### ARCH 2023 ISUE - 01 BAGMANE

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## Recipients of the Sword of Honour

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We were awarded the British Safety Council's Sword of Honour the world's most coveted recognition of safe buildings. Read more...

AFETY

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PROJECT IN FOCUS

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## My humble gratitude and good wishes



MR RAJA BAGMANE Founder & Managing Director, Bagmane Group

#### Dear patron,

Let me start by wishing you all a great year ahead. I hope you accomplish every aspiration you have for 2023, and many more.

The last 25 years at Bagmane have been eventful with accomplishments & accolades that we are both grateful and proud of. As we grew, we consistently raised the benchmarks of not just real estate, but workplace planning as well. A testament of that is the fact that we leased out approx. 3.5 million sq. ft of office spaces during the pandemic - a sign of our exceptional planning and the faith we have inspired.

We are glad to have you as a part of our journey and as we move further into the year, we wish to stay connected with you in more ways. From our CSR efforts to new innovations in workplace development, we wish to help you stay on top of every occurrence. In this bid, we introduce our newsletter, Bagmane vantage. This quarterly publication will feature every effort we make together.

As we continue to grow and raise benchmarks, we wish to form a closer and more meaningful association with you.

#### BUILDING ON A GLEAMING LEGACY

23 built-to-suit completed and delivered, 24 million sq. ft built and operational, 6 million sq. ft under construction and development, client base of 75 tenants.

> Client base comprises 60 tenants, 8.5 million sq. ft under construction and development, 18 built-to-suit completed and delivered.

Bagmane Solarium City launched in Whitefield and Bagmane Capital on ORR, 16 built-to-suit solutions completed and delivered.





Land parcels totaling 150 acres+ acquired across Whitefield, Yelahanka and Bangalore ORR Portfolio spans 45+ tenants across 3 operational tech parks.

Launch of Bagmane Constellation Business Park, World Technology Center with BTS solutions, Bagmane World Technology Center grows to 3 million sq. ft.





Bagmane World Technology Center launched with 1 million sq. ft of space, Bagmane Tech Park grows to 3 million sq. ft, 5 built-to-suit solutions delivered.

2 more built-to-suit solutions completed and handed over within Bagmane Tech Park.

First built-to-suit project completed and handed over.

Founded by Mr Raja Bagmane.

#### RECIPIENTS OF THE SWORD OF HONOUR



We were awarded the **British Safety Council's Sword of Honour** for 2 of our parks - Bagmane World Technology Centre and Bagmane Constellation Business Park, the world's most coveted recognition of safe buildings. The audit process involves multiple facets, including a detailed review of over 60 components which contribute towards the safety and well-being of people, and minimise health risks within a building. The award of a five star grading following our occupational best practice Health and Safety Audit is an outstanding achievement and is reflective of a proactive organisation which is committed to continual improvement in its health and safety arrangements and managing risks to workers' health, safety and wellbeing... Bagmane should be very proud of this achievement.

- Mike Robinson, CEO, British Safety Council

#### 2022 HEALTHY WORKPLACE BY AROGYA WORLD



We are the recipients of the **Arogya World Healthy Workplace Award for the year 2022**. Along with this esteemed recognition, we are now proudly a part of the Arogya World's healthy community which spans 5.83 million employees in 186 companies.

Arogya World's recognition includes a rigorous assessment of comprehensive health and wellness aspect, introduced in 2020, keeping in mind the effects of the pandemic. Along with WHO guidelines, they



assess workplaces based on their own benchmarks including - leadership engagement, physical health criteria (like healthy eating, tobacco cessation, and physical activity) and also mental health criteria.

#### SUSTAINABILITY

Sustainability being one of our major objectives, we have been ceaselessly working towards minimising the carbon footprint of our commercial spaces. Additionally, the campuses have ample green landscaping, and the operations have been optimised for environment-friendliness.



#### SOLAR POWER PLANTS

To further our efforts, we have invested in 2 solar power projects in North Karnataka.

These plants help us deliver uninterrupted, clean energy to our patrons. In a bid to decrease our dependence on



traditional power further, we are planning to improve the capacity of our green power plants by up to 150 MW within 18 months.

To meet the captive power demand, we intend to develop a solar project of 166 MW DC along with 40 MW of wind power. This combined capacity will be built in phases, with a capacity of 39.875 MW DC for Phase 1 to be commissioned by mid 2024, and the rest to be commissioned subsequently.

