JLL SEE A BRIGHTER WAY

The Square CBD, Bengaluru

Grade A Commercial Asset Investment Sale Opportunity

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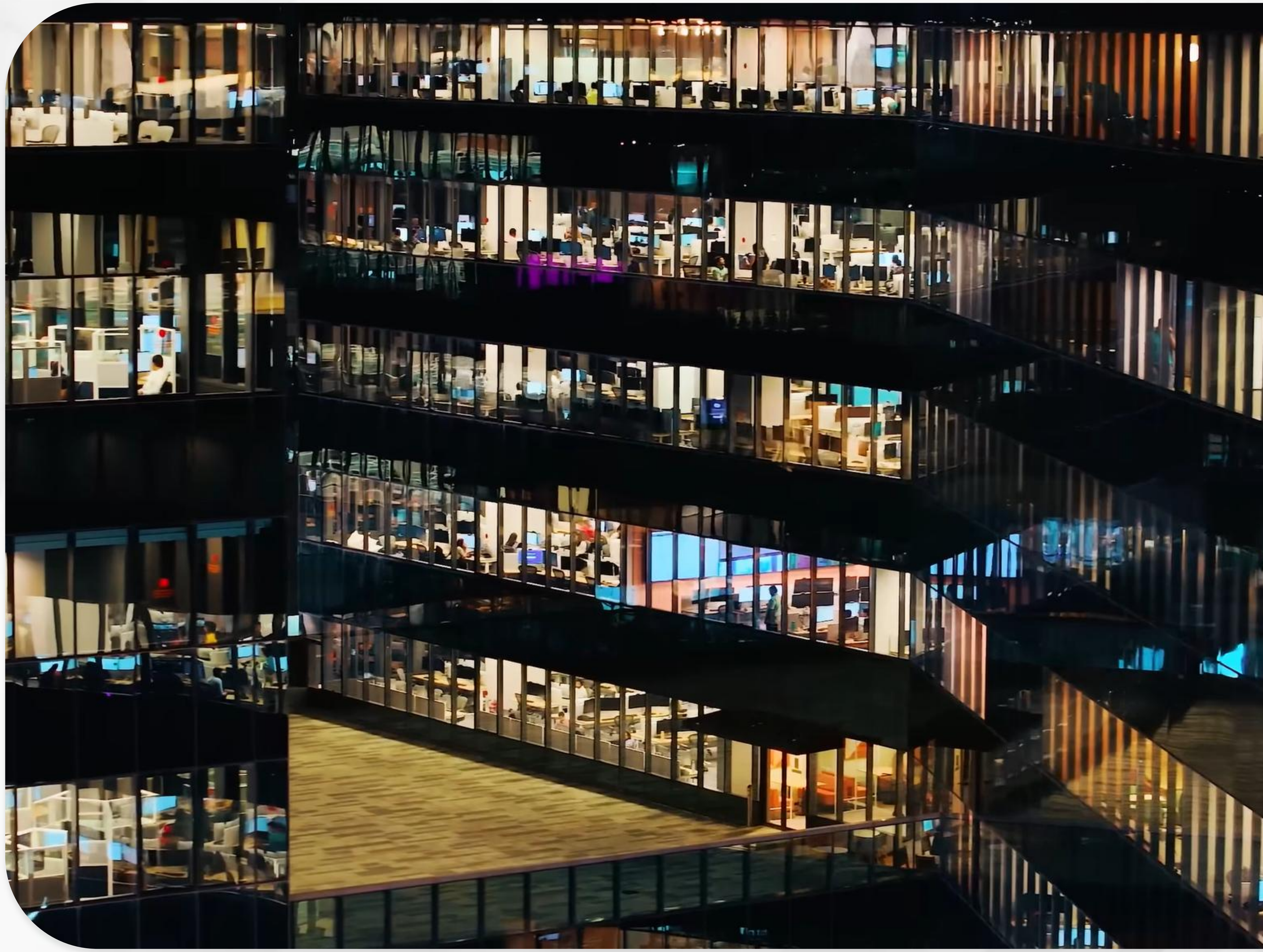
INTRODUCTION



Introduction | Investment Thesis | The Asset
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INTRODUCTION

THE OPPORTUNITY

Jones Lang LaSalle ("JLL"), as the sole and exclusive advisor to the family office ("The Owner"), is pleased to present a rare opportunity to acquire "The Square", a marquee commercial asset prominently located in the heart of Bangalore's Central Business District.

The Asset has been strategically developed as a Grade A commercial office building with modern infrastructure including contemporary HVACs, advanced lift systems, and upgraded fire safety amenities, meeting institutional quality standards for discerning investors.

THE TRANSACTION

JLL is seeking qualified expressions of interest from investors to acquire this prime commercial leased CBD asset on an "as is where is" basis. The asset represents a 100% leased, stable investment opportunity with a total leasable area of 0.11 msf., offering strong potential to leverage high-value CBD rental returns in India's most dynamic office market.

KEY HIGHLIGHTS

Corporate Owned
Grade A Commercial Asset
(Standalone Building)

~50,825 sqft
of land area
Private leasehold land*

Avg. ~ 9,000 Sq.ft.
Floor Plate Area

Table Space & Café Coffee Day
Tenant Details

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INVESTMENT THESIS

INVESTMENT HIGHLIGHTS

Drivers highlighting a unique opportunity to acquire a "Trophy Asset"

Strategic Location

Positioned in Bangalore's most sought-after CBD micro-market with immediate proximity to the iconic UB City mixed-use development and JW Marriott, offering unparalleled connectivity and prestige.

Optimal Tenant Diversification

The property benefits from cross-sector sub-tenant diversification, featuring blue-chip occupiers from private wealth, communications, IT, fintech, and healthcare sectors, including Fortune 500 corporations such as Times of India, Julius Baer, Straumann, and General Catalyst.

Stable Income Generation

The asset is fully leased to Table Space, a prominent B-2-B flex/managed space operator, ensuring secured in-place cash flows with a Weighted Average Lease Expiry (WALE) of approximately 8 years for the anchor tenant.

Growth Trajectory

The asset offers upside rental growth opportunity through structured escalations built into contracted lease agreements, supported by strong CBD market fundamentals and limited upcoming supply pipeline.

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THE ASSET

ASSET SYNOPSIS

LOCATION	**CBD, Bangalore**
GOOGLE MAP COORDINATES	Map-Link
ASSET OWNER	SPV held by 2 Family members as directors and shareholders of the SPV
CHARGEABLE AREA	Leasable Area - approx. 1,10,648 sq.ft. Terrace Area - 6,448 sq.ft.
LAND AREA	~ 50,825 sqft
BROAD LEASE TERMS	• Office Section - o Lock-in – 5 Years o Lease Term – 10 Years • Retail Section - o Lock-in – 5 Years o Lease Term – 15 Years *Asset owner is negotiating with the landowner to extend the lease term until 2084 or perpetuity.*
ASSET CONFIGURATION	2B + G + 10F
FLOOR PLATE	Avg. ~ 9,000 Sq.ft.
TENANT DETAILS	• Office Space : Table Space • Retail Space : Café Coffee Day
SUB-TENANTS CONFIGURATIONS	Mix of blue-chip occupiers from Private Wealth, Communications & IT sectors.
ENVISAGED ASSET CASHFLOWS	• Lease Rentals – INR 27 Cr. p.a. • Asset's NOI – INR 23.30 Cr. p.a.


