



**m1 Commercio**  
Hello, Happiness!

**Bengaluru: A Leading India's Commercial Real Estate Landscape**

# Bengaluru: A Snapshot

Renowned as India's 'Silicon Valley', Bengaluru thrives as the nation's leading IT exporter. Supportive government policies, such as the pioneering 1997 IT policy, significantly boosted the city's technology industry. Furthermore, Karnataka, the state encompassing Bengaluru, became the first in India to establish a dedicated startup policy in 2015, further solidifying the city's position as a prominent innovation and startup hub.

## What sets Bengaluru apart from other Indian cities?

**2 million**

Largest technology workforce employed in the sector<sup>15</sup>

**7,000+**

3<sup>rd</sup> highest number of startups globally, making it India's startup capital

**80%**

Fortune 500 companies have their global innovation centres here, as of 2020<sup>16</sup>

**400+**

R&D institutes and 85 chip design facilities<sup>17</sup>

**40%**

of the total Global Capability Centres (GCCs) present in India<sup>18</sup>

**Highest**

number of Unicorns (40+) in India<sup>19</sup>

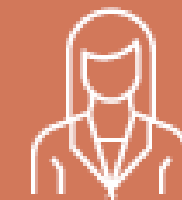
## Bengaluru - The Talent Powerhouse of India



Home to more than **1,000** higher educational institutions, the highest in India<sup>20</sup>



**2nd largest** migrant population in India after Mumbai contributing to the diverse talent pool<sup>21</sup>



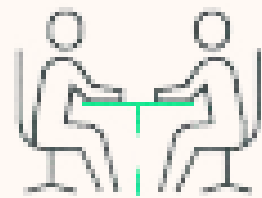
Among the **top 3 'Powerhouse Markets'**\* in Asia Pacific, with a working age population of more than **11 million**<sup>22</sup>

# **Top Reasons to Invest in Bangalore Commercial Real Estate 2024**

- Booming Tech Industry
- Global Connectivity
- Thriving Start up Eco System
- Infrastructure Development
- Stable Real Estate Market
- Great Talent Pool
- Cultural and Lifestyle Appeal

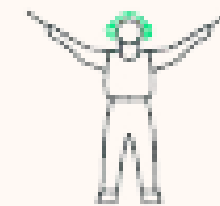
**WHY?**

# Booming Industry



## IT / ITeS

- Home to more than 45 IT/ ITeS SEZ<sup>5</sup>
- Hosts over 5500+ IT/ ITeS companies, around 750 MNCs contributing to over USD 58 billion of exports<sup>6</sup>
- Provides direct employment to over 12 lakh professionals, additionally creating over 31 lakh indirect jobs<sup>6</sup>

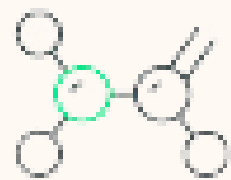


## Aerospace & defence

- Home to 25% of India's aircraft and spacecraft industry<sup>7</sup>
- Contributes to 65% of the country's aerospace related exports<sup>7</sup>
- 67% of the aircrafts and helicopters for defence services are manufactured here<sup>7</sup>
- Home to more than 2,000 SMEs and 70% of India's supplier base<sup>7</sup>

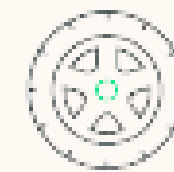


# Booming Industry



## Biotechnology

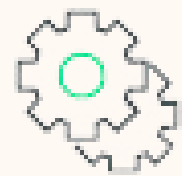
- Contributed about 20% to India's bioeconomy in 2023<sup>8</sup>
- Has a 60% share in the nation's overall biotech production and exports<sup>8</sup>
- State's biotech industry crossed USD 200 million R&D spent in 2022<sup>8</sup>
- Home to around 60% of biotech companies in India<sup>8</sup>



