

**Design.
Build.
Deliver.**

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Passion. Purpose. Perseverance.



From the Chairman's Desk

At Bearys, we have always believed that enduring success is shaped by purpose and conviction. In 2016, guided by this philosophy, we made a defining shift, from speculative development to delivering 'Built-to-Suit' high-performance assets through our integrated **Design Build Deliver (DBD)** model.

In the same year, NTT Global, Japan, entrusted us with the development of their first Data Center in Bangalore, marking our entry into the specialized, mission-critical domain. Since then, we have delivered eight Data Centers with a combined capacity of 317 MW, including seven for NTT Global across Bangalore, Navi Mumbai, and Chennai, along with a Cable Landing Station (CLS) in Chennai and Microsoft's First Data Center in India at Hyderabad.

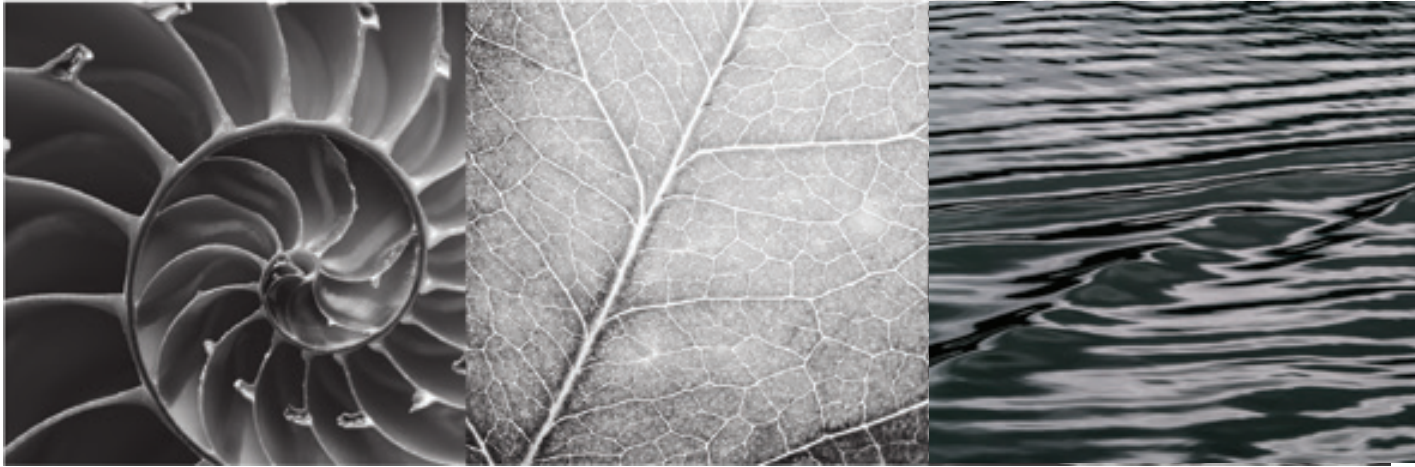
These repeat engagements reflect the trust placed in our capabilities and has established Bearys as a preferred Data Center developer in India. Today, we are engaged in developing large-scale Data Center Parks across pan-India, for many other leading global DC operators such as Lumina, STT, CapitaLand among others.

Our growing portfolio of 15 completed and ongoing Data Centers spans over 7.1 million square feet, with an aggregate capacity of 708 MW positioning us at the forefront of the industry. Equally, our unwavering commitment to quality and safety is reflected in over 28 million safe man-hours achieved across our projects.

As we complete a decade in this transformative journey, we reaffirm our commitment to turnkey Data Center Park development in India and globally, driven by our proven DBD approach. What sets us apart is our ability to take complete ownership, right from land acquisition and design to approvals, construction, and final commissioning of power and fiber connectivity.

With the continued trust of our clients and partners, we remain steadfast in our pursuit to be the preferred partner for Data Center development, defined by excellence in quality, reliability, and speed. Backed by a decade of trusted leadership, we deliver scalable, high-performance infrastructure through our end-to-end Design Build Deliver model, taking complete ownership from concept to commissioning as we continue to power the digital future across India and beyond.

Syed Mohamed Beary
Founder & CMD



Our Vision

God in His infinite mercy created man as the highest form of creation and provided us with everything we need for our sustenance and well-being. The entire universe, all the physical laws of the cosmos, the splendid earth and the abundance of nature were created for the benefit of humanity. Inspired by these benedictions, we at Bearys are committed to create marks of excellence in a responsible and sustainable manner, so that this beautiful planet and its wondrous resources are preserved for the benefit of generations to come.

Our Mission

We are dedicated to fostering long-term client relationships, built on trust, consistent excellence, and uncompromising integrity. Drawing on our collective expertise, we deliver projects that are architecturally distinctive, functionally efficient, environmentally responsible, and designed to create lasting value.

Our Success Mantra

**Individual
Commitment**

**Collaborative
Effort**

**Collective
Leadership**



Triple E

Entrepreneurship



Bearys Group is an award-winning property development and construction engineering company with a diversified real estate portfolio, driven by a strong commitment to sustainability, green architecture, quality, safety, and speed of delivery. We continuously adopt cutting-edge technologies to strengthen our execution capabilities.

Today, Bearys stands among India's leading data center developers, serving global clients such as NTT, Microsoft, Lumina, STT among others. Expanding our footprint internationally, we have launched our maiden overseas project, Bearys Wafira, a nature-inspired luxury development in Dubai, UAE.

With a clear vision for growth, Bearys is poised to seize new opportunities and deliver excellence consistently and at scale.

Environment

"We haven't inherited this magnificent Earth from our ancestors; instead, we've borrowed it from our children."

As a founding member and Senior Fellow of CII-IGBC, we have embedded sustainable development and green architecture into every project we undertake. Driven by a vision to position India at the forefront of the global green building movement, we have achieved 13 IGBC/LEED Platinum-certified buildings, along with three Net-Zero projects including one Net-Zero Place of Worship.

