



 Unit of BHIVE Group

BUSINESS FINANCING OPPORTUNITY | 2023

JBR Tech Park

"While doing business in India, I realized that there are very good investment opportunities, but they are available only to the ultra wealthy. People like me and my friends were missing out on these opportunities. BHIVE Alts has been built to change that"

- Shesh Rao Paplikar (Co-Founder and CEO of BHIVE Alts)

Portfolio Comparison

Portfolio of Individual Investor



Portfolio of Ultra Wealthy



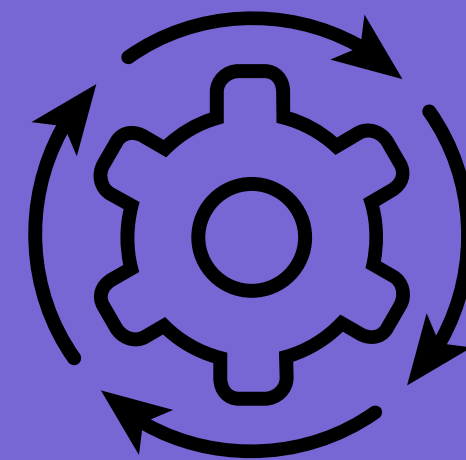
Requirement for running a Capex Heavy Business



Building



Capital



**Operational
Expenses**

Current Investment Opportunity

Investment Proposition: Participate in the growth of BHIVE Workspace by funding capital towards its expansion



WHITEFIELD



4300 SEATS



**COWORKING
SPACE**



Property Image





Ways to participate in JBR Tech Park Opportunity

Option 1

Asset Leasing

Option 2

**Asset Leasing
Premium**

Option 1: Asset Leasing

Tenure	2 Years	3 Years
Year 1	1.30%	1.30%
Year 2	1.20%	1.25%
Year 3		1.25%

Min. Investment:
Rs. 10 lakh

Tenure : 2-3 Years

Payout:
Monthly

Principal
Guaranteed



Option 2: Asset Leasing Premium

Tenure	1 Year	2 Years	3 Years
Year 1	1.25%	1.30%	1.35%
Year 2		1.25%	1.25%
Year 3			1.35%

Min. Investment:
Rs. 25 lakh

Tenure : 1-3 Years

Payout:
Monthly

Principal
Guaranteed

Traditional Financing

Business Financing

	Debt	Equity	Business Financing
Yields	5-7%	12-15%	~17-18%
Return Form	Fixed Interest	Dividends & Capital appreciation	Stable Monthly Payouts
Risk	Low	High	Low
Principal Guarantee	Yes	No	Yes depending on T&C
Participation in P&L	No	Yes	No

Additional Information

BHIVE Workspace



Established in 2014.



Major Flex Office Space Operator

A Strong brand in Bangalore.



Bangalore's oldest co-working brand



VC Backed



**1 Million sq. ft.
area**



23,000+ Seats



1200+ Companies

<https://bhiveworkspace.com/>

BHIVE ALTS



Fintech company



Helps HNI's to invest in Commercial Real Estate (CRE)

End to end full stack investments in CRE



International Real Estate



Tech Parks (Real Estate)



Warehouses



Data Centers



**Alternative Investment
Fund (AIF)**



Business Financing

<https://bhivealts.com/>

Team



Shesh Rao Paplikar

**Co Founder & CEO
NITK**

19 Years experience in Tech,
Wallstreet and
Entrepreneurship

Instrumental in building one of
the largest Coworking spaces
& its community in Bangalore