#### GREEN AREA



Built amidst green landscapes, our workplace ecosystems are planned with ample breakout zones so that the makers of tomorrow are always connected to nature. Efficient landscaping and practices ensure care for the environment. While outdoor terraces and sports facilities offer seamless use of space for recreation and enhancing work-life balance.



OUR BUILDINGS ARE USGBC LEED GOLD CERTIFIED

#### **BAGMANE FIESTA**

A carnival of entertainment, shopping, and much more.



THE BAND BEATGURUS

#### CSR INITIATIVES

As a socially sustainable organisation, we are always eager to aid in the upliftment of the underprivileged sections of the society. In 2021, we donated INR 5 crore towards the upgradation of school infrastructure and teaching in Bhilwara. Our aid reached 500 children, improving the quality of education they were receiving.



#### RIO-BUSINESS PARK -THE WORLD'S LARGEST ELECTROCHROMIC GLASS PROJECT

Our vision is to deliver innovation in architecture, without compromising on the ecological sustainability. In yet another example of exceptional R&D, we have built the glass façade for Rio-Business Park in Bengaluru. This 1.6 million sq. ft commercial centre is equipped with the world's largest smart/electrochromic glass façade, built in association with Sage USA Glass. "This project uses intelligent glass, which automatically tints throughout the day and reduces glare while regulating temperature. With our combined resources and creativity, we believe we would be able to provide our valued clients with scalable performance," states Rounaq Choudhari, Director at Glass Wall Systems, the company entrusted for the façade's fabrication.

He explained how climate change and growing population have encouraged developers and architects to look for innovative elements. These elements are not just appealing and functional, but also future-proof, especially in terms of their effects on the environment.

#### OUR FOOTPRINT

#### BAGMANE TECH PARK



Grade-A workplaces for knowledge corporations with unmatched connectivity to public transport hubs and key residential areas.

CV RAMAN NAGAR

CAMPUS
AREA:
42 ACRES



#### BAGMANE WORLD TECHNOLOGY CENTRE



Located in the only business park on the KR Puram - Marathahalli stretch of ORR, a preferred location for the top talent.

OUTER RING ROAD

CAMPUS AREA: 28 ACRES BUILT-UP:

5.5 MILLION SQ. FT

#### BAGMANE CONSTELLATION BUSINESS PARK



An exceptional workplace development in a well-connected location, with design and planning that set it apart from the other business parks in the region.



#### BAGMANE CAPITAL



The preferred choice of workplace for the world's leading knowledge corporations, this address offers future-ready work amenities to the talent.

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AMPUS AREA: ACRES

BUILT-UP: 12 MILLION SQ. FT

#### BAGMANE SOLARIUM CITY

# <image>

At the cusp of ORR and Whitefield, the workplace is adorned with excellent infrastructure and superior connectivity to major residential areas.

#### OUTER RING ROAD

CAMPUS AREA: 82 ACRES

BUILT-UP: 15 MILLION SQ. FT

#### BAGMANE SIERRA BUSINESS DISTRICT



Located less than 900 metres from the upcoming Yelahanka metro station, this modern workplace ecosystem is as well-connected as it is empowering. With our own shuttle bus service in operation, commute is as easy as it can be for the tenant employees.



#### BFLEX BY BAGMANE



The perfect blend of agile and futuristic workspaces managed by Bagmane, Bengaluru's leader in commercial real estate. We offer bespoke office spaces that are stylish and fully tech-enabled to enhance the workplace experience. Bflex is thoughtfully designed to complement the work needs of your employees and ensure that they stay productive and involved.

MULTIPLE LOCATIONS



SPACE UNDER FIT-OUT: 0.7 MILLION SQ. FT DELIVERED

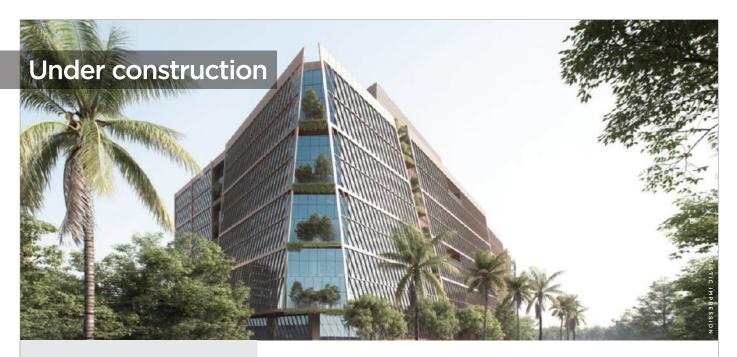
BUILT-TO-SUIT

OFFICES:

