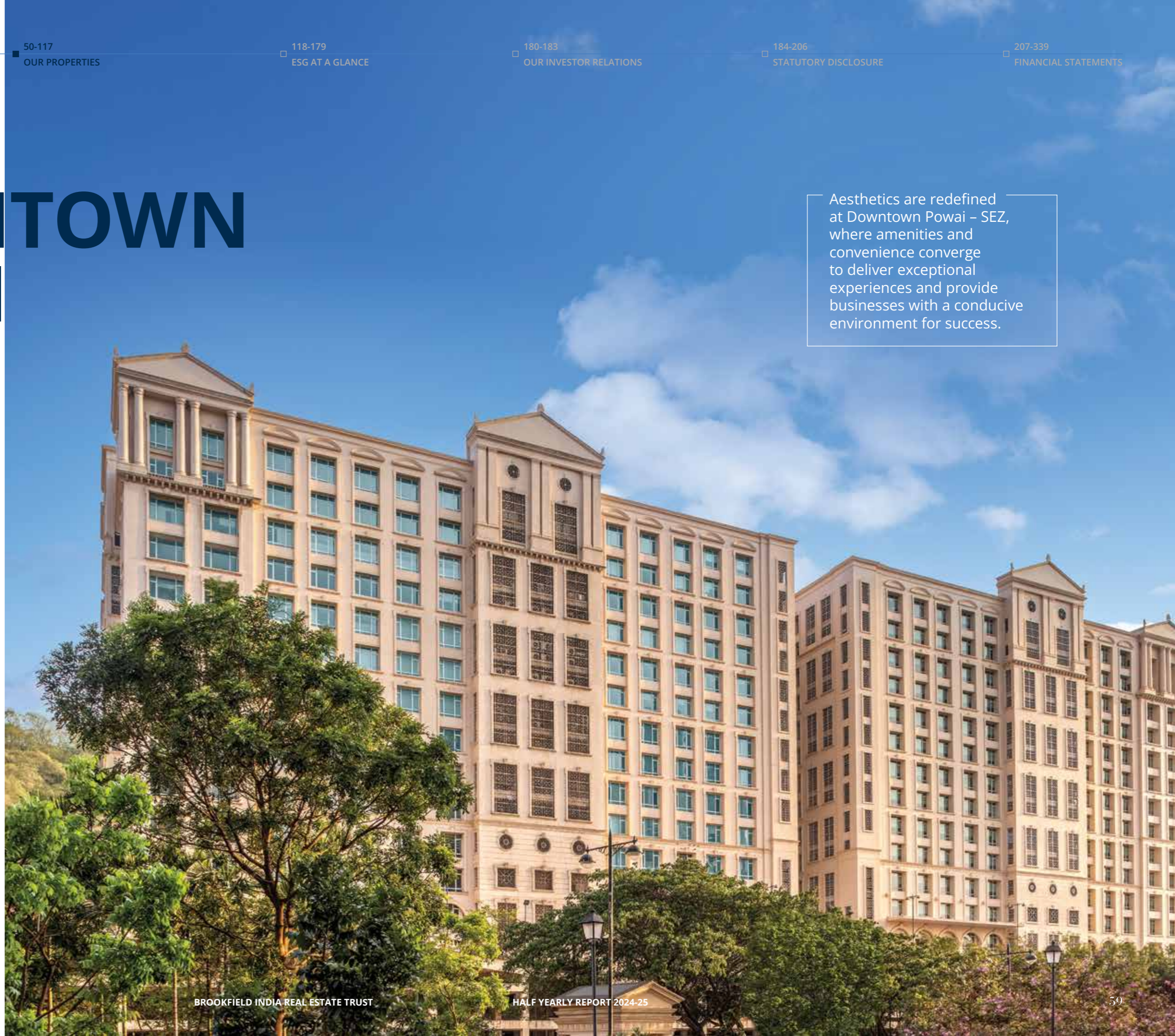


DOWN TOWN POWAI

SEZ, MUMBAI

Downtown Powai – SEZ offers a premier IT/ITeS workspace with abundant amenities, seamless transport links, and proximity to essential social infrastructure, including hospitals and schools. The office space features thoughtfully designed collaborative areas, a vibrant cultural hub, and unique seating arrangements, making it highly attractive to corporate tenants. With an integrated design and a range of social amenities, the workspace enhances work-life quality and fosters stronger collaboration among stakeholders.

Aesthetics are redefined at Downtown Powai – SEZ, where amenities and convenience converge to deliver exceptional experiences and provide businesses with a conducive environment for success.





KEY STATISTICS

9 Acres
CAMPUS AREA

1.6M sf
TOTAL LEASABLE AREA

1.5M sf
AREA LEASED

₹28,527M
MARKET VALUE

NEW DEVELOPMENTS

97K sf
NEW LEASES

57K sf
AREA RE-LEASED

PROPERTY HIGHLIGHTS



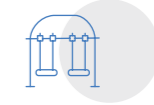
Landscaped grand **porte-cochère** and **drop-off area with a water feature** enhance aesthetics and arrival experience



Podium-level seating alcoves and **people-scaped spaces** enhance the comfort to enable a rejuvenating environment around the campus



A **library**, and **green sitout area, amphitheater seating, pedestrian-friendly pathways** support learning, versatility, and wellness



Canopy with swings and a **cultural street** promotes collaboration and community



APPROACH TO SUSTAINABILITY

100%
Green power in
common areas

Using
RECYCLED WATER
for irrigation

IGBC GOLD
Existing Building Rating

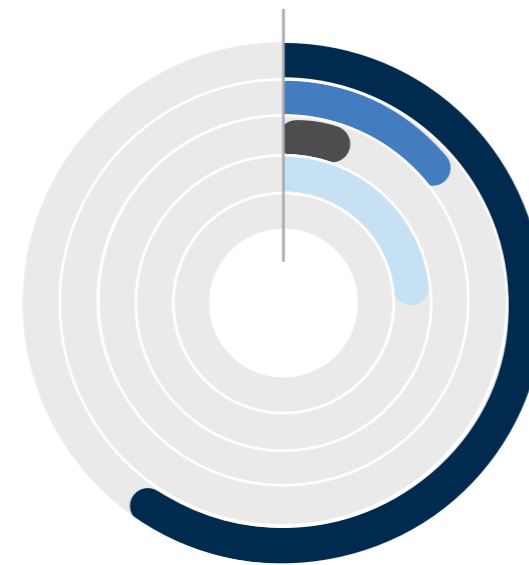
EV-READY
Campus

100%
LED lighting

URBAN ORGANIC
Square foot farming



TENANT PROFILING Sector-wise occupancy



59% Technology 5% Industrial and Logistics
13% Financial Services 23% Others

MARQUEE TENANTS (As per Gross Contracted Rentals)

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