

This REIT is taking sustainability to newer heights

Embassy REIT is delivering on its vision to create and maintain green, environment-friendly and wellness-oriented workspaces

etpanache@timesgroup.com

Recognised and awarded globally for creating sustainable workspaces, today, Embassy REIT is the market leader, with a best-in-class office portfolio catering to over 230 of the world's leading corporates.

Harnessing the power of green energy, Embassy REIT has committed to achieve net-zero carbon emissions by 2040, three decades ahead of India's 2070 net-zero target. Its existing 100 MW solar plant in Karnataka as well as one of Asia's largest solar rooftop projects totalling 20 MW are central to achieving this.

During its flagship 'ESG Occupier Connect' forum held on March 10 in Bengaluru, Embassy REIT commissioned the first phase of this solar rooftop project. It will generate over 30 million units of solar power, offsetting around 25,000 tonnes of CO2 emissions, equivalent to planting around four lakh trees. In addition, Embassy REIT strategically plans to more than double its offsite renewable energy capacity across Bengaluru and NCR.

Uniquely positioned

India's thriving commercial real estate sector continues to grow, led by global tech investments. However, access to it was traditionally absent for public investors, both Indian and international.

REITs (real estate investment trusts), a \$2-trillion asset class globally, made its way to Indian shores four years ago with the listing of Embassy REIT. This paved the way for retail investors to invest in a product that offers

world-class office spaces, which are institutionally managed and transparently governed.

REITs are long-term asset owners and are uniquely positioned to invest in sustainable growth and leverage the scale and depth of their partnerships across the value chain. At Embassy REIT, sustainability is not just a nice-to-have, but a core part of its corporate purpose, and it has been seamlessly integrated across all of its business functions.



Green power

Embassy REIT has adopted an industry-leading ESG strategy built on 19 specific programs, each with committed capital and clear targets and action plans.

Recognised as the world's largest USGBC LEED Platinum office portfolio, the REIT has pioneered several initiatives to reduce energy and water consumption, as well as to promote waste recycling in its properties.

From investments in launching hotels, gyms and sport zones within its business parks, to partnering with local authorities to building public infrastructure such as flyovers, skywalks, metro stations among other things, Embassy REIT

continues to provide an unmatched total-business-ecosystem offering to cater to India's dynamic tech workforce. Its community outreach programs provide a platform for marquee occupiers to collaborate with Embassy REIT on issues ranging from education, health and community infrastructure, thereby expanding the circle of influence to beyond its business parks.

Embassy REIT, India's first listed REIT and the largest office REIT in Asia by area, owns and operates a 43.6 msf portfolio of 12 commercial offices across 96 buildings in four gateway cities of Bengaluru, Mumbai, Pune and NCR.