PRESTIGE KINGFISHER TOWERS
PRESTIGE TRADE TOWERS
PRESTIGE KHODAY TOWERS
VIDHANA SOUDHA
JW MARRIOTT
CUBBON PARK
UB TOWER
UB CITY
SUBJECT PROPERTY
The Square
VITTAL MALLYA ROAD

CBD Bangalore

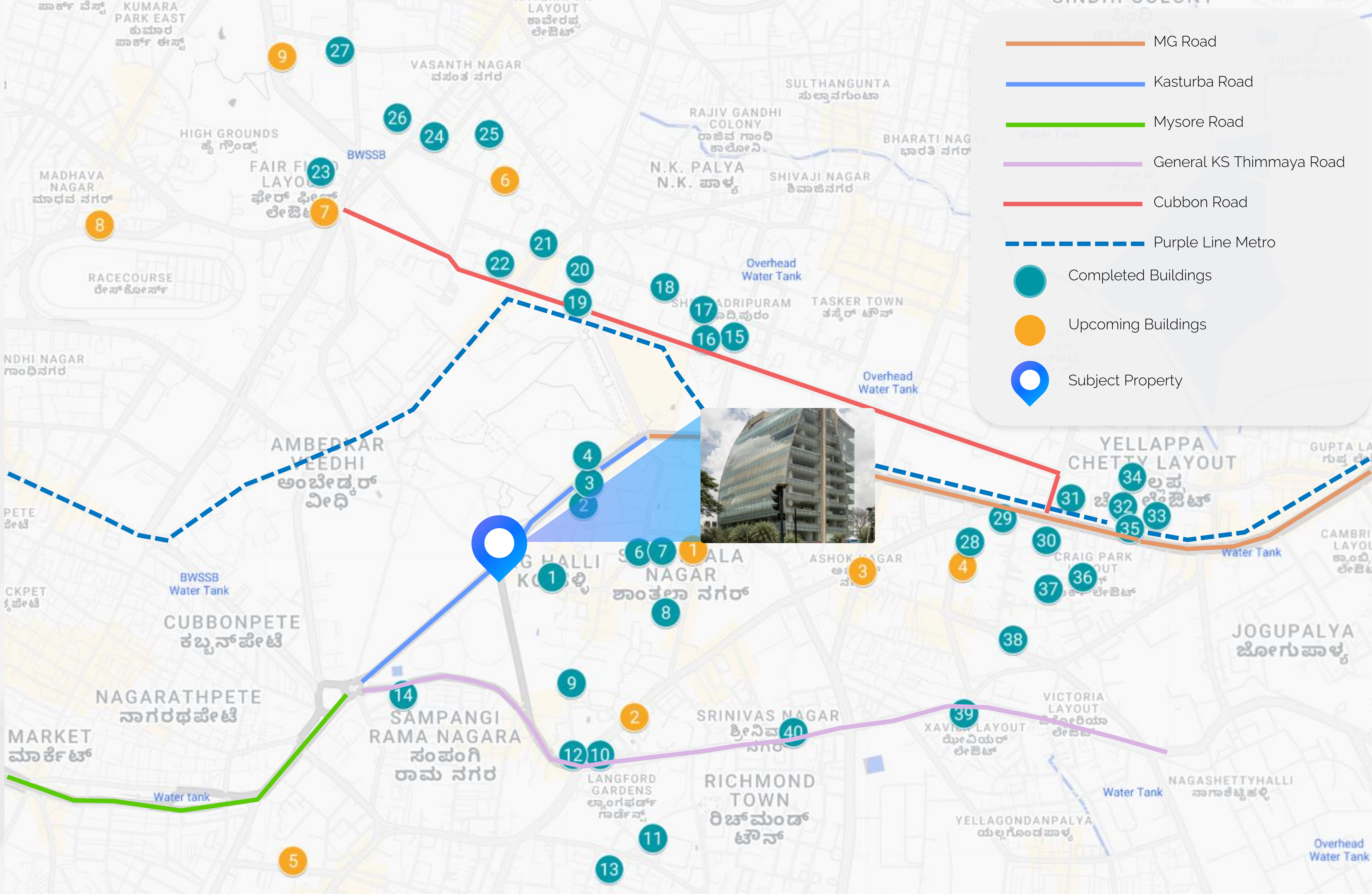
India's Most Exclusive Commercial Precinct

S. NO.	ASSET NAME
1	UB City
2	Prestige Takt
3	SKAV Seethalaxmi
4	Prestige Obelisk
5	1 SOBHA
6	Prestige Emerald
7	Prestige Sterling Square
8	Prestige Sigma
9	Hulkul Brigade Centre
10	Raheja Paramount
11	DivyaSree Chambers
12	909 Lavelle
13	Vaswani Centropolis
14	Bagamane Pallavi
15	Prestige Atrium
16	Vaishnavi Union 29
17	Prestige Terraces
18	Vaishnavi Meridian
19	Minsk Square
20	Prestige Nebula

S. NO.	ASSET NAME
21	Embassy Icon
22	Prestige Khoday Tower
23	Prestige Trade Tower
24	Safina Business Park
25	37 Cunningham
26	JP Technopark
27	RMZ Icon RJIO Office
28	Sobha Pearl
29	Prestige Meridian
30	Raheja Towers
31	Regus - Bangalore, The Estate
32	Nitesh Timesquare
33	Brigade South Parade
34	Prestige Dynasty
35	Nitesh Broadway
36	Prestige Solitaire
37	Prestige Falcon Towers
38	Embassy Heights
39	Prestige Corniche
40	Indraprastha Invictus

S. NO.	UPCOMING ASSET NAME
1	Mark's 36
2	Embassy Vertex
3	Legacy Maximus
4	Nitesh Soho
5	Arkay Towers

S. NO.	UPCOMING ASSET NAME
6	Nitesh Plaza
7	Vaishnavi Chalukya
8	Vaishnavi Stallion
9	Embassy Zenith



MARKET EXCLUSIVITY:

CBD maintains the city's lowest vacancy rates (<5%) with exclusive demand from blue-chip occupiers, ensuring premium rental stability and consistent cash flows.

CONNECTIVITY ADVANTAGE:

Direct access to Bangalore's largest rail and metro interchange creates unmatched citywide accessibility, making it the most employee-friendly business district.

SUPPLY-CONSTRAINED PREMIUM:

Highest concentration of Grade A buildings with only 9 upcoming projects through 2028, creating a controlled supply environment that protects rental growth and occupancy levels.

TROPHY ASSET ECOSYSTEM:

Surrounded by 40+ institutional-quality developments including UB City, Embassy Icon, and Prestige towers, validating sustained Fortune 500 demand and long-term value appreciation.