Recognized with three consecutive energy efficiency awards, Bearys has been honored as a "National Energy Efficiency Leader" by CII. Beyond recognition, our commitment is reflected in impactful CSR initiatives such as "Clean City - Green City" and "Clean Beach - Green Kodi," promoting a greener, more sustainable future.

Education



The Bearys legacy in education began in 1906 in a humble thatched hut in Kodi, Kundapur, marking the start of a transformative journey driven by values and a passion for learning. Today, it has evolved into a network of over 20 institutions, shaping futures and empowering generations.

Anchored in the principles of Truth, Trust, and Societal Happiness, Bearys continues to nurture young minds and contribute to societal progress, with a long-term vision of establishing **Bearys University** as a global hub for excellence and innovation.

Bearys at a glance

Bearys Properties & Developments Private Limited, founded in 1981, is the flagship company of Bearys Group, head quartered in Bangalore, India. The Company is ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 certified.

Bearys is a founding member of Indian Green Building Council (IGBC), an active member of Confederation of Indian Industry (CII) and Confederation of Real Estate Developers' Association (CREDAI), Corporate Member of Emirates Green Building Council (EGBC).

Mr. Syed Mohamed Beary, Founder & CMD – Bearys Group
Chairman & Managing Trustee – Bearys Education
Senior Fellow & Mentor, CII-IGBC.

Bearys is the only developer in India to have achieved 3 Net Zero Projects and have received **IGBC/LEED Platinum certifications** for 13 of its projects including 5 of its Data Centers.

Bearys have developed and delivered over **21 million sq.ft.** of Commercial, Residential, Retail spaces including Data Centre Parks, Campus Developments, R&D and Lab Spaces, Industrial Estates, Warehousing & Logistic Parks, Educational Institutions and Places of Worship. Bearys has an additional 6 million sq.ft. of ongoing Data Centre projects pan India.

Bearys is a **zero-debt company** and the first recipient of Sharia Compliant FDI Fund in real estate in India.

Bearys developed the **World's First Green Mosque** at Coastal Karnataka which has now become the **World's First Net Zero Energy Platinum – Place of Worship**.

Design. Build. Deliver.

Our Core Competency & A Unique Value Proposition

Bearys Approach – Design. Build. Deliver. (DBD)

The Design Build Deliver (DBD) model reflects Bearys commitment to being a trusted development partner, offering seamless end-to-end solutions tailored to complex client needs.

- As a single contractual entity, Bearys assumes 100% ownership and full accountability across every stage, from concept to completion.
- Through DBD, Bearys has delivered high-profile, mission-critical projects, including Data Centers, leveraging in-house expertise, value engineering, and strong collaboration with global architects, consultants, and partners, ensuring superior quality, global HSE compliance, faster delivery, and architectural excellence.

Advantage DBD

Integrated Capabilities

Land acquisition, planning, design and architecture, statutory approvals, construction & engineering, MEPF, power approvals & commissioning, OFC connectivity, landscaping, interiors, project management, green building certifications, and time-bound project delivery.

Value Enhancement

- Direct leadership involvement
- Design optimization & value engineering
- Fast-track approvals
- IGBC/LEED green certifications
- Global quality & HSE compliance
- Strong focus on workforce health & welfare
- Accelerated, time-bound delivery
- **100% ownership**

Bearys Success Story

Data Center Parks

15
Data Centers

Power

317MW
Delivered

391MW
Under Construction

708 MW

7.1M
Sq.ft

8
Delivered

7 IGBC
Platinum Certified

Since 2016, Bearys have successfully delivered 8 Data Center Buildings, 3.5 million sq.ft. and 317MW power across Bangalore, Navi Mumbai, Hyderabad and Chennai including a Cable Landing Station in Chennai.

Presently, Bearys have 7 ongoing projects of around 3.6 million sq.ft and 391MW power, which are in various stages of development across Navi Mumbai, Bangalore and Chennai.

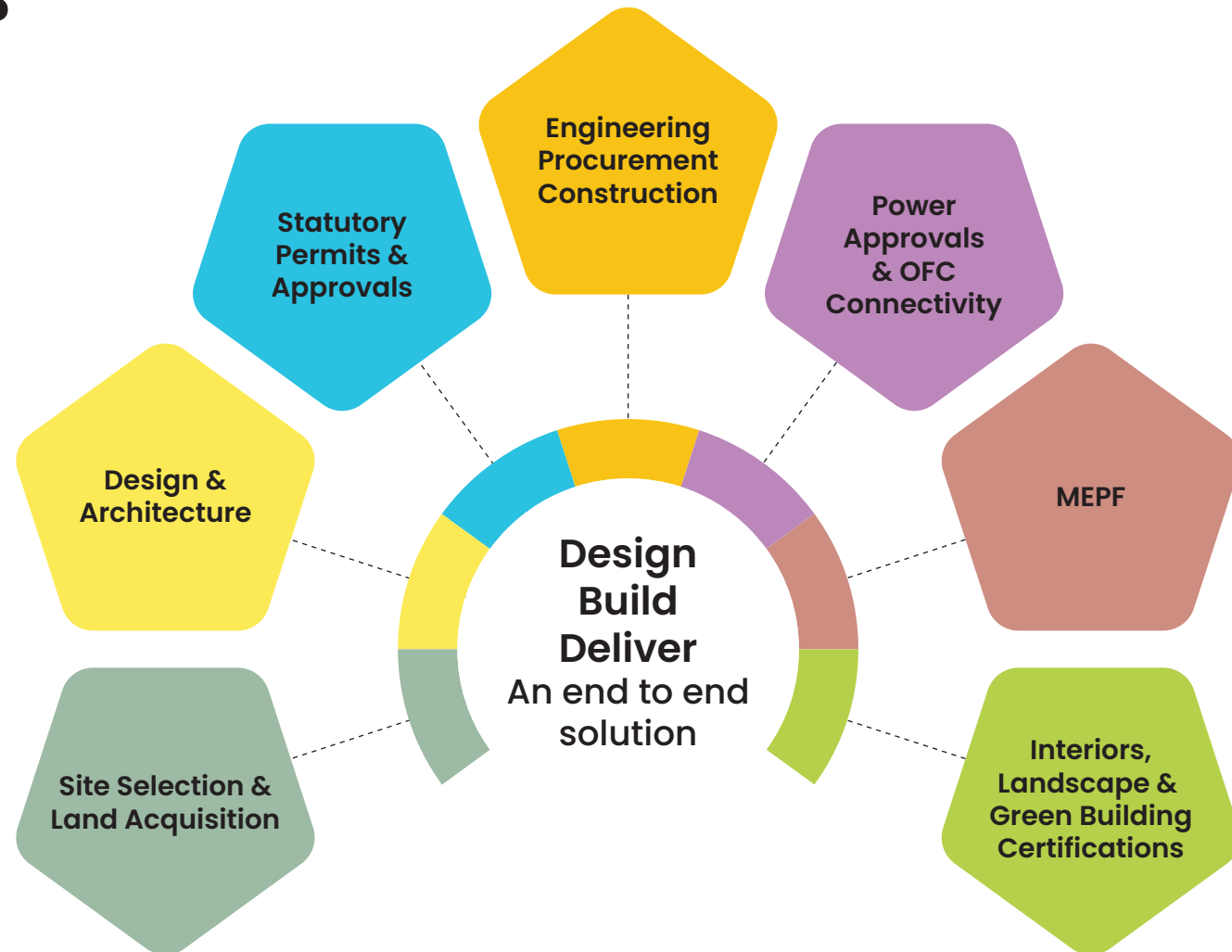
Today, Bearys portfolio of 15 completed and ongoing Data Centers totalling 7.1 million sq.ft and 708MW power, makes Bearys one of the largest Data Center Developers in India.