## Automobile & auto components

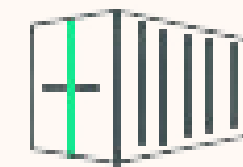
- 4<sup>th</sup> largest manufacturer of automobiles in India<sup>9</sup>
- Accounts for 8.5% of the total national automobile output<sup>9</sup>
- Home to 7+ major OEMs and 50+ auto component manufacturers<sup>9</sup>
- Presence of 45+ electric vehicles startups in Bengaluru<sup>9</sup>
- 5 auto-specific clusters across the state<sup>9</sup>
- More than 2 lakh electric vehicles on road - 3<sup>rd</sup> highest in the country<sup>\*10</sup>

# Booming Industry



## Heavy engineering & machinery

- Leading state in machine tools industry<sup>8</sup>
- Bengaluru alone produces 60% of India's total machine tools by value<sup>8</sup>
- 2<sup>nd</sup> largest producer of heavy electrical machinery in India<sup>8</sup>



## Logistics

- State has one major port – New Mangaluru Port, and eight minor ports<sup>11</sup>
- Has air cargo terminals in three districts<sup>11</sup>
- Has eight functional airports, including two international airports in Bengaluru and Mangaluru respectively<sup>11</sup>

# Understanding the Real Estate Impact of Karnataka's Growth Policies

## Technology & innovation ecosystem

State support for infrastructure and funding is expected to further fuel leasing activity by global capability centers (GCCs). Space take-up by tech giants surged, with Bengaluru grabbing over 40% in 2022 among the top nine Indian cities, solidifying its position as a global IT powerhouse.

## Strengthening startup culture

Karnataka's recognized startups skyrocketed 50x<sup>12</sup> from 2015 to 2023, with space take-up surging 10x<sup>13</sup>. This thriving ecosystem, fuelled by entrepreneurship initiatives, is driving demand for office spaces, including flexible options, particularly in Bengaluru.

## Improving R&D platform

Karnataka attracted the most FDI in R&D in 2021, experiencing a 250% increase over 2020<sup>12</sup>

## Boosting data center investments

Policies such as the Karnataka Data Center Policy aim to create a robust ecosystem for data centers, attracting further investment.

## Sustainability focus

Karnataka quadrupled its annual solar energy capacity in just two years (2021-June 2023). It's also leading the nation in solar capacity addition, surging from 2% in FY 2021-22 to 24% in FY 2023-24 (up to June 2023)<sup>14</sup>. Large-scale deployment of energy conservation practices are also encouraged across the state along with promotion of green assets, development of green energy corridors, renewable energy parks, energy storage, biomass, and 'waste-to-energy' projects.

