



**Intellion**

Offices by **TATA REALTY**®

# Responsible Real Estate

Leading Change with a Purpose

ESG Report FY 2022-23





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# About The Report

Intellion Offices by TATA Realty is committed to creating value for its stakeholders through comprehensive growth and development. The organization has made significant strides this past year to build a sustainable organization. We are pleased to release our first ever Environmental, Social and Governance (ESG) report for the commercial portfolio - "Intellion offices by TATA Realty" which is the exclusive office spaces vertical led by Tata Realty and Infrastructure Limited (TRIL). The report underscores our unwavering dedication to accountability and transparency and, we have made a concerted effort to showcase our sustainability achievements, key milestones, and the strategies we employ to recognize and address both positive and negative environmental, social, and economic impacts stemming from our business activities.

As we move forward in our sustainability journey, we have widened our scope and placed special emphasis on accountability and transparency. This report covers our ESG performance for the period, April 1, 2022, to March 31, 2023 and has been developed in accordance with the Global Reporting Initiative (GRI) 2021 standards and aligns the organization's contributions to both the United Nations Sustainable Development Goals (UNSDGs) and the United Nations Global Compact (UNGC).

## Reporting Boundary

The scope of this report covers the commercial assets portfolio (operational and under development) owned and managed by Tata Realty and Infrastructure Limited across India.

## External Assurance

The data and information disclosed in this ESG Report, and its conformance has been assured by TUV Nord India, in accordance with the requirements of AA1000AS. The assurance statement is on page 90 of the ESG report.

## Forward Looking Statement

The statements in this report on our objectives, projections, estimates, and expectations may be considered 'forward-looking statements' and are made in accordance with relevant laws and regulations. While we have made reasonable assumptions to form these expectations, the final outcomes may differ.



United Nations  
Global Compact

## Commercial Properties

### Chennai

- Ramanujan Intellion Park

### Gurugram:

- Intellion Park
- Intellion Edge
- Trilium Avenue

### Mumbai:

- Intellion Square





The TATA brand stands for Integrity, Responsibility, Excellence, Pioneering, and Unity. These are the five core values that underpin the way Tata companies conduct their business activities. Each company under the umbrella has derived these traits and imbibed them into their respective DNA. We are no different and has established itself as a leading commercial real estate developer in India. The company is guided by its mission to enable change by striving to do more than simply construct physical structures and buildings for use as workplaces. It also focuses on the overall well-being of the society that we live in and the environment that nourishes us.

## THEME CONCEPT:

### Leading The Change With Purpose

Intellion's ESG strategy focuses on achieving business objectives, while ensuring that the needs of the environment and all stakeholders are taken care of. It encompasses a purpose-driven leadership approach, rooted in responsible action and sustainable building practices that ensure collective progress through our 5R sustainability strategy which includes Responsible value creation governance, Resilient structures, Replenish nature, Reap talent and Respect lives.



As a step towards this, the government has pledged to meet 50 per cent of its energy requirements from renewable energy as well as cut the country's carbon emissions by 1 billion tons by 2030. We at Intellion, are striving hard to reduce our dependence on fossil fuels as well as to find better, more effective ways to dispose off and recycle our waste products. Our comprehensive EHS policy guarantees the safety of all our employees and stakeholders and also empowers individuals who engage with us as employees, customers, and partners to create enduring value for our stakeholders who have placed their trust in us.

At Intellion, we endeavour to erect enduring structures that stand the test of time, meticulously crafting projects that exhibit resilience in the face of climate change. As we forge ahead, the paradigm surrounding green buildings is rapidly shifting from being discretionary to becoming the prevailing choice, as we endeavour to balance our requirements that may tax the planet's limited natural resources, while keeping the well-being of individuals in mind, and at the same time, ensuring our financial gains. We see a growing trend among customers who perceive responsible real estate as a means to rejuvenate and revitalize the planet — a manifestation of an expanding consciousness that recognizes the need to embrace sustainable lifestyles.

The Tata Group has long been at the forefront of promoting inclusive, equitable, and sustainable growth across a range of industries. In 2022, the Group launched Alingana Project that outlines the Tata approach to planet resilience, the group's aspiration of net zero by 2045 and the vision of securing the future by innovating today. It commits to embedding sustainability into business strategy by focusing on three interconnected pillars: driving the decarbonisation of our businesses and value chain; applying a systemic, circular economy approach to reduce resource use and waste; and preserving and restoring the natural environment. It also stays true to the social and environmental responsibility embedded in the group by the Founder himself. At Intellion, we take on this challenge by assuming a pioneering role, diligently developing resilient structures that serve as catalysts to stimulate both individuals and corporations to embark on a transformative path towards sustainable buildings and workspaces for the future. Intellion is truly on its way to lead the change with a purpose for leaving a better planet in the hands of the next generation.



# MESSAGE FROM LEADERSHIP:

## Message from Managing Director & Chief Executive Officer

The term sustainability has become unanimous with successful businesses all over the world. Here at Intellion, sustainable practices can be found throughout our operations. This year we have formalized our sustainability movement by publishing our first Environmental, Social and Governance (ESG) Report.

We at Intellion share a common ethos for sustainability, rooted in the belief that business growth should be coupled with responsible environmental practices and social development. The increasing incidence of climate change and unforeseen developments like the pandemic has made the company realize the importance of human sustenance and the planet's well-being. At Intellion Offices By TATA Realty, we focus on building sustainable structures and green buildings that operate efficiently and are resilient with time. We use resources judiciously and provide quality spaces that keep customers safe and healthy while nurturing society's holistic development and strengthening its value creation capabilities.

This year's report highlights our ESG journey so far, we have made significant strides towards our Net Zero Carbon goal. The organisation's various assets have been rated IGBC Gold or Platinum and have various other Green Building certifications like IFC EDGE Advanced and Net Zero. Moreover, our organisation has been a trailblazer in the real estate sustainability movement by undertaking one of India's first IFC EDGE Zero Carbon Project in Ramanujan Intellion Park. It is worth noting around 55% of the company's energy needs are met through renewable resources.

We are committed to ensuring the safety and well-being of our employees and nurturing their professional growth. Our robust occupational health and safety approach is geared towards deepening our safety culture. The company's journey of creating holistic value for stakeholders has been marked with ethical, transparent, accountable, and fair business conduct, with zero instances of non-compliance in the reporting year.



We currently have an expansive portfolio of 7.4 msf commercial spaces with 5 rated as Grade A Commercial spaces and it has approximately 12.4 msf projects underway. Our commercial portfolio is being expanded strategically in line with our sustainability goals.

We believe that a sustainable future is one where businesses and communities work together to create a better world for all. Our ESG report is a crucial step in this journey, and we hope that you find it informative and useful. Going forward, we remain committed to driving positive change by expanding our portfolio mindfully and we look forward to your continued support.





We have enhanced the standard of living of communities near to us and integrated them within our organizational culture. Through utilization of our resources and human capital, we have created social initiatives that expand the prospects of disadvantaged individuals, granting them access to improved healthcare, education, and means of subsistence, all while preserving their natural surroundings. As we plan and erect eco-friendly workspaces that offer a secure refuge for many, generating new tales of aspiration and triumph, we continue to uphold our obligation to significantly impact the lives of our staff, local communities, associates, and society in general.

## MESSAGE FROM LEADERSHIP:

### Message from Head Commercial Leasing and Asset Management

I am delighted to present our inaugural ESG report that reflects our commitment to Environmental, Social, and Governance (ESG) principles. We understand that our actions today will impact the world of tomorrow, and we take our responsibility seriously. TATA's longstanding commitment to sustainability is reflected in our operations, as we strive to incorporate sustainable principles into our real estate and infrastructure projects.

Environmental stewardship is a cornerstone of our ESG approach. We recognize the importance of reducing our carbon footprint and taking action to mitigate the impact of climate change. Through a combination of energy efficiency measures, renewable energy investments, and sustainable supply chain practices, we are working to reduce our environmental impact to build a more sustainable future. We have taken measures such as ensuring our supply chain prioritizes the procurement of raw materials within a radius of 500 kilometres to reduce transportation impact. 14.7% of our materials are sourced from local vendors. As an organisation we have ensured our commercial assets are in line with appropriate regulation standards and are certified as green buildings.

Our commitment to social responsibility is equally important. We understand that our success is built on the contributions of our employees, customers, and communities. We are committed to treating all stakeholders with respect and dignity and creating a workplace that is both inclusive and diverse. We also recognize the importance of giving back to the communities in which we operate, and within them, we have implemented a number of programs to support education, healthcare, and other social causes.

Finally, we recognize the importance of good governance in building a sustainable business. We believe in transparency and accountability, and we strive to maintain the highest standards of ethics and integrity in all of our operations. Our Board of Directors provides oversight and guidance on our ESG practices, and we are committed to engaging with our shareholders and other stakeholders on these issues.



# COMPANY OVERVIEW:

## About The Company

Over the past two decades, India has witnessed a remarkable transformation, emerging as a prominent services hub for global corporations, alongside the growth and expansion of domestic companies, thereby fuelling a robust demand for commercial office space.

These properties are strategically located in the thriving office markets of Mumbai, Navi Mumbai, Chennai, and Delhi - National Capital Region (NCR). Within our portfolio of four Grade A commercial operational assets, we accommodate over **44 esteemed corporations** across **the portfolio** and offer various amenities to cater to the needs of our occupiers.



Portfolio Size	Leasable Area	Development Projects in pipeline	Total Portfolio	Number of Occupiers
1M	0.69M	1.15M	1.18M	60,000
Sq mt	Sq mt	Sq mt	Sq mt	Operational

## ESG 2025 Goals







## Our Presence & Assets

Our buildings stand as symbols of our firm dedication to responsible real estate, highlighting our unwavering commitment to sustainable development and serve as tangible representations of our sustainable practices, purposeful growth, and unwavering focus on creating workspaces that are both inspiring and safe. In addition to providing exceptional facilities, our workspaces foster a culture of innovation and sustainable work environment . We believe that by establishing an environment that encourages well-being and productivity, we can contribute to the creation of a sustainable world in which all stakeholders can flourish and succeed, thereby resolutely playing our part in shaping a brighter future for both people and the planet.

## Affiliations

As a conscientious corporate entity, we proactively foster meaningful engagements with our ecosystem partners, esteemed business organizations, prominent think tanks, regulatory authorities, and various stakeholders. Our collective effort aims to expedite the transformation of not only our industry, but also our nation and the global community towards a sustainable and environmentally conscious future.



A non-governmental trade association and advocacy group.



The world's oldest and largest network of cross-disciplinary real estate and land use



The premier real estate government industry association that works to find effective solutions for issues that plague the real.



One of the leading advocates for the real estate sector in Asia Pacific.



An opinion leader in corporate real estate benchmarking, workplace and infrastructure management.



An agency that provides validated ESG performance data and peer benchmarks for investors and managers.



An agency that promotes and enforces the highest professional qualifications and standards in the development and management of land, real estate, construction and infrastructure.



An agency that provides validated ESG performance data and peer benchmarks for investors and managers and works to create and sustain an environment conducive to the development of India through advisory and consultative processes.



One of the oldest non-governmental trade association and advocacy groups.



An apex body consisting of members from the real estate industry from the Mumbai



A networking platform of 11,300+ C-Level executives from the real estate and infrastructure sectors drawn from 100+ countries.



An evidence-based roadmap for applying WELL Building Standards.



# Awards & Recognitions



We take great pride in the many industry accolades and commendations bestowed upon us and on our leaders over the years, which serve as a testament to our exceptional prowess in the Green spaces, sustainable development, resource conservation and other domains.

A string of external, independent organizations have bestowed awards and honours upon us, firmly establishing our position as a foremost leader in the Indian real estate industry. These honours celebrate our brand’s remarkable achievements in infrastructure, development, and real estate as a whole, highlighting the exceptional distinction of some of our projects.



Brand excellence In real estate



Top 100 CX Organization - Organisations driving customer experience



Best Sustainable Commercial Development India Ramanujan Intellion Park



Intellion Park, Gurugram



Masters of Risk Private Sector Real Estate



The Futuristic 100 - Organizations driving digital transformation



Highest number of volunteering hours in small category of tata group companies.



Innovative launch campaign of the year happy place called homes



Successful implementations - ASIA region



Intellion Park, Gurugram



Responsible, innovative practices and initiatives towards achieving sustainable goals



A non-governmental trade association and advocacy group.



Promotion of effective organizational occupational Health and Safety system



Best collaboration award amongst TATA group companies.





# ESG AT INTELLION OFFICES BY TATA REALTY:

## Stakeholder Engagement

Stakeholder engagement remains a top priority in our ongoing commitment to responsible business practices and we maintain regular and transparent communication with our stakeholders. We actively seek their feedback and inputs on matters of importance to our business and regularly talk to our stakeholders: employees, customers, investors, suppliers, media, and local communities. We strive to understand their perspective and concerns and use their feedback to shape our decision-making processes. This practice builds trust, fosters accountability, and ultimately creates sustainable value for all.

### Our Stakeholders and Engagement Matrix

Our active engagement with our internal and external stakeholders is carried out regularly through both formal and informal channels. These engagements help us build better insights and understanding of shifting demands and changing preferences within our business. The engagements help us identify and gauge our rising risks and opportunities, while strengthening relationships with stakeholders so that we can better understand their goals to match them with our value proposition.



Stakeholder Group	Importance to Intellion	Stakeholder Expectations from Intellion	Value Proposition	Engagement Channels	Frequency of Engagement	Relevant Material Topics
<b>INVESTORS</b>	Our retail and institutional equity investors provide capital to drive business growth and help us achieve our goals.	A safe and reliable source of sustained growth	<ul style="list-style-type: none"> <li>Consistent and positive return on investments</li> <li>Being transparent on disclosures</li> <li>Building robust risk management</li> <li>Maintaining ethical business conduct</li> </ul>	<ul style="list-style-type: none"> <li>Investor meets and roadshows</li> <li>Statutory announcements</li> <li>Financial results</li> <li>Annual General Meeting (AGM)</li> </ul>	<ul style="list-style-type: none"> <li>» Regular</li> <li>» Quarterly</li> <li>» Annual</li> <li>» Annual</li> </ul>	<ul style="list-style-type: none"> <li>Climate change adaptation</li> <li>Emissions and energy management</li> <li>Water management</li> <li>Waste management</li> <li>Sustainable buildings</li> <li>Business ethics</li> <li>Corporate governance</li> <li>Brand management</li> </ul>
<b>EMPLOYEES</b>	Employees are a critical component of our organization's transformation and growth, as well as for the creation of sustainable stakeholder value.	Organizations give a place and opportunity for personal and professional growth.	<ul style="list-style-type: none"> <li>Providing fair and equal job opportunities</li> <li>Creating learning and development opportunities</li> <li>Fair and timely compensation and several remuneration benefits</li> <li>Building a workplace focusing on employee health and safety</li> </ul>	<ul style="list-style-type: none"> <li>Townhalls</li> <li>CEO connects</li> <li>Newsletters</li> <li>Project reviews</li> <li>Tata group initiatives</li> <li>Rewards and recognition</li> </ul>	<ul style="list-style-type: none"> <li>» Regular</li> <li>» Monthly</li> <li>» Quarterly</li> <li>» Annual</li> <li>» Annual</li> <li>» Annual</li> </ul>	<ul style="list-style-type: none"> <li>Health and safety</li> <li>Corporate governance</li> <li>Brand and business</li> <li>Ethics</li> <li>Employee development</li> <li>Diversity and inclusivity</li> </ul>
<b>CUSTOMERS</b>	Our customers are critical to our success in driving sales and expanding market share, strengthening brand loyalty and trust, and growing product attractiveness.	Provider of best-in-class service and better working spaces at desirable locations.	<ul style="list-style-type: none"> <li>Offering safe and best- in-class buildings</li> <li>Providing best customer services and timely delivery of properties</li> <li>Promoting and adopting sustainable building practices</li> <li>Offering fair prices</li> </ul>	<ul style="list-style-type: none"> <li>Sponsored events</li> <li>Mailers</li> <li>Newsletters</li> <li>Brochures</li> <li>Brand campaigns</li> <li>Sales pitches</li> <li>Customer visits</li> <li>Webinars</li> <li>Websites and social media</li> <li>Customer satisfaction surveys</li> <li>Community events</li> </ul>	<ul style="list-style-type: none"> <li>» Regular</li> <li>» Regular</li> <li>» Regular</li> <li>» Regular</li> <li>» Regular</li> <li>» Regular</li> <li>» Regular</li> <li>» Regular</li> <li>» Regular</li> <li>» Regular</li> </ul>	<ul style="list-style-type: none"> <li>Sustainable buildings</li> <li>Emissions and energy management</li> <li>Statutory compliance</li> <li>Risk management</li> <li>Tenant/Customer engagement</li> </ul>
<b>LOCAL COMMUNITIES</b>	The local community enables our social license to operate within communities, building trust and support that enables disruption-free operations.	An active and responsible participant in creating and maintaining a positive environmental and social legacy through strong community relationships and investment in social infrastructure.	<ul style="list-style-type: none"> <li>Creating holistic and inclusive growth and development opportunities</li> <li>Promoting and focusing on local sourcing and employment generation</li> <li>Practising safe and sustainable operations</li> <li>Empowering through developmental interventions in healthcare, education, environment, and welfare for well-being and sustainability</li> </ul>	<ul style="list-style-type: none"> <li>Community meetings</li> <li>CSR initiatives</li> <li>Procurement opportunities and contracts</li> </ul>	<ul style="list-style-type: none"> <li>» Regular</li> <li>» Regular</li> <li>» Regular</li> </ul>	<ul style="list-style-type: none"> <li>Local community development</li> <li>Social impact assessment</li> <li>Waste management</li> </ul>
<b>SUPPLIERS &amp; VENDORS</b>	Our suppliers and vendors are critical to ensuring seamless operations and the sourcing of Winput materials.	A source of business opportunity and growth for the long-term.	<ul style="list-style-type: none"> <li>Offering fair and transparent contractual terms</li> <li>Creating a conducive environment to support us in our commercial projects</li> <li>Capacity-building through training and exposure</li> <li>Providing new opportunities for growth of revenues</li> </ul>	<ul style="list-style-type: none"> <li>Contracts</li> <li>Code of conduct and policy training</li> <li>Audits and monitoring of operations and performance</li> <li>Review meetings</li> <li>CSR interventions training for staff</li> </ul>	<ul style="list-style-type: none"> <li>» Regular</li> <li>» Annual</li> <li>» Annual</li> <li>» Annual</li> <li>» Annual</li> </ul>	<ul style="list-style-type: none"> <li>Business ethics</li> <li>Human rights, health and safety</li> <li>Responsible supply chain</li> </ul>
<b>MEDIA</b>	The media is an important channel for sharing disclosures about our strategic goals, progress, and achievements. It also helps us deepen engagement with stakeholders and build visibility and credibility for our brand and offerings.	A source of business opportunity and growth for the long-term, along with becoming preferred partners for communication.	<ul style="list-style-type: none"> <li>Timely engagement and sharing of accurate business updates and information</li> </ul>	<ul style="list-style-type: none"> <li>Press releases</li> <li>One-on-one interviews</li> <li>Investor conferences</li> <li>AGM</li> <li>Website</li> </ul>	<ul style="list-style-type: none"> <li>» As and when required</li> <li>» As and when required</li> <li>» Quarterly</li> <li>» Annual</li> <li>» Annual</li> </ul>	<ul style="list-style-type: none"> <li>Brand management</li> <li>Statutory compliance</li> <li>Accountability and transparency</li> </ul>



# MATERIALITY ANALYSIS:

As a responsible corporate entity, we have a key role to play in contributing positively towards society's long-term challenges. To achieve this, we conduct comprehensive materiality assessments that engage all our stakeholders to identify key material issues that are critical to our business and vital in our pursuit of creating value and impact in the long run. This helps us develop better strategies to enhance our value proposition and generate positive societal impact.

## Our Approach



## Importance to Intellion



### Environment

- Climate change adaptation
- Emissions and energy management
- Water management
- Waste management
- Biodiversity
- Sustainable buildings

### Social

- Stakeholder engagement
- Employee development
- Health and safety
- Diversity and inclusion
- Responsible supply chain
- Tenant and customer engagement
- Local community development
- Social impact assessment



### Governance

- Corporate governance
- Technology and innovation
- Brand management
- Business ethics
- Accountability and transparency
- Risk management
- Statutory compliance



# OUR VISION & MISSION:

At Intellion offices By TATA Realty, we are committed to aligning and integrating our vision and mission with our strategies, policies, and approach to value creation and risk management.

The company's business lies in developing commercial real estate and its mission is to deliver smart, secure and sustainable workplaces that will facilitate its tenant companies and their employees to work better, increase efficiency and promote well-being. We are already a viable presence in **Mumbai, Chennai and Delhi NCR** in the premium commercial office space segment managing more than **7.69 m sq ft** and hope to achieve even more.