Bearys are extremely proud to partner with some of the World's leading corporations in the development of their Data Center Parks.



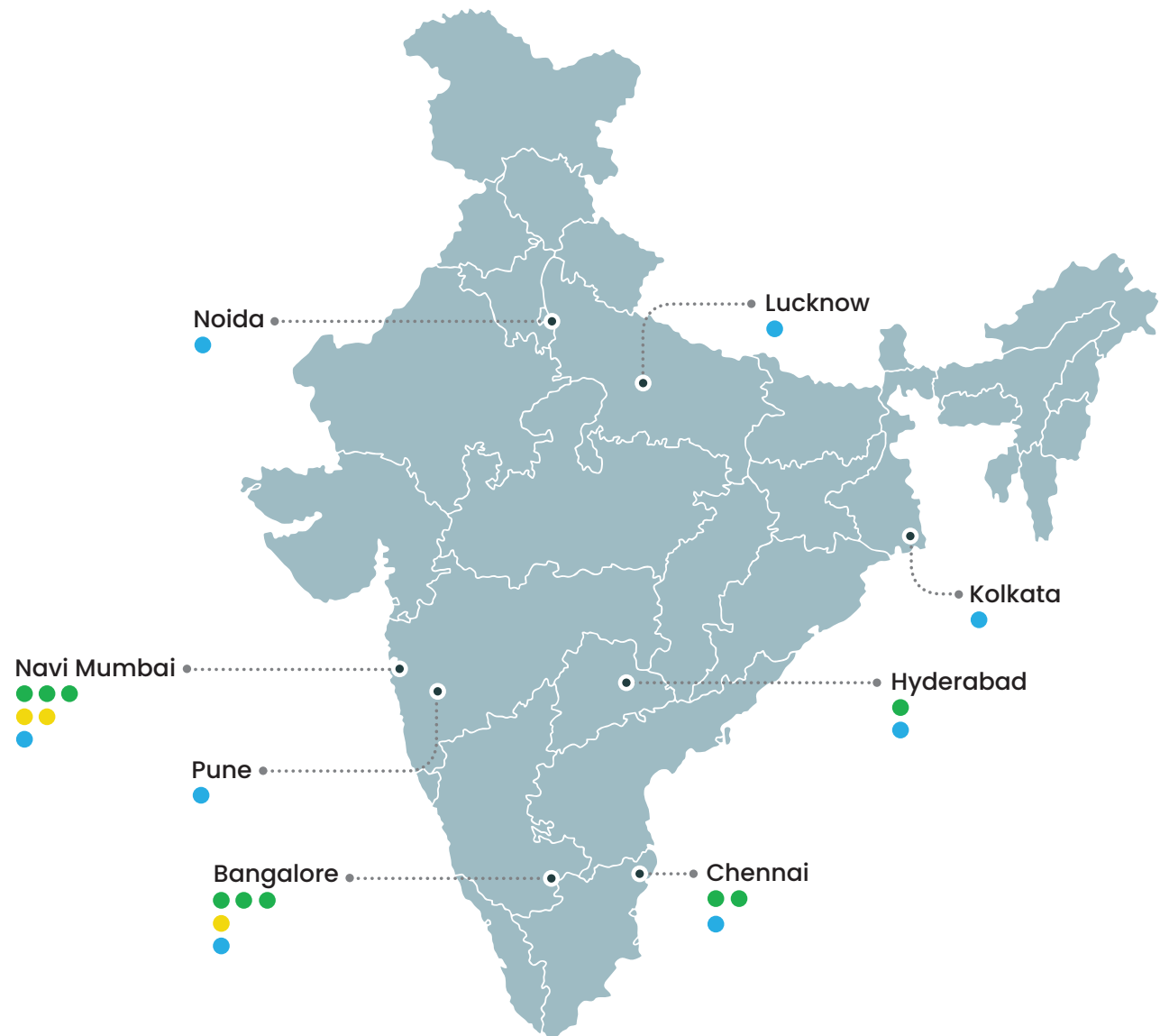


Bearys Competencies

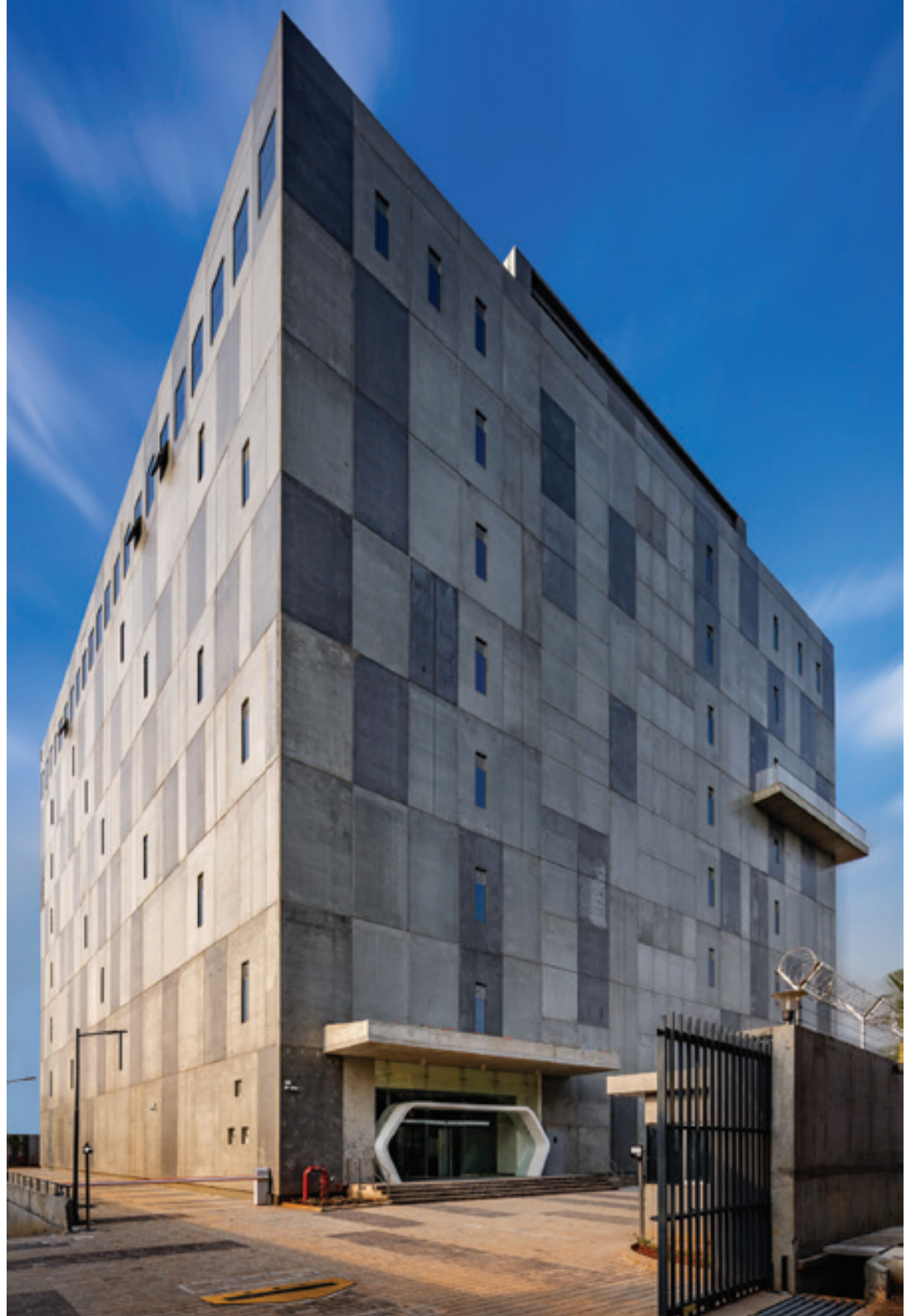


Bearys Data Centers Pan India

- Completed Projects
- Ongoing Projects
- Upcoming Projects



Completed Projects





NTT Data Center - DC3B & 3X

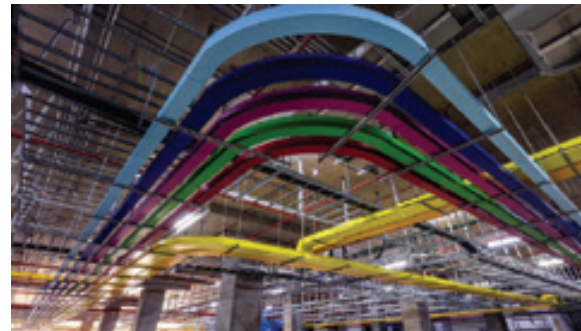
Bangalore

Project Brief

- Project Size: 500,000 sq.ft.
- Power: 30MW
- Location: Whitefield, Bangalore

Project Highlights

- DC-3B project completed & delivered in 13 months against the scheduled 18 months
- IGBC Platinum Certified
- Zero Lost Time due to injury (LTI)





NTT Data Center NAV 1A & 1B

Navi Mumbai



Project Brief

- Project Size: 1 million sq.ft. (2 Blocks)
- Power: 90MW
- Location: Mahape, Navi Mumbai



Project Highlights

- Completion of Block A in 19 months
- Completion of Block B in 20 months
- Zero Lost Time due to Injury (LTI)
- IGBC Platinum Certified Data Center



NTT DC - NAV 1A



NTT DC - NAV 1B



NTT Data Center DC2A

Chennai



Project Brief

- Project Size: 400,000 sq.ft. (Phase I)
- Power: 50MW
- Location: Ambattur, Chennai



Project Highlights

- Completion of phase I within 21 months against the scheduled 24 months
- Zero Lost Time due to Injury (LTI)
- IGBC Platinum Certified Data Centre
- Data Centre Project of the Year – 2026 Award by Construction Week.