SUPPLY-DEMAND DYNAMICS DRIVE SUPERIOR RETURNS

SCARCITY VALUE CREATION

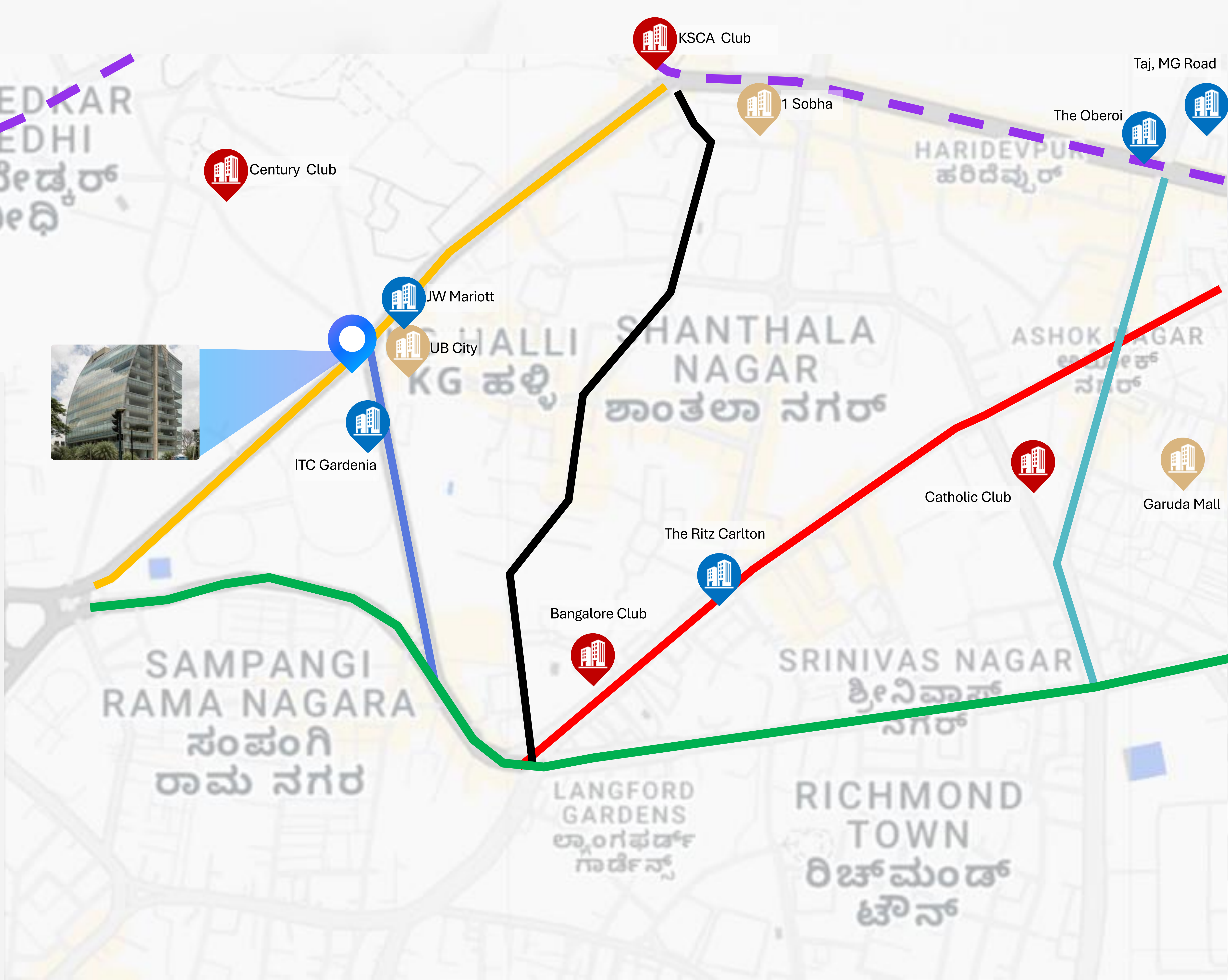
Limited office supply in CBD micro-market ensures sustained rental yield premiums, with replacement costs exceeding ₹283 Cr/acre based on recent JLL transactions.

LIFESTYLE ECOSYSTEM PREMIUM

Strategic integration with high-end luxury retail, premium hospitality (JW Marriott), fine dining, sports facilities, and cultural venues creates a sophisticated urban environment that commands top-tier corporate rents.

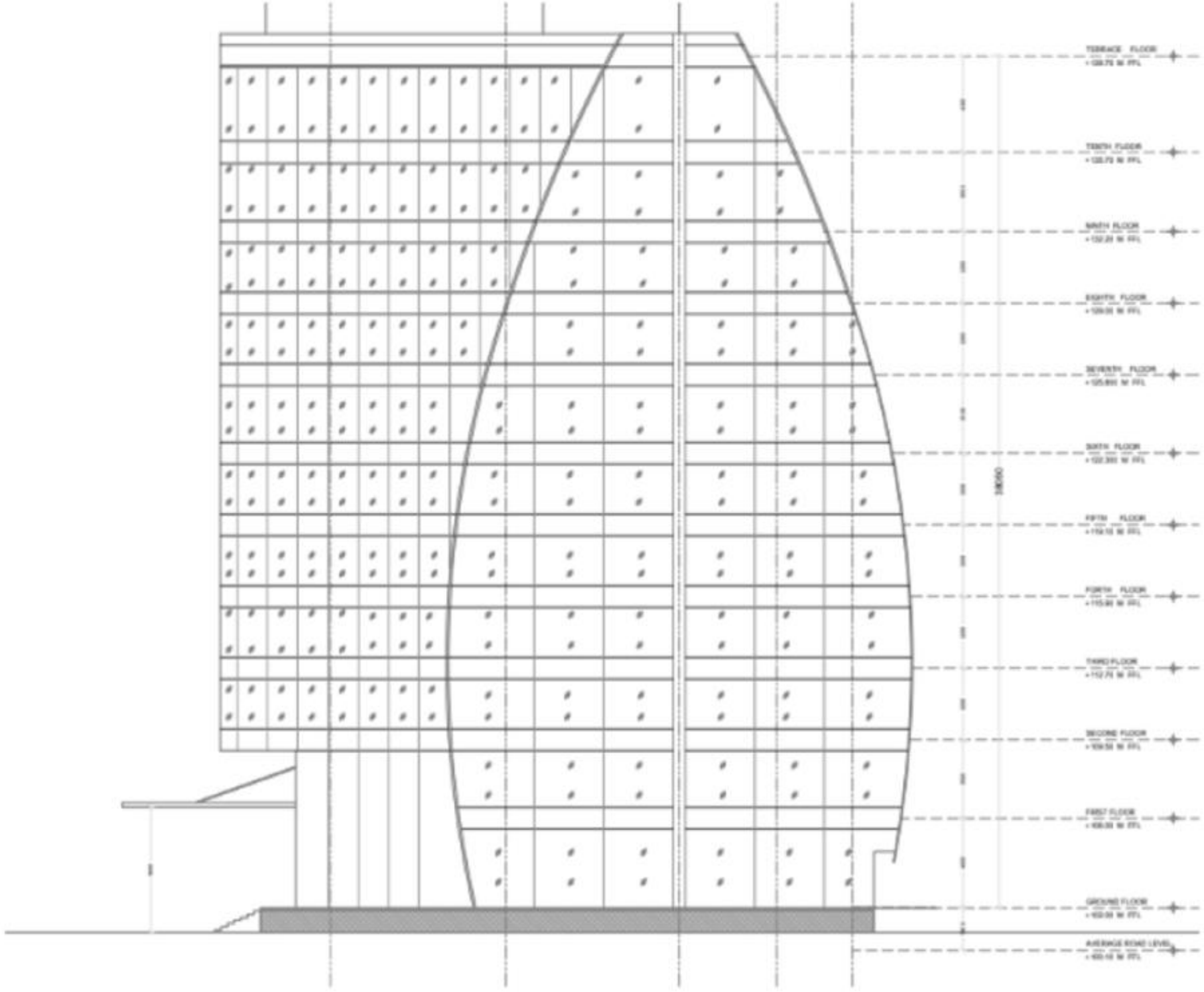
GLOBAL CITY EVOLUTION

Bangalore CBD's transformation from traditional commercial district to India's most cosmopolitan business destination attracts multinational corporations seeking prestigious addresses with world-class amenities.