## VISION

Being a transformative enterprise in the real estate and Infrastructure sphere and creating extraordinary value for stakeholders.



## MISSION

To be a leading developer in the infrastructure and real estate business by 2025

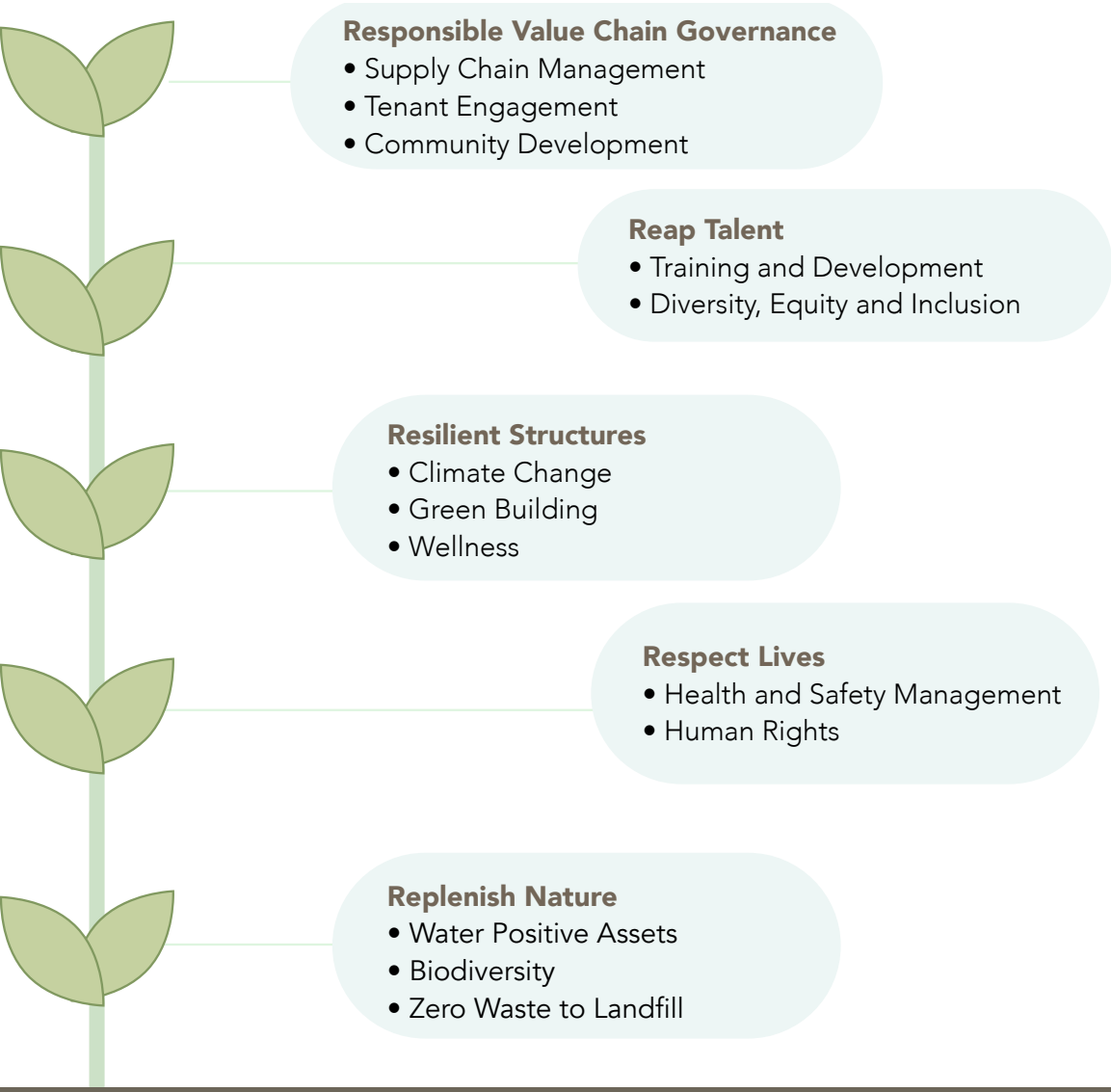


CORE VALUES:  
  
UNITY  
INTEGRITY  
EXCELLENCE  
RESPONSIBILITY  
UNDERSTANDING



# ESG Strategy

We are deeply committed to sustainability and responsible business practices. We are fully committed to the recently proposed Nationally Determined Contribution (NDC) which seeks to enhance India's contributions towards strengthening of global response to the threat of climate change. Our ESG strategy can be summarised as - our commitment at achieving all our future business growth objectives, while ensuring that the needs of the environment and all stakeholders are taken care of. The strategy is based on five strategic pillars that focus on conceptualization, execution, and management of our real estate projects. Thirteen focus areas define our transition pathway to a sustainable future. By adhering to these principles and focusing on sustainable development, we aim to create long-term value for all our stakeholders while minimizing our impact on environment and society.



Our 5R Responsible Real Estate ESG Strategy



# Our 5R

## Responsible Real Estate ESG Strategy

### Resilient Structures

At Intellion Offices By TATA Realty, we are committed to pursuing innovation, leveraging advanced technologies, and optimizing resource utilization to design, develop, and manage green buildings. Our dedication to sustainable development is rooted in our recognition of the importance of constructing structures that are resilient to the impact of disasters and catastrophic events. By designing and developing buildings that are sustainable, we are fostering a greener and more resilient environment.



### Replenish Nature

Our sustainability strategy is based on an understanding of how our business operations affect the environment both directly and indirectly. Our commitment to preserving and safeguarding biodiversity in our operations is reflected in our strategy, which incorporates specific measures aimed at this goal. We have adopted globally benchmarked processes and technologies to facilitate water reduction through recycling and reuse and ensure energy conservation by checking emissions and pollution control, besides waste management to tackle climate change concerns. We take a holistic approach to sustainability to ensure minimal environmental impact while creating long term value for all stakeholders.

### Reap Talent

Only by ensuring active participation of our employees in our sustainability efforts can we meet our aspirations. We provide our employees with an inclusive and equitable workplace that encourages learning to enable them to grow professionally and contribute to organization's productivity and efficiency. To retain and develop talent, we prioritize building capacities, inspire passion, recognize talent, resolve grievances, besides promoting health and safety. By investing in our employees and fostering a positive work environment, we create a sustainable future for our organization while ensuring the well-being of all stakeholders.

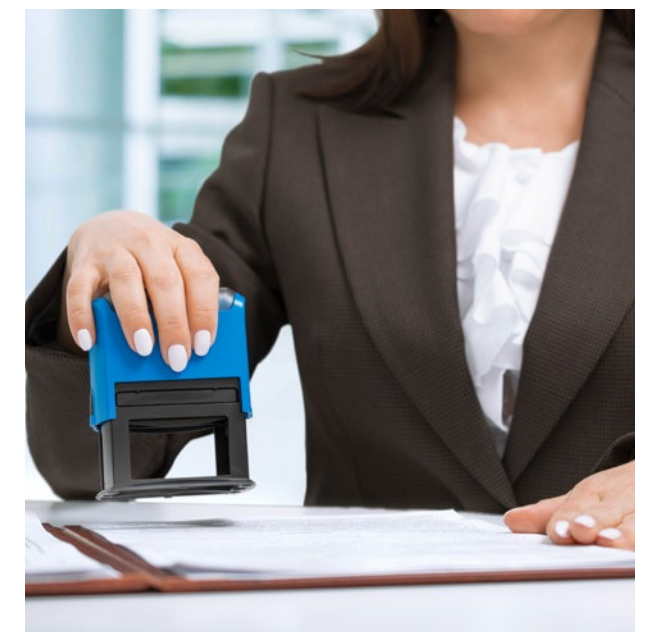


### Respect Lives

Our organization is committed to upholding fundamental rights of all individuals, while adhering to regulations and ethical business practices that promote freedom of expression, fair treatment, and the ability to work. We consider the safety and well-being of all our stakeholders, including our workers, customers, occupiers, and partners to be of utmost importance and a vital component of our organizational culture and values. We regularly engage with community members to gain a deeper understanding of their needs and implement a variety of development programs aimed at enhancing their quality of life.

### Responsible Value Chain Governance

To achieve a comprehensive and all-encompassing approach to sustainability, we recognize that the holistic transformation of our value chain is of utmost importance. This entails aligning our partners and contractors with our ESG principles and standards, creating opportunities for communities to develop holistically, and maintaining responsiveness to the evolving needs of our occupiers.





# RESILIENT OPERATIONS

## Environment

We at Intellion offices by TATA Realty are committed to responsible real estate and to develop world-class office spaces that exemplify excellence while minimizing environmental impact. We do this by integrating the best energy and emission management technologies in our daily operations, thus achieving optimal energy efficiency. We have embraced the concept of resilient structures as an integral part of its ethos. We leverage renewable energy sources and intelligent systems to curtail greenhouse gas emissions. Our water and wastewater management ensures optimum resource utilization by incorporating state-of-the-art water-saving fixtures and by using advanced wastewater treatment technologies. We do this in tandem with waste management practices to divert waste away from landfills. We follow stringent air pollution and indoor air quality protocols by using advanced filtration systems together with meticulous monitoring mechanisms and enhanced ventilation controls to safeguard the health and well-being of our occupiers. We have consciously taken these measures to imbibe one of the pillars of our sustainability strategy in our operations- to Replenish Nature. These practices minimize environmental impact, and foster sustainable, world-class office spaces that spell excellence at every level.

### Material Topics Addressed:

-  Biodiversity

 Water Management

 Sustainable Buildings
-  Waste Management

 Climate Change Adaptation

 Energy & Emission Management

### UN SDGs Aligned



### Key Highlights

Renewable Share (% of Total Electricity Consumed)	58%
Solar Capacity Installed (KW)	337.5
Wastewater Reused (KL)	315714
Waste Sent to Recyclers (MT)	290
Green Building certified area (in %)	89%



## ENVIRONMENT

**TARGET:**  
**Green Certifications** - all new and existing commercial assets would be certified by green certification bodies like USGBC, IGBC, or IFC-EDGE

**ACHIEVEMENT: In Progress**  
All new projects registering with USGBC/IGBC and WELL. **Over 80% of existing portfolio** certified by USGBC/IGBC

**TARGET:**  
**Over 60% of energy usage** to be through Renewable Sources

**ACHIEVEMENT: In Progress**  
Over **55% of energy usage** through Renewable Sources

**TARGET:**  
**Over 60%** of operational portfolio to be **Zero Carbon**

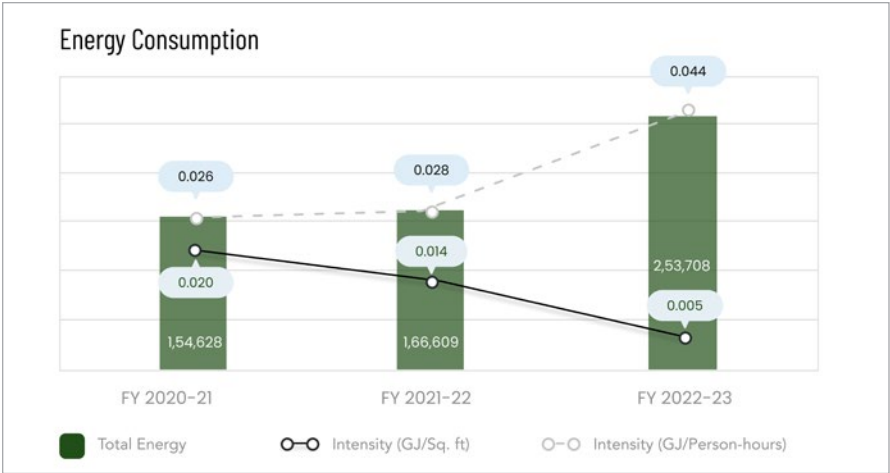
**ACHIEVEMENT: In Progress**  
**53% portfolio** is IFC-EDGE Zero Carbon Certified

E



Energy and Emissions

To meet the very real threat of global warming, the role of real estate in combatting climate change has become increasingly pivotal. By championing the development of energy-efficient, low-emission office spaces, we are on track with our commitments to reduce our carbon emissions and thereby mitigate the impact of rising greenhouse gas emissions. We are committed to creating sustainable structures built on a strong foundation of architectural innovation by seamlessly integrating state-of-the-art technologies and sustainable design principles.

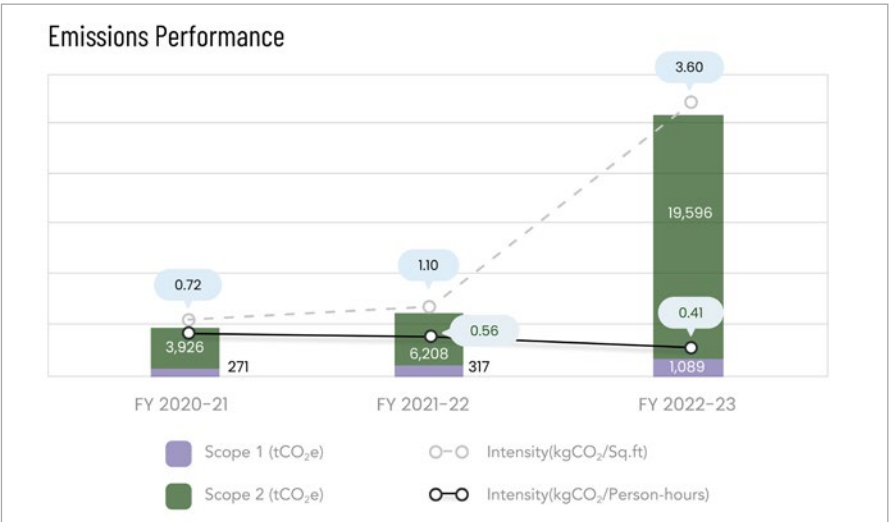


In **FY2022-23** we have consumed a total of **2,53,708 GJ in the form of Diesel** in DG sets and Electricity for operational requirements of energy, which is **52% higher** compared to Covid impacted **FY2021-22**

Even-though the leased area is approximately the same across the years, the number of people coming to the office has **increased multifold**.

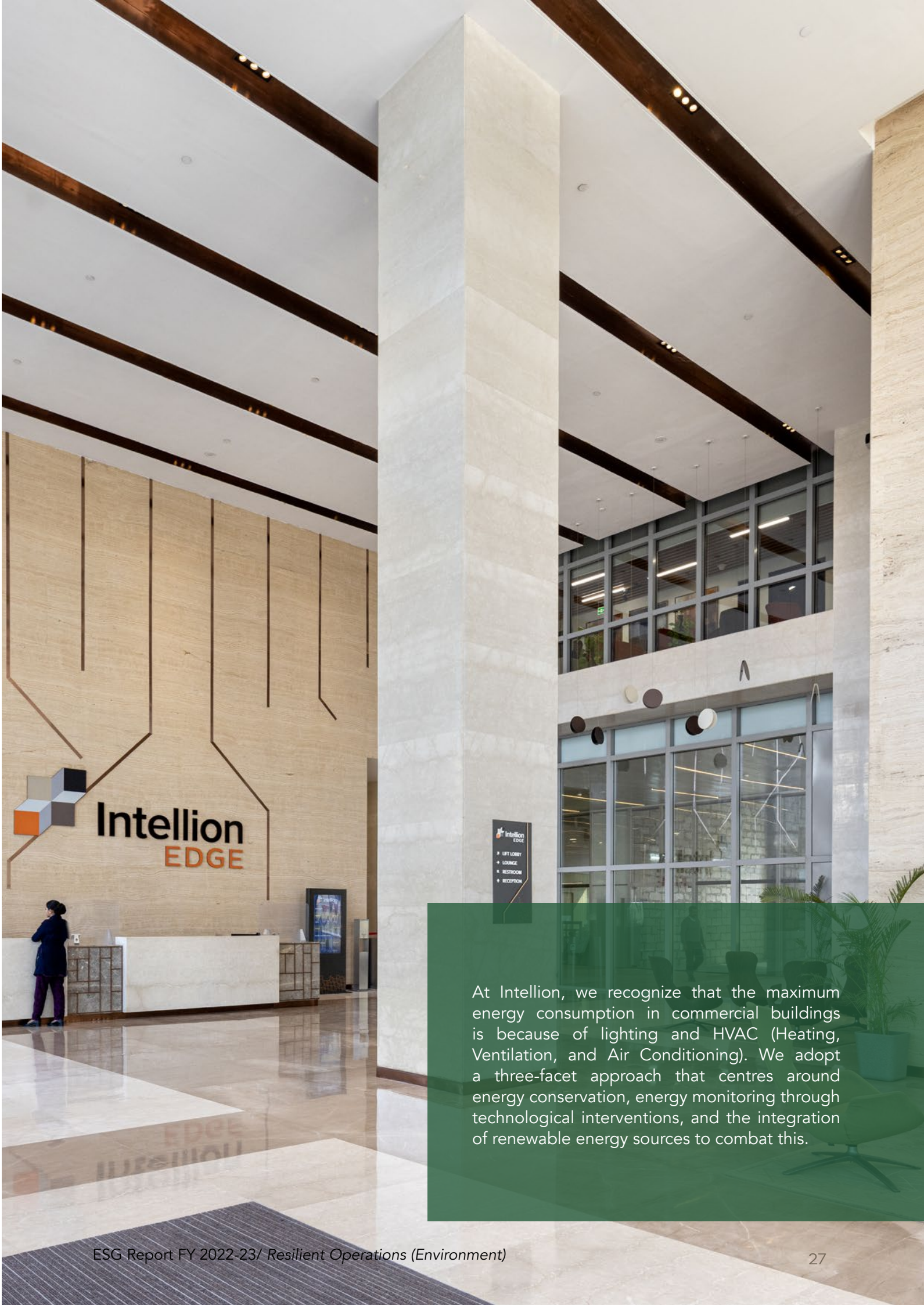
While the specific energy consumption per sq.ft of area has **increased by 52%**, the specific energy consumption per person-hour has **decreased by 65% in FY2022-23**

The equivalent absolute Scope 1 and Scope 2 emissions resulting from consumption of diesel in DG sets and Grid Electricity **has been increased in FY2022-23** as compared to previous year.



The spike in change of scope 1 and scope 2 is due to **increase in headcount or person-hours by 4.3 times in FY2022-23** as compared to Covid impacted **FY2021-22**.

While emission intensity per sq.ft of area has **increased by 2.3 times**, the emission intensity per person-hour has **decreased by 28% in FY2022-23**




At Intellion, we recognize that the maximum energy consumption in commercial buildings is because of lighting and HVAC (Heating, Ventilation, and Air Conditioning). We adopt a three-facet approach that centres around energy conservation, energy monitoring through technological interventions, and the integration of renewable energy sources to combat this.







# Energy Conservation

This in office buildings entails a comprehensive approach to reducing energy consumption and maximizing efficiency. A range of strategies and practices to minimize wasteful energy usage and to promote sustainable operations is done through:







Energy efficient LED lighting systems




Use of BEE 5-star rated devices




Dedicated Outdoor Air System (DOAS) to reduce energy requirements of HVAC and to improve indoor air quality




Installation of Exterior Insulation Finishing System to reduce heat gain and to reduce energy for cooling needs



Solar Passive design to increase sunlight penetration while reducing the cooling requirements



Replacing inefficient motors in AHUs with new-age EC motors



Intelligent group controls in elevators to optimise energy use

# Energy Monitoring

Our buildings use advanced online energy monitoring systems that provide real-time energy consumption patterns; based on this, targeted measures are adopted to optimize efficiency. Through continuous monitoring and analysis, we can detect anomalies, track trends, and make data-driven decisions to reduce energy waste and lower operational costs. By promoting a culture of energy awareness, we enable proactive energy management practices.



