

EMBASSY COMMERCIAL



**WORLD CLASS
WORKSPACES
POWERED BY
TECHNOLOGY**

With a global track record of nearly 41 Million sq. ft of completed projects, and 72 Million sq. ft, invested in ongoing and future projects, Embassy Commercial has created a portfolio, that matches none others. As one of the leading developers in India, Embassy Group has consistently raised the bar in the real estate landscape. With a portfolio of the finest commercial and office spaces, Embassy stands as the leader in the commercial realty space, by conceptualizing, designing, developing and managing a wide variety of projects.

Embassy Commercial has designed and developed business parks and office spaces, for over 300 clients, across IT, Retail, Automobile, Aerospace, Healthcare, Telecom and other sectors. Every property under the Embassy Commercial portfolio is designed to make the experience of coming to work more enjoyable, so people are more productive, and business is good.

KEY FACTS & FIGURES

300K

TOTAL NUMBER OF
EMPLOYEES

97%

AVERAGE OCCUPANCY
RATE ACROSS PARKS

300+

CLIENTS

72 million sq. ft.

ONGOING & FUTURE
DEVELOPMENTS

12+

GRADE A OFFICE PARKS

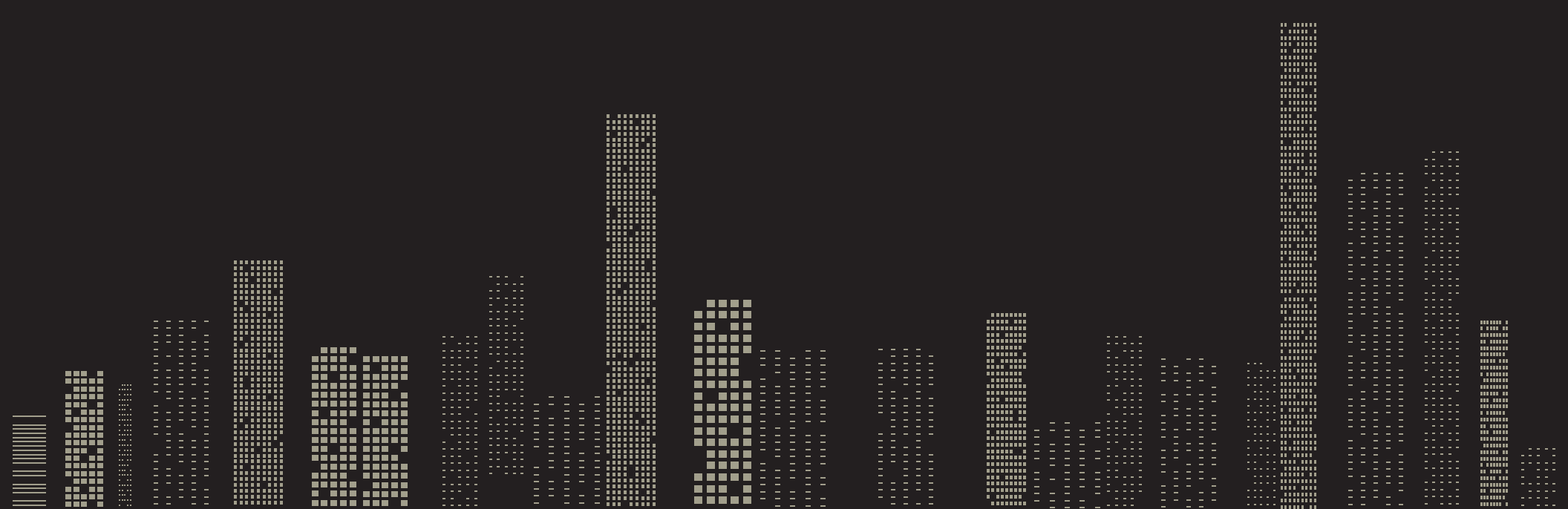
41 million sq. ft.

COMPLETED PROJECTS

20+

FORTUNE 500 COMPANIES

EMBASSY COMMERCIAL PORTFOLIO PRESENCE



EMBASSY TECHVILLAGE BENGALURU

Located on Sarjapur Marthahalli ORR, Embassy TechVillage is a 106 acres integrated development, where commercial, retail and hospitality components coexist in harmony. Managing the property is made simple by Embassy Services, with their expertise and experience in using latest technology, creating an ideal work environment. By providing round-the-clock services and utilities for smooth and seamless functioning of Embassy TechVillage, it ensures business continuity.

