Platinum Certified Sustainable Parks at Luhari I, II

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2025 ESG Goals

46 PARKS

51 MN. SQ.FT.

100%
Sustainable Building Certifications

20MWp
Solar Power Installations

100%
Annual Employee Ethics Training

0 Cases
Serious Work-Related Injuries

3%
GHG Emissions Reduction

UNPRI
IndoSpace to Become a Direct Signatory to UNPRI

100%
Efficient Lightings/LED Lightings

GRESB
Voluntary Participation in GRESB's Annual ESG Ratings

Project Overview

- ✓ **Project Floor Area-** 1,42, 598 m2
- ✓ **Name of the parks** – Luhari I, Luhari II
- ✓ **Number of Buildings within the park-** 10
- ✓ **Location-** Jhajjar, Haryana

65 Credits achieved across following topics

- Park Planning & Design
- Park Facilities & Operations
- Transport Efficiency
- Energy Efficiency
- Water Conservation
- Resource Management
- Health & Well-being
- Innovation in Design & Operation
- Social & other aspects

Key project features- Precast Waffle Walls

- **Enhanced resource management-** Warehouses are built with precast concrete Waffle walls leading to easy assembly & quicker project construction.

- **Material conservation & use of alternate materials** – Waffle walls consume less concrete in comparison to conventional walls. Use of eco-friendly materials (Fly ash & crushed sand)

- **Material recovery-** walls provide for easy disassembly and hence ensures easy recovery of entire walls/wall material during any major modification/demolition/end-of-life stage

- **Low maintenance** –at maximum, may need painting once in 5 years, further supporting material conservation in operational phase too.

Other project features

Energy

- ✓ Solar rooftop panels
- ✓ Energy efficient equipment (pumps, motors) & lighting
- ✓ Glazing with low Solar Heat Gain Coefficient further reducing the air-conditioning costs

Water

- ✓ Rainwater harvesting
- ✓ Water efficient plumbing fixtures
- ✓ Zero discharge STP plants, 100% utilization of treated wastewater for landscaping & flushing

Waste

- ✓ Organic waste converters processing 100% of gardening waste
- ✓ Use of STP sludge as manure

Transport

- ✓ EV charging stations
- ✓ transportation
- ✓ Access to public transport, within 1 km
- ✓ Extensive parking & docking facilities

Health, well-being, other

- ✓ Natural ventilation with 3-6 air changes through louvered panels & roof monitors
- ✓ > 95% of area are daylit
- ✓ Cool roof -94% , using high SRI value paint thus preventing heat island effect
- ✓ Miyawaki plantations (using native species)
- ✓ Green measures beyond the fence

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Project benefits

- ✓ 80% of our buildings are Edge Advanced and provide 41% savings in energy, 61% savings in water and 67% savings in embodied energy in materials.
- ✓ Reduction in GHG emissions due to above, optimized lead time and enhanced storage space utilization
- ✓ Better health & well-being for occupants and higher productivity of workforce
- ✓ Enhanced basic amenities/facilities for occupants, drivers & construction workforce, park security, service vehicle parking
- ✓ Green measures beyond fence

- Total Energy Savings from 10 Buildings – **3,493 MWh/Year**
- Total Water Savings – **342, 876 m3/year**
- Total Embodied energy in material savings- **288,360 GJ**
- Carbon savings – **2,345 tCO_2/year**

Note- cumulative resource savings in comparison to traditional buildings

IndoSpace approach to advancing Net-zero & climate change

IndoSpace is a TCFD Supporter

Clear strategy & governance

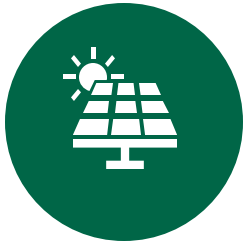
- ✓ Established ESMS Committee
- ✓ Development of decarbonization roadmap
- ✓ Identifying and prioritizing climate-related risks and opportunities to set strategic direction.

Active engagement with key functions

- ✓ Actively engaging with our tenants, contractors and suppliers on climate-related risks and opportunities
- ✓ Efficiently deploy financial and human capital to deliver the transition strategy and climate resilient operations

Effective frontline actions

- ✓ GHG inventorization completed to cover all Scopes
- ✓ Life cycle assessment of sample asset for development of embodied carbon reduction plans
- ✓ Design, implement & measure carbon management actions



Low carbon technology

- ✓ Installation of low carbon energy solutions like rooftop solar
- ✓ Deployment of sustainable transport solutions like E-Bikes

Physical Climate Risks

- ✓ Climate change physical risk screening software to identify climate risks (heat stress, extreme weather events, water etc)
- ✓ Climate change resilience strategy & action plan ongoing