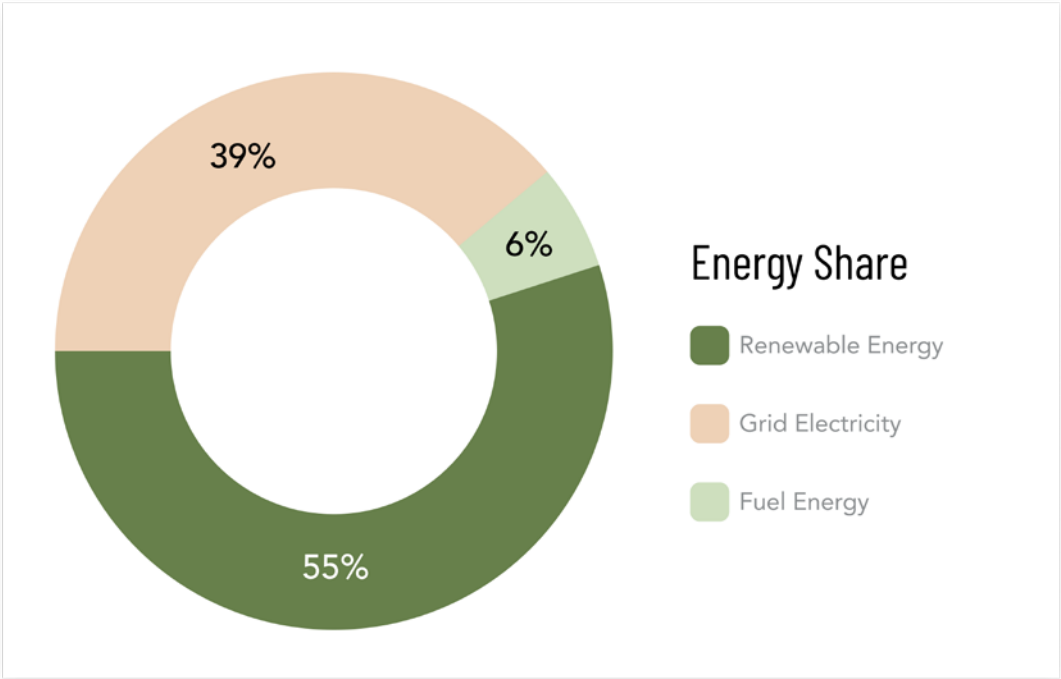
## Online Energy Monitoring at Intellion Edge and Ramanujan

At Intellion Edge and Ramanujan we have implemented a comprehensive, analytical, cloud-based, and cloud-agnostic, optimization tool that pro-actively analyses building energy and equipment data to Identify issues, faults, and opportunities for improved performance and operational savings. This online tool help organisation in Improving energy efficiency of building by monitoring energy consumption in real-time and in identifying opportunities for improvement and to implement energy-saving measures that can significantly reduce energy consumption. Additionally, the online system allows Asset manager and sustainability manager to create dashboards to monitor the data on real time basis, generate reports on monthly, quarterly, yearly etc. and assist in benchmarking the performance against set KPI's.



Renewable Energy

Recognizing the importance of transitioning towards renewable, cleaner and sustainable energy sources, we have embraced technologies such as solar rooftop and renewable energy for our commercial office buildings. By harnessing the power of renewable energy, we not only reduce our reliance on fossil fuels but also significantly decrease greenhouse gas emissions. Through strategic planning and investment in renewable energy infrastructure, our office buildings will not only provide exceptional working environments but also serve as beacons of environmental stewardship.



**In FY2023**

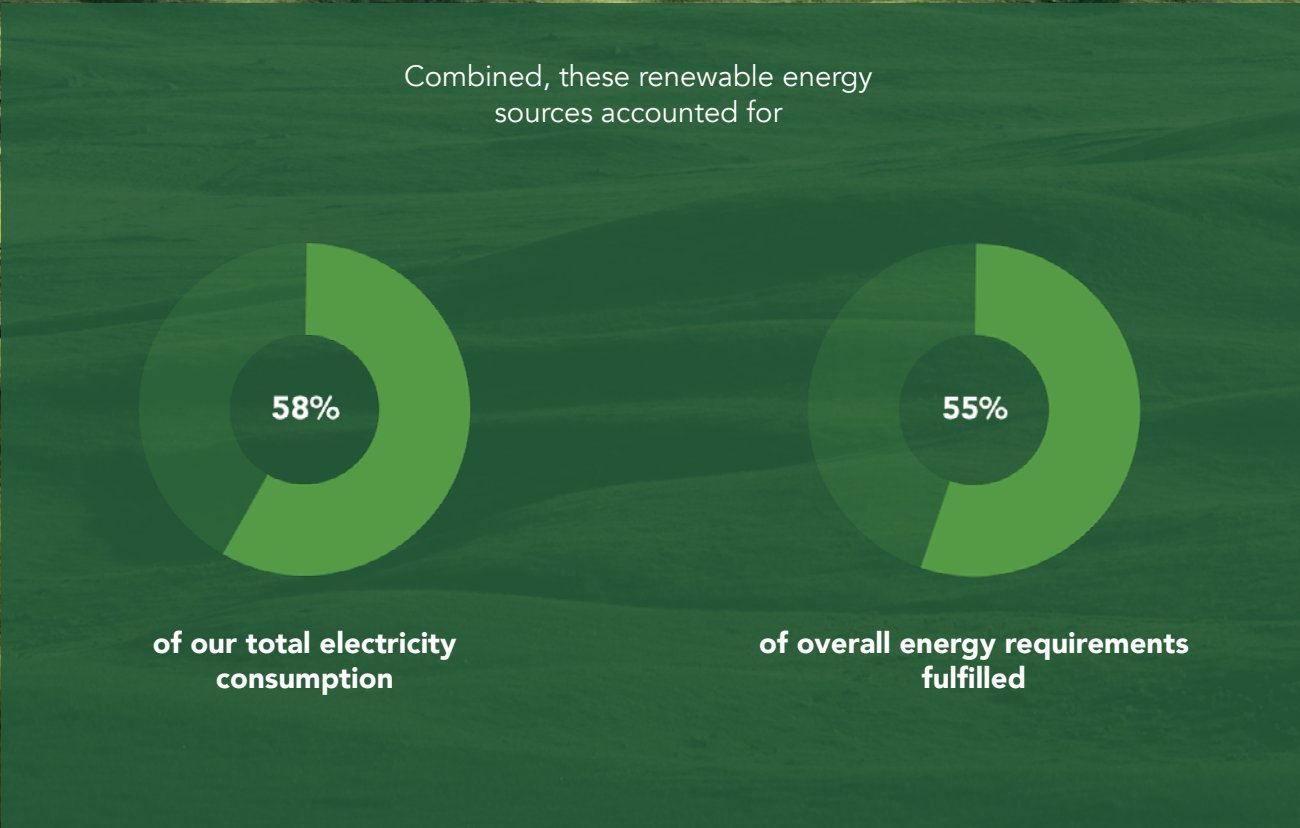
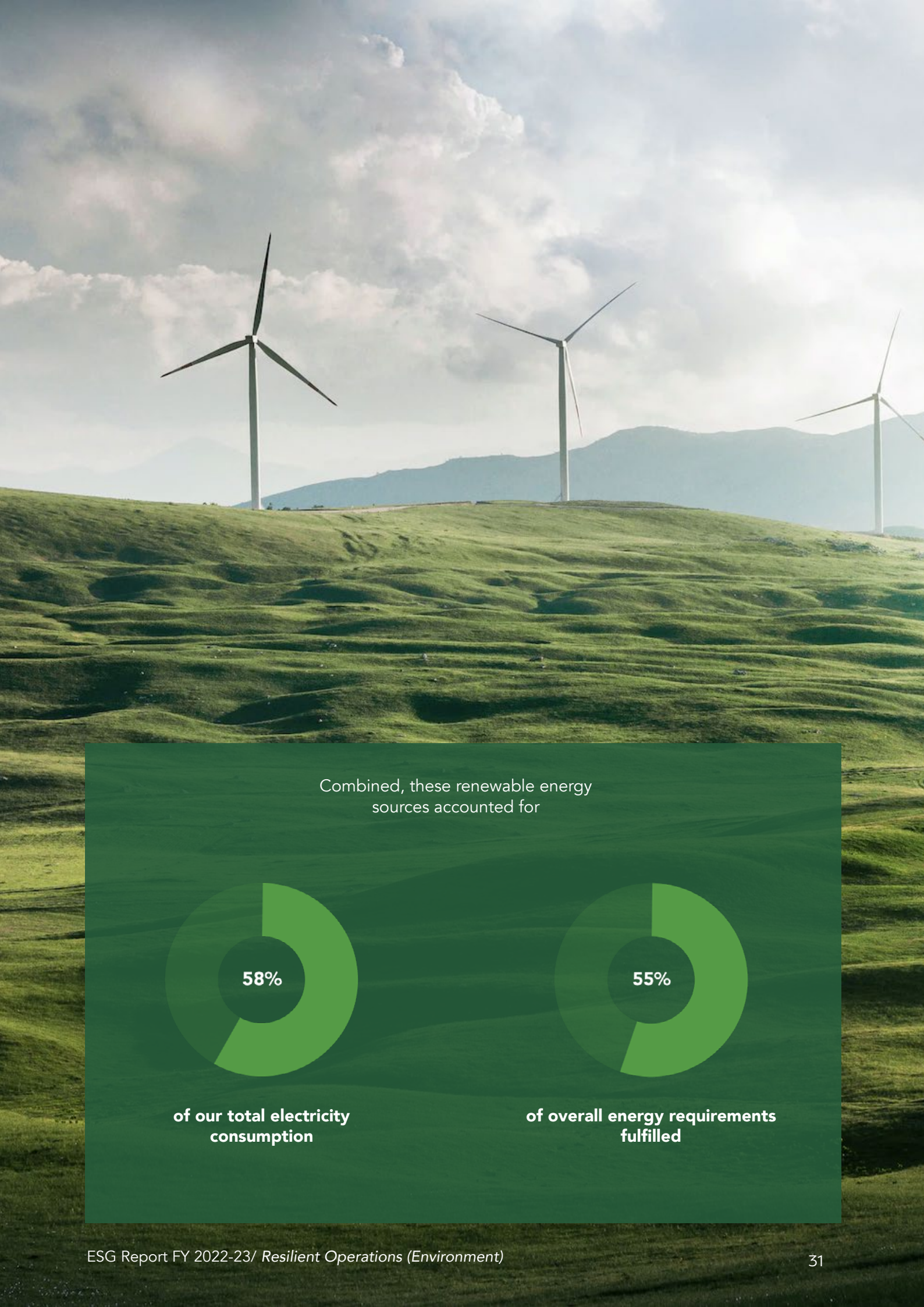
**11,11,670 KWh**

Utilised total of renewable energy generated from our own solar rooftop installations

**In FY2023**

**3,65,46,008 kWh**

additional procurement through renewable purchase agreements.





## IFC EDGE Zero Carbon Certified Asset



**At Ramanujan**, an energy audit was performed to assess energy usage as well as areas for improvement. Based on this assessment, the most appropriate renewable energy technologies were chosen.

We procure wind and solar energy through long-term group captive power purchase agreements from third parties such as Vagarai (Tatapower) and Perinyx. In addition, roof-top solar systems have been installed.

**Ramanujan Intellion Park was awarded the IFC EDGE Advanced Certification for achieving:**

**>40%** energy savings  
**33%** water savings  
**26%** reduction in embodied energy

Basis the actual performance and achievement where Ramanujan project utilised

**93-94%**

of renewable energy for its energy requirements and offset the remaining emissions by purchasing carbon offsets, it was certified as an **IFC EDGE Zero Carbon project**, making it the first such project in India

**94%**

of our electricity requirements through renewable sources

During the assessment period (i.e. November 2021 - October 2022) we achieved:

**91% electricity consumption** from offsite renewable project (i.e. Group captive hybrid – third party power purchase)

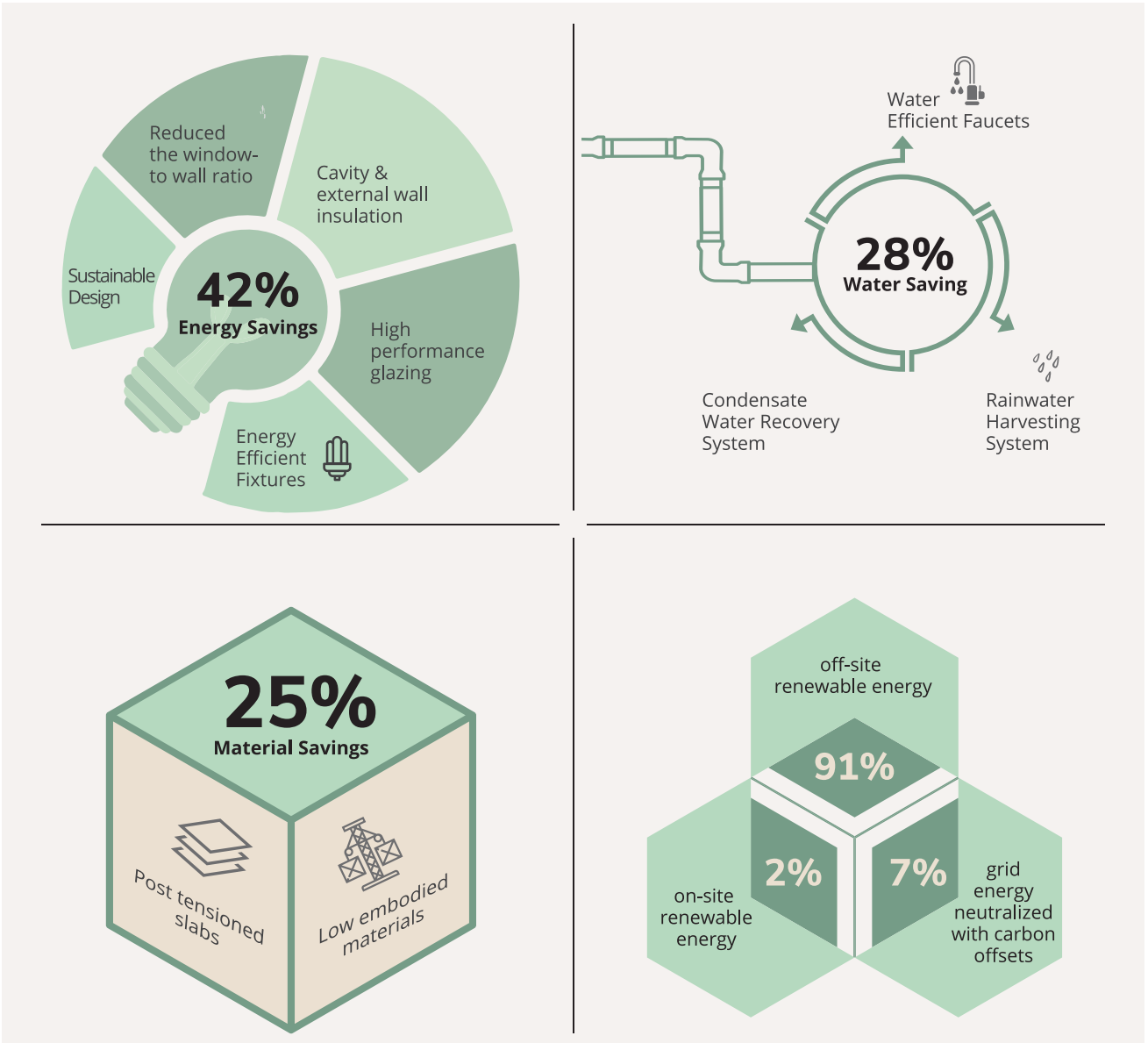
**1.7% electricity consumption** from onsite renewable energy (Solar rooftop) and purchased carbon offsets equivalent to 2033.88 tCO<sub>2</sub>/year to offset emissions from grid energy consumption, Diesel for DG sets and LPG consumption.





# DECODING INDIA'S FIRST IFC EDGE Zero Carbon Asset RAMANUJAN INTELLION PARK


WE BREAK DOWN THE PROCESS OF OUR METICULOUS STEPS  
THAT HAVE LED US TO BECOME CARBON ZERO.





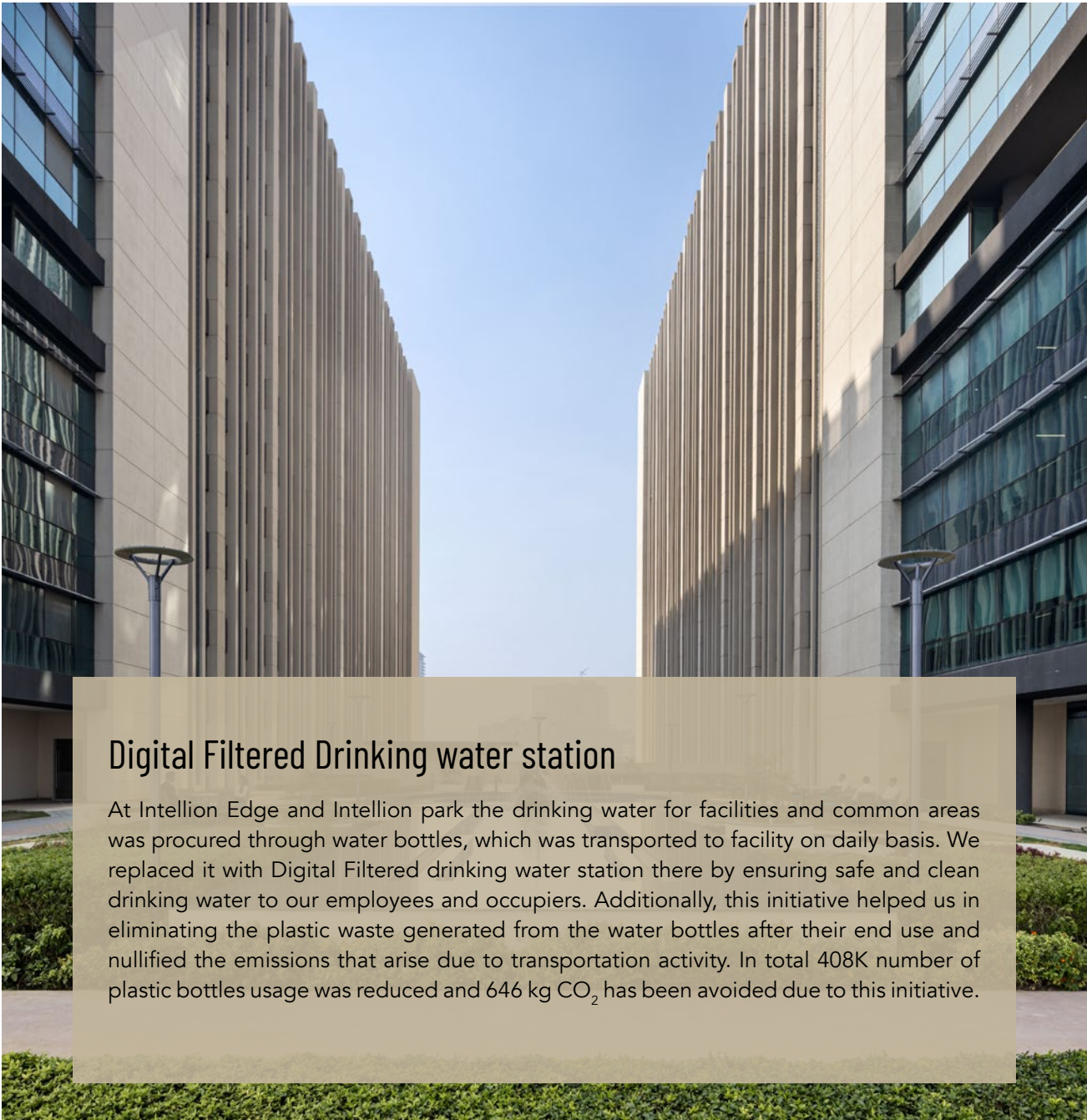
Water Management

We take great pride in our comprehensive approach to water management. We prioritize water efficiency through the installation of state-of-the-art water-efficient faucets and taps that minimize water consumption without compromising functionality. We have installed leak detection systems, and hold employee education programs on responsible water practices. We have embraced sustainable water sourcing methods such as rainwater harvesting to recharge groundwater resources.



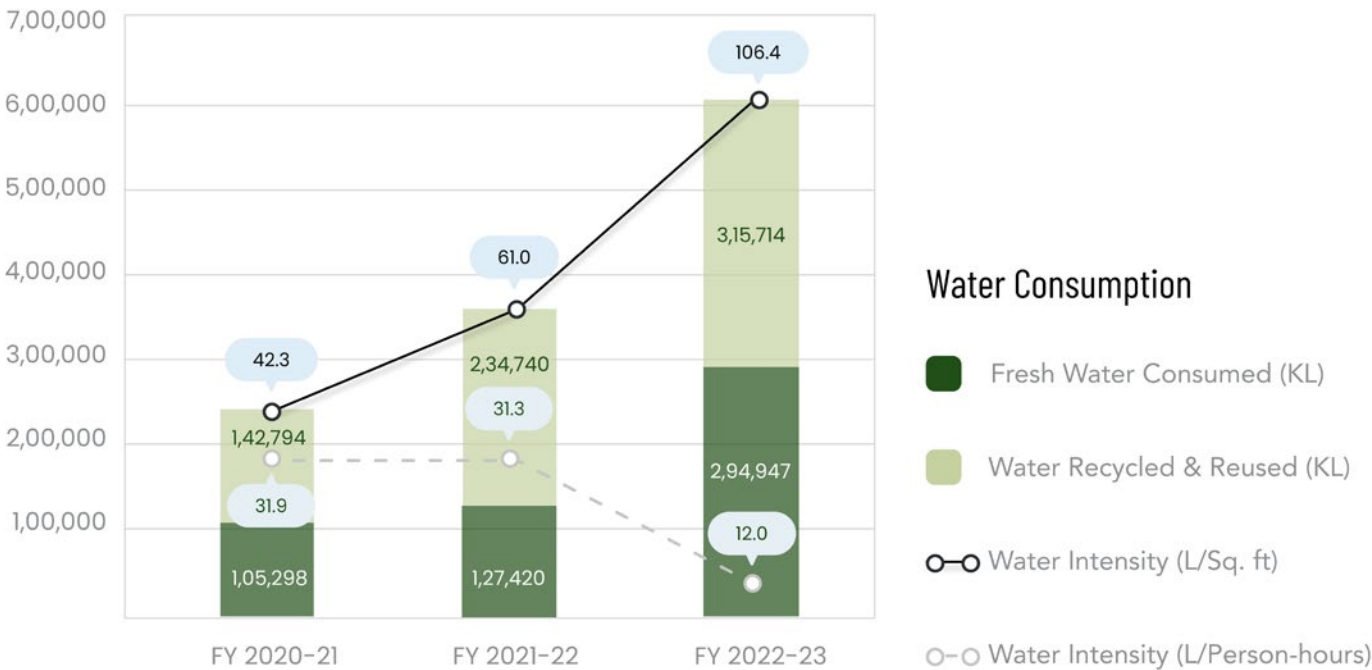
Our water consumption primarily caters to domestic needs, drinking purposes, and gardening within our facilities. We source our water from from municipal corporations and third-party vendors

**In FY2023, we withdrew a total of 3,01,031 KL and consumed 2,94,947 KL of fresh water**



### Digital Filtered Drinking water station

At Intellion Edge and Intellion park the drinking water for facilities and common areas was procured through water bottles, which was transported to facility on daily basis. We replaced it with Digital Filtered drinking water station there by ensuring safe and clean drinking water to our employees and occupiers. Additionally, this initiative helped us in eliminating the plastic waste generated from the water bottles after their end use and nullified the emissions that arise due to transportation activity. In total 408K number of plastic bottles usage was reduced and 646 kg CO<sub>2</sub> has been avoided due to this initiative.