Data Center Park

Hyderabad



Project Brief

- Project Size: 450,000 sq.ft.
- Power: 82MW
- Location: Hyderabad



Project Highlights

- Civil, Structural, Underground Services, Construction, building MEP and Interiors



Awards & Recognitions

- British Safety Council – 5 Star Award
- 7 Million Safe Man Hours
- WSO – Construction OHS&E Excellence Awards 2024
- OHSSAI – Gold with 5-Star Award 2025



World Safety
Organisation (WSO)



British Safety Council



OHSSAI



7 Million Safe
Work Hours

NTT Data Center NAV 1C & 1D

Navi Mumbai



Project Brief

- Project Size: 700,000 sq.ft.
- Power: 60MW
- Location: Mahape, Navi Mumbai



NTT Data Center - DC2B

Chennai

Project Brief

- Project Size: 400,000 sq.ft. (Phase II)
- Power: 25MW
- Location: Ambattur, Chennai

Awards & Recognitions

- British Safety Council – 5 Star Award
- WSO – Construction OHS&E Excellence Awards 2024
- Sword of Honour – British Safety Council
- Data Centre Project of the Year – 2026 Award by Construction Week.





NTT Cable Landing Station (CLS)

Chennai

Ongoing Projects



Bearys Data Center

Bangalore



Project Brief

- Project Size: 175,000 sq.ft.
- Power: 11MW
- Location: Whitefield, Bangalore



Bearys (ES-V) Data Center

Navi Mumbai



Project Brief

- Project Size: 11,00,000 sq.ft.
- Power: 120MW
- Location: Mahape, Navi Mumbai



Upcoming Data Center Park

Chennai



Project Brief

- Project Size: 21,00,000 sq.ft.
- Power: 240MW
- Location: Ambattur, Chennai



Our Projects

Our Legacy

Bearys Global Research Triangle (BGRT)

Whitefield, Bangalore

India's First Platinum Certified R&D Park & Lab Spaces by USGBC & IGBC





Our esteemed
clients at BGRT



L'ORÉAL



Awards & Recognition



2008 • Nominated among best sustainable Architecture Award, Real Estate Investment World Summit, Riyadh

2015 • Design Award for illumination, IES, USA
• Merit Award for illumination, IES, USA
• Times of India and Honeywell award for Smartest Office Building in India

2022 • National Energy Leader – Excellence in Energy Management by CII, India
• National Award for Excellence in Energy Management 2022 by CII, India
• IGBC Performance Challenge 2022 for Green Built Environment – Excellence Award by IGBC
• Most Useful Presentation Award by CII, India

2009 • Outstanding Concrete Structure Award, Indian Concrete Institute
• Best Office Development Award, CNBC Asia Pacific Property Award Singapore

2016 • Best Foreign Project Best Office Awards OFFICENEXT, Moscow

2024 • Net-Zero Energy Building by IGBC

2013 • Best Commercial Green Development, CREDAI

2020 • National Award for Excellence in Energy Management 2020 by CII, India
• IGBC Performance Challenge 2020 for Green Built Environment – Excellence Award by IGBC

2026 • Asia Pacific Property Awards under Sustainable Commercial Development, India

2014 • LEED Platinum IGBC
• The Emerson Cup Excellence Award, Emerson Climate Technologies, USA
• Most Environment Friendly Commercial Office Space NDTV Property Awards, India
• Design Award for Interiors, IDA, USA

2021 • National Award for Excellence in Energy Management 2021 by CII, India
• IGBC Performance Challenge 2021 for Green Built Environment – Excellence Award by IGBC



His Grace

Residential Villaments, Mangalore

1993

Bearys First – Mangalore's Best



Bearys Harmony Homes

Residential Villaments, Bangalore

2003

- Indian Institute of Architecture Award – 2005
- a+d Spectrum Habitat Award – 2005
- Hindware Architect of the Year Award – 2005
- JK Cement Architect of the Year Award – 2004