2.2 MILLION

SQ. FT

#### BAGMANE BTP: COSMOS



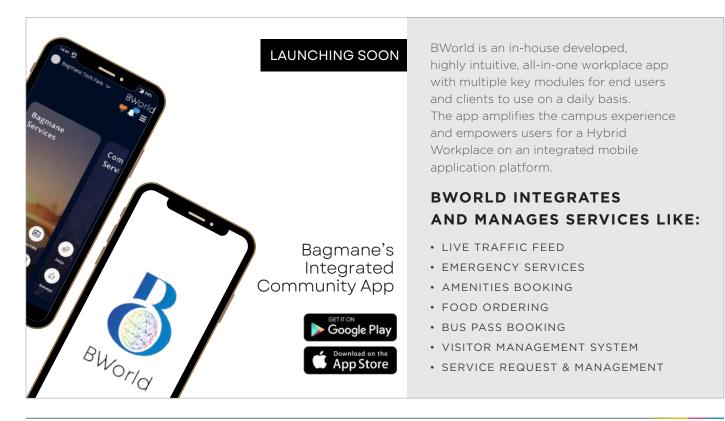


CENTRAL BUSINESS DISTRICT

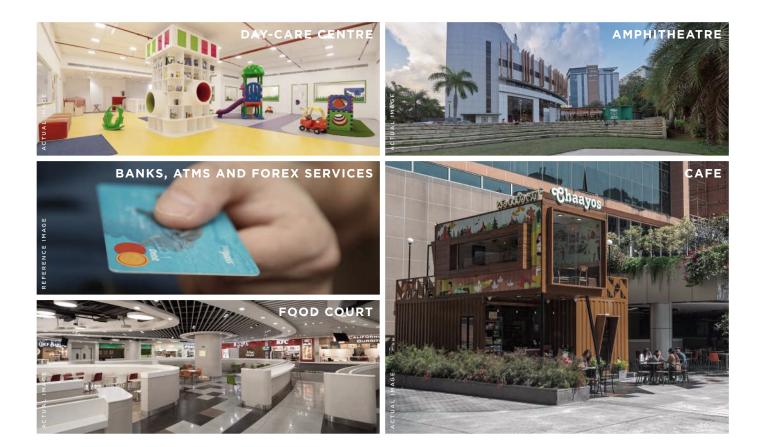
BUILT-UP: 3.2 MILLION SQ. FT Planned for the new-age workforce, BTP Cosmos is more than just a workplace. It is a holistic ecosystem which offers exceptional work-life balance and recreation options beside the advanced workspaces.

Our venture of constructing a flyover connecting Cosmos to Bagmane Tech Park makes traversing between workplaces easier and quicker. This boosts connectivity, collaboration and productivity.

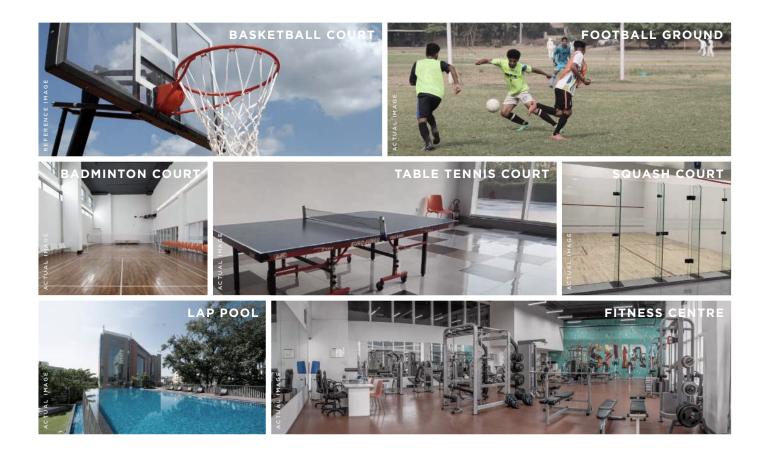
#### BWORLD: BAGMANE'S INTEGRATED COMMUNITY APP



#### AMENITIES



#### FACILITIES



# Thank you for reading **vantage**.

Going forward, we are committed towards bringing you all the latest news and analysis on a regular basis. If you have any feedback, suggestions or ideas, please don't hesitate to contact us. We value your inputs and would love to hear from you. Until next time, stay informed and stay connected.