We have a total installed capacity of **1595 KLD** of Sewage Treatment Plant (STP) to manage wastewater within our facilities



While the total water consumption and water **intensity per sq.ft has increased by 69% and 74% respectively**; however, our water intensity per person-hour has **decreased by 61%**



In **FY2023** we treated and reused a total of **3,15,714 KL** of wastewater for our gardening requirements, which catered to **52%** of our total consumption.




We use recycled water for gardening, ensuring **zero** wastewater discharge, reducing dependence on local water resources, and conserving freshwater while maintaining sustainable green spaces.



Waste Management

We use a well-structured waste collection system that was set up in collaboration with authorized third-party waste handlers to segregate the waste generated within our premises so that it is transported for proper disposal. Our commitment to environmental sustainability extends beyond mere waste disposal, as we actively seek to divert waste from landfills through our recycling programs. We also use an Organic Waste Converter (OWC) system to process organic waste, converting it into nutrient-rich compost for gardening and agricultural applications.



We have instituted a buy-back policy for certain waste materials like used oil and battery waste, encouraging a circular economy by incentivizing the return and reuse of specific items.

**In FY23, a total of 90.16MT of hazardous waste and 1262.69 MT of non-hazardous waste was generated respectively and 21% of total waste was recycled**

Waste Disposed	FY 2020-2021 (MT)	FY 2021-2022 (MT)	FY 2022-2023 (MT)
Hazardous waste (Total)	12.66	60.73	90.16
Reused			
Recycled	9.79	54.11	44.29
Incinerated	0.00	3.19	0.01
Composted	2.87	3.43	45.87
Sent to Landfill			
Non-hazardous waste (Total)	309.56	615.54	1262.69
Reused	0.00	2.12	0.00
Recycled	45.68	144.57	245.64
Incinerated	259.67	207.32	859.88
Composted	4.21	49.23	125.61
Sent to Landfill	0.00	212.30	31.56





### Natural Fertilizer from Coffee bean waste

At Intellion park the residual ground coffee powder after usage was getting disposed as wet waste. We adopted simple process to convert the waste into a natural fertilizer and utilised the coffee ground and used tea (from tea bags) within the campus as indoor plant fertiliser as it contains the essential nutrients and micronutrients like nitrogen, calcium, potassium, and magnesium which are good for the plants.



Bio Diversity

Our strategic objective to replenish nature includes prioritizing the protection and preservation of biodiversity. We take several steps to assess and minimize any negative impact our operations may have on the natural habitats in the areas we operate in. Our projects embody a substantial allocation of green spaces, designed with landscaped gardens and abundant vegetation such as native plant species. We encourage our occupiers to embrace sustainable practices that fosters the growth and preservation of biodiversity. Our property management plans include activities to sustain and improve natural habitats.



Organic Farming and Butterfly Garden creation at Intellion Square (IT4), Mumbai

At Intellion Square, we have embraced the concept of organic farming within premises by developing spaces for farming on the terrace and STP area with Soil, Coco peat, Geo fabric and Drain cell with the proper draining system. we have dedicated areas for a butterfly garden and a rose garden. We have procured selective plants that help in butterfly breeding and nurturing their life cycle. These spaces not only enhance the aesthetic appeal of our surroundings but also attract and support local wildlife, fostering biodiversity and ecological balance. we have planted fruit-bearing trees like Figs, Star Fruits, Bananas, Guava, Sapodilla, etc. throughout our premises. These trees not only provide shade and beauty but also are the nest for many birds. Additionally, we understand the importance of holistic well-being and the healing power of nature. Hence, we have incorporated medicinal herb gardens into our landscape. These gardens offer a range of therapeutic plants and herbs.

By developing these identified spaces, including the terrace, organic farming area, butterfly garden, rose garden, fruit-bearing trees, and medicinal herb gardens, we have created an environment that embraces sustainability, promotes a connection with nature, and supports the well-being of our occupiers and creating awareness among tenant employees about organic farming.

Air Pollution and Indoor Air Quality

Recognizing the significance of indoor air quality, we employ advanced CO<sub>2</sub> monitoring systems so that we can take proactive measures in maintaining optimal conditions. Our spaces are designed to facilitate the inflow of fresh outdoor air, promoting circulation and reducing the accumulation of pollutants. By prioritizing air quality, natural ventilation, and ample natural lighting, we foster an atmosphere that promotes well-being, boosts productivity, and enhances the overall satisfaction and comfort of our occupants. Our effort is to minimize the environmental footprint of our projects. We uphold stringent adherence to all applicable regulations established by local and national pollution control boards.

We also have dedicated teams focused on upholding cleanliness and hygiene standards throughout our properties. We use only premium-grade products and materials, prioritizing sustainability and eco-friendliness.



Installation of Retrofit emission control device for Diesel generators

At Trilium Avenue, we equipped our DG sets with Retrofit emission control device developed to address the issue of particulate matter emissions from diesel generators. This device effectively captures and absorbs 70-90% of the emitted particulate matter and its self-cleaning mechanism, ensures that the captured particulate matter does not impede the engine's performance. This solution not only helped us to reduce the harmful impact of particulate matter on air quality and human health but also ensures optimal engine functionality.

In **FY2022-23** a total of **0.301 tons of SPM, 0.341 tons of Sox and 1.620 tons NO<sub>x</sub> were released** from the exhausts of our DG Sets. At all our locations the pollutants are well below the limits mentioned by respective state pollution control boards

Pollutant (in Tons)	FY2022-2023
SPM	0.301
SO <sub>x</sub>	0.341
NO <sub>x</sub>	1.620



# Sustainable Buildings

We have received green building certifications for 89% of our commercial portfolio, which demonstrates our commitment to constructing and developing sustainably designed buildings that are resilient to climate change, consume natural resources efficiently, support biodiversity, and provide safe and healthy spaces for our occupiers.

We follow all construction and operational guidelines aimed at reducing our environment footprint such as:

- compliance with local building regulations and environmental requirements
- erosion control
- pollution reduction
- elimination of ozone-depleting substances
- use of eco-friendly refrigerants
- rainwater harvesting
- low-VOC paint usage
- water-efficient plumbing fixtures
- wastewater treatment and reuse facilities
- enhanced energy efficiency
- increased use of renewable energy
- effective waste management
- fresh air ventilation
- CO<sub>2</sub> monitoring
- minimizing indoor and outdoor pollutants and noise

## Highlights

89%  
Portfolio  
LEED Certified, IFC Edge  
Certified

100%  
Portfolio  
WELL Enterprise  
Subscribed

55%  
Energy  
from renewable  
sources

First of its kind  
IFC EDGE Carbon Net  
ZERO Building in India







# Creating Shared Value for Our People

At the core of our commitment lies our dedication to ensure the well-being of our stakeholders. We have introduced a range of initiatives to embed one of the essential pillars of our sustainability strategy to reap talent. The programs are designed to cultivate an environment that supports work performance and achievement and a clear path for career development. Our workplaces and our policies are designed keeping the physical and mental well-being of our esteemed employees in mind. This collective and tireless effort results in a heightened state of productivity that reverberates throughout our organization.

In line with one of the pillar of oursustainability strategy to respect lives, we also place great emphasis on responsible sourcing practices and understand that the origins of the resources we use has a significant impact on environment and society. Therefore, we seek suppliers and partners who share our values and adhere to sustainable and ethical practices. By prioritizing responsible sourcing, we minimize negative environmental impacts, promote fair labour practices, and contribute positively to the communities from where we source. This philosophy guides our procurement processes, and ensures that our operations are aligned with our commitment to creating a better world for all our stakeholders.

Occupiers form an integral part of our mission and by actively involving our occupiers in our initiatives and

sharing our commitment to sustainability with them, we create a shared understanding and encourage their active participation in implementing sustainable practices within their own operations. Our occupiers have a significant impact on the overall sustainability of our buildings and by working with them, we collectively drive positive change and create a more environmentally conscious and socially responsible real estate landscape. This reflects on our dedication to building a sustainable future where all stakeholders play a pivotal role in shaping a better and more sustainable world.

We recognize the importance of being responsible corporate citizens who will make a positive impact far beyond our business operations. By understanding the challenges and aspirations of the communities we serve, we can better contribute to their well-being and development. Whether it's through philanthropic initiatives, volunteering efforts, or partnerships with local organizations, we are committed to addressing community needs in a meaningful and sustainable manner. Our aim is to foster long-term relationships, empower individuals, and contribute to the overall social fabric of the communities we operate in. By actively engaging with community members and listening to their voices, we can collectively work towards creating a better future for all, where the needs of the community are met, and its potential is realized.

S

## SOCIAL

- TARGET:**  
All operational and upcoming projects to be under WELL v2 ratings/certifications
- ACHIEVEMENT: In Progress**  
The company has subscribed to WELL Enterprise, and **all operational projects have applied for WELL v2 ratings/certifications**
- TARGET:**  
Promote a culture of volunteering and ensure all employees **volunteer at least 8 hours per annum** for CSR activities
- ACHIEVEMENT: Achieved**  
The employees exceeded the volunteering hours and averaged **~28.24 hours per employee. In total ~12,000 hours were volunteered by our employees**
- TARGET:**  
Zero complaints related to Human Rights issues
- ACHIEVEMENT: Achieved**



## Material Topics Addressed:

- Health & Safety
- Tenant Engagement
- Diversity & Inclusion
- Local Community Development
- Responsible Supply Chain
- Employee Development and Engagement

## UN SDGs Aligned



## Key Highlights

No. of Employees	496337.5
Person hours of Training	37713
Incidents	Zero
CSR Beneficiaries	26032
Percentage Spent on Local Procurement (Within 500 Km)	14.73%



# Human Capital Development

## Training and Development

The sustained progress and ability to generate value for our stakeholders hinges upon the exceptional capabilities exhibited by our workforce. We have established a robust and comprehensive system that actively engages with our employees, enabling us to gain insights into their developmental requirements and professional aspirations so that we can design customized learning and growth frameworks catering to their unique needs.



Our learning and development framework is based on a meticulous approach that identifies both individual and organizational skill gaps. We offer an array of programs ensuring behavioural, functional, and leadership development so that our employees are equipped with the necessary skills and knowledge to navigate the future with confidence and competence.

To facilitate skill-building, we offer technology platforms and incorporate in-person sessions into our training regimen. We offer blended learning formats that ensure that our employees have access to the most effective and efficient means of acquiring new skills and refining existing ones. We have forged strategic partnerships with global institutions, harnessing external expertise and perspectives to enrich the learning process at Intellion.

Through continuous learning and growth, we empower our workforce to embrace the future with preparedness and adaptability. By investing in their professional development, we not only nurture their individual growth but also strengthen the foundation upon which our business thrives.

Employee Training



In **FY2022-23**, a total of **37,713 man-hours** of training is provided to our employees at an average of **76.03 hours of training per employee**.

## Tata Realty E Knowledge Studio (TReKS)

The artificial intelligence-powered TRIL E Knowledge Studio (TReKS) platform was introduced in October 2021 as a result of a partnership between TRIL and Edcast. TReKS provides employees the control they need to manage their learning processes and develop the skills they need to advance in their careers. Employees can access a range of self-directed learning tools through our e-learning studio, including courses, videos, articles, and other resources.

Managers used TReKS to find pertinent courses and certifications to improve their team’s knowledge, subject matter expertise, and skill levels as part of the mid-year talent assessment in December 2022.

## Functional Skill Development

We have created a range of programs to enhance the functional abilities of its workers and employees across all divisions. The organization annually nominates a chosen group of workers for function-specific programs and certifications to meet the company’s requirements and upskill individual proficiency levels.

The staff gets up-to-date, useful training that they can put to use right away. To maintain competitiveness in a business climate that is constantly changing, it is essential to invest in the skills and development of our people. The career-specific programmes and certifications that the organization offers to its employees helps them advance in their professions.

Function	Training Program
Sales	<p>Sales Enablement: A strategic approach called sales enablement provides the sales team with the materials, instruction, and equipment they need to work quickly and successfully towards their goals. Growing our market share, increasing sales, and establishing a stronger presence depends on the success of the sales team.</p> <p>We teamed up with Mercuri International for a sales enablement programme in May 2021 to support our 50-member sales team in an ever-changing market. The six-month program’s objectives were to improve the sales team’s abilities in relationship management, virtual selling, addressing objections, and value proposition articulation.</p>
Projects	<p>Specialized Training for Project Team : Our project management team is the largest constituting 30% of the total workforce. Their job is to ensure that our clients receive our properties on schedule. Special technical trainings and certifications are arranged for project management staff regularly to develop their subject matter expertise to uphold our high standards of excellence.</p> <p>In July 2021, we entered into a partnership with the National Programme on Technology Enhanced Learning (NPTEL) so that the project management team had access to access to trainings and certifications necessary in their field.</p>
Marketing	<p>ISB’s Digital Marketing Program: To further hone the exceptional expertise and contribution of the marketing team’s brand leads, a prestigious digital marketing training program was conducted for them by the renowned Indian School of Business. This investment in the professional development of the brand leads will enhance their capabilities and empower them to drive our brand’s success in the ever-evolving digital sphere.</p>
Data Analytics	<p>Employees from different departments were nominated for an advanced data analytics program delivered by Tata Tomorrow University. Such prestigious programs foster a data-driven culture, where informed decisions and innovative solutions are at the forefront of our strategic endeavours.</p>



# Tata Group Strategic Leadership Programs

The Tata Group provides a variety of management programmes intended to advance and develop the abilities of employees at all organizational levels. The courses are provided in association with prominent universities such as Ohio State University, Ross School at the University of Michigan, and the Harvard Business School. Programs are available across management levels.

**Senior management:** Programs are delivered in association with the Harvard Business School to help CXOs across the group to appreciate the complexities of the business environment, connect the dots by understanding the interconnectedness and interplay of environmental factors in the business ecosystem, and sharpen critical skills to manage and lead people and teams.

**Middle Management:** Delivered in association with the Ross School, University of Michigan, the program benefits next generation leaders with potential for leadership roles in the near future. Key topics in the curriculum include developing competencies for new business models, honing financial decision-making skills, customer-focused marketing, strategic HR agenda, competitive strategy and advantage, and self-awareness and sustainability.

**Junior Management:** Programs are offered in collaboration with Ohio State University. These courses increase understanding of the functional interdependencies to a company's performance of different departments. Participants will acquire basic functional skills and an understanding of organizational strategy. They network with peers from Tata firms and gain knowledge from the collective wisdom of Tata Group executives.



## Performance Management

Our comprehensive approach to recruitment, development, and retention is grounded in our commitment to attract, nurture, and advance exceptional talent based on merit, competencies, and notable contributions. Through a rigorous evaluation process, qualified individuals aligned with our organizational values and objectives are hired. A robust performance management system is in place with the setting of clear performance goals, regular feedback and coaching with performance evaluations to recognize and reward exceptional achievement. By fostering a culture of accountability and continuous improvement, the organization's performance management system enables us to align individual efforts with organizational objectives, drive employee growth and development, to achieve superior results. The system is marked by fairness, transparency, and constructive communication.

A 9-box grid is used to measure and assess an employee's current and future potential to contribute to Company's strategic goals. The findings serve as a baseline to plan an employee's future career graph with the Company supported by mentoring, training and guidance. This achieves a two-fold path: employees' growth and development are assured as their talents and aspirations are aligned with the company's long-term vision and strategic goals.

# Employee Engagement and Wellbeing

Employees are the driving force behind our success and their well-being is essential for maintaining a thriving workforce. To foster employee engagement, company encourages open communication, transparency, and collaboration.

We actively promote a culture of work-life balance, encouraging employees to prioritize self-care and maintain healthy integration between their personal and professional lives. Our commitment to our employees is not just ensuring that they are happy while at work, but extends also to their well-being in terms of their physical and mental health, work-life flexibility, and opportunities for personal growth and self-fulfilment.

By prioritizing employee engagement, benefits, and well-being, we foster a workplace culture that empowers our employees to thrive both professionally and personally. This approach also enables us to attract and retain top talent, drive innovation, and achieve long-term organizational excellence.

## Employee Benefits

We have a commitment to ensure fair compensation to our employees, acknowledging the value they bring to the organization through their qualifications, experience, skills, and expertise. With the aim of fostering transparency, our organization has a dedicated remuneration committee that formulates guidelines for the development of our compensation structure. The guidelines ensure that the remuneration levels and components are reasonable and adequate, allowing us to attract, retain, and motivate our employees.

Attracting and retaining top talent requires more than just competitive compensation. We have curated a suite of benefits catering to the diverse needs and aspirations of our employees. There is robust healthcare coverage, besides retirement plans, flexible work arrangements and ample vacation time ensuring that our benefits package is supports the overall well-being and satisfaction of our workforce.

Physical and mental well-being is ensured through wellness programs, fitness facilities, and mental health resources. A healthy work-life balance is achieved through family-friendly policies, parental leave, and opportunities for personal development.







TATA Innovista program runs between October and December, and celebrates the culture of innovation across the Company. Head of HR launches a high-voltage campaign urging employees to submit the most innovative ideas and solutions they have implemented. These are shortlisted and presented by employees to a senior leadership panel, which evaluates and selects the winning solutions based on criteria like novelty, potential impact, future impact, benefits, design uniqueness and other such factors.



Through our internal platform, Sociabble, we encourage workers to engage in the “Suggest an idea” program by sharing their creative ideas, recommendations, educational articles, significant news, and other information. The platform encourages open communication and cooperation. To promote connections and dialogues within the company, staff members post motivational quotations, proverbs, advice from notable writers, industry leaders, and subject matter experts. This tool gives employees a platform to effectively connect with their co-workers.



## Townhalls

### Senior leadership

Quarterly town hall meetings are held with all employees by the MD & CEO to provide information on the company’s achievements, objectives, and difficulties. This is an effective leadership technique to keep employees motivated, involved, and linked to the mission of the company.

### Regional Leadership

Periodic town hall meetings are held for employees by the area business leaders to discuss regional trends, new project launches, and to promote transparency. These meetings provide staff members the chance to brainstorm, express ideas, ask questions, and come up with answers as a group. High performers and cultural champions are honoured, and surveys that are completely anonymous are carried out to collect fresh insights, and to resolve queries and worries.

### Team Socials

To encourage departmental unity, our regional teams plan engagement campaigns periodically. To commemorate regional holidays like Ganesh Chaturthi in western India, Onam in the south, and Navratri in the north and east of India, they arrange friendly sports tournaments.

## Rewards & Recognition

We recognize the extraordinary contributions of our employees to motivate them to go beyond the expected and set new benchmarks for sustainable performance. A motivated workforce fosters a culture of innovation and brings in an out-of-the-box approach to transform and grow the business. A structured process enables us to recognize employee contributions every quarter on key strategic and operational imperatives.

**Annual Awards:** To recognize performances that exceed expectations, employees are nominated by their managers through their respective functional heads and regional business heads. The winners are selected by a jury panel comprising of Senior Leadership, and the results are announced during the Annual R&R Awards Ceremony.

