

ENVIRONMENT

# Our Planet. Our Priority.

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At Brookfield India REIT, environmental consciousness is deep-rooted in every facet of operation. We endeavor to provide experiences that are ecologically responsible and encourages sustainable best practices. We ensure this with campuses built with focus on climate change resilience and continually adopting innovative solutions to advance sustainability. We have further undertaken climate-related hazard assessments and scenario analysis, and necessary actions are being implemented.

## PROGRESSING TO DECARBONIZE

We understand the impact of greenhouse gas (GHG) emissions and plan to achieve energy and emission reductions to become Net Zero by 2040. In line with this, we are undertaking assessments and accordingly integrating asset-level improvements into asset upgrade plans. Key measures implemented include advanced metering to monitor sources and uses of energy and integration of passive design features to lower our cooling and lighting requirements.

We are also focusing our efforts on reducing last mile emissions by encouraging Electric Vehicles (EV) usage through dedicated parking areas and charging points and partnering with innovative shared mobility service providers.

A strong focus is on transitioning our properties to 100% renewable energy. This will be ensured through a

combination of captive generation, purchasing renewable power from open market and purchasing renewable energy certificates for solar power plant installation. During H1 FY2023, Candor TechSpace N1 and N2 added 72 kWp and 191 kWp of solar power capacities respectively, taking total capacity across all facilities to 1,421 kWp as on September 30, 2022.

Upgradations as well as installations of air handling units (AHUs) have been a key area for optimizing energy consumption in the current period. Further, electrostatic filters were installed in AHUs of Candor TechSpace N2, Candor TechSpace G2 and Candor TechSpace N1. Apart from enhanced dust, pollen and other airborne particles filtration, it delivers increased airflow performance and appropriate cooling capacity, reducing the pressure drops with respect to conventional filters and thus contributing to 18–20% reduction in energy consumption.

**TOTAL ENERGY CONSUMPTION (MWh)**

69,737 52,623

H1 FY23 H1 FY22

▲ 33%

**SCOPE 2 EMISSIONS (MT Co2 e)**

29,962 20,587

H1 FY23 H1 FY22

▲ 46%

**ENERGY INTENSITY (KWh/sq. sf)**

23.99 17.86

H1 FY23 H1 FY22

▲ 34%

**SCOPE 3 EMISSIONS (MT Co2 e)**

22,387 19,617

H1 FY23 H1 FY22

▲ 14%

**ONSITE SOLAR GENERATION (MWh)**

986 788

H1 FY23 H1 FY22

▲ 25%

**SCOPE 1 EMISSIONS (MT Co2 e)**

1,692 592

H1 FY23 H1 FY22

▲ 186%

**EMISSION AVOIDED FROM ONSITE SOLAR SCOPE 1 (MT Co2 e)**

779 622

H1 FY23 H1 FY22

▲ 25%

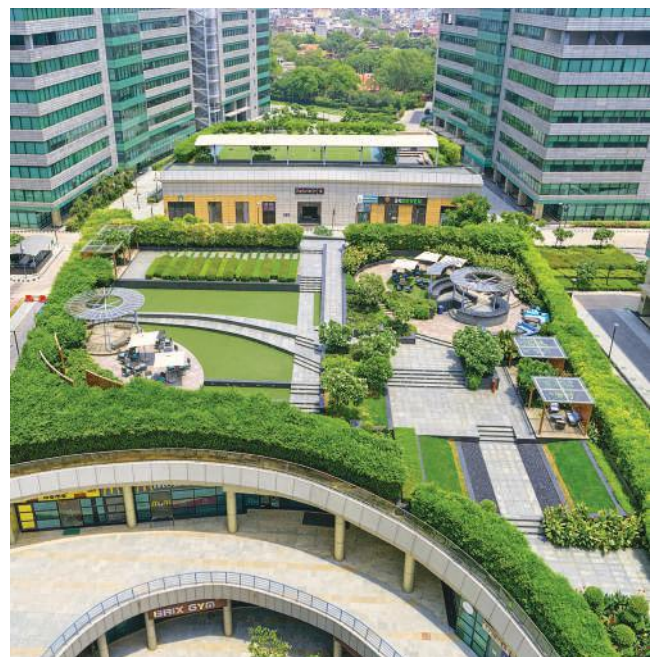
**AIR QUALITY MANAGEMENT**

During H1 FY2023, we installed indoor air quality (IAQ) monitors in AHUs across our assets. Working in synchronization with the modulating type of fresh air dampers, and appropriate filtrations. It will ensure maintaining good air quality in line with our health and well-being commitments.

Case study

**CLIMATE CONSCIOUS DESIGN**

Integrating climate-related factors is a key design consideration of our assets. Focused on this, we have constructed a green terrace at our Candor TechSpace G2 asset. This has reduced water runoff by ~65% and relative building temperature by 6-8°C, thereby lowering cooling costs. It has further reduced external noise and has extended roof life by preventing weather-related damage. Besides these benefits, with its lush greenery and open ambience has become a popular breakout space for occupants.