Monnappa Bayavanda

**Co Founder
NITK, IIMA**

19 Years experience in Tech

Played an integral role
as a part of Amazon India

Key Investors



Sreeram Reddy Vanga
Founder – Kofluence



Alok Bajpai
CFO – Adani Connex



Arihant Patni
Ideaspring Capital



Shashank Kumar
RazorPay



Harshil Mathur
RazorPay

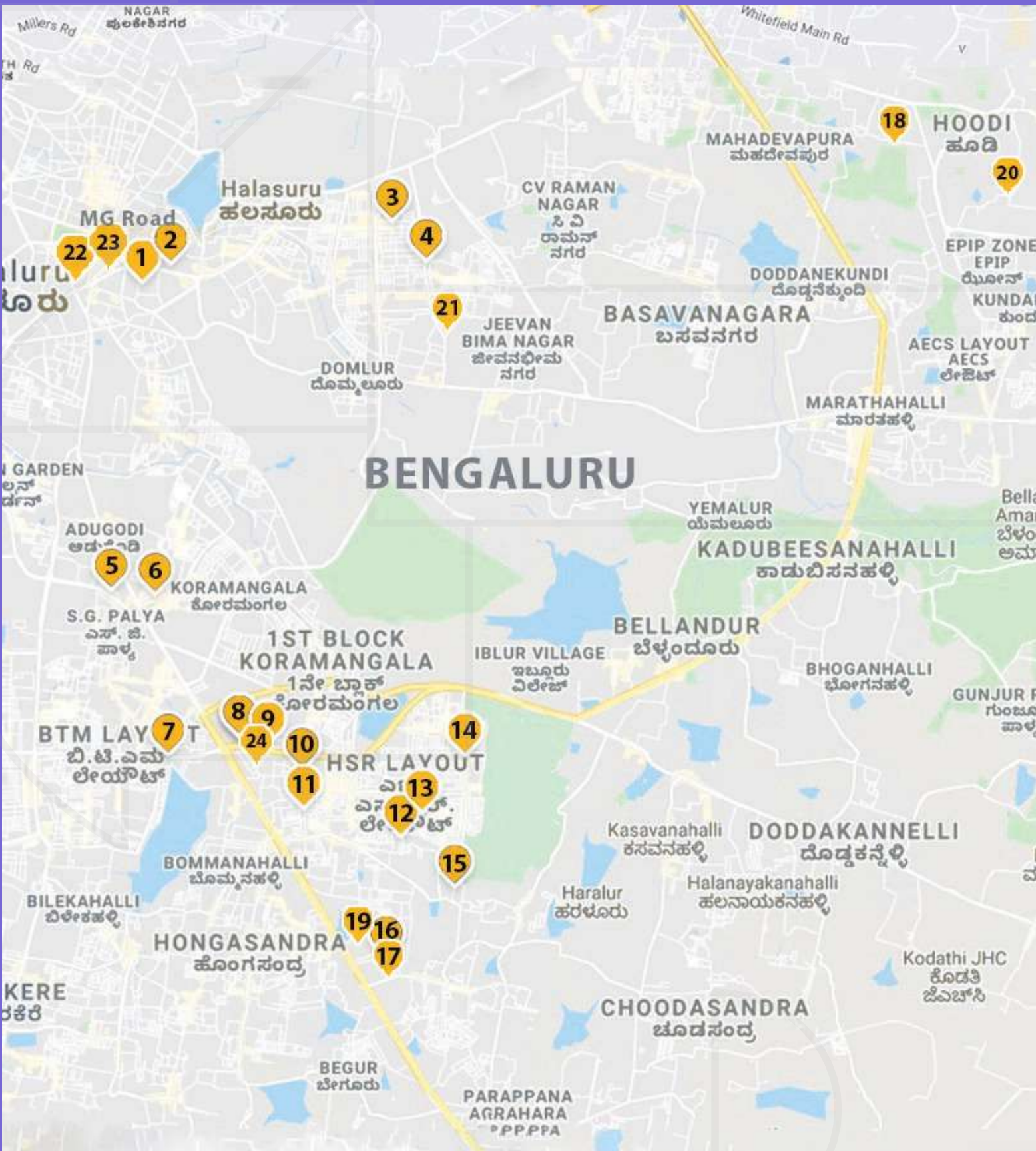


Raghunandan G
TaxiForSure

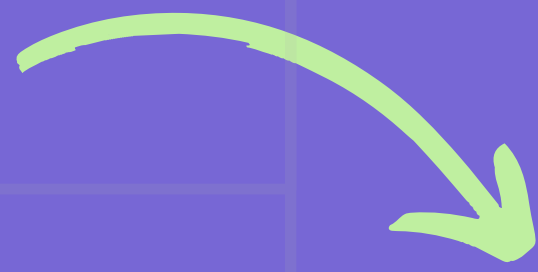


Blume Ventures –
Our key Institutional Investors

BHIVE Presence at 24+ Locations and Counting...