The three categories of annual awards are listed below:

	Function	Training Program
Youphoria	Superstar of the Year	To recognize exemplary and consistent individual performers
	Super Squad of the year	To recognize the team that has displayed exemplary levels of enthusiasm, commitment and camaraderie to deliver excellence on a project and high performance under challenging conditions within defined timelines and budget to provide a seamless experience to the end customer.
	Super Collaborators of the year	To recognize a cross-functional team that has come together and demonstrated service and delivery excellence on critical and challenging projects to earn customer delight.

**Popular Choice Awards:** To recognize deserving employees nominated by the functional and regional business heads.

**Digital Innovation Champion Award:** To recognize our employees’ contributions to strengthening the Company’s technology foundation.

### CULTURE AWARDS:

**Culture Champion Award:** To recognize employees who best demonstrate the principles of Responsibility, Customer Centricity, Excellence and Collaboration at work.

**Tata Realty Integrity Champion Award:** To recognize employees who bring to life the Company’s values through their actions.







Diversity, Equity & Inclusion

In alignment with our deeply rooted principles, we have fostered an inclusive workplace culture where every individual is accorded the utmost dignity and respect. Our organization firmly stands against all forms of discrimination, be it based on race, caste, religion, colour, ancestry, social status, gender, sexual orientation, age, nationality, ethnic origin, disability, or any other legally protected category. We firmly believe that embracing employees from diverse backgrounds enhances our ability to fulfil a wide range of stakeholder commitments, drawing upon a wealth of skills, experiences, perspectives, cultures, and demographics.


To ensure fairness and equality, we have implemented a comprehensive set of policies that govern various aspects of employment, training, development, and performance management. These policies are specifically designed to safeguard against both conscious and unconscious biases that may arise within the workplace.



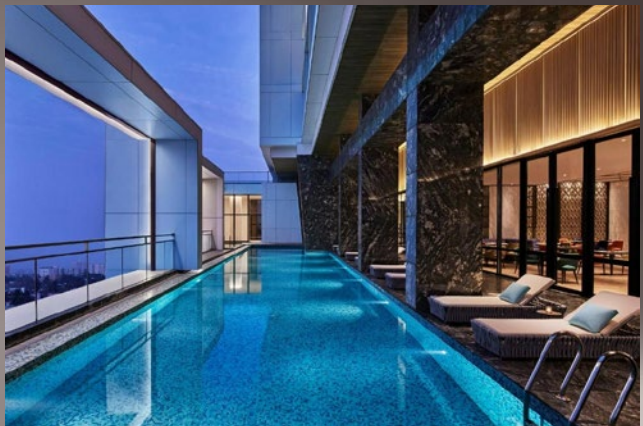
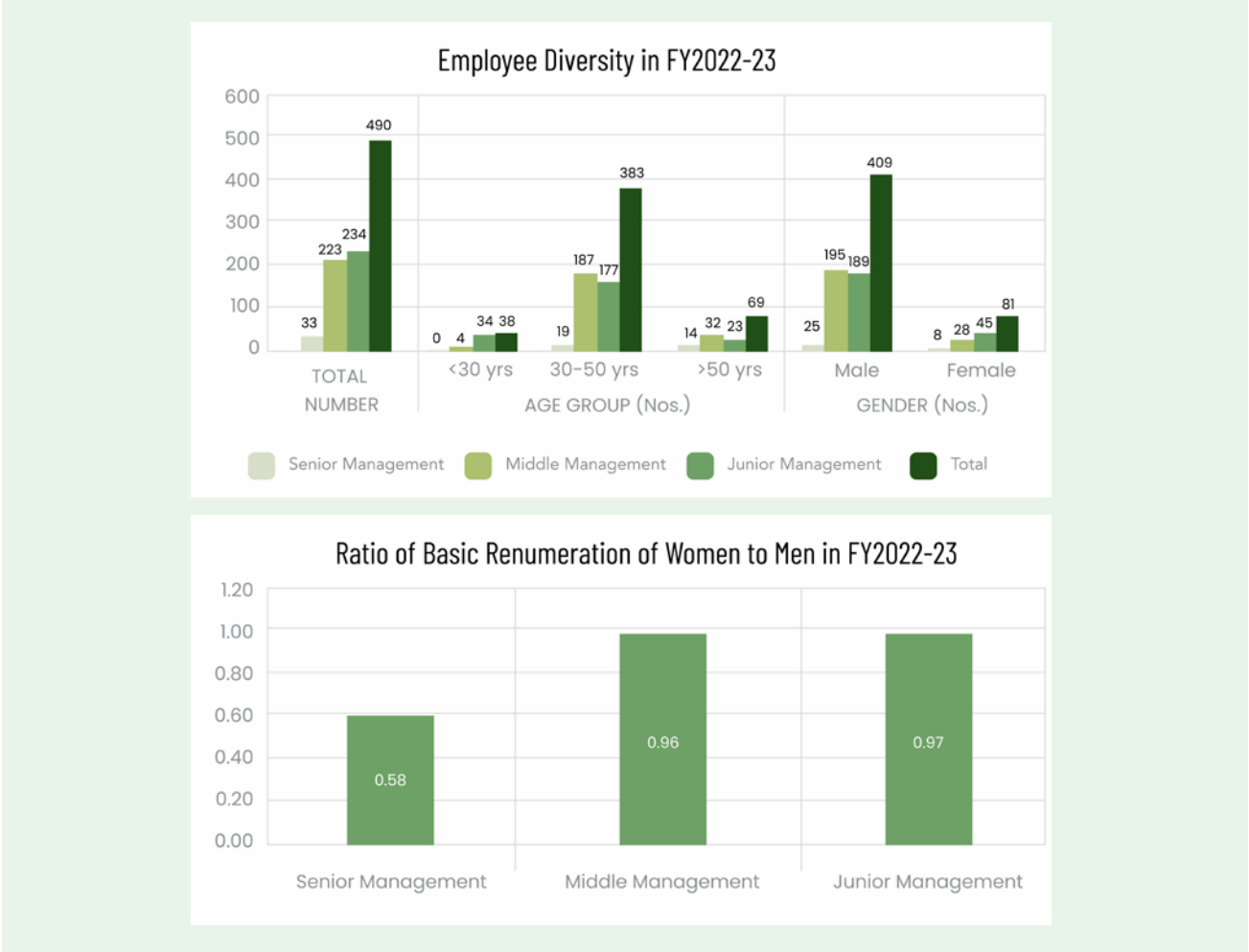
Given the low participation of women in the real estate industry, we have a strong focus on increasing the share of women employees in our workforce and have a target to have women representation in our sales team.



**24%**  
Female Representation in Senior Management



**0.96**  
Women to Men Pay ratio in middle management



The first hotel fully managed by women, Taj Wellington Mews, Chennai

Intellion Offices has collaborated with Taj Hotel to operate the first hotel that is fully managed by women. An all-women-run hotel is not only a symbol of progress and empowerment but also offers a unique and exceptional guest experience, contributes to gender equality efforts, and promotes positive social impact in the community.



# Initiatives for Inclusion

## Leap Ahead

In 2019, the Tata Group launched a distinguished four-month program to nurture women executives who are poised to ascend to prominent roles in business leadership. This visionary initiative empowers women leaders, equipping them with the tools and insights to make purposeful choices that create a meaningful impact within the workplace and beyond. The program is designed to facilitate a transformative journey for its participants, providing them with invaluable opportunities for self-reflection. By gaining a deeper understanding of their own strengths and challenges, these women leaders are empowered to navigate their professional journeys with confidence and precision.

## We For Her

A special initiative for women employees, 'We for Her' is a meet organized for women employees once a quarter on a specific theme, and could include topics as diverse as reproductive health, networking for women, and knowledge sharing. A special session on 'Unconscious Biases' was held as part of the 'We for Her' meet which featured a skit with objectives to create a culture of inclusivity, respect, and fairness, where each individual is valued for their unique contributions. By addressing unconscious biases, we strive to create an environment where talent thrives, and everyone has equal opportunities to succeed and grow. Our aim is to equip employees with the knowledge and tools necessary to recognize and mitigate unconscious biases, fostering a more inclusive and equitable work environment.



## POSH - Prevention, Prohibition, and Redressal of Sexual Harassment

Sexual, physical, verbal, and psychological harassment are all strictly prohibited. We absolutely abide by the Companies Act 2013 for the Prevention of Sexual Harassment (POSH) policy.

Our business has a reliable mechanism to stop and handle workplace sexual harassment. An internal complaints committee has been established to look into and resolve any employee complaints or grievances including harassment. In order to guarantee that they are aware of and abide by the POSH policy regulations, all staff members have to complete a training on POSH.

# Human Rights

We believe in upholding both ethical business practices, and the fundamental rights of all stakeholders. We ensure that no child labour or forced labour is employed within our workplace. We strictly adhere to and respect all applicable laws and regulations on internationally recognized human rights principles. Through adherence to legal requirements and global human rights, we establish a foundation of trust and integrity with our stakeholders.

By prioritizing the welfare and rights of all individuals, we strive to contribute to a just and equitable society while setting a high benchmark for responsible business conduct. By embracing these principles, we not only create a conducive work environment, but also contribute to the advancement of human rights on a broader scale. Our commitment to upholding fundamental rights serves as a testament to our core values and our dedication to conducting business with integrity, compassion, and respect for all. In FY2022-23, a comprehensive human rights policy was crafted to guide and uphold the principles of respect, dignity, and equality for all individuals within our organization and throughout our value chain. This fiscal year our entire senior leadership has been provided with training on Human Rights and our policy on it.

# Zero

complaints

related to human rights violations received or pending during

## FY 2022-2023





# Workplace Health and Safety

We at Intellion hold health, safety, and well-being of all stakeholders in utmost regard. Our commitment to these principles extends beyond mere compliance with regulations. Our occupational health and safety policy identifies and addresses potential hazards and risks and aims to prevent injuries, accidents, and diseases to ensure the safety and well-being of all.

The collective efforts of our suppliers, contractors, and workers are essential in maintaining a safe work environment, hence, we encourage their involvement and participation in identifying and eliminating potential safety threats. This culture of shared responsibility and active engagement empowers every individual to play a crucial role in ensuring workplace safety.

With our occupational health and safety (OHS) policy, we provide a secure and protected environment for all, upholding our commitment to the well-being of our workforce and stakeholders.

We use safety systems and equipment across all our projects. Ensuring a safe working environment includes the provision of essential Personal Protective Equipment (PPE) for all relevant employees, so that they can carry out their tasks safely and effectively.

We offer healthcare benefits and comprehensive medical coverage, including pre-employment and regular health check-ups to our employees and contractors. We actively encourage employee participation in mental health and stress management programs, as well as in safety suggestion schemes. Our projects feature well-equipped Occupational Health Centers staffed by qualified nurses, with a visiting doctor available on call. We have partnerships with nearby hospitals to ensure priority treatment in case of injury or emergencies.

To enhance our OHS performance, we undergo assessments for ISO 45001 and ISO 14001 certifications, monitoring compliance with international standards. We conduct thorough hazard identification and risk assessments for all construction activities, addressing all gaps through effective control measures. A robust grievance redressal framework is in place, ensuring the consistent quality and safety of our business operations.

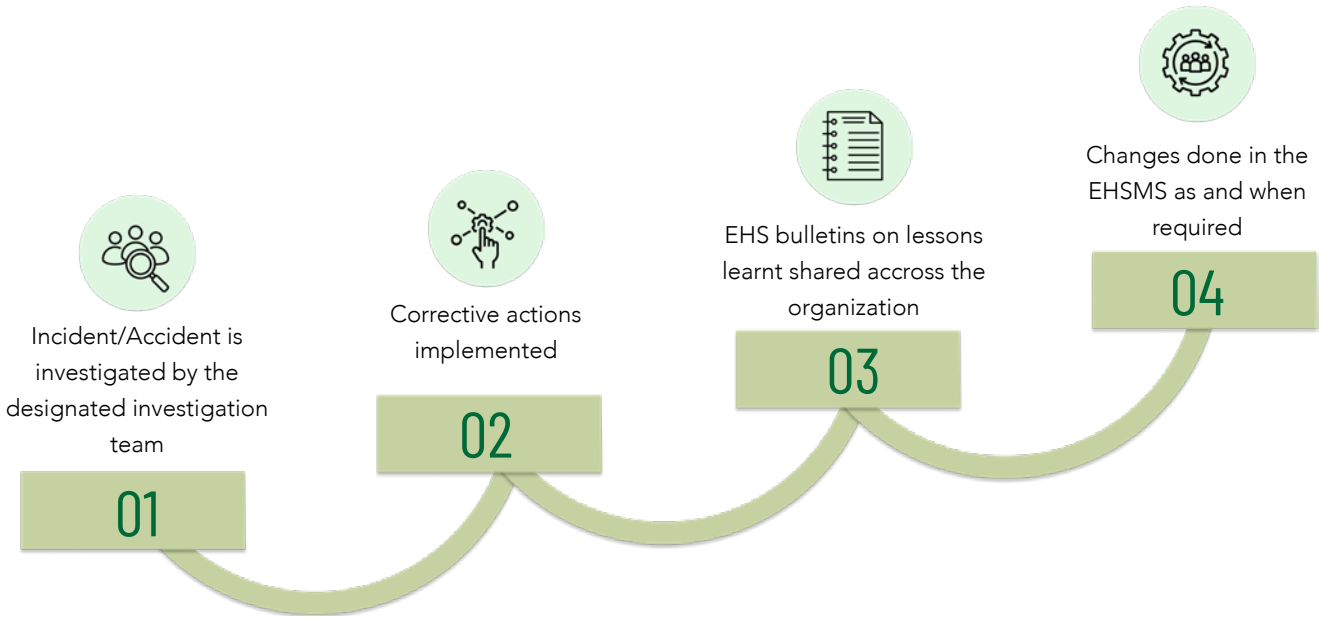


## Hazard Identification Risk Assessment (HIRA)

For significant and critical operational activities, a comprehensive Hazard Identification and Risk Assessment (HIRA) study is conducted. This helps to identify potential hazards and evaluate associated risks to ensure the safety and well-being of our employees, contractors, and stakeholders. Following the HIRA study, we implement a set of control measures to address specific hazards and minimize their potential impact on our operations.

To ensure compliance with our safety standards, regular inspections and audits across all operations are conducted to assess adherence to the prescribed control measures.

**Incident Investigation:** A seamless process for reporting and recording an incident or accident is followed and this helps us avoid recurrence. The process we follow is outlined below:



### Health and Wellness Sessions for Employees in FY2022-2023

- Infectious diseases like dengue, malaria, COVID-19 and precautions
- Holistic wellness/Yoga
- Common respiratory illness and preventive measures
- Mindfulness
- Diet and nutrition for weight loss
- Common psychiatric conditions (depression, stress, anxiety)
- Ergonomics
- Diabetes and its complications

202

near misses recorded

Zero

fatalities

Zero

injuries

100%

ISO 45001 certified assets

In accordance with our Corporate Environmental, Health, and Safety (EHS) Manual, we develop comprehensive project-specific EHS plans to effectively control and mitigate the environmental and safety impact of our projects. A dedicated Project EHS Committee is present at each project site. These committees oversee the monitoring and execution of the EHS Plans and are comprised of representatives from various stakeholders, including workers. The committees meet regularly every month to review progress, address concerns, and to promote an atmosphere of open communication and consultation on EHS management. By including workers in the composition of the EHS committees, we provide them with a platform to voice their opinions and contribute to the decision-making processes.

To further encourage and incentivize best EHS performance and initiatives among contractor workmen, we have a monthly EHS Award/Reward scheme that recognizes and acknowledges the exceptional efforts and achievements of individuals and teams in upholding EHS standards.



# Tenant Engagement

## Training

To ensure that our occupiers comply with our health and safety standards, we conduct fire drills and demonstrations in accordance with guidelines of the National Building Code of India. These drills enable occupiers to review their understanding of evacuation plans in the event of a fire or other emergency. Additionally, we educate our occupiers on mandatory guidelines and house rules for ensuring seamless and efficient fit outs, moving in, and commencing operations. Our occupiers are expected to adhere to the statutory design requirements and our company's guidelines for ongoing operations and maintenance.

## Engagement

Several initiatives designed to foster connections and celebrate shared values with our occupiers are in place. To mark the opening of our occupiers' offices, we organize special events and celebrations. We also arrange sporting and cultural events to promote engagement and improve work-life balance and wellbeing. These events include celebrations of festivals such as Navratri, Diwali, and Christmas.

For Earth Day, which is on March 25, we partner with WWF to encourage occupiers to participate in "Earth Hour" by switching off all unnecessary lights for an hour.



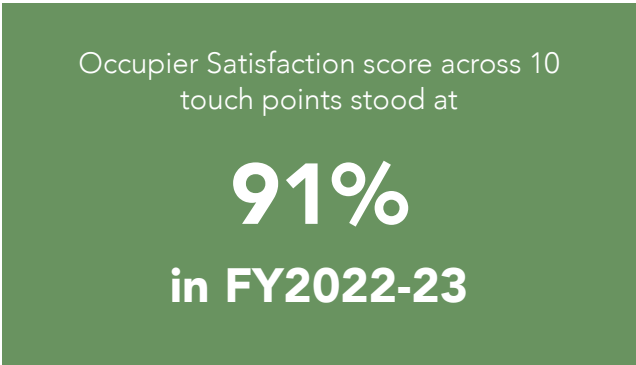
## Tenant Engagement

At Intellion Edge Gurugram and Ramanujan Chennai, we organized a Futsal league, which saw 496 enthusiastic participants from 47 corporates in FY 2022-2023. We rolled out a targeted campaign called "Back to Work, Back to Life" to support tenant employees in readjusting to office life after the pandemic. Additionally, as part of our Independence Day celebrations, we collected over 750 kg of e-waste from each asset.

To reshape perceptions about women's participation in the workforce and to promote gender equity, we launched an impactful and visually appealing campaign, #UnBurden on Women's Day to create awareness around the stereotypes attached to women.

## Occupier Satisfaction Survey

We undertake an annual tenant satisfaction survey across 10 touch points covering our services, campus facilities, and ESG aspects such as electrical & mechanical services, security, response time to issues raised, safety, etc.



# Community Engagement

Intellion offices is committed towards corporate social responsibility (CSR) as it is fundamental to the Tata Mission. The company takes the activities under CSR beyond its business operations (projects and offices) to create a positive impact on the community and the environment. Intellion believes in shared value for both the society and company to strengthen the country's long-term prosperity.

As per CSR Act, 2013, majority of our enterprises are not required to spend money on Corporate Social Responsibility (CSR). However, throughout the reporting year, we continued to support critical community engagements, going above and beyond compliance.



Theme	Focus Area	UN SDG
Healthcare	<ul style="list-style-type: none"><li>• Designing and implementing awareness campaigns around sanitation and hygiene practices.</li><li>• Addressing vital health issues in marginalized communities.</li></ul>	<div><div>3 GOOD HEALTH AND WELL-BEING</div><div>6 CLEAN WATER AND SANITATION</div></div>
Environment Protection	<ul style="list-style-type: none"><li>• Focusing on projects that have sustainable long-term impact and promote the use of renewable energy and recycling.</li><li>• Enhancing biodiversity, natural resource management and mitigation of climate change impacts.</li></ul>	<div><div>11 SUSTAINABLE CITIES AND COMMUNITIES</div><div>13 CLIMATE ACTION</div></div>
Education	<ul style="list-style-type: none"><li>• Promoting education that benefits the marginalized and enhancing their capabilities for improving their quality of life.</li></ul>	<div><div>4 QUALITY EDUCATION</div></div>
Livelihood	<ul style="list-style-type: none"><li>• Enhancing skills for employability</li><li>• Fostering entrepreneurship</li></ul>	<div><div>1 NO POVERTY</div><div>8 DECENT WORK AND ECONOMIC GROWTH</div><div>10 REDUCED INEQUALITIES</div></div>
Public	<ul style="list-style-type: none"><li>• Special projects to meet evolving social needs</li><li>• Supporting communities in vulnerable conditions affected by natural disasters and strengthening their resilience.</li></ul>	<div><div>2 ZERO HUNGER</div><div>3 GOOD HEALTH AND WELL-BEING</div><div>6 CLEAN WATER AND SANITATION</div></div>



# VISION

We believe in creating value for the community we work with and in empowering our stakeholders by

**touching the lives of 1,00,000 people by 2025**

in the defined focus areas.



Project Samarth

In an effort to empower marginalized groups and create employment opportunities, we have developed comprehensive skill-building programs in associations with various reputed NGO’s. These programs focus on equipping individuals with practical skills and knowledge and help individuals in getting jobs. This is being implemented in collaboration with three NGOs- Sambhav Foundation and Aide Et Action.

Sambhav Foundation

In collaboration with Sambhav Foundation, we have undertaken this project to provide short term trainings to create entry level employment opportunities for marginalized youth (age group: 18-25 years).

The program targets to train 250 marginalised youth with skill set of front office associates and Housekeeping and ensure placement of at least 70% of the certified candidates. The program has so far benefitted 60 youths who have been trained, assessed and certified at learning centres set up for the project.



training Centres established for skill building programs in Chennai.