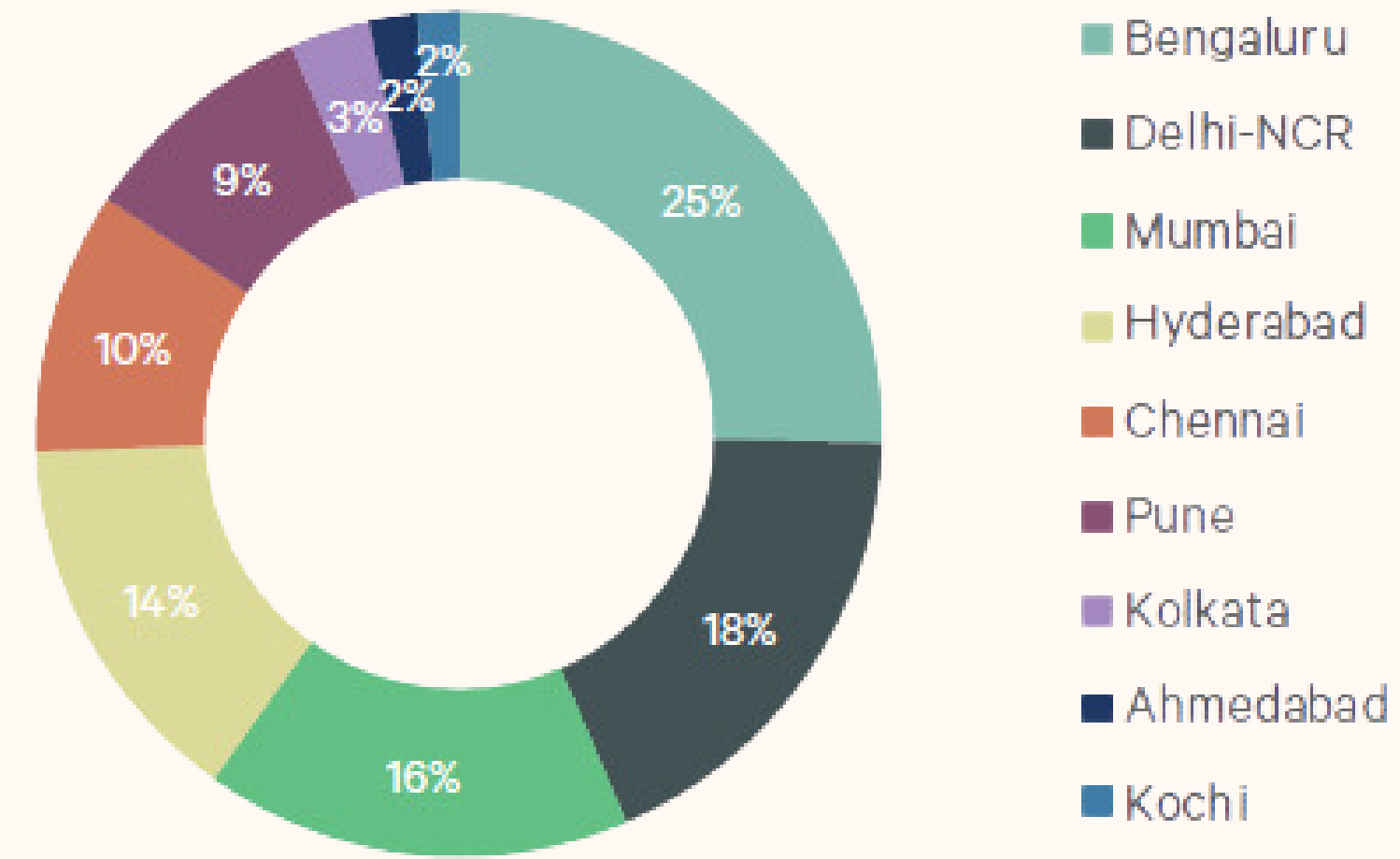
## Industrial & logistics demand boost

Existing MSME clusters are poised for significant growth, alongside the development of localized R&D and manufacturing capabilities across the state.



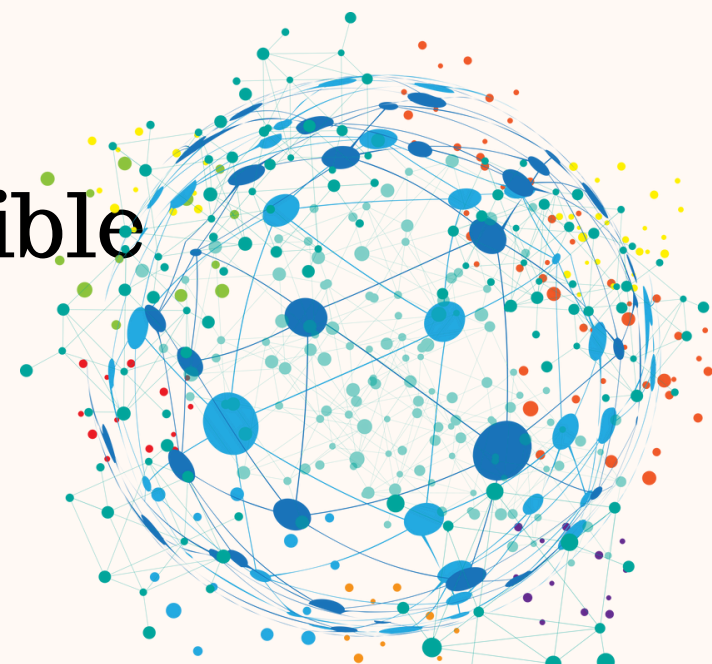
# Global Connectivity

- 41% share of Bangalore in India's GCC (Global Capacity Centres)
- Apart from Technology, E&M, Flexible Space Operators, BFSI predominantly contribute to Bangalore commercial Dynamism.