THE ASSET

ASSET ELEVATION & AREA



FLOOR WISE AREA STATEMENT

Floor	Usage	SBA Area in Sft *
Ground Floor	Office + Retail	9,136
First Floor	Office	8,515
Second Floor	Office	11,271
Third Floor	Office	11,271
Fourth Floor	Office	11,271
Fifth Floor	Office	11,197
Sixth Floor	Office	10,864
Seventh Floor	Office	10,330
Eight Floor	Office	9,875
Ninth Floor	Office	9,180
Tenth Floor	Office	7,876
Total		**1,10,648**

- SBA – Super Built Up area / Leaseable Area at 75% efficiency including carpet area + wall thickness+ Lobby/balconies + building common areas

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TENANT ANALYSIS

TENANT DETAILS – TABLE SPACE

LEASE DETAILS

Chargeable Area (sft.)	**Total Area – 1,04,581** **Car Parking – 101 car parking slots**
Lease Start & End Date	15th Jan 2024 to 14th Jan 2034
Interest Free Refundable Security Deposit	INR 14,64,13,624.00
Current Avg. Gross Rent on Chargeable Area	INR 192.5 / sft w.e.f. 15th Jan 2026
Rent Escalation	10% every 2 years from the lease start date with 5 years lock-in – next escalation date – 15th Jan 2028.

Table Space

- Founded in 2017, Table Space ("**The Company**") has rapidly expanded its footprint. As of Mar' 25, its total portfolio spans 10.5 mn. sq.ft. across 55+ to 75+ centers in 7 major cities, including Bengaluru, NCR, Pune, Hyderabad, Mumbai, and Chennai.
- Serves 400+ enterprise clients with strong representations of Fortune 500 corporations highlighting premium tenant standards.
- Recently committed to invest INR 840 Cr. for asset acquisitions over 3 years.
- The company, known for its lease model, is now strategically co-owning commercial real estate via joint ventures.
- This hybrid approach showcases their long-term commitment to the market and their ability to be a flexible and adaptive partner for landlords.

TENANT DETAILS - CAFÉ COFFEE DAY

LEASE DETAILS

Chargeable Area (sft.)	• Ground Floor – 6,067 **Total Area – 6,067** **Car Parking – 7 car parking slots**
Lease Start & End Date	1st Jan 2024 to 31st Dec 2038
Interest Free Refundable Security Deposit	INR 1,09,20,600.00
Current Avg. Gross Rent on Chargeable Area	INR 300 / sft. INR 345 / sft. w.e.f. 1st Jan 2027
Rent Escalation	15% every 3 years from the lease start date – next escalation date – 1st Jan 2027

- Café Coffee Day (CCD) are one of India's leading café chain with a network of 427 stores spanning 141 cities nationwide.
- Since launch in 1996, CCD is widely recognized as the pioneer of the cafe culture in India.
- Coffee shops, like CCD, are inherent footfall generators, diversifying revenue beyond cafe sales through drive-thrus, take-home products, and a significant B2B segment for coffee vending and powder.
- While cafés are its core business, parent company Coffee Day Enterprises Limited (CDEL) has diversified into technology parks, logistics, financial services, and hospitality.

TABLE SPACE LESSEES' DETAILS

PARTICULARS	JOSYS INC., JAPAN	GENERAL CATALYST	STRAUMANN
	JOSYS	GENERAL CATALYST	straumann
BUSINESS SEGMENT	SaaS management platform	Venture Capital Firm	Oral Health solution provider
FLOORS OCCUPIED	6th and 8th Floors	7th Floor	7th Floor
ENTITY PROFILE	• SaaS management platform. • Backing of global investors such as SMBC, Globis Capital Partners, ANRI Capital VC, etc.	• Makes investment from seed to growth stage investments. • Invested across 800+ businesses. • Been in operation since 2000.	• Global leader in tooth replacement and orthodontic solutions.

TABLE SPACE LESSEES' DETAILS

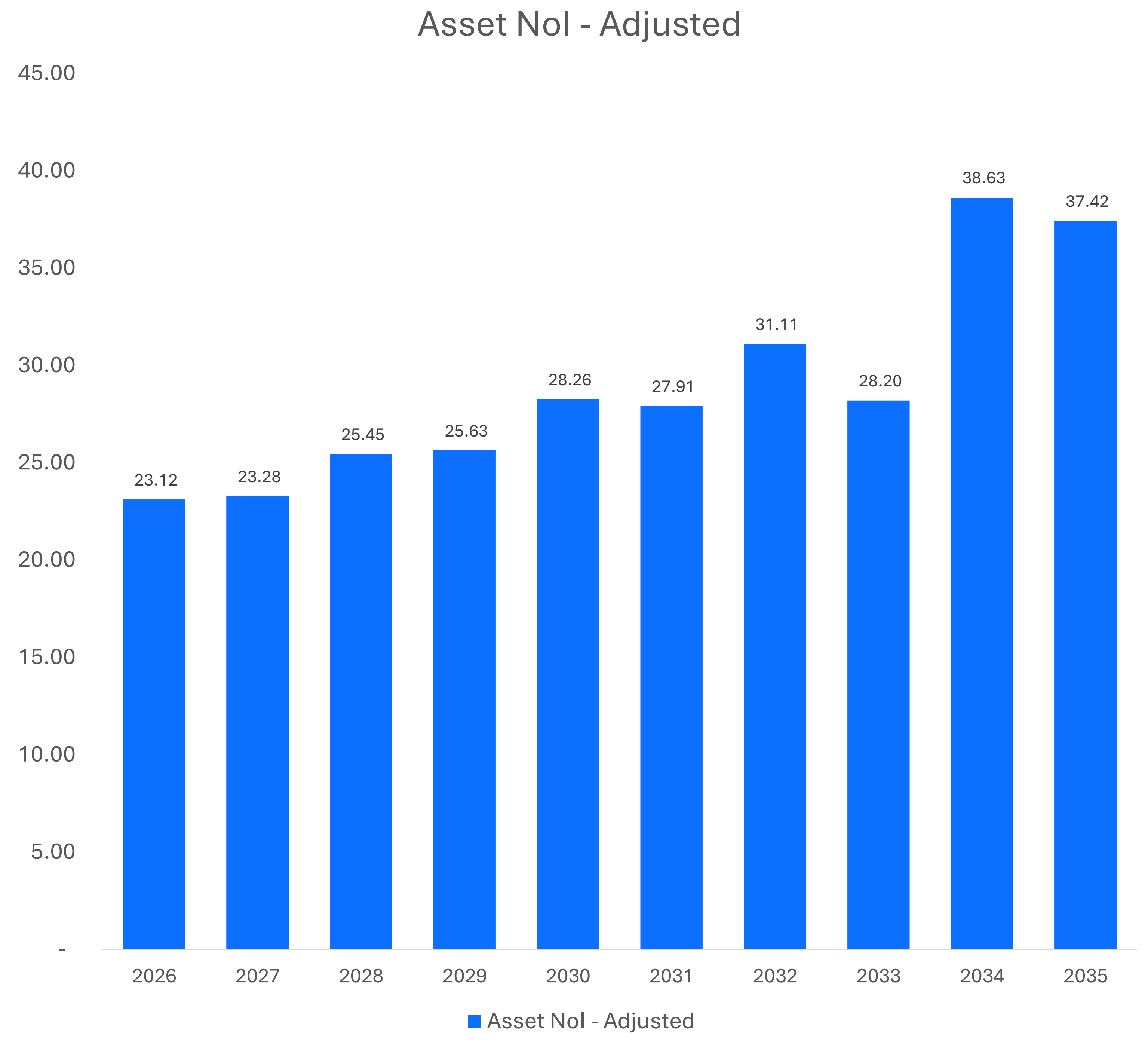
PARTICULARS	The Times of India	M Files	Shriram Wealth
BUSINESS SEGMENT	Media conglomerate	Document Management Platform	Comprehensive Wealth management service provider.
FLOORS OCCUPIED	5th Floor	3rd and 4th Floors	2nd Floor
ENTITY PROFILE	• English newspaper and digital news media arm of Times Group. • Has pan India reach with 139 editions reaching 1,200 towns of India.	• Been in operation since 2002. • The platform offers to automate, improve business processes.	• Serves India's affluent classes with personlised financial solutions. • Incorporated in 2008 and is part of Shriram Group.