Aid Et Action

A similar project was implemented by Aid et Action that empowers marginalized youth through employability training. Through the training center located in Velachery, Chennai, the project offered a comprehensive 3-month program in areas such as Facility Management, Housekeeping, and Security Services.

In FY2022-23 the program targeted and achieved training of

**225 individuals**

and successfully placed

**172 individuals**

Trade Name	Enrolled	Trained	Total	Totally Placed
Facility Management	75	75	75	52
House Keeping	75	75	75	59
Security Service	75	75	75	61
TOTAL			225	172

Project Vikas

Construction workers play a crucial role in the construction industry, and many of them are migrant laborers. To prioritize their well being, we partnered with Jan Sahas to raise legal awareness among construction workers on the benefits they can access if they are registered under the Building and Other Constructions Workers (BOCW) Act.

As part of this initiative, a total of **2,237 workers** have already registered on our internal platform, demonstrating a positive response.

Additionally, **1,103 applications for social security schemes** have been submitted, indicating the growing interest among workers to avail themselves of these benefits. **A total of 579 benefits have been received by workers.**





Environment

The world is rapidly undergoing a transformation, resembling more of an urban jungle than a natural landscape, as the consequences of deforestation and the depletion of tree cover become increasingly evident. The repercussions of these losses are far-reaching, as it not only disrupts the habitats of native and migratory exotic bird species but also denies them the crucial natural environments they depend on. To address this, we partnered with Round Table India and Environmentalist Foundation of India.



Mobilization at Colleges

Project Vanaraaj

Round Table India strives to restore the diminishing tree cover, foster biodiversity, and provide a nurturing habitat for indigenous species.

The project aims to restore the lost green cover, raise awareness among youth through internships, volunteering programs and workshops

The team so far has planted

**5000 saplings at OSR 4 SIPCOT Industrial Park at Oragadam**

The organisation aims to plant a total of

**25000 saplings through this initiative.**



Project Neer

We partnered with Environmentalist Foundation of India for the restoration of the Vanna Eri Lake in Chennai. The project aimed to recharge groundwater, increase the lake’s water retention capacity, and strengthen the area’s biodiversity.

Groundwater recharge has been

**increased by 30%**

**25,000 beneficiaries**

Volunteering



At Intellion Offices, volunteering is undertaken by our employees with great vigour and enthusiasm. The company had established a target of 8 hours of volunteering per employee however, the employees exceeded those hours and averaged **28.24 hours per employee.**

A total of

**14,006 hours of volunteering**

has been clocked this year with a

**participation rate of 70%**

and a massive

**Year-on-Year increase by 318% in volunteering hours**

The organization has undertaken volunteering activities such as blood donation drives, career counselling, food distribution, lake cleaning, painting and digital marathon.



# Governance

Governance is a crucial guiding principle for our organization, ensuring that transparency, accountability, and ethical decision-making are upheld. Our operational foundation is built upon our strategy to ensure responsible corporate governance practices, which fosters fairness, integrity, and effective management. Our leadership team upholds these principles with dedication, and have set robust guidelines to safeguard the interests of our stakeholders. Resilient ESG risk management frameworks are in place to help identify and address potential risks, ensuring long-term value creation while minimizing any adverse impacts.

To ensure data privacy and security, stringent measures are in place to safeguard the entrusted information. Our governance approach encompasses all these critical domains, empowering us to navigate intricate challenges and deliver sustainable, responsible outcomes.

## Material Topics Addressed:

- Corporate Governance
- Brand Management
- Risk Management
- Accountability & Transparency
- Technology & Innovation

## UN SDGs Aligned



G

## GOVERNANCE

**TARGET:**  
100% employees to be trained for the Tata Code of Conduct, and POSH policies annually

**ACHIEVEMENT: In Progress**  
95% of all employees trained annually





Corporate Governance

Effective corporate governance ensures the success of businesses. We use a comprehensive corporate governance approach that relies on transparent and equitable governance practices that fosters trust and confidence among our stakeholders. With these principles, we have built a solid reputation as a trustworthy and responsible corporate entity that prioritizes the interests of all stakeholders.

Our Leadership and Board of Directors

Our Board members come from diverse industries and fields and are united by their commitment to sustainability, ethics, and transparency. Their vast experience offers us guidance and supervision as we deal with constantly evolving market conditions, regulations, and the needs of our customers.

The Board of Directors provides effective leadership to the Company in strategy and planning, governance and gives guidance in the dynamics of global businesses.

One of the Board’s key responsibilities is to identify, evaluate, and monitor our risk profile and mitigation measures, and ensure that we comply with all relevant regulations. Mr. Banmali Agrawala, Chairman of the Board, and Mr. Sanjay Dutt, our Managing Director and Chief Executive Officer, lead the Board. As of March 31, 2023, the Company had six Directors, including 3 Independent Directors and two Non-Executive Directors, and one Executive Director.



Board of Directors	
Mr. Banmali Agrawala, Chairman	Mr. Agrawala, a mechanical engineer, has held global positions in the Energy domain for over three decades at Wartsila, BioPower Industries and GE. He has held top positions at CII. Within Tata Sons, he has held executive positions in Tata Power and is currently President, Infrastructure and Defense & Aerospace Tata Sons Limited.
Mr. Sanjay Dutt, Managing Director & CEO; Non-Independent, Executive Director	Mr. Dutt has 23 years of experience with top real estate consulting companies – Cushman & Wakefield, JLL, and CBRE. As MD & CEO of TRIL, he oversees 37 million sq. ft. of residential and commercial development and management across 15 cities and 20 projects. He is an alumnus of the International Management Institute.
Mrs. Sandhya Kudtarkar, Independent Director	Mrs. Kudtarkar is a Chartered Accountant and Company Secretary and has been with the Tatas for four decades. After a stint as Company Secretary for Tata Steel, she moved to the Group Legal department, retiring as SVP in 2018. She is on the Boards of a few Tata companies and with a subsidiaries of Trent Ltd.
Mr. Prabhakar Panda, Independent Director	After 24 years in Odisha State Financial Corporation, Mr. Panda was with Hitech Medical College at Bhubaneswar for 15 years. He has a Ph.D. in Economics, an M.A. and dual diplomas in P&IM and HRM.
Mr. Ankur Dalwani, Director	Mr. Dalwani has more than 25 years of experience in Corporate Finance & Strategy, Investment Banking & M&A and Lending roles across sectors including the real estate sector. He has worked at leading investment banks - DSP Merrill Lynch, IDFC Securities & Jefferies India advising clients on several marquee transactions.
Mr. Sudip Mullick, Independent Director	Mr. Mullick has expertise in real estate matters, construction contracts and disputes arising out of construction contracts, arbitration proceedings and in matters relating to the hospitality industry. He has an L.L.B degree from Calcutta University.





## Board Evaluation

The Board of Directors conducts a yearly assessment of its own performance and of each individual director, including the Chairman based on feedback from all directors. The Independent Directors met separately on March 30, 2023 and shared their findings.

## Board Remuneration

Our remuneration policy for our directors, key managerial personnel and other employees of the Board is designed to create a high-performance culture in alignment with the core values of Tata Group. This policy has been developed in accordance with Section 178(3) of the Companies Act, 2013, and Regulation 19 in conjunction with Part D of Schedule II of the Securities and Exchange Board of India (listing Obligations and Disclosure Requirements) Regulations, 2015.

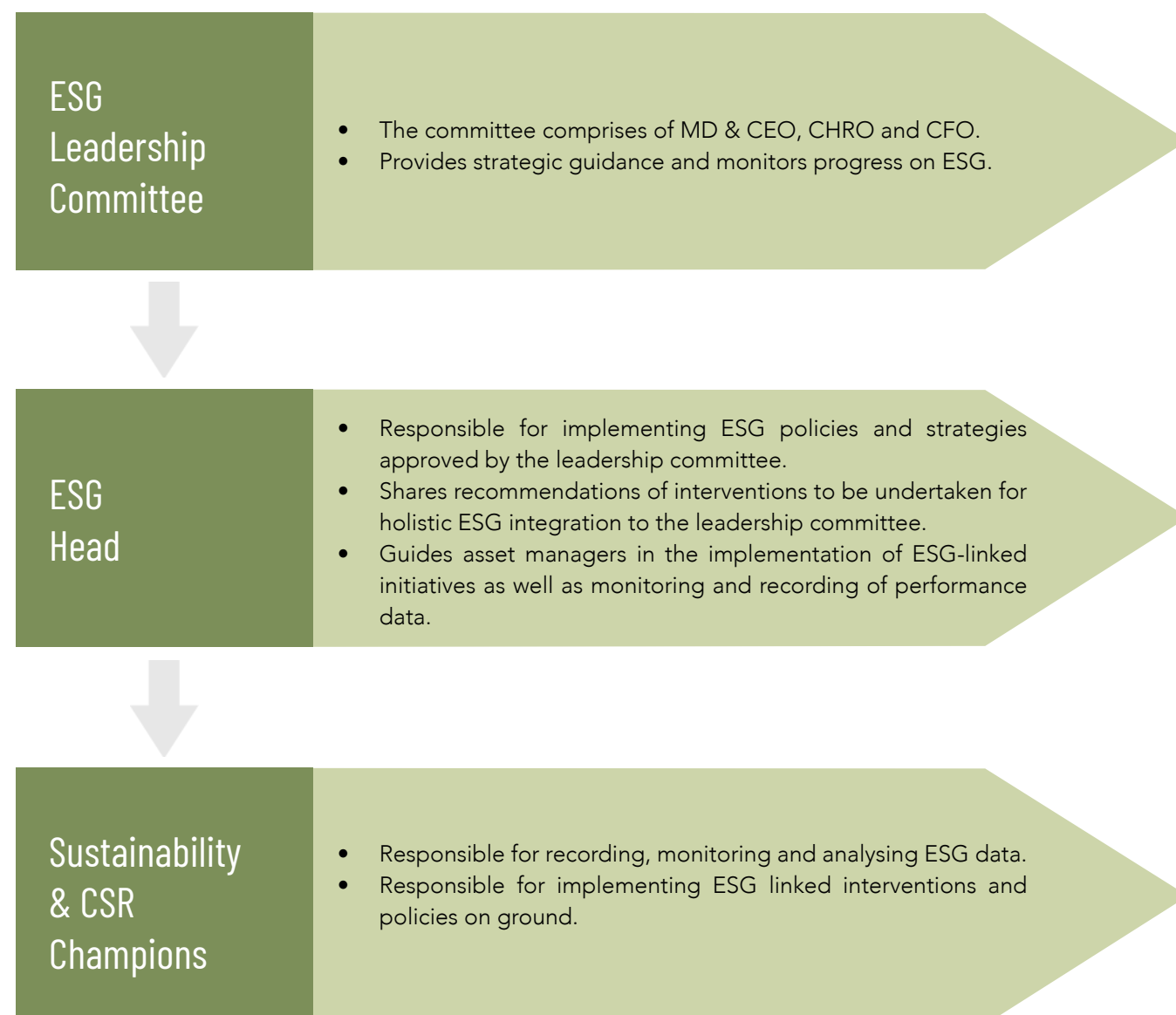
## Board Committees

The Board has established the following committees that decide and offer recommendations to the Board, as deemed necessary.

Type of Committee	Composition of the Committees	
	Name of the Board Member	Designation in the Committee
Audit Committee	Mrs. Sandhya Kudtarkar	Chairperson
	Mr. Prabhakar Panda	Member
	Mr. Sudip Mullick	Member
	Mr. Sanjay Dutt	Member
Nomination and Remuneration Committee	Mrs. Sandhya Kudtarkar	Chairperson
	Mr. Banmali Agrawala	Member
	Mr. Sudip Mullick	Member
Stakeholder Relationship Committee	Mrs. Sandhya Kudtarkar	Chairperson
	Mr. Sanjay Dutt	Member
	Mr. Prabhakar Panda	Member
Risk Management Committee	Mr. Sanjay Dutt	Chairperson
	Mr. Sudip Mullick	Member
	Mrs. Sandhya Kudtarkar	Member



# ESG Leadership



## ESG Policies

Our ESG policy which contains information on efficient energy use, carbon emissions, pollution, waste and water management in environment-friendly ways serves as a guide for sustainable practices in our operations. It evaluates ESG-related risks with methods outlined to manage them. The policy conforms to the Tata Code of Conduct, Tata Sustainability Policy, Companies Act 2013 regulations, and global disclosure frameworks such as GRESB, DJSI, BRSR, ISO 14001:2015, and ISO 45001:2018.

Some of these are listed below:

ESG policy and guidance document	
<b>Employee Health and Safety (EHS)</b>	<a href="https://www.intellion.in/investor-info">https://www.intellion.in/investor-info</a>
<b>ESG Policy &amp; Guidance Document</b>	<a href="https://www.intellion.in/investor-info">https://www.intellion.in/investor-info</a>
<b>Whistle Blower Policy</b>	<a href="https://www.intellion.in/investor-info">https://www.intellion.in/investor-info</a>
<b>Human Rights Policy</b>	<a href="https://www.intellion.in/investor-info">https://www.intellion.in/investor-info</a>
<b>CSR Policy</b>	<a href="https://www.intellion.in/investor-info">https://www.intellion.in/investor-info</a>
<b>Related Party Transactions Party</b>	<a href="https://www.intellion.in/investor-info">https://www.intellion.in/investor-info</a>
<b>Volunteering Policy</b>	<a href="https://www.intellion.in/investor-info">https://www.intellion.in/investor-info</a>

## Tata Code of Conduct and Business Ethics

Our collective commitment to our set of values and fundamental principles serves as a moral compass, guiding us through ethical dilemmas. The Code is a dynamic document that is periodically updated to ensure relevance and alignment to evolving laws and regulations. It applies not just to every employee of the company including the Board of Directors but also to contractors, suppliers, and all individuals associated with Intellion.

In addition to the Tata Code of Conduct, there is an additional Code of Conduct designed for Independent Directors. That apart, there is the Business Excellence Model, the Code of Conduct for the Prevention of Insider Trading, and the Code of Corporate Disclosure Practices. These collectively strengthen our governance philosophy to maintain ethical standards within the organization.



Risk Management

Our strong system detects, handles and reduces risks in a timely manner. A comprehensive enterprise risk management (ERM) policy and charter establish shared understanding and approaches for recognizing, evaluating, responding to, tracking, and communicating risks. It identifies and examines Company risks, establishes appropriate limits and controls, and supervises adherence to those limits. This applies to everyone, including our subsidiaries, JVs and all associates.

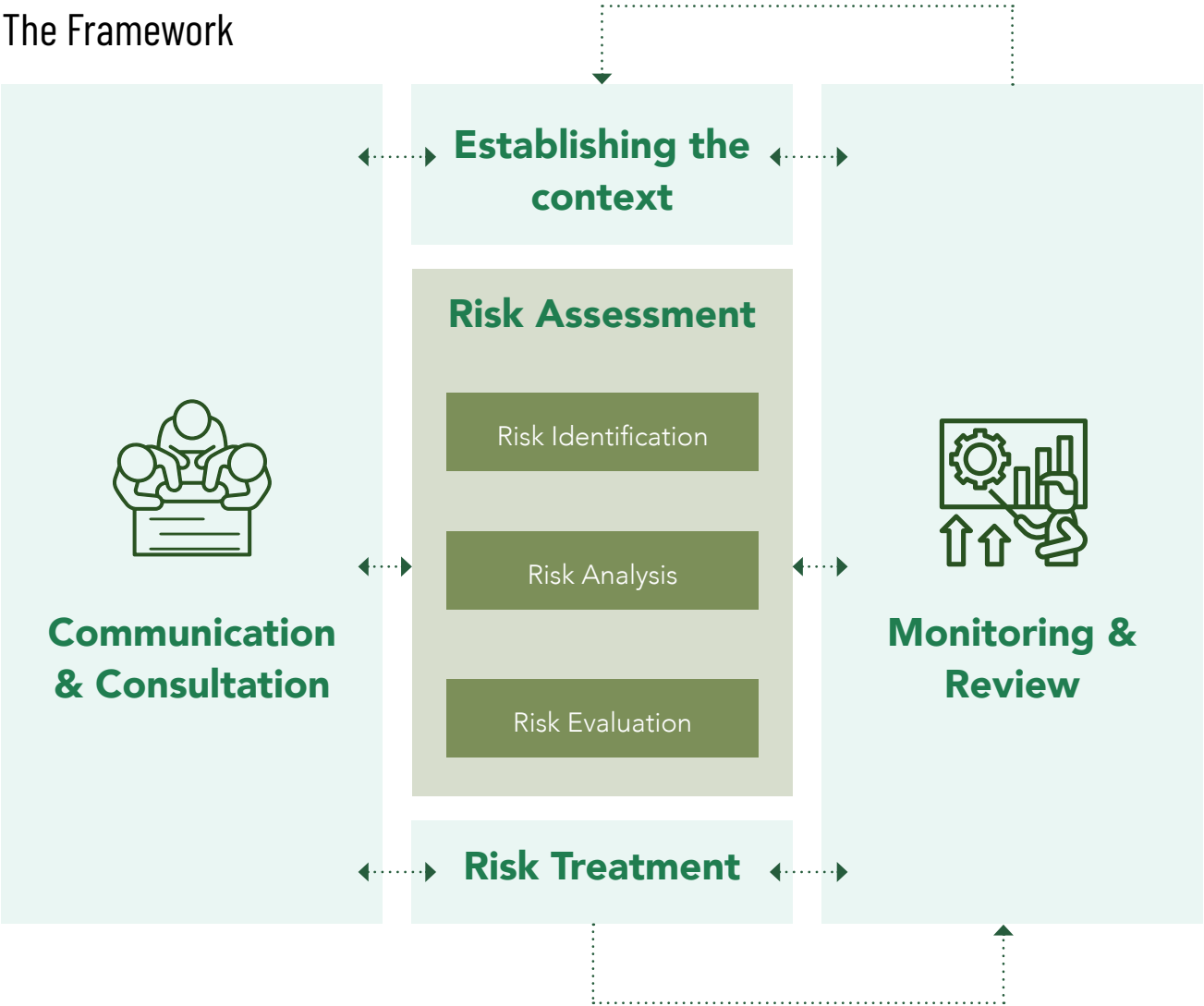
Risk Governance

To comply with SEBI’s listing regulations, the Board of Directors established a Risk Management Committee (RMC). There is also a Risk Management Steering Committee (RMSC) comprising the Managing Director and Chief Executive Officer (MD & CEO), functional heads and members of the Apex Committee oversee risk management with the Board of Directors providing further insights.

Risk Management Process

We regularly review and update our risk management policies and systems to stay relevant and adapt to changes in market conditions. Employees are regularly trained to enhance competencies and capabilities in managing risks and complying with applicable standards and procedures so that a disciplined and constructive controlled environment is maintained at all times.

The Framework



**Risk Assessment:** Risk owners and the Head of Risk are responsible for risk assessment, including identification, analysis and evaluation by following ISO 31000 guidelines.

**Risk Treatment:** Project-level RMCs are responsible for designing mitigation plans and discussing them with stakeholders, with the owners seeking advice and approval from the Apex RMSC for critical and high-level risks. The final treatment is chosen after a cost-benefit analysis by the risk owner.

**Monitoring and Review:** The risk assessment process is monitored and reviewed periodically and the findings recorded and documented for future reference.



