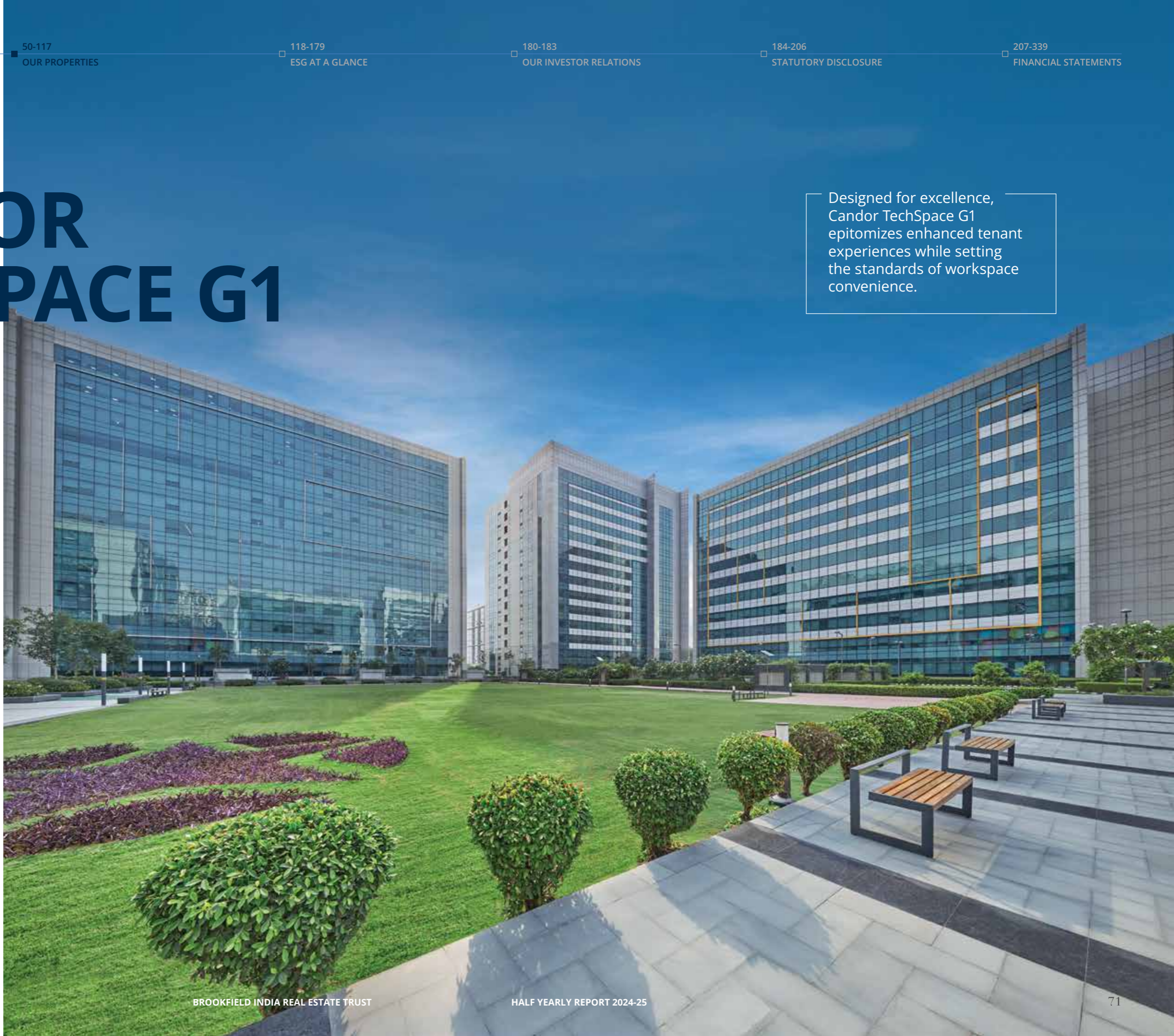


CANDOR TECHSPACE G1

GURUGRAM

Candor TechSpace G1 is a premier Grade-A IT/ITeS SEZ office campus, distinguished for its seamless connectivity to key transport networks and essential social infrastructure. Located within the proximity to NH48 in the south micro-market of Gurugram, the office campus benefits from easy accessibility, making it a home for top-tier tenants. The office campus architecture meets international quality standards with efficient floor plates and premium building structures that elevate stakeholder satisfaction. This is further enhanced by abundant open spaces which constitute 60% of the total campus, seating area for relaxation, a central lawn for events, and interactive outdoor spaces that promote social engagements.

Designed for excellence, Candor TechSpace G1 epitomizes enhanced tenant experiences while setting the standards of workspace convenience.





KEY STATISTICS

25.2 Acres
CAMPUS AREA

3.8M sf
TOTAL LEASABLE AREA

2.8M sf
AREA LEASED

₹ 52,130M
MARKET VALUE

NEW DEVELOPMENTS

207K sf
NEW LEASE

207K sf
AREA RE-LEASED

₹ 14M
INVESTED FOR
ASSET UPGRADATION

PROPERTY HIGHLIGHTS



Customized **warm shell office spaces** with plug-and-play solutions



Three-level connected **basement for parking**



A vibrant environment featuring **gym, outdoor sports facilities, food court, banquet halls, club house, creche, central lawn, and in dining options**