KEY FEATURES:

Total Developed Area: 6 million sq.ft. | Ongoing and Future Developments - 6 to 6.5 million sq.ft. | Occupancy - 99% | Number of employees: 50,000 approx.

AMENITIES:

Upcoming 5-Star Hilton Hotels & 3-Star Hilton Garden Inn | Multi-level Car Parks | Cultfit Gym | Amphitheatre, Food courts & SportsZones | Columbia Asia Medical Centre

KEY OCCUPIERS:

Cisco | Flipkart | Great West Financial | JP Morgan | Quest | Software AG | Sony | Wells Fargo | Telstra | CSG | Mathworks | Bundl Technologies

THE PERFECT LOCATION

Located on the Sarjapur Marathahalli ORR, Embassy TechVillage is well connected to IT hubs like Whitefield, Electronic City and the Central Business District. Strategically located in the heart of the IT corridor of Bengaluru, it enjoys excellent connectivity to all parts of the city by road—and the proposed metro route between K.R.Puram and Central Silk Board, will ease the commute manifold.

EMBASSY TECHVILLAGE

BANGALORE

One of only 3 multi-tenanted parks in India to receive a LEED Platinum certification under IGBC's Green Campus Rating System.*

One of only 3 business parks in India to win the British Safety Council's Sword of Honour—the highest award for workplace health and safety.*

DESIGNED FOR THE FUTURE

Embassy TechVillage has an innovative design that marries cutting edge technology with sensitivity to environmental sustainability.

Within the 6 million sq. ft. operational area, glass windows along the walls let in maximum natural light, while innovative heat recovery systems, high-performance window glazing and highly reflective roof help to mitigate heat penetration and keep an even temperature throughout the day.

A ZEAL TO INNOVATE

Embassy has always been a trendsetter of the construction industry in terms of employing innovative technologies without compromising an inch on quality. The perfect example of this is the collaboration with KEF Infra to develop the Primrose building.

The commercial building, spanning across 1.5 million sq. ft. was built using the groundbreaking Offsite Production Technology in just 13.5 months. It involves manufacturing each part of a building offsite, to be later assembled at the site. These parts are built using robotics for prefab rooms, joinery and glazing, as well as the concrete elements.

It has cemented Embassy's position as a forward-thinker in India by ushering in latest construction technologies.

PLANNED FOR EFFICIENCY

Every inch of Embassy TechVillage has been laid out to provide the maximum benefits to the users. Right from the entry and exit points, roads, cycling and pedestrian paths, green spaces and the break out areas within, to the lofty office buildings standing tall against the Bengaluru skyline, everything works like a well-oiled machine.

CREATED FOR LASTING IMPRESSIONS

Committed to providing the best-in-class work environments that match the standards of the world's biggest multinational corporations, Embassy TechVillage has been designed with an unmatched attention to detail.

The majestic yet graceful buildings stand in perfect relief against the lush greenery of the trees and shrubs lining the sides of the roads and walkways, and the sprawling 8 acre (approx.) Central Plaza, the green lung of the business park, is planned to become a hub of activity for all park users.

At a glance, it is evident that Embassy TechVillage brings together the expertise of architecture, engineering and technology, and a sensitive approach to environmental sustainability.

*In 2017. The two other parks to receive this award were Embassy Manyata Business Park and Embassy TechZone.

UPCOMING
EMBASSY
SPLENDID
TECHZONE

CHENNAI

Inspired by Embassy's Manyata Business Park, Embassy Commercial designed and developed a landmark property in Chennai- Embassy Splendid TechZone. Developed on a 30-acre land parcel, located at Thoraipakkam-Pallavaram Road, Embassy Splendid TechZone is surrounded by a strong residential catchment with large talent pool in the vicinity.

KEY FEATURES:

Total Development: 5.2 million sq.ft. | Under Construction: 2 million sq.ft. | Proximity to Airport and Metro/Railway Station.

AMENITIES:

Foodcourt | Gym | Shuttle Service | Creche

Phase 1 of 0.9 million sq.ft.
Ready for fit-outs by
September 2019.