Bearys Orchard Green

Residential Villaments, Bangalore

1996

First Resort-style Residential Villaments



Bearys Lakeside Habitat

Residential Villaments, Bangalore

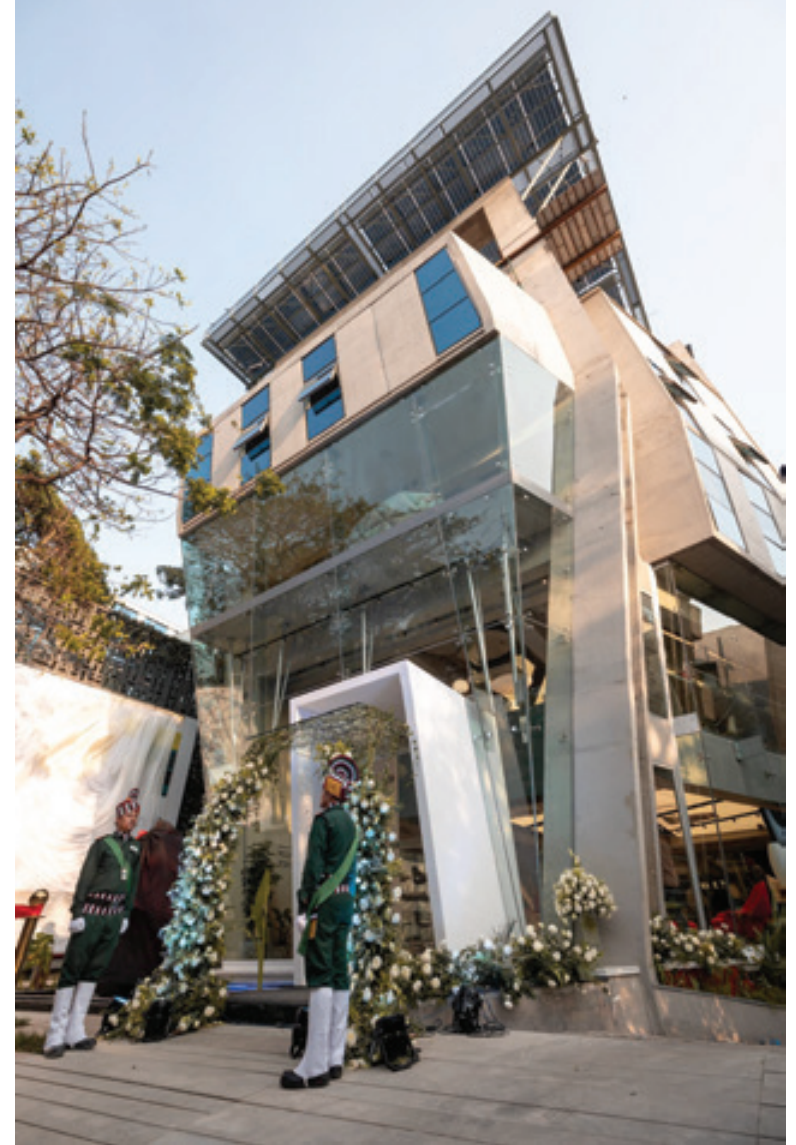
2007

- FIABCI Prix d' Excellence Award – 2010
- Best Architecture Award by Government of Karnataka – 2009
- Best Residential Development from Cityscape – 2008
- Outstanding Concrete Structure Award from the Indian Concrete Institute – 2007

Hydro Building Systems (France), Corporate Office & Logistic Centre

Bangalore

2008



Bearys Corporate office

Bangalore

2024

- India's First Net Zero (On-Site Solar)
Commercial Building



Badriya Juma Masjid

World's First Green Mosque

Kodi, Coastal Karnataka

2015

- IGBC Platinum Certified – 2016
- IGBC Platinum rated Net Zero – Green Place of Worship – 2022



Bearys City Center

Shivamogga

2015

Best Shopping Mall Award – CREDAI 2017



Bearys Turning Point

Deralakatte, Mangalore

2019

Mangalore's First Integrated Lifestyle Development Project



Bearys Knowledge Campus (BKC)

Mangalore

- Bearys Institute of Technology (BIT)
- Bearys Enviro-Architecture Design School (BEADS)
- BIT Polytechnic
- Bearys Institute of Emerging Sciences (BIES)
- Bearys Integrated Pre-University College (BIPUC)

BIT - Recognized under Section 2(f) of the UGC





Bearys Knowledge Campus (BKC)

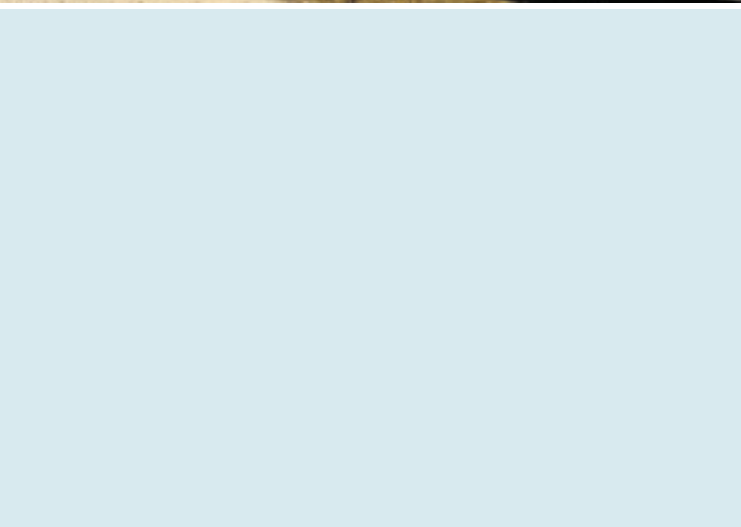
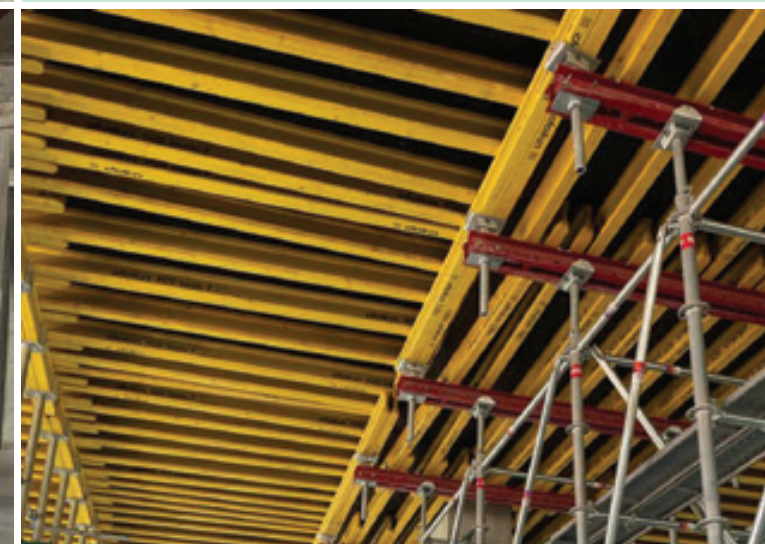
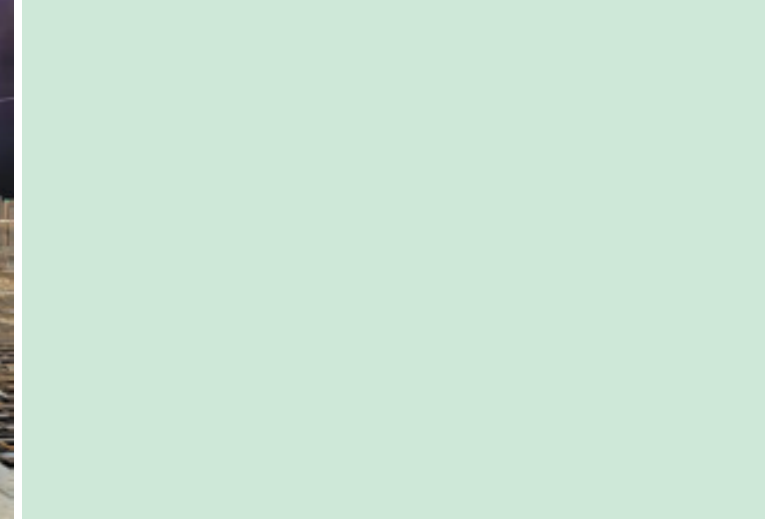
Kodi, Kundapur

- Montessori
- CBSE School - IGBC Platinum Certified Green School
- Pre-University
- Degree Courses
- D.Ed & B.Ed



Execution Capabilities









QHSE Practices & Awards

Bearys are at the forefront of Safety, Health & Environment.