Locations	
1. Honeykomb PRIMROSE ROAD	(500 seats)
2. BHIVE MG ROAD (Next to Trinity Metro)	(1000 seats)
3. BHIVE PREMIUM INDIRANAGAR,CMH Rd	(1400 seats)
4. Honeykomb INDIRANAGAR, 80 Ft Road	(600 seats)
5. BHIVE KORAMANGALA, NEAR FORUM	(500 seats)
6. BHIVE KORAMANGALA, 5 TH BLOCK	(300 seats)
7. GARUDA BHIVE, BTM LAYOUT	(5000 seats)
8. BHIVE SILK BOARD, HSR Service Road Building 1	(350 seats)
9. BHIVE SILK BOARD, HSR Service Road Building 2	(350 seats)
10. BHIVE HSR Layout Sector 6	(600 seats)
11. Honeykomb HSR Layout Sector 6	(500 seats)
12. Honeykomb HSR Layout Sector 2	(250 seats)
13. Honeykomb HSR Layout Sector 3	(300 seats)
14. Honeykomb HSR Layout 27 TH MAIN	(300 seats)
15. BHIVE HSR Layout 27 TH MAIN	(800 seats)
16. BHIVE PREMIUM HSR Campus Building A	(4000 seats)
17. BHIVE PREMIUM HSR Campus Building B	(4000 seats)
18. BHIVE Whitefield (Garudachar Palya Metro)	(700 Seats)
19. BHIVE HSR Extension	(820 Seats)
20. BHIVE Whitefield JBR Tech Park	(4400 Seats)
21. BHIVE Platinum Indiranagar	(400 Seats)
22. BHIVE Premium MG Road	(3400 Seats)
23. BHIVE Platinum MG Road	(1000 Seats)
24. BHIVE HSR Layout Coworking Sector 6	(400 Seats)



India Market Watch | Office Year-End 2022

BENGALURU OFFICE MARKET UPDATE



30 January, 2023

Remains flag bearer of office market:

Bengaluru continued to dominate office leasing activity in the country.

With 17.3 mn sq. ft. of gross absorption in 2022, the city accounted for almost one-third of the office space demand in the top 6 cities of the country.

Metro connectivity to bolster office market dynamics:

Peripheral East, primarily comprising of Whitefield and Brookefield areas is likely to witness amplified office space activity, once the metro stretch from Whitefield to Baiyappanahalli becomes fully operational in 2023.

Flexible workspaces came in second with a 13% demand share in 2022. Momentum in the segment is evident as occupiers continue to prefer an asset-light dynamic real estate model with shorter commitment periods and cost-effective agile solutions at the core of the decision-making process.

Coworking - In the News

THE ECONOMIC TIMES

BHIVE hits 1 million square feet of shared workspace footprint in Bengaluru

Last Updated: Oct 31, 2022, 11:57 AM IST



BHIVE Workspace completes 1 million sq ft of shared workspace development in Bengaluru

MONEYCONTROL NEWS

OCT 31, 2022 / 08:55 PM IST



As work models evolve, demand for flex spaces peaks

Coworking offices typically include multiple clients in one facility, where the leasing term may range from 24 hours to a multi-year tenure

