



OUR PROPERTIES

Candor TechSpace G1

GURUGRAM

Located within Gurugram's prestigious south micro-market, Candor TechSpace G1 is a Grade-A IT/ITeS SEZ office campus that epitomizes excellence as a workplace of choice among the stakeholders. Its strategic location offers accessibility to key transportation hubs like the

international airport, metro station, and NH-8 expressway, making it an unmatched business destination. Moreover, the campus seamlessly integrates with essential social infrastructure, including schools, hotels, shopping malls, and hospitals.

A RECIPIENT OF THE PRESTIGIOUS IGBC PLATINUM RATING DELIVERING SUPERLATIVE EXPERIENCES TO ITS STAKEHOLDERS THROUGH SEAMLESSLY INTEGRATED DESIGN, ROBUST CONNECTIVITY TO SOCIAL INFRASTRUCTURE, AND A COMPREHENSIVE ARRAY OF AMENITIES.





CERTIFICATIONS

- IGBC Platinum Rated
- British Safety Council 5 Star Rated
- National 5S Excellence Award (Diamond Rating)
- ISO 9001, 14001 and 45001 and Energy Management System 50001 certified
- BEE 5 Star Rated
- Awarded as 'Energy Efficient Unit' at 24th National Energy Excellence Management Award by CII

ELEVATING EVERYDAY EXPERIENCES

- Warm shell office space customized to specific needs
- Tailored, furnished workspace, complemented by hassle-free plug-and-play solutions
- Thoughtfully-designed seating areas for relaxation, a central nucleus perfect for dynamic events, and interactive outdoor breakout spaces conducive to fostering collaboration and innovation
- Dynamic and esteemed environment enriched by an array of amenities, such as a cutting-edge gym, outdoor sports facilities, a diverse food court, expansive banquet halls, club house, and upscale fine-dining establishments
- Universal accessible design with wheelchair support, tactile indicators, automated lift entry/exit and braille
- Technologically-advanced campus management, IoT sensors, CCTV surveillance, network and data management, digital visitor management, RFID-based parking, and environmental sensors with electro-stat filters for security and sustainability