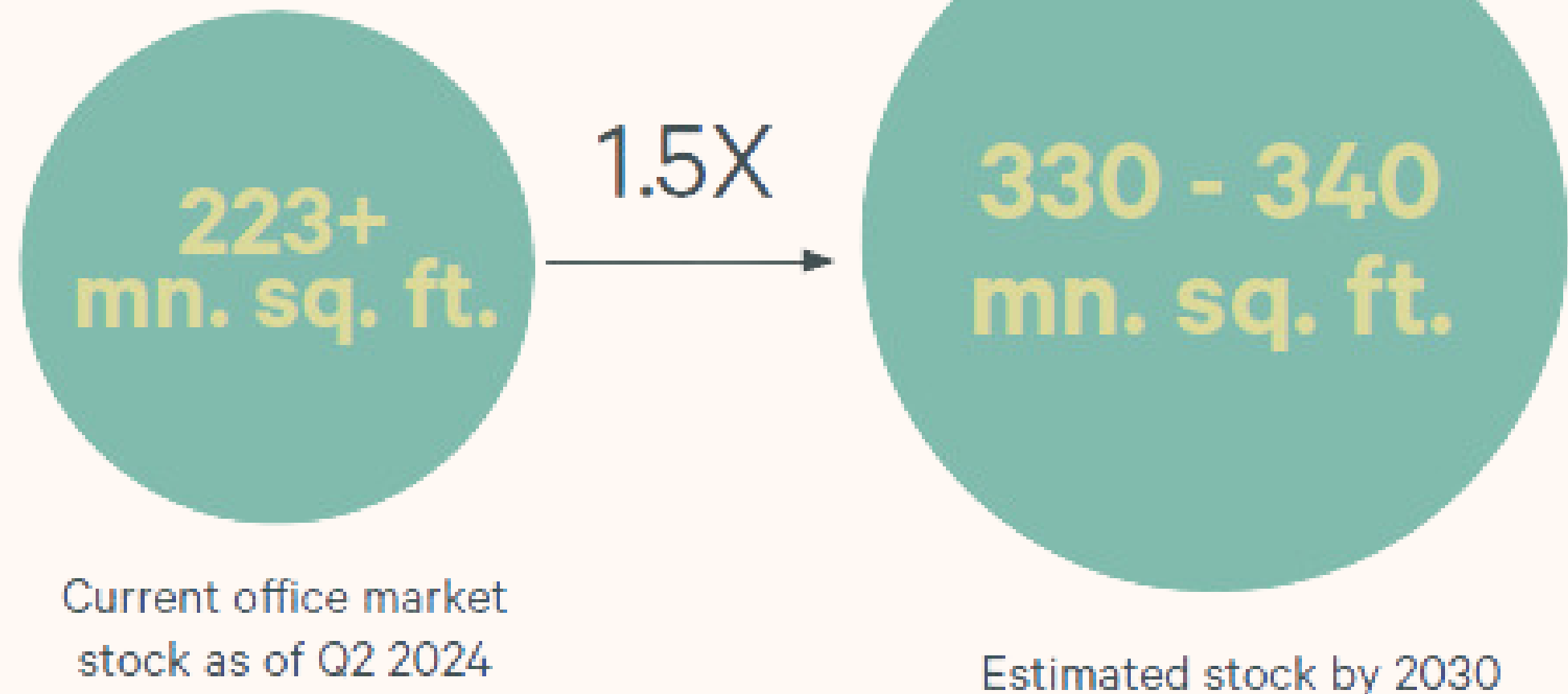