7 million safe man hours celebration and award ceremony, Data Center, Hyderabad



2 million safe man hours celebration and award ceremony, NTT Global DC2B, Ambattur, Chennai



2.3 million safe man hours celebration and award ceremony, NTT Global DC2A, Ambattur, Chennai



4 million safe man hours celebration and award ceremony, NTT Global NAVIA & IB, Mahape, Navi-Mumbai

Quality and Safety

At Bearys, quality and safety go hand-in-hand. Even as we are committed to delivering buildings of the highest quality standards, we are equally committed to the health and safety of our clients, employees and those involved in our projects.



ISO Certifications – Quality, Safety & Environment



Bearys Approach

"Quality First - Project Best"

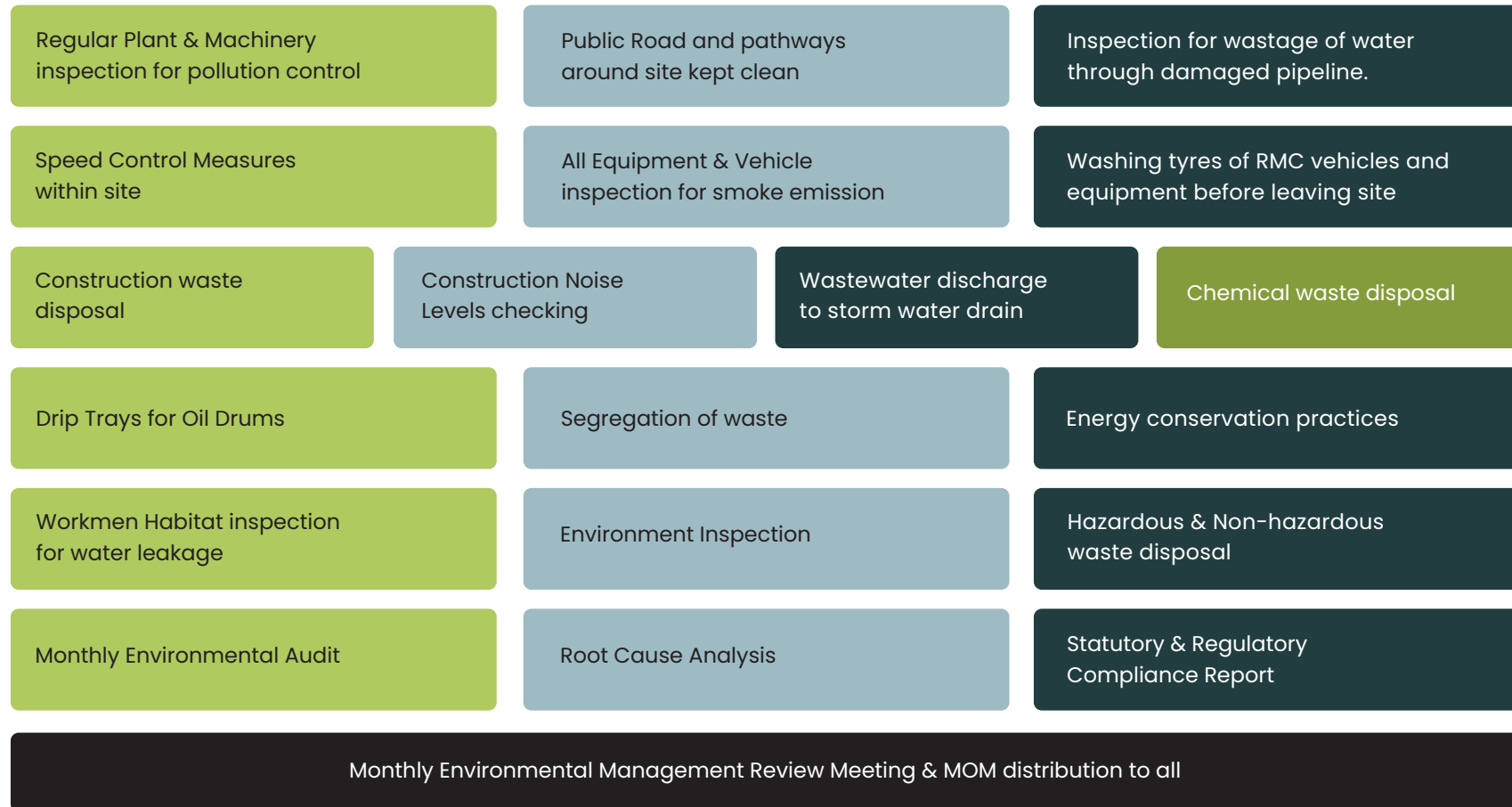
"Safety First - Project Best"

This fundamental difference in our approach has redefined the very perspective of Safety & Quality.

Construction Health & Safety Practices at Site



Construction Environment Practices at Site





Risk Management

Training to all on Risk Management

Identification of Hazard and Assessing Risk (HIRA)

Risk Mitigation Proposal

Implementation of Risk Mitigation Proposal

Monitoring the effects of Risk Mitigation implementation

Arriving at Residual Risk and taking action

Subcontractor Management

All subcontractor's workmen are screened at arrival and their competency is assessed both in terms of HSE and performance requirement.

Training calendar is prepared based on the training requirement identified.

Subcontractor's adherence to BOCW requirements are monitored.

Workmen performances are assessed after a period of 3-6 months.

Re-training is provided if there is any gap is found in their performance.

Health camps and Medical Check ups are conducted for Subcontractor's employees.

Trainings are provided as per the calendar.

Recognitions and rewards are distributed during the Safety Week celebration

During the progress of work , their performance is monitored.

Where required assistance is provided for them to meet the BOCW requirements.