Periodicity	By	To	Type of Risk
Monthly	Project RMC	Project/Operations Head	All Tactical and Operational
As per Criticality	Project/Operations Head	Apex RMSC	High/Critical, Tactical and Operational
Half-Yearly	Head Risk/ Risk Owner	Apex RMSC	Strategic and other High/ Critical risks
Half-Yearly	Head of Risk	RMC	Strategic risks and other Critical risks



Risk Matrix



Risk Category	Potential Impact	Mitigation Plan
Operational	Delays and disruption in construction due to labour shortages.	<ul style="list-style-type: none"><li>• Business continuity planning for uninterrupted operations of project activities.</li><li>• On-site accommodation and necessary utilities to labourers is provided.</li></ul>
Marketing and Sales	<ul style="list-style-type: none"><li>• Unsold inventory resulting in low economic performance.</li><li>• Changing customer preferences.</li></ul>	<ul style="list-style-type: none"><li>• Use of digital and social media channels to enhance customer engagement and showcase product differentiation.</li><li>• Incorporating changing preferences identified through customer survey reports in the projects.</li></ul>
Human Rights	Reputation impact due to human rights violations in the value chain.	<ul style="list-style-type: none"><li>• Influencing business partners to adopt and adhere to the supplier code of conduct and human rights policy.</li><li>• Implementation of a robust grievance redressal mechanism.</li></ul>
Supply Chain/ Procurement	Non-compliance in the supply chain resulting in compromising quality of materials and the workforce.	<ul style="list-style-type: none"><li>• Pre-selection criteria established for onboarding new contractors, vendors and consultants.</li><li>• Periodic performance assessment of vendors to ensure alignment with Supplier Code of Conduct and ESG policy.</li></ul>

Risk Category	Potential Impact	Mitigation Plan
Physical Risk	Increased business disruption across operations and supply chains due to: <ul style="list-style-type: none"><li>• Acute and chronic water shortage</li><li>• Flooding</li><li>• Rising temperatures</li></ul>	<ul style="list-style-type: none"><li>• Innovative HVAC and climate-responsive designs. Strategies for flood-resilient buildings and landscaping.</li><li>• Planting urban forests to increase tree cover.</li><li>• Retaining older trees at project sites.</li><li>• Water conservation strategies, including low-flow fixtures, rainwater harvesting and increased use of recycled water.</li></ul>
Transition – Market	Reduced market demand for fossil-intensive products/commodities and increased demand for energy-efficient, lower-carbon products and services may result in low market demand.	<ul style="list-style-type: none"><li>• Innovation to move towards net zero buildings and enhance energy productivity in products.</li><li>• Provision of smart technologies for assets to monitor consumer behaviour.</li></ul>
Transition – Technology	Resistance to the adoption of low fossil-intensive construction or operation methods/ technologies/innovations may impact future demand.	Continuously tracking new technologies in the market and investing in R&D to improve building efficiencies.
Transition – Reputation	Growing tenant/customer expectations for responsible material consumption during construction, operations and maintenance (O&M).	<ul style="list-style-type: none"><li>• Strengthen market position through amenities related to green-certified buildings.</li><li>• Ensure compliance with marketed features (i.e., zero complaints regarding green features).</li></ul>
Transition - Policy & Regulation	<ul style="list-style-type: none"><li>• Increased input/operating costs for high-carbon activities.</li><li>• Threats of limitations on license to operate for high carbon activities.</li></ul>	<ul style="list-style-type: none"><li>• Adopt ECBC guidelines for the residential/commercial sector.</li><li>• Align with Green building norms.</li><li>• Proactively comply with EC requirements and move to cleaner sources of power.</li><li>• Gradually increase the share of renewable energy consumption. Develop net zero buildings.</li></ul>
Health and Safety	Inadequate site vigilance leading to safety issues, injuries and loss of life (including fire hazards and threats by anti-social elements).	<ul style="list-style-type: none"><li>• A tracker is maintained to track timely renewals of NOCs and firefighting systems.</li><li>• Calendar for Emergency Evacuation Drills.</li><li>• Periodic awareness campaigns and regular safety training.</li><li>• Safety guidelines for contractors to follow during regular maintenance activities.</li></ul>



## Data Privacy and Security

We have implemented several technological advancements during the construction and occupancy phases, for enhanced capabilities and convenience. Regular risk assessments were conducted to evaluate our security preparedness to safeguard the company, our vendors, occupants, and employees.

Employees undergo training in information security protocols so they are equipped with the necessary knowledge and skills to maintain the integrity and confidentiality of sensitive data. Our Security Operation Control (SoC) has implemented a variety of tools and applications to uphold the sanctity of data and maintain a safe and secure environment for our stakeholders.

796

Attack Surface  
Benchmarking

Zero

Data Breaches

## Responsible Supply Chain

Our network of suppliers and vendors are our trusted partners who propel us forward in achieving our ESG goals on a daily basis. We select and collaborate only with suppliers who not only embrace but actively demonstrate their dedication to responsible practices. By aligning their values and principles with ours, we forge strong and meaningful partnerships with such suppliers who contribute to the success of our operations. Keeping them engaged and motivated, we are able to maintain a seamless value chain. Their adherence to responsible practices ensures the smooth functioning of our business, minimizing disruptions and promoting sustainability across the entire supply chain.

Only those suppliers who meet our standards for ethical conduct, social responsibility and environmental stewardship are chosen after a rigorous selection process. Our responsible business practices drive positive change by ensuring a harmonious and mutually beneficial ecosystem that upholds our shared values.

## Supplier Screening and Evaluation

### Our supplier screening procedures are based on:

- 1 Evaluating their environmental impact, labour practices, ethical conduct, and adherence to human rights standards
- 2 Thorough assessments of suppliers' ESG performance
- 3 Evaluation of their sustainability policies, certifications, and track records to ensure that they meet our stringent selection criteria.

We actively seek suppliers who prioritize ethical sourcing, use renewable materials, reduce waste generation, and embrace eco-friendly constructions. We forge partnerships only with suppliers who demonstrate a genuine dedication to minimize their environmental footprint throughout the supply chain.

Our supplier evaluation process continuously monitors and measures suppliers' ESG performance to ensure ongoing compliance with our sustainability standards. We engage in constructive dialogue and collaboration with our suppliers to address areas that require improvement and promote sustainable practices together.

By establishing a robust and sustainable supply chain, we not only mitigate potential risks but also contribute to the broader global sustainability agenda. Through responsible supplier sourcing and evaluation, we create a positive impact on the environment, society, and our stakeholders.

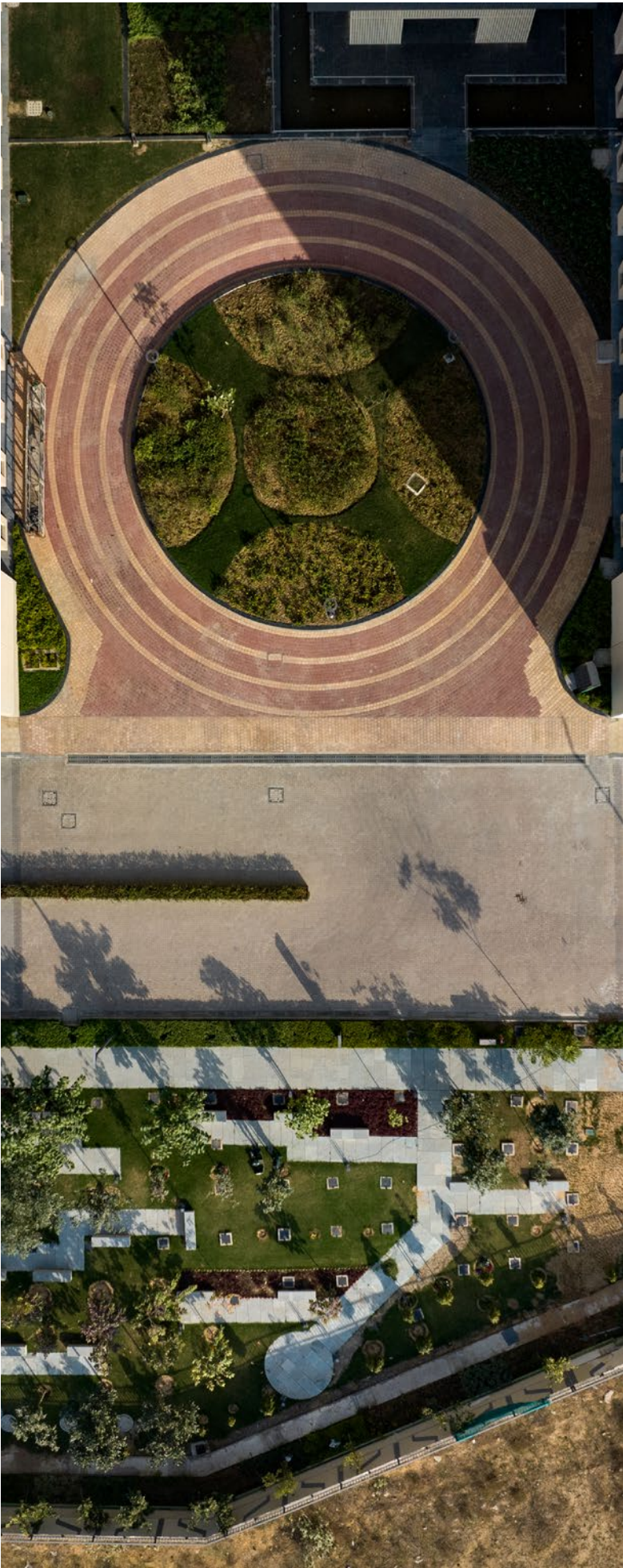
## Sustainable Procurement

Sustainable sourcing is at the core of our procurement practices. We procure materials, products, and services only from sources that adhere to responsible environmental and social standards. Our sustainable sourcing initiatives aim to minimize the environmental impact of our supply chain, promote ethical practices, and support local communities.

We have established comprehensive guidelines for the responsible sourcing of environmentally friendly materials. Our supply chain prioritizes the procurement of raw materials within a radius of 500 kilometres, reducing transportation impact. We actively promote the use of recycled materials, low-flow fixtures, energy-efficient products, solar-based solutions, and 5-star appliances to enhance sustainability throughout our operations..

In **FY2023**,  
we spent around **14.7% of our total procurement budget** purchasing materials from local suppliers and spent around **18% for sustainable procurement** covering local sourcing, recycled materials, low-flow fixtures, energy-efficient products, solar-based solutions, and 5-star appliances.

**We sourced 100% of recycled steel and 38% of recycled cement bags for our operational requirements.**





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# ANNEXURE



# OPERATIONAL COMMERCIAL PROJECT HIGHLIGHTS



### Strategic Location

In the heart of Chennai's southern business district in Taramani (OMR)

### Green Building Certification

Edge Advanced Certificate  
IGBC Green New Building  
Platinum rated LEED building for Core and Shell

Land Area

25.27 Acres

Leasable Area

0.42 M  
Sq. Mt



ZERO  
CARBON  
PLEDGE



WELL v2 Certification (in progress)



IFC EDGE Zero Carbon Certification

Edge Zero Carbon Certification



Direct (Scope 1) GHG emissions (tCO<sub>2</sub>e)862.797

Energy indirect (Scope 2) GHG emissions (tCO<sub>2</sub>e)8152.39

GHG emissions intensity (KgCO<sub>2</sub>e/Sq.m)1.38953

RE Share (% of total electricity consumed)94%

Waste Diverted from Landfill (in %)  
Sent to authorized recycler for waste management

STP Capacity ( in KLD)1950

Wastewater recycled and reused (in KL)207879

C- SAT Score ( Tenant Engagement)8.5

ISO Certifications



Tenant Fixed Load (kVA/ Sq. ft of super built up area)0.006

Landscaping (% of total area)30%

Tenant Employees (in number)50,000

### Other Highlights



Central park



Crèche, gym, food court



Amphitheatre Recreational  
& sports areas



Dedicated pick and drop  
point touch-free accessibility



Indoor Sports complex



Five levels of parking space



400m long fully pedestrian  
podium



# OPERATIONAL COMMERCIAL PROJECT HIGHLIGHTS

Intellion Park, Gurugram



### Strategic Location

Well connected with arterial roads-Golf course and SPR- in Gurgaon. Close to Sector 55-56 rapid metro station

### Green Building Certification

Edge Advanced Certificate  
LEED Platinum Pre- Certified



### WELL Certification

Applied for WELL Pre Certification

Land Area

25.2 Acres

Total Leasable Area:

0.32M Sq. Mt

0.09 M Sq. Mt Leasable area operational

Direct (Scope 1) GHG emissions (tCO <sub>2</sub> e)	65.2743
Energy indirect (Scope 2) GHG emissions (tCO <sub>2</sub> e)	3067.58
GHG emissions intensity (KgCO <sub>2</sub> e/Sq.m)	2.29765
RE Share (% of total electricity consumed)	Not yet commenced RE usage
Waste Diverted from Landfill (in %)	All the waste is sent to authorized recycler for waste management
STP Capacity ( in KLD)	750
Wastewater recycled and reused (in KL)	7231
C- SAT Score ( Tenant Engagement)	9
ISO Certifications	
Tenant Fixed Load (kVA/ Sq. ft of super built up area)	0.004
Landscaping (% of total area)	28.2%
Tenant Employees (in number)	1,100
Fit out guidance to occupiers	

### Other Highlights

SEZ property with:

- Amphitheater style seating arena
- Destination controlled Elevators
- Recreational & sports areas
- Column-free floor plate
- Crèche, gym, food court
- Dedicated pick and drop point touch-free accessibility
- Pedestrian Podium connecting all buildings



# OPERATIONAL COMMERCIAL PROJECT HIGHLIGHTS

Intellion Edge, Gurugram



### Strategic Location

On the Gurgaon southern peripheral road, connecting with Sohna road

### Green Building Certification

Edge Advanced Certificate  
IGBC Green New Building



### WELL Certification

Applied for WELL Heath-Safety Rating





Land Area

**7.90 Acres**

Total Leasable Area

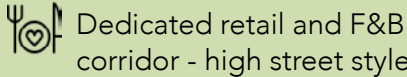
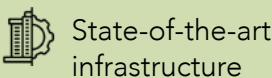
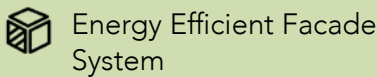
**0.15M Sq.Mt**

0.071 M Sq. Mt leasable area  
operational

Direct (Scope 1) GHG emissions (tCO <sub>2</sub> e)	90.6863
Energy indirect (Scope 2) GHG emissions (tCO <sub>2</sub> e)	6662.04
GHG emissions intensity (KgCO <sub>2</sub> e/Sq.m)	7.26137
RE Share (% of total electricity consumed)	2%
Waste Diverted from Landfill (in %)	
All the waste is sent to authorized recycler for waste management	
STP Capacity ( in KLD)	735
Wastewater recycled and reused (in KL)	58938
C- SAT Score ( Tenant Engagement)	8.9
ISO Certifications	  
Tenant Fixed Load (kVA/ Sq. ft of super built up area)	0.007
Landscaping (% of total area)	25%
Tenant Employees (in number)	6,000
Fit out guidance to occupiers	

### Other Highlights

Mixed-use property with:





# OPERATIONAL COMMERCIAL PROJECT HIGHLIGHTS



### Strategic Location

Near the HUDA city center metro station, Sector -29, a key entertainment zone with hotels and restaurants

### Green Building Certification

LEED Gold Certified



RE Share (% of total electricity consumed)

10%

Waste Diverted from Landfill (in %)

All the waste is sent to authorized recycler for waste management

STP Capacity ( in KLD)

125

Land Area

1.92 Acres

Total Leasable Area

0.009M Sq.Mt

0.1 mn sft leasable area

Trilium Avenue, Gurugram



Direct (Scope 1) GHG emissions (tCO <sub>2</sub> e)	69.3613
Energy indirect (Scope 2) GHG emissions (tCO <sub>2</sub> e)	1308.79
GHG emissions intensity (KgCO <sub>2</sub> e/Sq.m)	3.78512
Wastewater recycled and reused (in KL)	9259
C- SAT Score ( Tenant Engagement)	Average Score: 98-99%
ISO Certifications	
Tenant Fixed Load (kVA/ Sq. ft of super built up area)	0.004
Landscaping (% of total area)	21.5% (As proposed during EC approval)
Tenant Employees (in number)	350 approximately. Average per day footfall of visitors to the parking and retail area is 1000 to 1100 approximately
Fit out guidance to occupiers	

### Other Highlights

Mixed-use property with:

- Luxury car showrooms like Audi, Lexus and BYD
- Largest outlet of Westside in Gurgaon
- Restaurants and bars like Big Pitcher, Studio XO bar, and China garden
- Multi-Level car parking with a capacity for 995 cars and 132 bikes



# OPERATIONAL COMMERCIAL PROJECT HIGHLIGHTS

IT4, Mumbai



### Strategic Location

Located within Infinity IT Park in the popular suburb of Malad East in Mumbai

### WELL Certification

WELL Health & Safety (Underway)



Land Area

**5.1  
Acres**

Total Leasable Area

**0.07 M Sq. Mt**

RE Share (% of total electricity consumed)





16%

Waste Diverted from Landfill (in %)

All the waste is sent to authorized recycler for waste management

STP Capacity ( in KLD)

450

Direct (Scope 1) GHG emissions (tCO <sub>2</sub> e)	0.97692
Energy indirect (Scope 2) GHG emissions (tCO <sub>2</sub> e)	405.08
GHG emissions intensity (KgCO <sub>2</sub> e/Sq.m)	0.37061
Wastewater recycled and reused (in KL)	32407KL
C- SAT Score ( Tenant Engagement)	8.3
ISO Certifications	  
Tenant Employees (in number)	10,000
Fit out guidance to occupiers	



### Other Highlights



Sports arena



Food court



Dedicated pickup point and parking space



## Independent Assurance Statement

### Introduction and Engagement

Tata Realty and Infrastructure Limited (hereafter 'TRIL'), has commissioned TUV India Private Limited (TUVI) to independent external assurance of the non-financial information disclosed in their GRI Report (hereinafter 'the Report'). The Report is based on the Global Reporting Initiative (GRI) standards 2021. The assurance engagement was conducted in reference with ISAE 3000 (Revised). The Report covers TRIL's ESG KPIs for the period of 1st April 2022 to 31st March 2023, and on site verification was conducted within the reporting boundary during April 2023.

### Management's Responsibility

TRIL has developed the Report content and is responsible for identification of materiality, corresponding ESG issues, identifying, establishing, reporting performance management, data management, and quality. The management team at TRIL is accountable for the accuracy of the information provided in the Report and the process of collecting, analyzing, and reporting that information in both web-based and printed Reports. This includes the maintenance and integrity of the company's website. TRIL ensure that the Report is free of any intended or unintended material misstatements, so stakeholders can trust the information provided. TRIL will be responsible for archiving and reproducing the disclosed data to the stakeholders upon request.

### Scope and Boundary

The scope of work for the assurance engagement conducted by TUVI includes a limited assurance of non-financial indicators disclosure as part of the Report. The assurance engagement encompasses a thorough review of the quality of information, as well as a review of evidence (on a sample basis) for identified non-financial indicators. Additionally, verification team performed

- Verification of the application of the Report content, and principles as mentioned in the Global Reporting Initiative (GRI) Standards, and the quality of information presented in the Report over the reporting period;
- Review of the policies, initiatives, practices and performance described in the Report;
- Review of the non-financial disclosures made in the Report against the requirements of the GRI Standards
- Verification of the reliability of the GRI Standards Disclosure on environmental and social topics
- Specified information was selected based on the materiality determination and needs to be meaningful to the intended users;
- Confirmation of the fulfilment of the GRI Standards

TUVI has verified the below-mentioned GRI disclosures given in the Report

Energy consumption within the organization, Energy Intensity, Water withdrawal, Water consumption, Waste Generated, Waste directed to disposal, Direct (Scope 1) GHG emissions, Energy indirect (Scope 2) GHG emissions, GHG emissions intensity, Nitrogen Oxides (NOx), Sulphur oxides (SOx), and other significant air emissions, Occupational health and safety management System, Worker participation, consultation, and communication on occupational health and safety, Workers covered by an occupational health and safety management system, Work-related injuries, Work-related ill health, New Employee Hire & Turnover Details, Benefits provided to full-time employees that are not provided to temporary or part-time employees, Parental leaves, Average hours of training per year per employee, Programs for upgrading employee skills and transition assistance programs, Percentage of employees receiving regular performance and career development reviews, Operations with local community engagement, impact assessments, and development programs

The reporting aspect boundaries covering the ESG KPI performance of the TRIL encompassing:

- |  |  |
|--|--|
| 1. Intellion Square Infinity IT Park Gen, General Arun Kumar Vaidya Marg, Malad East, Mumbai, Maharashtra 400097 | 2. Intellion Park (Khewat No 221/274 Village Berhampur, Golf Course Extension, near Sector 59, Gurugram, Haryana 122004)       |
| 3. Ramanujan Intellion Park, Rajiv Gandhi Salai (OMR), Tharamani, Chennai, Tamil Nadu 600113)                    | 4. Intellion Edge (Southern Peripheral Rd, adjacent to Tata Primanti, Dhani, Muhammadpur, Sector 72, Gurugram, Haryana 122101) |
| 5. Trilium Avenue, Plot No- MLP1, Near HUDA city Metro Station, Sector 29, Gurugram, Haryana 122009              |  |

The assurance activities were carried out together with a desk review of data of other locations.

### Our Responsibility

TUVI's responsibility in relation to this engagement is to perform a limited level of assurance and to express a conclusion based on the work performed. Our engagement did not include an assessment of the adequacy

or the effectiveness of TRIL's strategy, management of ESG-related issues or the sufficiency of the Report against principles of GRI Standards other than those mentioned in the scope of the assurance. TUVI's responsibility regarding this verification is in reference with the agreed scope of work which includes non-financial quantitative and qualitative information (KPI's) disclosed by TRIL. The data responsibility of authenticity of data lies with the reporting organization. Reporting Organization is responsible for archiving the related data for the reasonable time period. TUVI expressly disclaims any liability or co-responsibility 1) for any decision a person or entity would make based on this assurance statement and 2) for any damages in case of erroneous data is reported. This assurance engagement is based on the assumption that the data and information provided to TUVI by TRIL are complete and true.