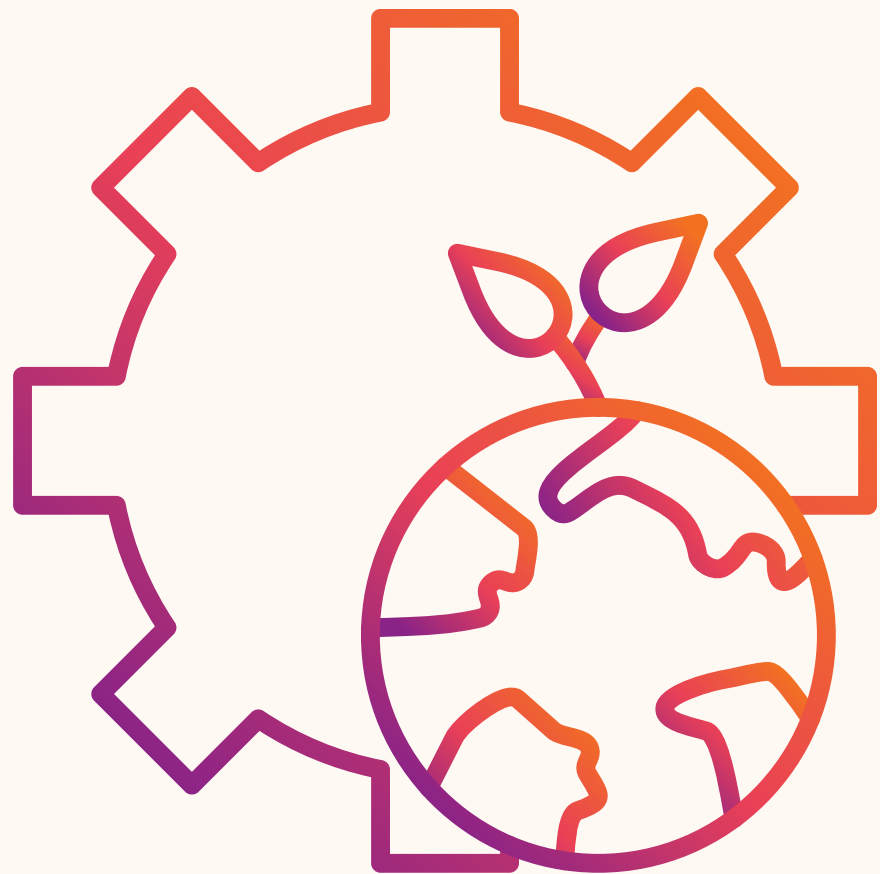
# Global Connectivity