KEY STATISTICS

25.2 Acres
CAMPUS AREA

3.8M sf
TOTAL LEASABLE AREA

2.6M sf
LEASED AREA

₹50,120M
MARKET VALUE



PRIORITIZING SUSTAINABILITY

Eco-Powered Infrastructure

High SRI rooftop with solar panels

Generating efficient and sustainable energy

EV charging stations

Promoting sustainable commuting while reducing carbon emissions

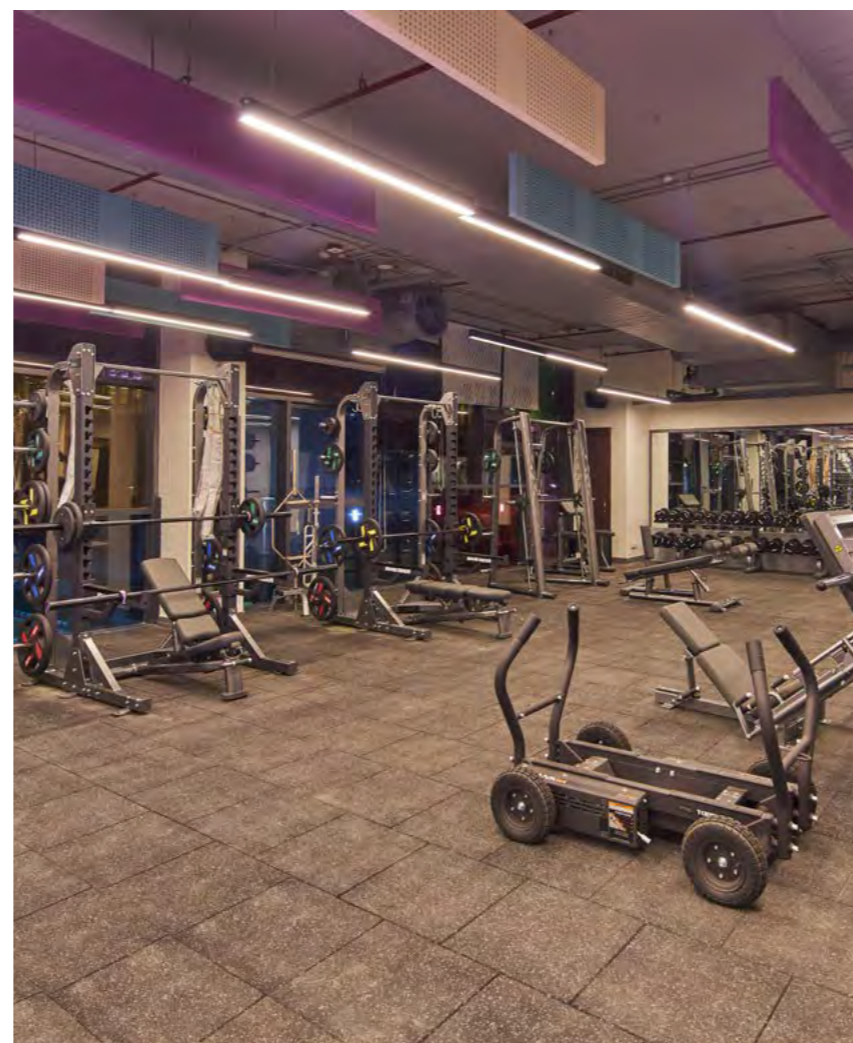
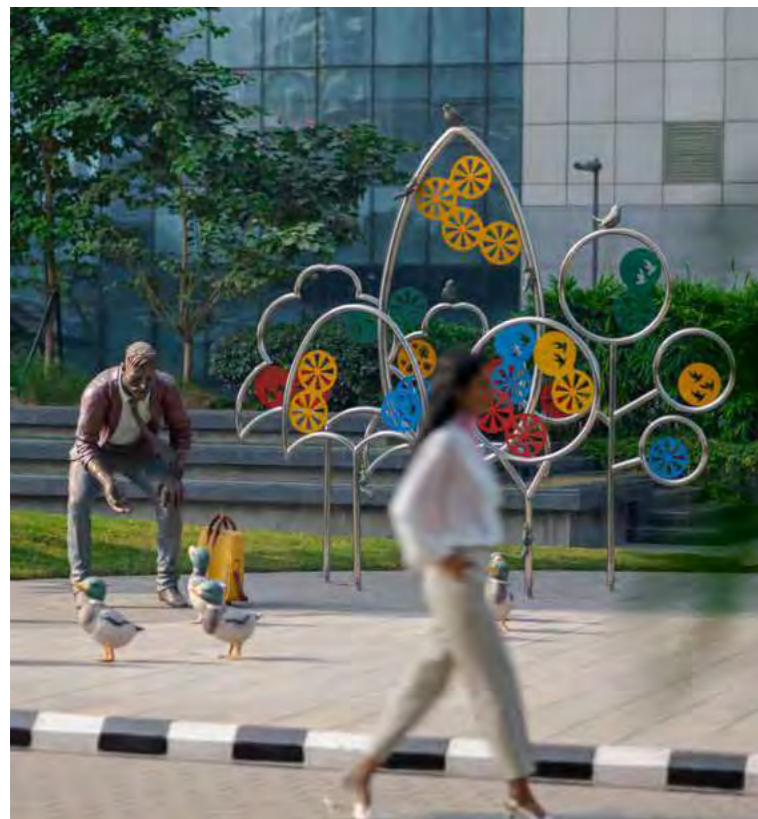
Resource Conservation Innovations

Rainwater harvesting tanks and pits

Promoting water positivity

Water-efficient fixtures

Minimizing water consumption and promote sustainable usage practices



Efficiency Enhancement Strategies

100% LED lighting

Reducing energy consumption and enhancing efficiency

VFD chillers and pumps

Optimizing energy usage

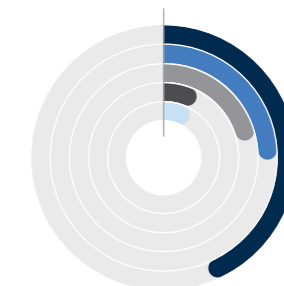
TOP TENANTS

(As per Gross Contracted Rentals)

- Capgemini Technology Services India Limited
- Evalueserve SEZ (Gurugram) Private Limited
- Midland Credit Management India Private Limited
- Wipro HR Services India Private Limited
- FIL India Business & Research Service Private Limited

TENANT PROFILING

Sector-wise occupancy



- 43% Technology
- 25% Others
- 20% Financial Services
- 6% Consulting
- 6% Healthcare

ON-CAMPUS DEVELOPMENTS

The work campus is undergoing significant asset upgradation to improve tenant experience while maximizing the utility and value. This includes revamping of lobbies of tower three and eight.

112K sf
AREA RENEWED

₹ 99M
INVESTED FOR ASSET
UPGRADE AND TENANT
IMPROVEMENT PROJECTS

117K sf
NEW LEASES

91K sf
AREA RE-LEASED