TABLE SPACE LESSEES' DETAILS

PARTICULARS	Blend	Align	Tifin	Julius Baer
BUSINESS SEGMENT	Digital Banking Platform to streamline mortgages	Global medical company for dental solutions	Fintech platform to streamline financial services.	Wealth Management Player
FLOORS OCCUPIED	2nd Floor	3rd Floor	4th Floor	4th Floor
ENTITY PROFILE	Cloud based software solution provider for financial and credit institutions to reduce loan processing time.	Manufacturer of 3D digital scanners and Invisalign clear aligners used in orthodontics and restorative workflow.	Platform uses tech to address inefficiencies in the financial process to enhance customer experience.	Comprehensive wealth management service provider.

COMMERCIAL INPUTS

Details	UOM	CY* 26 Table Space	CY* 26 CCD	Total CY* 26
Total Leasable Area	Sq.ft.	104,581.15	6,067.00	110,648.15
Terrace Area	Sq.ft.	6,448		
Current Monthly Rent	INR/Sq.ft./month	**192.50**	300.00	
Current Monthly Rent – Terrace	INR/Sq.ft./month	**64.17**		
CAM Monthly Charges - Direct to TS	INR/Sq.ft./month	1.5		
Total Yearly Rentals (incl. terrace rentals)	INR Cr.	**24.57**	2.18	**26.75**
CAM Margin	INR Cr.	0.19		0.19
No. of Car Parking Slots	No.	101.00	7.00	108.00
Property Tax & Insurance	INR/Sq.ft./month			0.69
Inflows				
Annual Rental Income (incl. terrace rentals)	INR Cr.	24.57	2.18	26.75
CAM Margin	INR Cr.	0.19		0.19
Total Inflows - A	**INR Cr**	**24.76**	**2.18**	**26.94**
Outflows				
Property Tax & Insurance	INR Cr			0.69
Land Lease Rentals Payable	INR Cr			2.98
Total Outflows – B	**INR Cr**			**3.67**
Net Operating Income – (A-B)	**INR Cr**			**23.27**



Adjusted NoI = WS Rentals + Incremental SD received on vacancy fillup – Land Lease – Prop. Tax and Insurance – SD refunded on vacancy.

*** CY = Calendar Year**

ASSET EVALUATION

STRENGTHS

Tax Benefit
The entity sale approach reduces Stamp Duty and Registration charges, creating tax savings.

High Demand and Stable Rental Growth
The asset is in CBD with limited upcoming supply of 2.02 msf (till 2028), commands increased leasing traction (as is evident from being fully leased on a long-term basis) and thereby commanding stable rental growth (~ > 10%) and cash flows.

Strategic Location and Connectivity
Close proximity (a minute walk) from the iconic UB City, mixed use development with JW Mariott next to the it along with offering seamless connectivity through metro, and other road means.

Operational Benefits
Grade A Infrastructure with modern HVACs, modern lifts, upgraded Fire Fighting Amenities, etc.

Enhanced Asset's Bankability
The prime CBD positioning and UB City proximity significantly enhance the asset's bankability, enabling more favorable loan-to-value ratios and competitive interest rates from institutional lenders.

RISK

Leasehold land with finite lease timelines
The asset is developed on a leasehold land for 30 years with such lease expiring in 2054, creating potential uncertainty regarding renewal terms and conditions that may be influenced by prevailing market dynamics and land valuation at expiry.

Mitigant
Seller shall undertake the responsibility of extending the land lease until the year 2084 or convert it into a perpetual lease arrangement which will be a condition precedent to the transaction closure. Discussions on this front have already taken place with the entity ow

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04

MICRO-MARKET OVERVIEW

BENGALURU: INDIA'S UNDISPUTED OFFICE CAPITAL

Key Statistics

Stock	Average Rent (sft/month)	Gross Leasing Volume	Net Absorption	Vacancy
231.95 mn sft	₹ 99.88 | $ 1.10	24.14 mn sft	16.92 mn sft	10.5 %

India's strongest Office Leasing Market
Highest Stock & Highest Leasing.

India's tech & R&D hub
Globally recognized for prolific & diverse tech talent.

One of the states with highest FDI inflow
Largest stock of REITable assets in the country.

GCC Capital of India
30% of total GCCs are present in Bangalore.

Unicorn Capital
Robust ecosystem for Start Up capital & IT Exports.

Green Stock
60% of total Grade A stock is Green Certified, highest in the country.

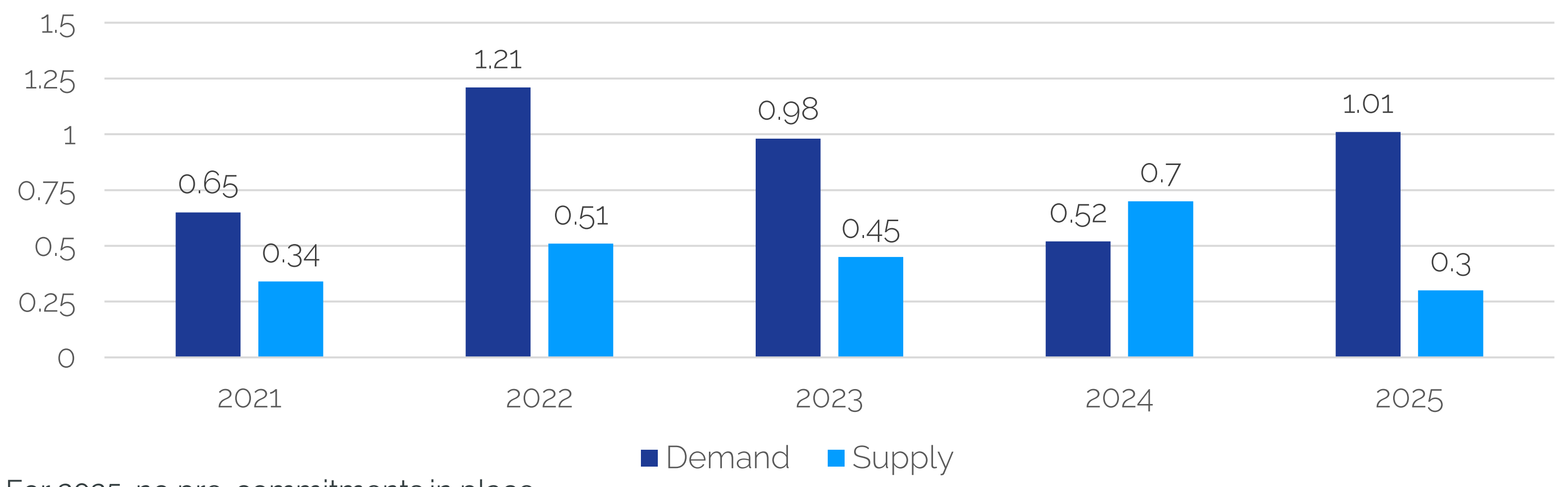
Key Sectors

- Technology
- Banking & Financial Services
- Flex
- Engineering, Manufacturing & Aerospace
- Lifesciences & Healthcare

Micro-Market Overview

CBD: SUPPLY-CONSTRAINED PREMIUM MARKET

Demand & Supply(in Mn. Sq.ft.)