- During the July-September quarter, Bengaluru recorded office leasing to the tune of 7.1 million square feet as against 3.4 million square feet in the same period last year.
- Bengaluru led office space absorption across India during the January-September period of 2024, accounting for about **7.1 million Sqft of the total leasing at 16.4 million square feet**, a report by property consultancy CBRE as on October 4.
- Key sectors that drove leasing in Bengaluru during the July-September quarter include technology , e-commerce and flexible space operators.



# Thriving Start up Eco System

- Bangalore is home to a vibrant and dynamic startup ecosystem.
- As new businesses emerge and existing ones expand, the demand for office spaces and flexible working environments continues to grow.
- Commercial real estate investment allows you to cater to the needs of these startups, positioning your investment at the forefront of innovation and entrepreneurship.



# Stable Real Estate Market

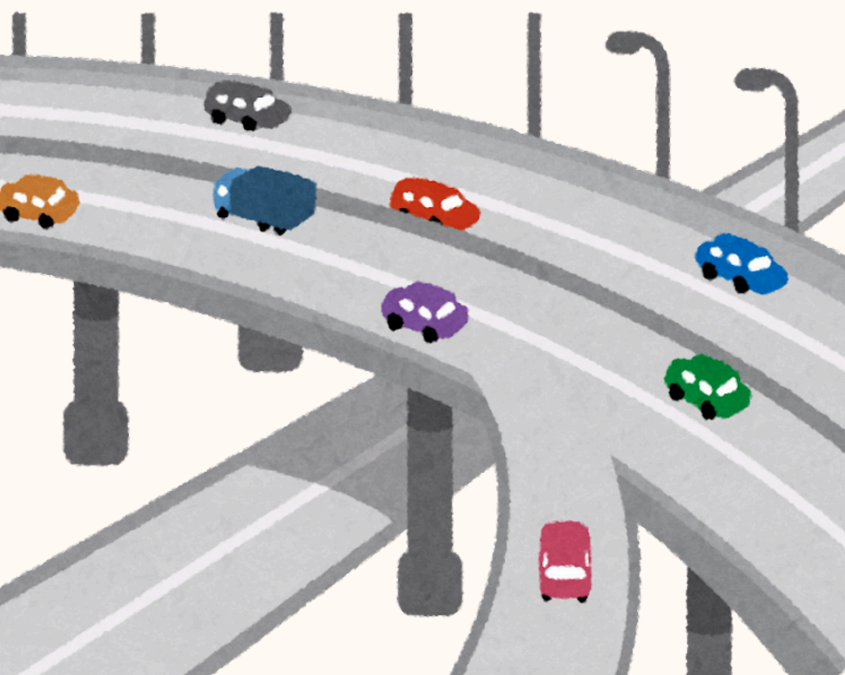


- Despite economic fluctuations, Bangalore's real estate market has displayed resilience making it a good investment opportunity.
- The city has consistently ranked high in terms of property appreciation, making it a reliable choice for long-term investors and even a wide tenant base.
- Commercial real estate in Bangalore offers stability and the potential for attractive returns, making them an appealing option for those looking to diversify their investment portfolios with a higher rental income.



# Infrastructure Development

Initiative	Status
<b>Bengaluru Metro Rail(Phase I - Purple &amp; Green Lines)</b>	The Baiyappanahalli to Whitefield stretch (Purple Line) is operational. The Hesaraghatta Cross to BIEC stretch (Green Line) is expected to become operational by the end of 2024 <sup>35</sup> .
<b>Bengaluru Metro Rail(Phase II - Yellow Line)</b>	The Yellow Line (RV Road to Bommasandra) is expected to become operational by the end of 2024 <sup>35</sup> .
<b>Bengaluru Metro Rail(Phase II - Pink Line)</b>	The Pink Line (Kalena Agrahara to Nagawara) is currently under construction and is expected to become operational in 2025 <sup>35</sup> .
<b>Bengaluru Metro Rail(Phase II A &amp; II B - Blue Line)</b>	The Blue Line (Central Silk Board to Kempegowda International Airport) is currently under construction and is expected to become operational in 2026 <sup>35</sup> .
<b>Bengaluru Metro(Phase III)</b>	Proposed and is expected to become operational in 2028 <sup>35</sup> .
<b>Bengaluru Chennai Expressway</b>	The expressway is currently under construction and is expected to become operational by the end of 2024 <sup>35</sup> .



Initiative	Status
<b>Satellite Town Ring Road (STRR)</b>	The first phase of the project, spanning 80 km, comprising the Dobbaspete-Hoskote stretch, has become operational. The road is expected to become fully operational in 2025.
<b>Chennai Bengaluru Industrial Corridor (CBIC)</b>	The project is under-construction with an expected completion timeline of 2025 <sup>36</sup> .
<b>Bengaluru Business Corridor(BBC)</b>	This project is proposed with an expected completion timeline of 2027.
<b>Suburban Rail Project</b>	The project is currently under construction and is expected to become operational in 2028 <sup>37</sup> .
<b>Inter-state Mass Rapid Transit System (MRTS)</b>	Proposed
<b>Bengaluru Mumbai Industrial Corridor (BMIC)</b>	Proposed
<b>Hyderabad Bengaluru Industrial Corridor(HBIC)</b>	Proposed

