial Statements

TENANT PROFILING Sector-wise occupancy



- **59%** Technology
- 13% Financial Services
- **5%** Industrials and Logistics
- **23%** Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Tata Consultancy Services Limited
- Larsen and Toubro Limited
- ERGO Technology & Services Private Limited
- GE Oil & Gas India Private Limited
- RXO Global Services India Private Limited