* For 2025, no pre-commitments in place.

UPCOMING SUPPLY	DEVELOPMENT SIZE (IN SQ.FT)	COMPLETION DATE
Embassy Zenith – Palace Road	400,000	2026
Embassy Vertex – Residency Road	85,000	2026
Vaishnavi Chalukya – Palace Road	120,000	2026
Vaswani Mark's 36 – St. Marks Road	200,000	2026
Godrej Hudson – Hudson Circle	660,000	2026/2027
Vaishnavi Stallion – Racecourse Road	360,000	2026/2027
Legacy Maximus – Brigade Road	152,000	2027
Nitesh Soho - Commissariat Road	341,000	2027
Nitesh Plaza – Infantry Road	344,000	2027
Arkay Towers – JC Road	433,000	2027

KEY MARKET CHARACTERISTICS

- Most sought-after market due to central location and ease of accessibility resulting in high rentals.
- Office space absorption healthy despite the global economic situation. Office space here caters to most of the Corporate HQ & sales offices.

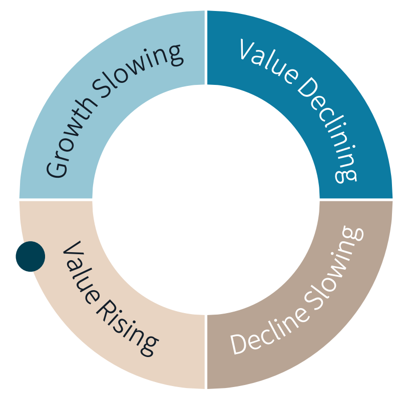
MARKET STATISTICS | 2025

TOTAL STOCK	GROSS LEASING	VACANCY	RENTAL RANGE (WARMSHELL)	UPCOMING SUPPLY (2026 – 2028)	CAPITAL VALUES
7.46 Mn sft	1.01 Mn sft	3.30%	₹ 175-275 Per sft/month	1.63 Mn sft	₹ 26,250 - 41,250 Per sft

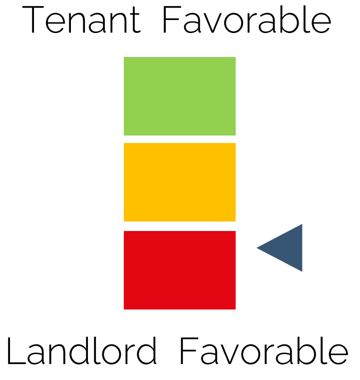
PROMINENT OCCUPIERS

Deloitte.
CITRIX
Rakuten
EY
Microsoft
bmc
BAIN & COMPANY

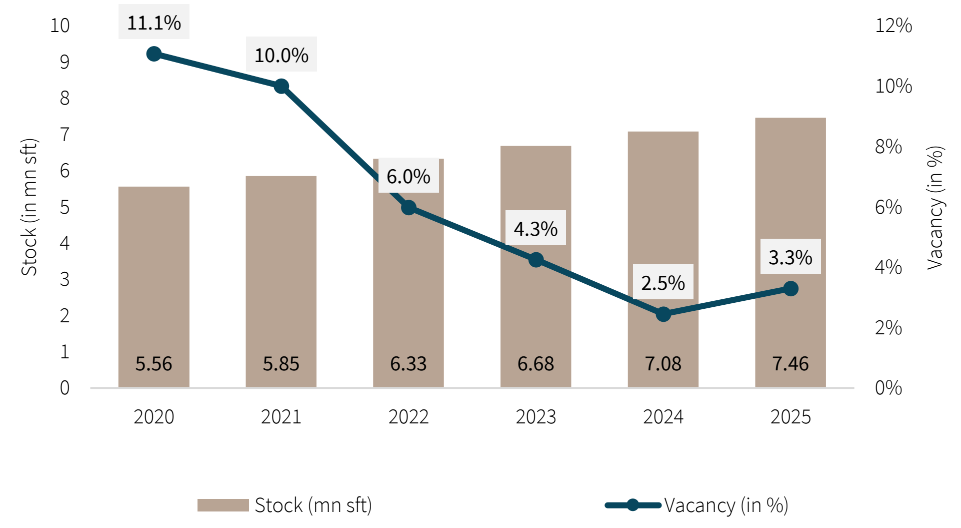
RENTAL CLOCK



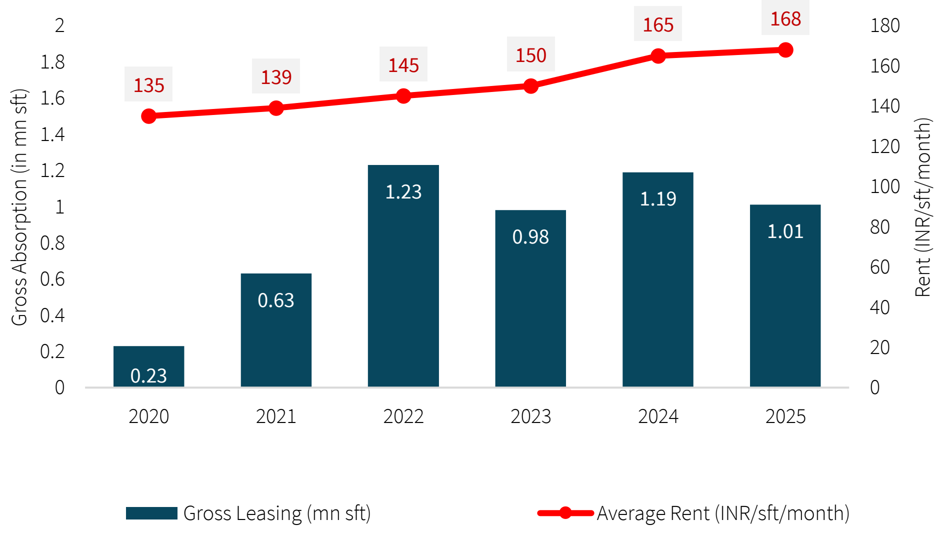
MARKET POSITION



STOCK & VACANCY TREND



ABSORPTION & RENTAL TREND



CBD MARKET MOMENTUM: RISING RENTS, FALLING VACANCY

Steady Demand in Subject Micro Market

Annual net absorption of 1.01M sft in 2025 reflects tight market conditions, with limited inventory and strong tenant demand creating a supply constrained environment.