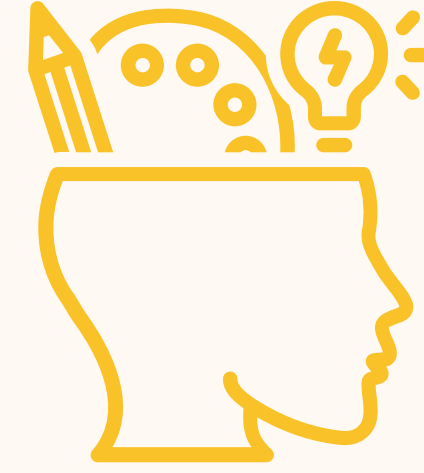


Note: \*Dobbaspete, Devanahalli, Doddaballapur, Sarjapur, Hoskote, Kanakapura, Attibele, Sulbele, Anekal, Tettekere, Ramanagara, and Magadi

Source: CBRE Research Q2 2024;

36. National Industrial Corridor Development Corporation (NICDC); 37. Urban Development Department, Government of Karnataka;

# Great Talent Pool



- With over 70,000- 80,000 fresh talent pools in Bangalore, as per a 2023 CBRE report, it is a great place for GCCs to establish office spaces and commercial investments.
- Bangalore boasts a robust educational ecosystem, producing a skilled and diverse workforce.
- Businesses, especially in the tech sector, are drawn to the city due to its access to a talented pool of professionals.
- Commercial property investment options cater to the needs of companies seeking proximity to renowned educational institutions and a skilled labour force with effective property management.





# m1 Commercio

Hello, Happiness!

P R O U D L Y P R E S E N T S







# CAPITAL SQUARE

W H E R E   A M B I T I O N   M E E T S   O P P O R T U N I T Y







# Pre-Launch Offer of Capital Square

Capital Square is more than just a commercial building; it's a dynamic epicenter where business dreams are realized and professional goals are achieved. Nestled on NH75, Old Madras Road, Capital Square is designed to be the premier destination for enterprises seeking a prestigious address. With state-of-the-art facilities, cutting-edge infrastructure, and a vibrant community of like-minded professionals, Capital Square fosters an environment where innovation thrives, and success stories are written.



# Project Overview

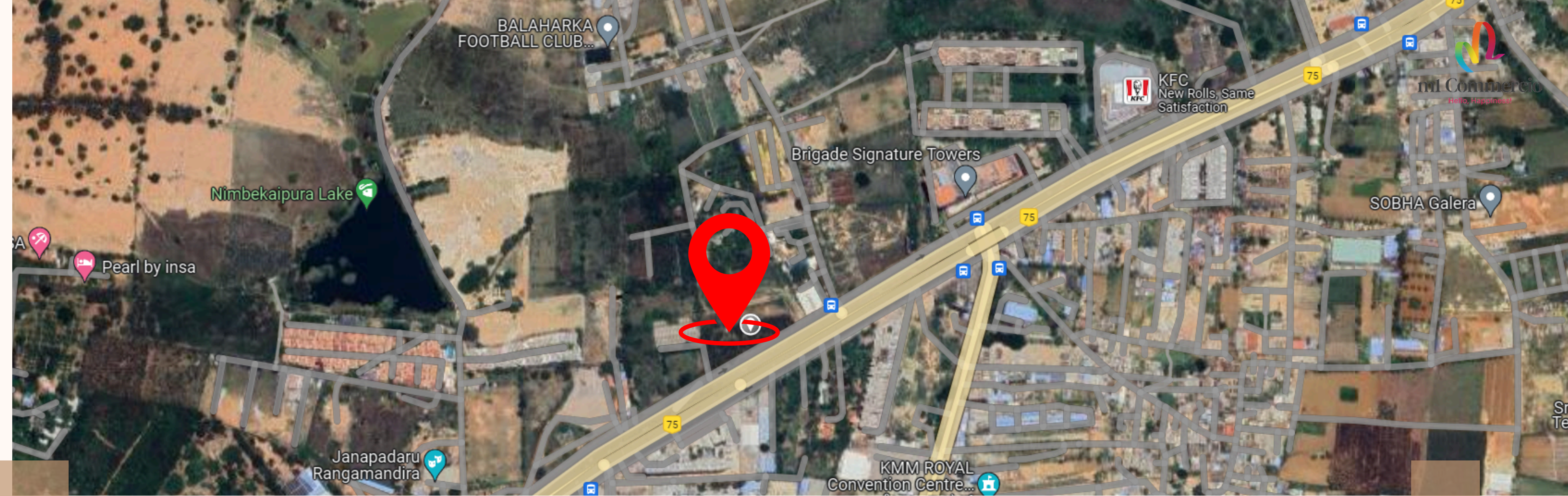
- Prime Location: Nestled on NH75, Old Madras Road, East Bangalore.
- Impressive Structure: G+13 floors with 2 basement floors dedicated to ample car parking.
- Land Area : 75,141 Sqft
- Potential Super Built Area: 3,50,000 Sqft
- Expected TDR SBUA: 1,60,000 Sqft
- Overall Potential for close to 5,00,000 Sqft