Workmen Welfare



Awards & Recognition



Testimonials



Nearly seven years ago, I had the pleasure of meeting Mr. Syed Beary in Bangalore. We were searching for the right partner for our Bangalore facility.

What was strikingly different and appealed to me was the passion, integrity, zeal, and sense of ownership of Mr. Beary – a breath of fresh air, after our experience with several builders. True to their commitment, Bearys built their First Data Centre project for us in Bangalore, which surpassed all our expectations.

Bearys have successfully delivered 5 DC buildings and a Cable Landing Station for NTT, across Bangalore, Navi Mumbai & Chennai and 3 more DC buildings are under construction. I am extremely pleased that Bearys have adopted a unique Design-Build-Deliver model and have become one of the largest Data Centre Developers in India. I wish Mr. Syed Beary the best as he aims to include MEP services and become a single entity solution provider. This will put the Bearys group ahead of the pack in building quality projects in a time bound manner, which would be a great relief and a paradigm shift for the DC Industry.

With my long association with Bearys, what stands apart is their commitment to Quality, their innate ability to always look at the solutions and deal with Clients, Consultants, Vendors & specialized Sub-contractors with equanimity and high ethical values. Last but not least the philanthropy and giving back to society that this group stands for.

I wish Mr. Beary and his team continued success in the future.

Sharad Sanghi

Chairman,
NTT Global Data Centers



Your total commitment and passionate pursuit are a shining example for our construction industry colleagues to emulate. We at IGBC hold you in high esteem for your selfless and dedicated service in bringing India to Global Leadership in Sustainability. Mission accomplished! Congratulations.

Late Dr. Prem C. Jain

Chairman
IGBC, AECOM | New Delhi



Achieving the Platinum LEED Certificate, Leadership in Energy and Environmental Design, in collaboration with the Bearys Group leveraging Schneider Electric solutions has been an outstanding example of the strength of both companies operating together.

Jean-Pascal TRICOIRE

Chairman & CEO,
Schneider Electric | France



Bearys Global Research Triangle is a great effort by the Bearys team. Being the first is always the hardest and you have done it. Spectacularly green masterpiece. Cleverly done!

Architect Dr. Ken Yeang

Founder,
T.R. Hamzah & Yeang | KL – Malaysia / London



The building will stand out as one of the most notable building developments in Bangalore.

Fred NG

AECOM | USA



We have had a long, pleasant and rewarding association with the Bearys Group having worked together on a number of development projects including Lakeside Habitat, BGRT and NTT Data Centre to name a few. Their dealing with consultants, clients and all stakeholders are based on equity and high moral values.

Late Mahendra Raj

CMD, Mahendra Raj Consultants Pvt. Ltd. | New Delhi
President, Indian Association of Structural Engineers

Dear Mr. Beary,

I hope this email finds you all well. I am writing to extend my sincere appreciation and congratulations to the entire Bearys team for the exceptional achievement in completing the MV Room Roof Slab within a remarkable 23 days from the completion of the grade slab. Your dedication, expertise, and commitment to safety have truly impressed us all.

The completion of the MV Room Roof Slab in short span of time is a testament to the team's efficiency, meticulous planning, and effective coordination. Your hard work and tireless efforts have contributed significantly to the overall progress of MV room building.

Furthermore, I would like to commend the team for prioritizing safety throughout the entire process. This demonstrates your commitment to the well-being of each member involved in the project.

Harinath Reddy.C

DCD PM
Microsoft | India



Dear Bearys Team,

It is great pleasure to congratulate all Bearys team members for their Honest exertion in completing the SINGLE MAJOR RCC CONCRETE POUR in DC area during last week.

The entire Team geared up to meet the challenge to Complete this massive task which took around 40 hours to complete the concrete without any major Quality/ Safety issues. This constructive approach reveals that sincere effort always produce positive results. We wish all the members to continue in the same manner in future for all works.

We would like to THANK all Team members for taking the challenge and plan to organize small appreciation event (gathering) tomorrow with all the team members who were involved in concrete work.

Suresh Chockalingam

Project Manager, Data Centre EPCM Project,
Fluor | India



Dear Bearys Team,

I wanted to take a moment to express my sincere appreciation to you and your team for your outstanding support and cooperation during yesterday's Customer EHS SPOC visit.

Your team's dedication, professionalism, and commitment to ensuring a safe and healthy work environment were evident throughout the visit. The successful outcome of the visit is a testament to our collaborative efforts and shared focus on excellence.

Please extend my gratitude to your team members who worked tirelessly behind the scenes to ensure the visit went smoothly. Your contributions are invaluable, and we are grateful for your partnership.

Thank you again for your hard work and commitment towards safety culture. We look forward to continuing our successful collaboration. Thanks, and regards.

Rajkumar.R

Specialist-Environment Health and Safety
DC-2A Chennai



Bearys Go Global

Bearys has forayed into the international market with its first project, Bearys Wafira, a luxury high-rise residential project in Dubai, UAE.



BEARYS WAFIRA
ABUNDANCE OF NATURE & LUXURIOUS LIVING | BEARYS GLOBAL | DHCC | DUBAI





DUBAI PROPERTY AWARDS DEVELOPMENT

in association with

INTERNATIONAL
PROPERTY
& Travel



BEST SUSTAINABLE
RESIDENTIAL
DEVELOPMENT
DUBAI

Bearys Wafira
by Bearys Global

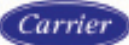
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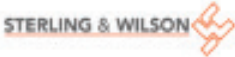
DESIGNED IN
INDIA.

BUILT IN
DUBAI.

CELEBRATED
WORLDWIDE.

Our Esteemed Business Partners

...

The background of the image is a close-up, high-contrast photograph of crumpled paper. The paper is light beige or off-white, and the crumpling creates a complex pattern of sharp, angular folds and deep shadows, giving it a three-dimensional, textured appearance. The lighting is soft but directional, highlighting the ridges and casting shadows in the creases.

**We create projects that
make a difference to the Place,
the People & the Planet.**





Delivering Excellence Consistently

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