Rising Rentals

Achievable rentals for Grade A buildings- north off **INR 180 per sq. ft. per month**

Reducing Vacancy Levels

Vacancy levels for the CBD area as a whole is sub 10%, with Grade A assets having vacancies as low as 3% in 2026

LATEST LEASING TRANSACTIONS

Sr. No.	Project	Location	GLA (sq. ft.)	Tenant Name	Handover Condition	Year of Transaction	Rentals on GLA* (INR pspm)
1	37 Cunningham	CBD	12,400	NeoWealth Partners	Warmshell	Q2 2025	250
2	Embassy Zenith	CBD	268,000	Apple	Warmshell	Q1 2025	235
3	UB City	CBD	12,700	The Executive Center	Warmshell	Q1 2025	225
4	SKAV Seethalakshmi	CBD	6,800	Arrow Electronics	Warmshell	Q1 2025	215
5	The Senate	CBD	198,000	Tablespace	Warmshell	Q3 2025	208
6	Embassy Vertex	CBD	81,000	WeWork	Warmshell	Q4 2025	200
7	SKAV 909	CBD	6,700	Lodha Developers	Warmshell	Q3 2025	196
8	Pretsige Dynasty	CBD	110,000	Pure Storage	Warmshell	Q1 2025	188
9	Prestige Khoday Tower	CBD	8,700	Frauscher	Warmshell	Q4 2025	165
10	Indraprastha Invictus	CBD	6,000	Bentley	Warmshell	Q2 2025	275

*Excluding Car Park & CAM

KEY TAKEAWAYS | MAKING IT THE RIGHT OPPORTUNITY

Stellar investment opportunity with exceptional entry metrics and value proposition

A stabilized cash yield, combined with long-term growth potential and CBD location premium, creates a compelling risk-adjusted return profile suitable for sophisticated real estate investors.

01 Immediate best-in-class returns for a CBD office asset

02 Institutional-quality returns with enhanced predictability

03 Long-term growth potential and CBD location premium

04 Risk-adjusted return profile

05 Sale by way of share transfer - lowers transaction cost

The Square

CBD, Bengaluru

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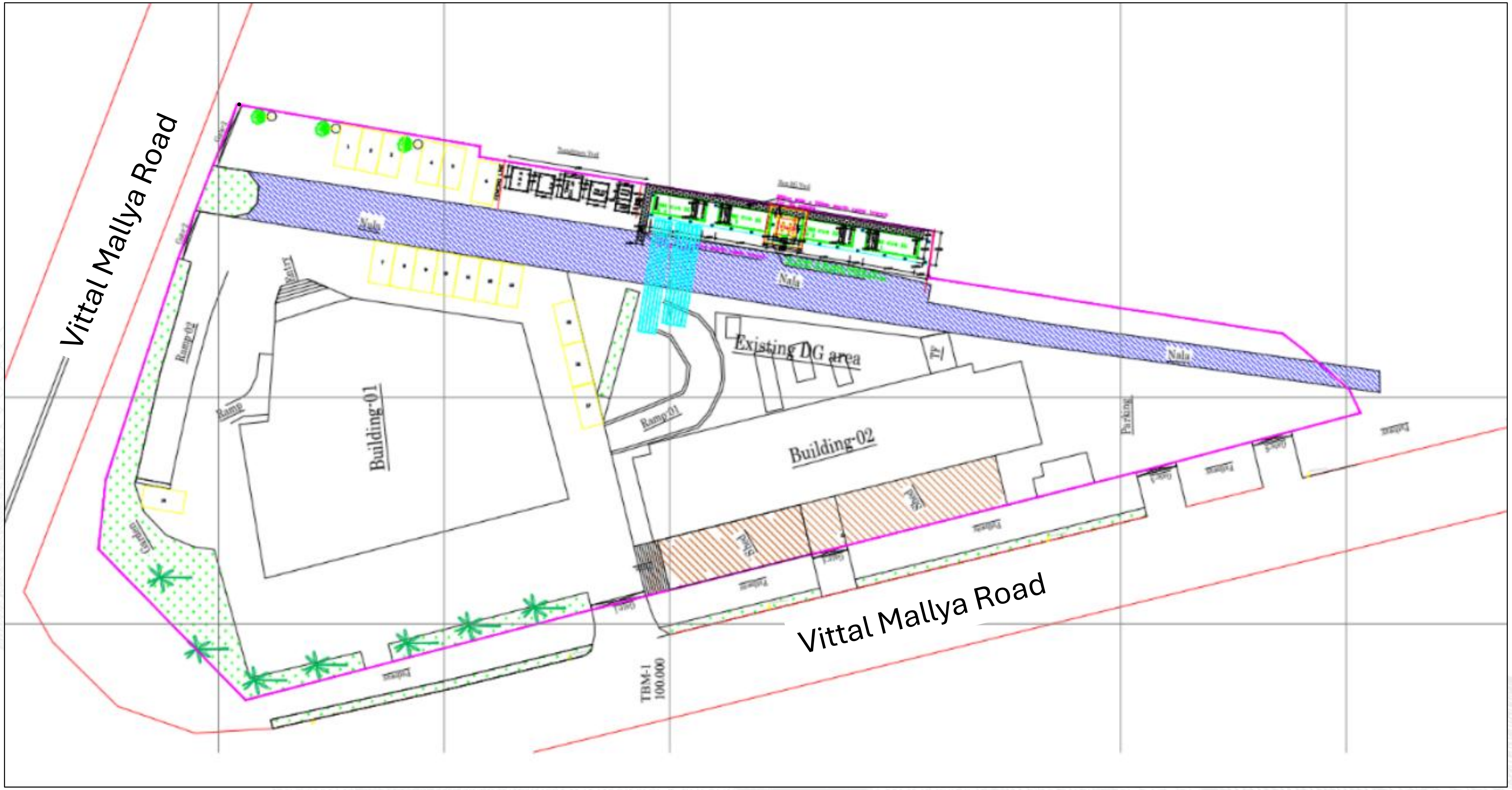
06