## Versatile Spaces:

- Commercial individual office Spaces: Available from 5th-9th floor.
- Large Office Spaces: Available from the 9th to the 13th floor.
- Super Built-up Area: 1,200 Sqft onwards





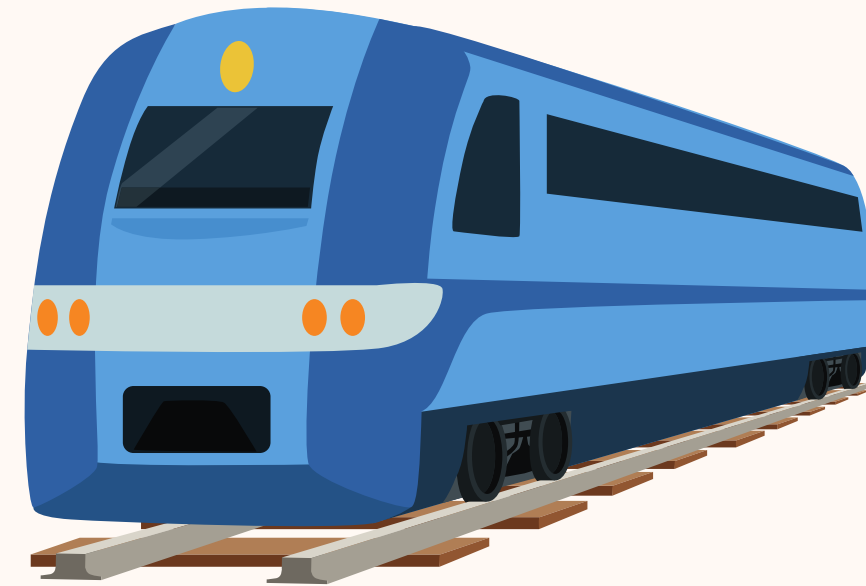


**Strategically Located on NH 75,  
Old Madras Road, East Bangalore**



# Proximity to the location in min Drive

- Brigade Orion Uptown Mall - 2 min
- Brigade Signature Towers - 1 min
- Holiday Inn Express Hotel - 1 min
- BGRT Tech park - 10 min
- VIBGYOR School - 8 min
- Godrej Woodspaces - 3 min
- Silicon Multi SPeciality Hospital- 10 min
- Manipal Hospital - 28 min
- International Airport - 40 min
- STRR starting point - 15 min
- MVJ Medical College & Hospital - 15 min
- Delhi Public School - 25 min
- Marriot Hotel - 25 min
- Nexus Shantiniketan Mall - 25 min
- Taj Vivanta Whitefield - 25 min
- Kadugodi Metro - 18 min
- Bus stand - 1 min
- Upcoming metro at Katamnallur-1 min







# Our Contact For More **Informations**

Website : [www.m1homes.com](http://www.m1homes.com)

Email : [info@m1homes.com](mailto:info@m1homes.com)

Address : B1110, Brigade Signature Towers, Bangalore



8 0 8 8 0 1 2 3 4 5



# THANK YOU

THIS DOCUMENT IS INTENDED SOLELY FOR INFORMATIONAL PURPOSES AND DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY ANY INSTRUMENT.

THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE AND SHOULD NOT BE CONSTRUED AS A COMMITMENT BY M1 HOMES.