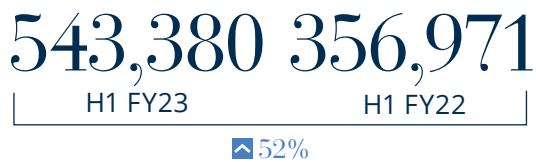


## OPTIMIZING WATER CONSUMPTION

In our journey towards water efficiency, we actively monitor water consumption. Investments have been made in low flow fixtures, advanced irrigation equipment and systems, rainwater harvesting structures, HVAC systems and sewage treatment plants (STPs) to minimize water withdrawals and consumption. We ensure using 100% of treated wastewater for non-contact purposes.

Horticulture being a significant area of water consumption, investments made in advanced irrigation techniques and automation have reduced water requirement. We are in the process of installing rain, moisture and evapotranspiration sensors in our assets to further reduce our water footprint. We also strive to optimize rainwater retention by installing permanent infiltration or collection features like vegetated swales, rain gardens and rainwater cisterns.

### WATER CONSUMPTION (KL)



IN SEPTEMBER 2022, WE INAUGURATED AN EXCELLENCE CENTRE TO ENABLE CENTRALIZED MONITORING OF PARAMETERS ACROSS OUR GROWING PORTFOLIO. IT WILL MONITOR ENERGY PERFORMANCE INDEX AND WATER PERFORMANCE PARAMETERS.

WE ARE STRONGLY FOCUSED ON DEVELOPING IN A LEAN AND SUSTAINABLE MANNER WITH EFFORTS RELATED TO REDUCE, REUSE AND RECYCLE. IN LINE WITH THIS, RECYCLABLE MATERIALS LIKE OLD FAÇADE GLASS GLAZING, FALSE CEILING, UNUSED FLOOR TILES AND CHAIRS, TABLES, SOFA SET, FLOOR CARPET, PLANTERS WERE IDENTIFIED AND PUT TO USE AGAIN. EVEN WASTE PIPES WERE RECYCLED TO CREATE DECORATIVE PLANTER BASE, CONDUITS AND RACEWAYS. THE INITIATIVE HAS HELPED REDUCE THE WASTE GOING INTO LANDFILLS, ENABLED EFFICIENT REUSE OF AVAILABLE RESOURCES AND ALSO RECYCLING OF MATERIAL FOR DECORATIVE PURPOSES, RESULTING IN SIGNIFICANT TIME AND MONEY SAVINGS. THE TEAM MANAGED TO COMPLETE THE PROJECT IN JUST TWO MONTHS AND APPROXIMATELY ₹ 83 LAKHS WERE SAVED THROUGH IT.

### WATER INTENSITY (KL/sf)



**105,700 KL**  
FRESHWATER USE  
REDUCTION WITH STPs





**CIRCULARITY AND ART**

**CANDOR TECHSPACE N1 ADOPTED AN INNOVATIVE MEASURE TO REMOVE PLASTIC WASTE AND RESTORE EARTH’S ENVIRONMENT. UNDER THE INITIATIVE, 1,200 KGS OF PLASTIC ROPES WERE MADE FROM DISCARDED PACKAGING MATERIALS AND WEAVED INTO A 1,900 SQ. FT. WALL ART INSTALLATION. IT TOOK 15 WEAVING EXPERTS, 90 DAYS AND UNIMAGINABLE CONVICTION TO BRING THIS ART TO LIFE.**

**WASTE GENERATION (MT)**

229

H1 FY23

251

H1 FY22

9%

**WATER GENERATION INTENSITY (kg/sf)**

0.296

H1 FY23

0.372

H1 FY22

20%



**MANAGING WASTES EFFECTIVELY**

Our waste management effort is focused around 3R – reduce, recycle and reuse. Our properties have waste considerations integrated right from the design stage to ensure circularity. Only certified and low emission materials are used in construction which are locally procured to reduce transport emission.

We have eliminated single-use plastic from food courts and common areas. We are partnering with tenants in managing waste by setting up recycled product kiosks and organizing awareness events. Further, we are also enabling our value chain partners in circular economy efforts.



## PROMOTING BIODIVERSITY

Thriving biodiversity is a striking feature of our campuses. This has been achieved by engaging global design experts for green roofs, biophilic breakout zones, urban square foot farms and flowering gardens. We refrain from investing in sites in proximity to protected areas or having high biodiversity value. Periodic census, mapping and tagging of plants and trees are done resulting in increased soft scape area, native plant species and survival rates.

In a bid to improve biodiversity, we had placed hand made bird nests across our campuses to help the native species thrive. Candor TechSpace K1 has recently initiated fish cultivation in the water bodies to eat and remove the larvae of mosquitoes which breeds in water, and thus decrease the risk of vector borne diseases.