Universally accessible design with **wheelchair support, tactile indicators, and Braille signage**



Active campus management with **IoT sensors, CCTV, digital visitor management, RFID parking, and environmental sensors** with electrostatic filters



Continuous asset upgradation to **maximize utility and real estate value** i.e., **revamping lobbies in tower three and eight**



Area under conversion of **0.5M sf** around the pre-established structures



APPROACH TO SUSTAINABILITY

IGBC PLATINUM
Existing Building Rating

RAINWATER HARVESTING TANKS AND PITS
Promoting water positivity

469 KWP
Solar rooftop power plant

WATER-EFFICIENT FIXTURES
Minimizing water consumption and promote sustainable usage practices

EV CHARGING STATIONS
Promoting sustainable commuting while reducing carbon emissions

ZERO
Water discharge office space

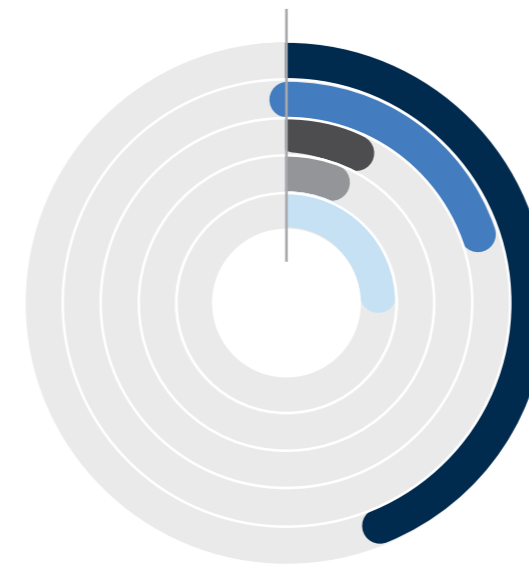
40%
Green power supply for occupied areas

100% LED LIGHTING
Reducing energy consumption and enhancing efficiency

BEE 5 STAR
Rating



TENANT PROFILING
Sector-wise occupancy



- 45% Technology
- 21% Financial Services
- 6% Consulting
- 5% Telecom
- 23% Others

MARQUEE TENANTS
(As per Gross Contracted Rentals)

- Capgemini Technology Services India Limited
- Wipro HR Services India Private Limited
- Cognizant Technology Solutions India Private Limited
- FIL India Business & Research Services Private Limited
- Evalueserve SEZ (Gurgaon) Pvt Ltd