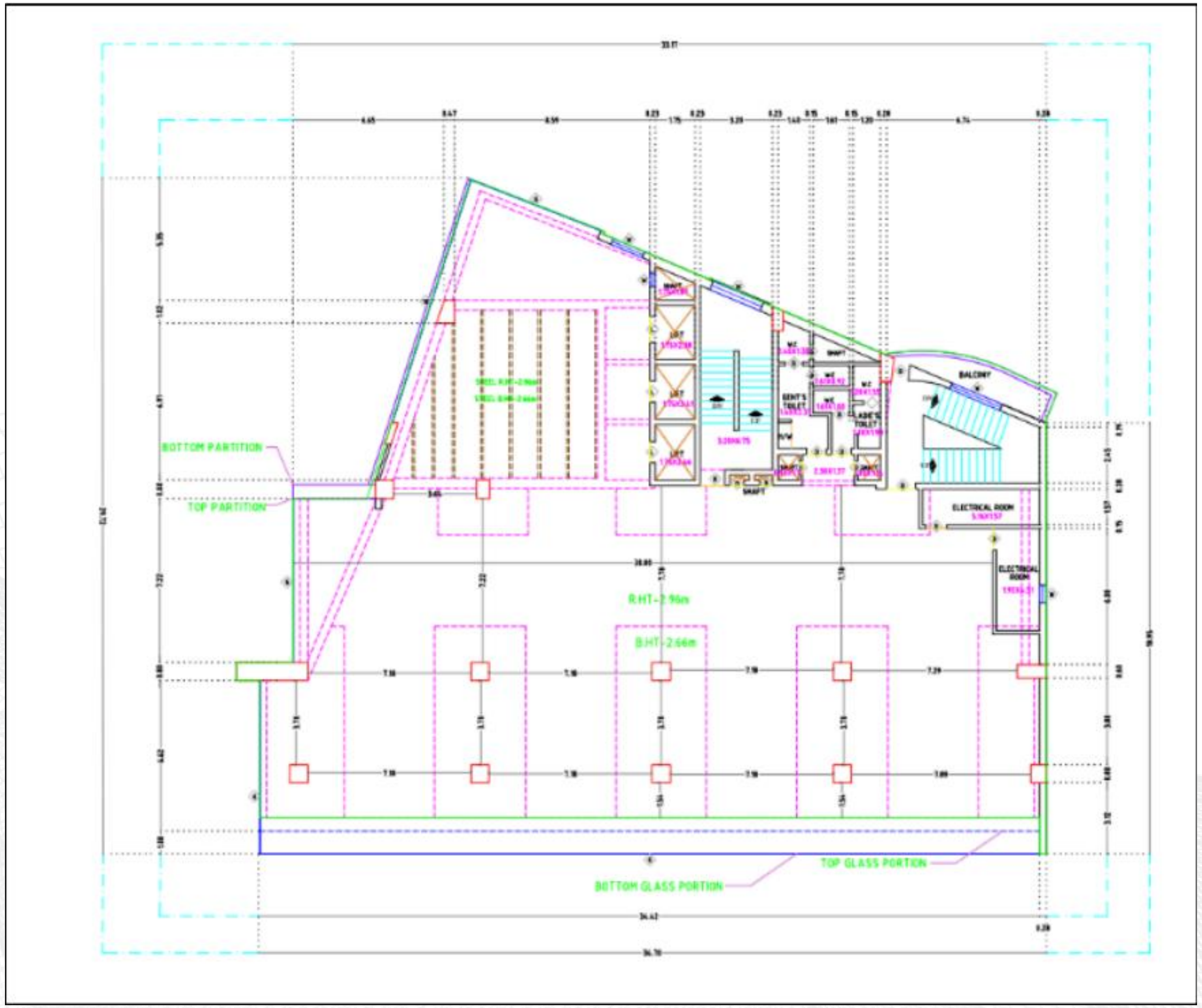
ANNEXURE

Introduction | Investment Thesis | The Asset
Tenant Analysis | Micro-Market Overview | Annexure

SITE PLAN


Vittal Mallya Road
Vittal Mallya Road
Nala
Nala
Nala
Existing DG area
Building-01
Building-02
Ramp-02
Ramp-01
Ramp
Entry
Garden
Shed
Parking
TBM-1
100.000

TYPICAL FLOOR PLAN



ASSET IMAGES

ELEVATION

EXTERNAL IMAGES

WHERE BUSINESS MEETS LEISURE

INTERNAL IMAGES

Grand Reception

Executive Lift Lobby

SKY-HIGH AMENITIES

INTERNAL IMAGES

Rooftop Business Lounge

Executive Sky Cafétaria

PREMIUM WORKSPACES

INTERNAL IMAGES

Executive Office Suites

Premium Private Offices

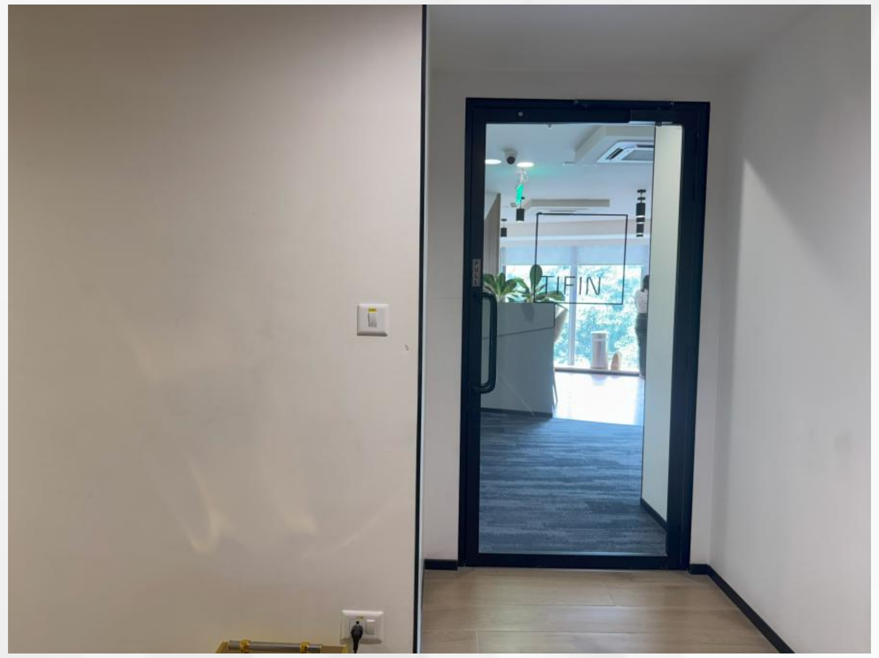
TROPHY ASSET INTERIORS

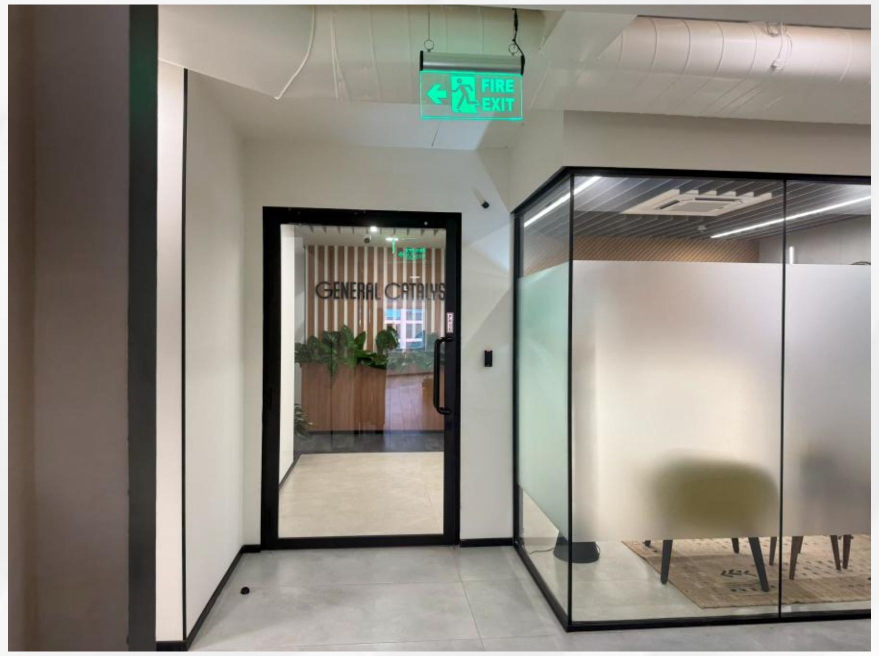
INTERNAL IMAGES

Collaborative Work Zones

ASSET VISUALS – COMMON AND SERVICE AREAS

INTERNAL IMAGES





Active Tenant Corporate Floors

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