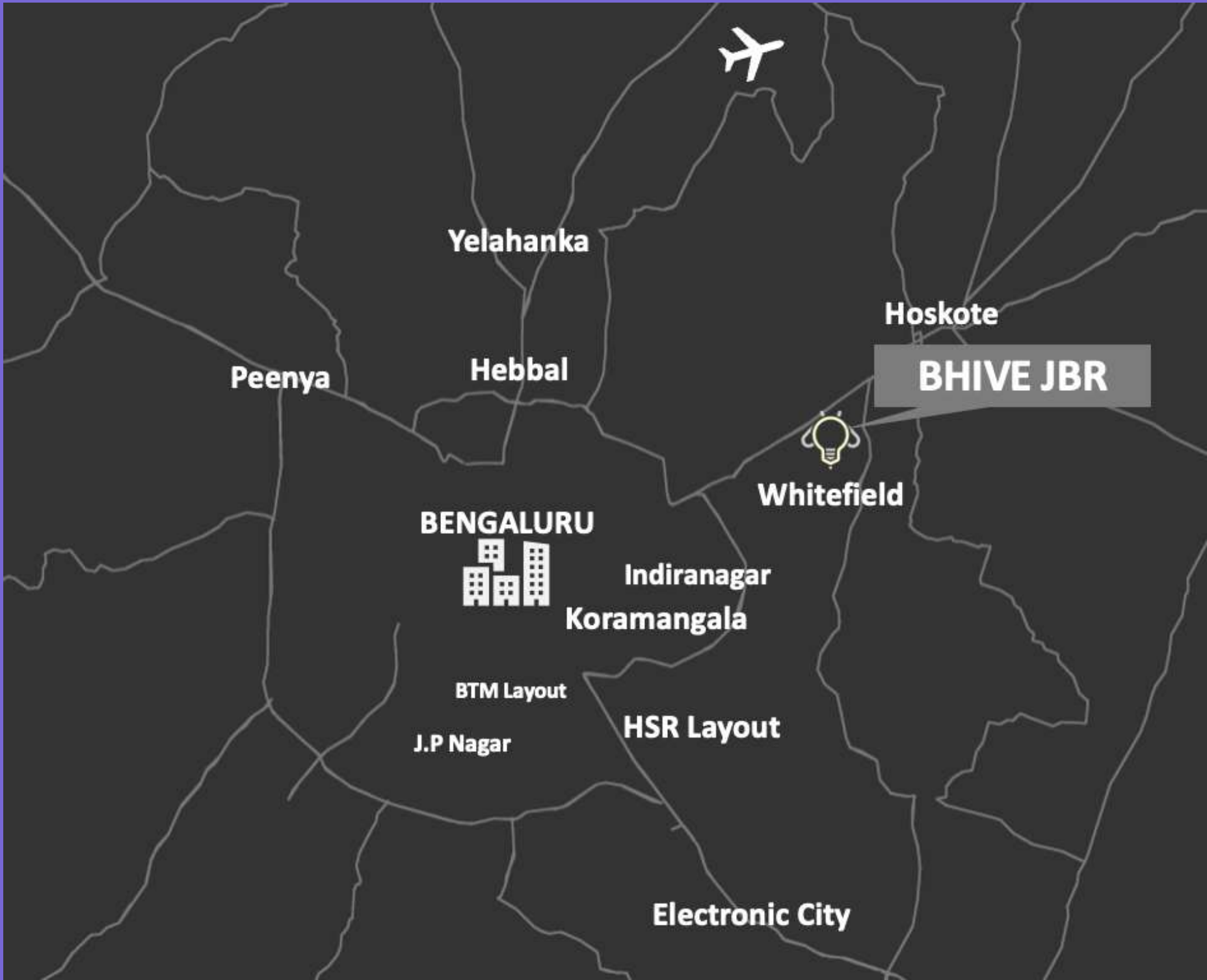
JAN 25 2023, 00:23 IST | UPDATED: JAN 25 2023, 08:01 IST



Co-working spaces to emerge stronger in 2023

August 29, 2022 4:48:02 pm

Whitefield



- ▶ Whitefield is know as the major IT Hub of India, situated on the eastern periphery of Bengaluru.
- ▶ It also a developed upmarket residential & commercial locality with seamless road, bus & metro connectivity. The Purple line will be extended from Baiyyappanahalli to Whitefield covering 13 stations in between.
- ▶ Home to various MNC's like Mercedes Benz, HP, Dell, EY, SAP, Schneider Electric, TCS, Aegis, Fossil, Ralph Lauren, etc.
- ▶ Upscale malls like Phoenix Marketcity and VR Bengaluru house global brands, movie theaters, live music, and alfresco bars

Distance to Key Areas:

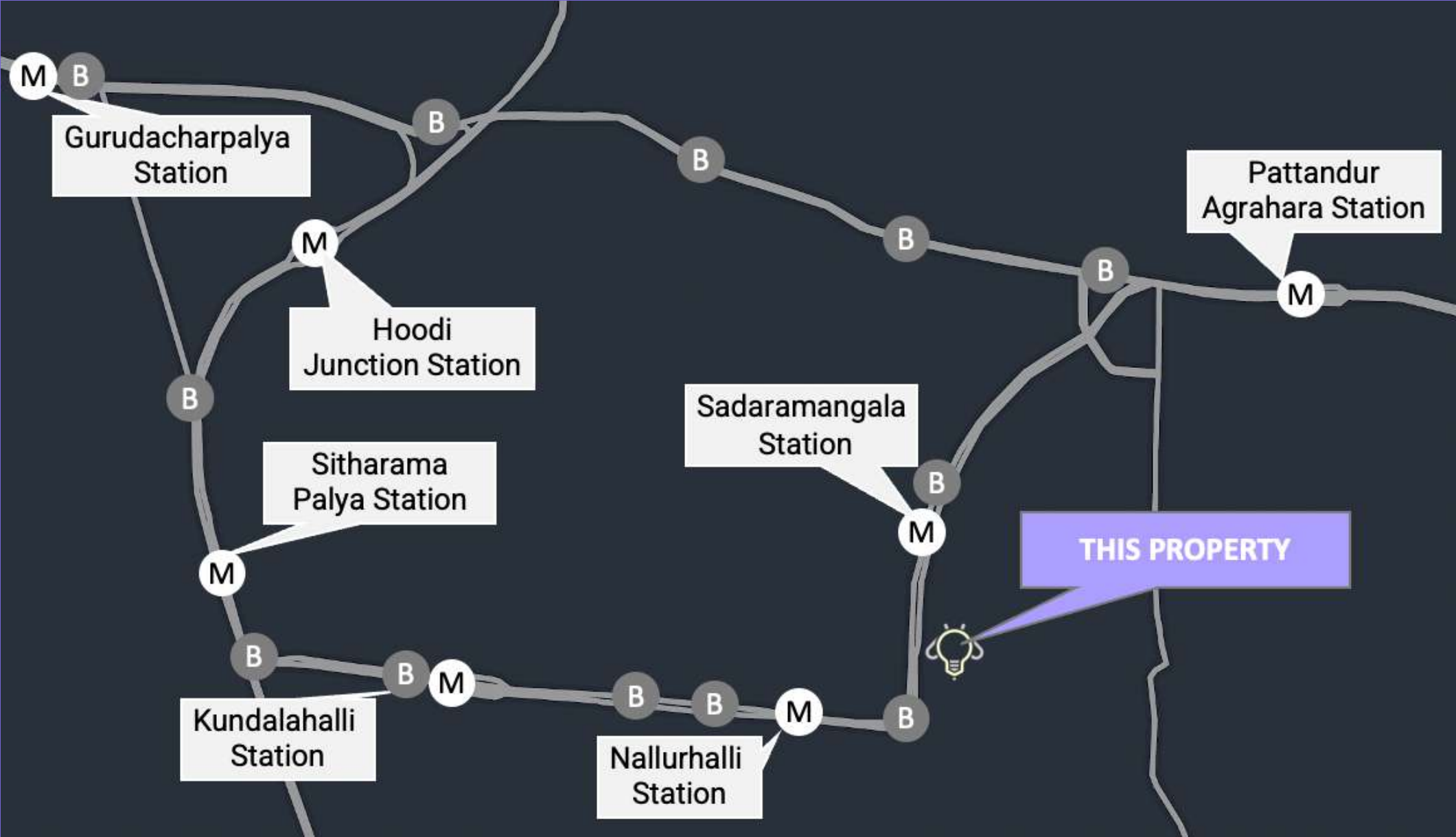
Bangalore International Airport	36 km
Central Business District (MG Road)	10 km
Indiranagar	7 km
Koramangala	14 km

Major Companies in the Vicinity





List of Companies	
TCS	Technicolor India
AMD India Pvt Ltd	Harman connected services
Good Worklabs	Mindtree
IonIdea	Tata Elxsi Limited
Gyansys Infotech	Baly technologies Pvt Ltd
SHARP Software Decelopement	MDcoreone software solution
Arteria Technologies Pvt Ltd	Broadridge
DTICI	Technicolor India
Benison Technologies Pvt Ltd	Cognies Solutions Pvt Ltd