### Verification Methodology

During the assurance engagement, TUVI adopted a risk-based approach, focused on verification efforts with respect to disclosed KPI's. TUVI has verified the KPI's and assessed the robustness of the underlying data management system, information flows, and controls. In doing so:

- TUVI examined and reviewed the documents, data, and other information made available by TRIL for non-financial KPI's (non-financial disclosures)
- TUVI conducted interviews with key representatives, including data owners and decision-makers from different functions of the TRIL during the verification
- Review the level of adherence to principles of GRI standards

The Report was evaluated against the criteria: Adherence to the principles of Stakeholder inclusiveness, Materiality, Responsiveness, Completeness, Neutrality, Relevance, Sustainability context, Accuracy, Reliability, Comparability, Clarity and Timeliness; as prescribed in the GRI Standards. TUVI adopted a risk-based approach, focused on verification efforts on the issues of high material relevance to TRIL business and its stakeholders. TUVI has verified the statements and claims made in the Report and assessed the robustness of the underlying data management system, information flows and controls. In doing so:

- TUVI verified the ESG -related statements and claims made in the Report and assessed the robustness of the data management system, information flow and controls
- TUVI examined and reviewed the documents, data and other information made available by TRIL Limited for the reported disclosures including the disclosure on Management Approach and performance disclosures
- TUVI performed sample-based reviews of the mechanisms for implementing the ESG related policies, as described in TRIL Report
- TUVI verified sample-based checks of the processes for generating, gathering and managing the quantitative data and qualitative information included in the Report for the reporting period

### Opportunities for Improvement (OFI)

The below OFI reported to TRIL, which is consistent with TRIL management's objectives and programs.

- TRIL can expand its emission disclosures pertaining 305-7 by disclosing SOx and NOx emissions from its DG stack. (Presently TRIL is conducting a Suspended particulate matter (SPM) test)
- TRIL can formalize the QA/ QC measures pertaining to the calibration of the measuring electricity from DG and Solar generation following the IEC 62052-11 or other recognized standards
- TRIL needs to strength ESG management system and conduct periodic internal verification
- TRIL can opt for the principles and requirement of ISO 46001:2019 (Water Efficiency Management Standard)

### Our Conclusion

In our opinion, based on the scope of this assurance engagement, the "disclosures on ESG performance" and referenced information provide a fair representation of the material topics, related strategies, and meets the general content and quality requirements of the GRI Standards. TRIL appropriately discloses the KPI's and actions that focus on the creation of value over the short, medium and long term. The selected KPI's disclosures by TRIL are fairly represented. On the basis of the procedures we have performed, nothing has come to our attention that causes us to believe that the information subject to the limited level of assurance engagement was not prepared, in identified ESG information is not reliable in all material respects, with regards to the reporting criteria. TUVI did not perform any assurance of procedures on the prospective information, such as targets, expectations, and ambitions, disclosed in the ESG information. Consequently, TUVI draws no conclusion on the prospective information.

**Disclosures:** TUVI is of the opinion that the reported disclosures generally meet the GRI Standards reporting requirements. TRIL refers to general disclosure to Report contextual information about TRIL, while the 'Management Approach' is discussed to Report the management approach for each material topic.

**Universal Standard:** TRIL followed GRI 1: Foundation 2021: Requirements and principles for using the GRI Standards; GRI 2: General Disclosures 2021: Disclosures about the reporting organization. General Disclosures were followed when reporting information about an Organization's profile, strategy, ethics and integrity,



governance, stakeholder engagement practices, and reporting process. and GRI 3: Material Topics 2021: Disclosures and guidance about the organization's material topics. GRI3 was selected for Management's Approach on reporting information about how an organization manages a material topic.

TUVI is of the opinion that this report has been prepared in reference with the GRI Standards.

**Topic Specific Standard:** 300 series (Environmental topics), and 400 series (Social topics); in all principles, with regards to the reporting criteria of the GRI Standards.

Report complies with the below requirements

- A. Governance, leadership and oversight:** The messages of top management, business model to promote inclusive growth and equitable development, action and strategies, focus on products, risk management, protection and restoration of environment, and priorities are disclosed appropriately.
- B. Connectivity of information:** TRIL discloses various principles and their inter-relatedness and dependencies with factors that affect the organization's ability to create value over time.
- C. Stakeholder responsiveness:** The Report covers mechanisms of communication with key stakeholders to identify major concerns to derive and prioritize the short, medium and long-term strategies. The Report provides insights into the organization's relationships (nature and quality) with its key stakeholders. In addition, the Report provides a fair representation of the extent to which the organization understands, takes into account and responds to the legitimate needs and interests of key stakeholders.
- D. Materiality:** The GRI Report reflects how TRIL has appropriately identified issues that affect its value creation, have high importance to its stakeholders, linked to strategy and governance considering aspects that are internal and external to the TRIL's range of business. The Report fairly brings out the aspects and topics and its respective boundaries of operations. The Report discloses information on material topics that substantively affect TRIL's ability to create value over the short, medium and long term.
- E. Conciseness:** The Report reproduces the requisite information and communicates clear information in as few words as possible. The disclosures are expressed briefly and to the point sentences, graphs, pictorial, tabular representation are applied.
- F. Reliability and completeness:** TRIL has established internal data aggregation and evaluation systems to derive the performance. The reported data is duly verified and authenticated by TRIL. The majority of the data and information was verified by TUVI's assurance team (on sample basis) and found to be fairly accurate.
- G. Consistency and comparability:** The information in the Report is presented on an annual basis in a reliable and complete manner. Thus, the principle of consistency and comparability is established.

This assurance statement has been prepared in accordance with the terms of our engagement and ISAE 3000 (Revised) requirements

**Independence:** TUVI follows IESBA (International Ethics Standards Board for Accountants) Code which, adopts a threats and safeguards approach to independence. It is confirmed that the assurance team is selected to avoid situations of self-interest, self-review, advocacy and familiarity. The assessment team was safeguarded from any type of intimidation.

**Quality control:** The assurance team complies with the code of ethics for professional accountants issued by the IESBA, which includes independence and other requirements founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour. In accordance with International Standard on Quality Control, TUVI maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

### Our Assurance Team and Independence

TUVI is an independent, neutral third-party providing sustainability services with qualified environmental and social specialists. TUVI states its independence and impartiality and confirms that there is "no conflict of interest" with regard to this assurance engagement. In the reporting year, TUVI did not work with TRIL on any engagement that could compromise the independence or impartiality of our findings, conclusions, and recommendations. TUVI was not involved in the preparation of any content or data included in the Report, with the exception of this assurance statement. TUVI maintains complete impartiality towards any individuals interviewed during the assurance engagement.

For and on behalf of TUV India Private Limited



Manojkumar Borekar  
Project Manager and Reviewer  
Head – Sustainability Assurance Service



Date: 16-05-2023  
Place: Mumbai, India Project  
Reference No: 8121436065  
www.tuv-nord.com/in

## GRI CONTENT INDEX & UN SDGS ALIGNMENT

GRI Standard	GRI Description	Section of the Report	Pg. No.	Mapping with SDG
<b>GRI 2: General Disclosures</b>	2-1 Organizational details	About the Report	1	
	2-2 Entities included in the organization's sustainability reporting	About the Report	1, 5	
	2-3 Reporting period, frequency and contact point	About the Report	1	
	2-6 Activities, value chain and other business relationships	Company Overview	8	
	2-7 Employees	Human Capital Development	44	8
	2-8 Workers who are not employees	Community Engagement	59	8
	2-9 Governance structure and composition	Corporate Governance	66	5
	2-10 Nomination and selection of the highest governance body	Corporate Governance	66-68	
	2-11 Chair of the highest governance body	Corporate Governance	67	
	2-12 Role of the highest governance body in overseeing the management of impacts	i) Corporate Governance ii) ESG Leadership	66-70	
	2-13 Delegation of responsibility for managing impacts	ESG Leadership	70	
	2-14 Role of the highest governance body in sustainability reporting	ESG Leadership	70	
	2-15 Conflicts of interest	Corporate Governance	66	
	2-16 Communication of critical concerns	Empowered Leadership & Transparent Governance	66-72	
	2-17 Collective knowledge of the highest governance body	Our Leadership and Board of Directors	66-67	
	2-18 Evaluation of the performance of the highest governance body	Board Evaluation	68	
	2-19 Remuneration policies	Board Remuneration	68	
	2-20 Process to determine remuneration	Board Remuneration	68	
	2-21 Annual total compensation ratio	Board Remuneration	68	
	2-22 Statement on sustainable development strategy	ESG Strategy	21	
	2-23 Policy commitments	i) Tata Code of Conduct and Business Ethics ii) ESG Policy	71	



GRI Standard	GRI Description	Section of the Report	Pg. No.	Mapping with SDG
<b>GRI 2: General Disclosures</b>	2-24 Embedding policy commitments	i) Tata Code of Conduct and Business Ethics ii) ESG Policy	71	8
	2-25 Processes to remediate negative impacts	Risk Management	72-75	
	2-26 Mechanisms for seeking advice and raising concerns	Stakeholder Engagement & Materiality Assessment	15-19	
	2-27 Compliance with laws and regulations	Tata Code of Conduct and Business Ethics	71	8
	2-28 Membership associations	Affiliations	11	
	2-29 Approach to stakeholder engagement	Stakeholder Engagement & Materiality Assessment	15-19	
	2-30 Collective bargaining agreements	Stakeholder Engagement & Materiality Assessment	15-19	
<b>GRI 3: Material Topics</b>	3-1 Process to determine material topics	Materiality Assessment	15-19	
	3-2 List of material topics	Materiality Assessment	15-19	
	3-3 Management of material topics	Materiality Assessment	15-19	
<b>GRI 201: Economic Performance</b>	201-1 Financial implications and other risks and opportunities due to climate change	Risk Management	72-75	
	201-2 Defined benefit plan obligations and other retirement plans	Employee Engagement and Wellbeing	49	8
<b>GRI 202: Market Presence</b>	202-1 Ratios of standard entry level wage by gender compared to local minimum wage	Diversity, Equity and Inclusion	52	5,8
<b>GRI 204: Procurement Practices</b>	204-1 Proportion of spending on local suppliers	Responsible Supply chain	76-77	12
<b>GRI 205: Anti-corruption</b>	205-1 Operations assessed for risks related to corruption	Risk Management	72-75	
	205-2 Communication and training about anti-corruption policies and procedures	Tata Code of Conduct and Business Ethics	71	
	205-3 Confirmed incidents of corruption and actions taken	No Incidents		
<b>GRI 206: Anti-competitive Behavior</b>	206-1 Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	No Incidents		

GRI Standard	GRI Description	Section of the Report	Pg. No.	Mapping with SDG
<b>GRI 302: Energy</b>	302-1 Energy consumption within the organization	Energy and Emissions	26-31	7, 8, 11, 12, 13
	302-3 Energy intensity	Energy and Emissions	26-31	7, 8, 11, 12
	302-4 Reduction of energy consumption	Energy and Emissions	26-31	7, 8, 11, 12, 13
<b>GRI 303: Water and Effluents</b>	303-1 Interactions with water as a shared resource	Water Management	36-37	6
	303-2 Management of water discharge-related impacts	Water Management	36-37	6
	303-3 Water withdrawal	Water Management	36-37	6,12
	303-4 Water discharge	Water Management	36-37	3, 6, 8, 12
	303-5 Water consumption	Water Management	36-37	6, 8, 12
<b>GRI 304: Biodiversity</b>	304-1 Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	Biodiversity	40	15
	304-2 Significant impacts of activities, products and services on biodiversity	Biodiversity	40	15
	304-3 Habitats protected or restored	Biodiversity	40	15
<b>GRI 305: Emissions</b>	305-1 Direct (Scope 1) GHG emissions	Energy and Emissions	26-31	3, 13
	305-2 Energy indirect (Scope 2) GHG emissions	Energy and Emissions	26-31	3, 13
	305-3 Other indirect (Scope 3) GHG emissions	Energy and Emissions	26-31	3, 13
	305-4 GHG emissions intensity	Energy and Emissions	26-31	3, 13
	305-5 Reduction of GHG emissions	Energy and Emissions	26-31	3, 13
	305-6 Emissions of ozone-depleting substances (ODS)	Energy and Emissions	26-31	3, 11
	305-7 Nitrogen oxides (NO <sub>x</sub> ), sulfur oxides (SO <sub>x</sub> ), and other significant air emissions	Air Pollution and Indoor Quality	41	3, 11
<b>GRI 306: Waste</b>	306-1 Waste generation and significant waste-related impacts	Waste Management	38-39	8, 12
	306-2 Management of significant waste-related impacts	Waste Management	38-39	8, 12
	306-3 Waste generated	Waste Management	38-39	12
	306-4 Waste diverted from disposal	Waste Management	38-39	8,12
	306-5 Waste directed to disposal	Waste Management	38-39	8,12



GRI Standard	GRI Description	Section of the Report	Pg. No.	Mapping with SDG
<b>GRI 308: Supplier Environmental Assessment</b>	308-1 New suppliers that were screened using environmental criteria	Responsible Supply Chain	76-77	12
	308-2 Negative environmental impacts in the supply chain and actions taken	Responsible Supply Chain	76-77	12
<b>GRI 401: Employment</b>	401-1 New employee hires and employee turnover	Diversity, Equity & Inclusion	52	5, 8, 10
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	i) Employee Engagement and Wellbeing ii) Rewards & Recognition	46-51	8
	401-3 Parental leave	Employee Benefits	49	5,8
<b>GRI 402: Labor/ Management Relations</b>	402-1 Minimum notice periods regarding operational changes	Employee development and Engagement	45-50	8
<b>GRI 403: Occupational Health and Safety</b>	403-1 Occupational health and safety management system	Work Place Health and Safety	56-58	3, 8
	403-2 Hazard identification, risk assessment, and incident investigation	Work Place Health and Safety	56-58	3, 8
	403-3 Occupational health services	Work Place Health and Safety	56-58	3, 8
	403-4 Worker participation, consultation, and communication on occupational health and safety	Work Place Health and Safety	56-58	3, 8
	403-5 Worker training on occupational health and safety	Work Place Health and Safety	56-58	4
	403-6 Promotion of worker health	Work Place Health and Safety	56-58	4
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Work Place Health and Safety	56-58	3, 8
	403-8 Workers covered by an occupational health and safety management system	Work Place Health and Safety	56-58	3, 8
	403-9 Work-related injuries	Work Place Health and Safety	56-58	3, 8
	403-10 Work-related ill health	Work Place Health and Safety	56-58	3, 8
<b>GRI 404: Training and Education</b>	404-1 Average hours of training per year per employee	Training and Development	46	4
	404-2 Programs for upgrading employee skills and transition assistance programs	Training and Development	46-48	4
	404-3 Percentage of employees receiving regular performance and career development reviews	i) Learning and Development ii) Performance Management	46-48	4, 8

GRI Standard	GRI Description	Section of the Report	Pg. No.	Mapping with SDG
<b>GRI 405: Diversity and Equal Opportunity</b>	405-1 Diversity of governance bodies and employees	i) Empowered Leadership and Governance ii) Diversity, Equity & Inclusion	52, 66	5, 8
	405-2 Ratio of basic salary and remuneration of women to men	Diversity, Equity & Inclusion	52	5, 8
<b>GRI 406: Non-discrimination</b>	406-1 Incidents of discrimination and corrective actions taken	Diversity, Equity & Inclusion	52	10
<b>GRI 407: Freedom of Association and Collective Bargaining</b>	407-1 Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	Nil		
<b>GRI 408: Child Labor</b>	408-1 Operations and suppliers at significant risk for incidents of child labor	Human Rights	55	8, 16
<b>GRI 409: Forced or Compulsory Labor</b>	409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labor	Human Rights	55	8
<b>GRI 410: Security Practices</b>	410-1 Security personnel trained in human rights policies or procedures	Human Rights	55	8
<b>GRI 411: Rights of Indigenous Peoples</b>	411-1 Incidents of violations involving rights of indigenous peoples	Human Rights	55	8
<b>GRI 413: Local Communities</b>	413-1 Operations with local community engagement, impact assessments, and development programs	Community Engagement	59-63	4
	413-2 Operations with significant actual and potential negative impacts on local communities	Community Engagement	59-63	4
<b>GRI 414: Supplier Social Assessment</b>	414-1 New suppliers that were screened using social criteria	Responsible Supply Chain	76-77	12
	414-2 Negative social impacts in the supply chain and actions taken	Responsible Supply Chain	76-77	12
<b>GRI 415: Public Policy</b>	415-1 Political contributions	Nil		
<b>GRI 416: Customer Health and Safety</b>	416-1 Assessment of the health and safety impacts of product and service categories	Work Place Health and Safety	56-57	11
	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services	Work Place Health and Safety	56-57	11
<b>GRI 417: Marketing and Labeling</b>	417-1 Requirements for product and service information and labeling			
<b>GRI 418: Customer Privacy</b>	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	Data Privacy and Security	76	



# CERTIFICATIONS

Issued By	Issued To	Certificate Name	For	Year
<b>TUV Nord</b>	TATA Realty &Infrastructure Limited (Real Estate Vertical)	Management System	Planning, designing, construction and delivery of residential township & commercial complexes for all segments of customers in India & abroad	21/06/2021 -20/06/2024
	TATA Realty &Infrastructure Limited (Real Estate Vertical)	Management System	Planning, designing, construction and delivery of residential township & commercial complexes for all segments of customers in India & abroad	08/11/2022 - 07/05/2023
	TATA Realty &Infrastructure Limited (Real Estate Vertical)	Management System	Planning, designing, construction & Facility Management of Residential Township and commercial Building	21/06/2021- 20/06/2024
	TATA Realty &Infrastructure Limited (Real Estate Vertical)	Management System	Planning, designing, construction & Facility Management of Residential Township and commercial Building	21/06/2021 -20/06/2024
	TATA Realty &Infrastructure Limited (Real Estate Vertical)	Management System	Planning, designing, construction & Facility Management of Residential Township and commercial Building	14/02/0203- 07/11/2025
	TATA Realty &Infrastructure Limited (Real Estate Vertical)	Management system		2015
	TATA Realty &Infrastructure Limited (Real Estate Vertical)	Management system	Develop operate and maintain real estate	2018
<b>Sintali SGS</b>	Intellion Edge, Gurugram - Tower A	EDGE Advanced Certificate	Exemplifying achievement in the following areas: following areas: 43% Energy Savings , 72% water savings, 25 % Less embodied energy in materials	09/05/2022
	Intellion Edge, Gurugram - Tower B	EDGE Advanced Certificate	Exemplifying achievement in the following areas: following areas: 43% Energy Savings , 72% water savings, 25 % Less embodied energy in materials	09/05/2022
	Ramanujan Intellion Park_Phase1 (Neville, Carr, Hardy, & Littlewood)	EDGE Advanced Certificate	Exemplifying achievement in the following areas: following areas: 42% Energy Savings , 79% water savings , 81 % Less embodied energy in materials	09/05/2022
	Ramanujan Intellion Park_Phase2 (Infinity & Cambridge)	EDGE Advanced Certificate	Exemplifying achievement in the following areas: following areas: 42% Energy Savings , 87% water savings, 81 % Less embodied energy in materials	09/05/2022

Issued By	Issued To	Certificate Name	For	Year
<b>Sintali SGS</b>	Taj Wellington Mews, Chennai	EDGE Advanced Certificate	Exemplifying achievement in the following areas: following areas: 50% Energy Savings , 38% water savings , 25% Less embodied energy in materials	09/05/2022
	Intellion park, gurugram phase 1 Tower 1 to 4	EDGE Advanced Preliminary Certificate	Exemplifying achievement in the following areas: following areas: 48% Energy Savings , 75% water savings , 25% Less embodied energy in materials	9/05/2022- 08/05/2025
	Ramanujan Intellion Park_Phase2 (Infinity & Cambridge)	Zero Carbon Certificate	The project has achieved the EDGE Advanced standard with energy	08/10/2022
<b>Indian green buyilding council (IGBC)</b>	Intellion edge sector 72, gurugram	IGBC green new building rating system		5/11/2020- 5/11/2025
<b>IGBC</b>	Tril infropark limited, chennai	IGBC/s LEED India core & shell platinum		1/11/2017
<b>Bureau veritas</b>	Tril infropark limited, Ramanujan IT city	Management services for maintenance of infrstructure and allied facilities for ramanujan IT city		20/04/2012
<b>LEED</b>	Tril IT city gurgaon, india	LEED core and shell development		Jan 2018
	Trium Avenue MLCP, Gurugram India	Core and shell development		
<b>Greentech foundation</b>	Tata reality and infrastructure ltd. TRIL IT 4	Safety award	In service sector for safety management	October 2018
<b>BQC</b>	Gurgaon realtech limited	Quality management system certificate	Quality management system	10/10/2021
	Gurgaon realtech limited	Management system certificate	Property and asset management services	2022-2025
<b>WELL</b>	Well Health Safety Rating			2021





Offices by **TATA REALTY**<sup>®</sup>

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