CLOSE TO WHAT MATTERS:

- CHENNAI AIRPORT: 6.6 Kms
- PALLAVARAM RAILWAY STATION: 5 Kms
- CHROMEPET RAILWAY STATION: 5 Kms
- ACCESS ROAD TO OMR: 200 Feet
- SCOPE FOR EXPANSION: 80 Acres

EFFICIENT AND THOUGHTFUL:

- Embassy Splendid TechZone is an aesthetically designed space that integrates architecture and technology seamlessly to create productive work environments. Its efficient infrastructure is compliant of RPWD (Right to Person with Disability) Act and will be certified by British Safety Council.



UPCOMING
EMBASSY
TAURUS
TECHZONE

@ DOWNTOWN TRIVANDRUM

Located in Trivandrum, Embassy Taurus TechZone is an integrated development project that brings together over 0.85 million sq. ft. of global retail, entertainment, food and beverage outlets, a 210-keys business hotel and world-class service apartments. It is within Phase 3 of the well established business district of Technopark in Trivandrum, spread over an area of 12 acres with a total leasable area of 2.5 million sq. ft.

As part of a secure 20-acre development, it includes both Special Economic Zone (SEZ) and Non-SEZ areas. It is situated at the heart of the city's fastest-growing precinct, where the majority of the new residential supply, retail and hotels are.

KEY FEATURES:

Total Building Area: 2.5 million sq.ft. |
Incubation Space: 720 Seats | 210-Keys Business Hotel

AMENITIES:

Foodcourt, Daycare & SportsZone | 210-Room Business Hotel | Parking Provision for 3200 Cars

Operational by
September 2019.



CENTRAL LOCATION AND EASY CONNECTIVITY:

- TRIVANDRUM INTERNATIONAL AIRPORT: 12 Kms
- KOCHUVELI RAIL TERMINAL: 9 Kms
- CENTRAL BUSINESS DISTRICT: 15 Kms
- CENTRAL RAILWAY STATION: 15 Kms
- LOCATED RIGHT ON NH 66

EFFICIENT AND THOUGHTFUL:

- It has an efficient infrastructure, integrated with elevators, generators, HVAC and life safety systems. All the buildings at Taurus Techzone are RPWD (Right to Persons with Disability) Act compliant and will be certified by British Safety Council.

EMBASSY COMMERCIAL INITIATIVES ENERGIZE

Embassy's Energize Programme is an exclusive occupier outreach and park user engagement programme aimed at creating vibrant communities across the parks and providing all users a truly 21st century experience.



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DIFFERENT CATEGORIES OF EVENTS:
SPORTS, CULTURE, LIFESTYLE AND CSR

40+

EVENTS

15,000+

PARTICIPANTS

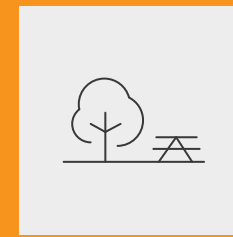
59,000+

FOLLOWERS ON FACEBOOK

EMBASSY PLUS

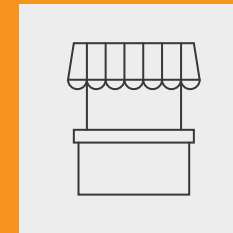
Be informed. Be social. Be there

A community portal and single platform to know about all park related information and Energize events.



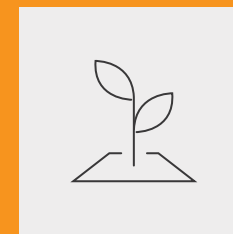
Park Information

- Park amenities
- Emergency contact details
- Park map



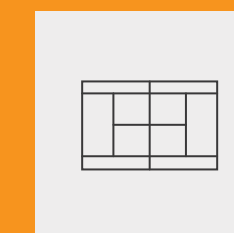
Deals & Classifieds

- Offers from vendors
- Sell or buy anything within a trusted community



Urban Green Initiative

- Book your own garden plot through urban gardening platform



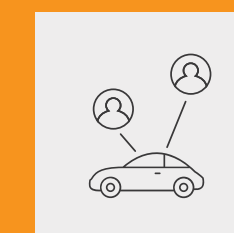
SportsZone Booking

- Online booking for SportsZone



Transit Information

- Inter-park shuttle service
- Public Transport



Green Rider Initiative

- A platform to connect with carpool aggregators & park users

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BANGALORE • CHENNAI • TRIVANDRUM

www.embassyindia.com