Connectivity



Distance to Key Metro Stations	
Sadaramangala	350 m
Nallurhalli	500 m
Kundalahalli	1.7 km
Pattandur	1.3 km
Sitharama palya	2.8 km

	Operational Metro Line
	Nearby Bus Station

Immediate Vicinity



Residential/Malls	
①	GR Signature Apartment
②	Sumadhura Springdale Apartment
③	Fern's Whitehouse Apartment
④	Prestige Shanktiniketan Apartment
⑤	Vydehi Medical College & Hospital
⑥	Sri Sathya Sai Institute of Higher Medical Sciences
⑦	Jain University school of allied healthcare & sciences

★ JW Marriott

Houses renowned Super Speciality hospital **Sri Satya Sai Institute of Higher Medical Sciences** and **Vydehi Institute of Medical sciences and Research Centre** in Whitefield.

Karnataka CM Basavaraj Bommai Inaugurates the World's Largest Coworking Space in Bengaluru

THE ECONOMIC TIMES

Synopsis

The facility was inaugurated by the Chief Minister of Karnataka, Basavaraj Bommai. The day-long event also marked the presence of Tejasvi Surya, Member of Parliament from Bengaluru South constituency, Mohandas Pai, Chairman of Manipal Global Education, among other dignitaries from the state government and the start-up ecosystem.



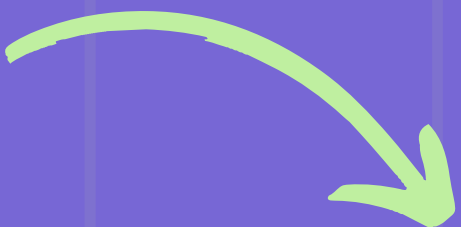
[BHIVE Workspace](#), a flexible and managed office company, has opened the world's largest coworking space totalling 8000 seats dedicated to startups in [Bengaluru](#).

The facility was inaugurated by the Chief Minister of [Karnataka](#), [Basavaraj Bommai](#). The day-long event also marked the presence of Tejasvi Surya, Member of [Parliament](#) from Bengaluru South constituency, [Mohandas Pai](#), Chairman of Manipal Global Education, among other dignitaries from the state government and the start-up

Investor Testimonial Video



 **WATCH NOW**



SCAN ME

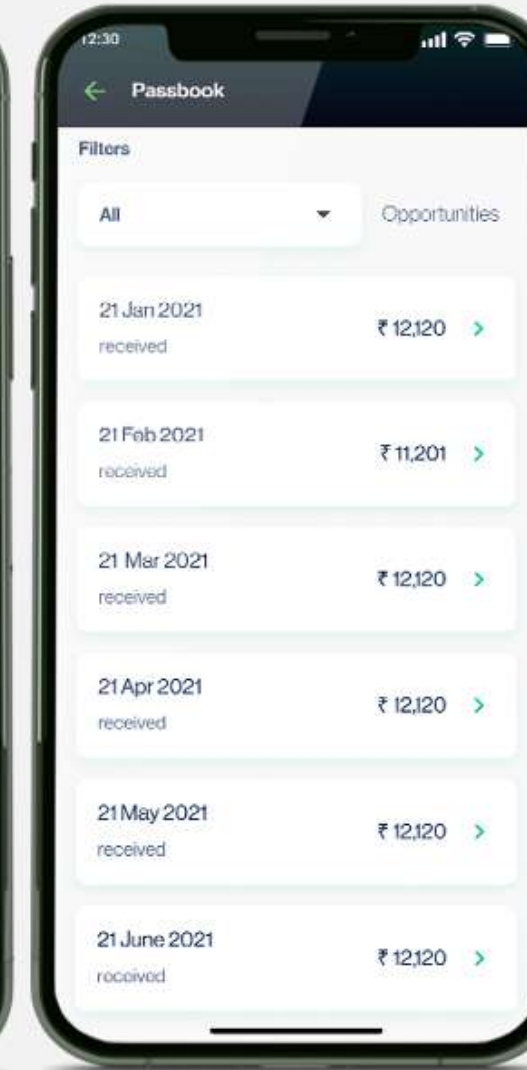
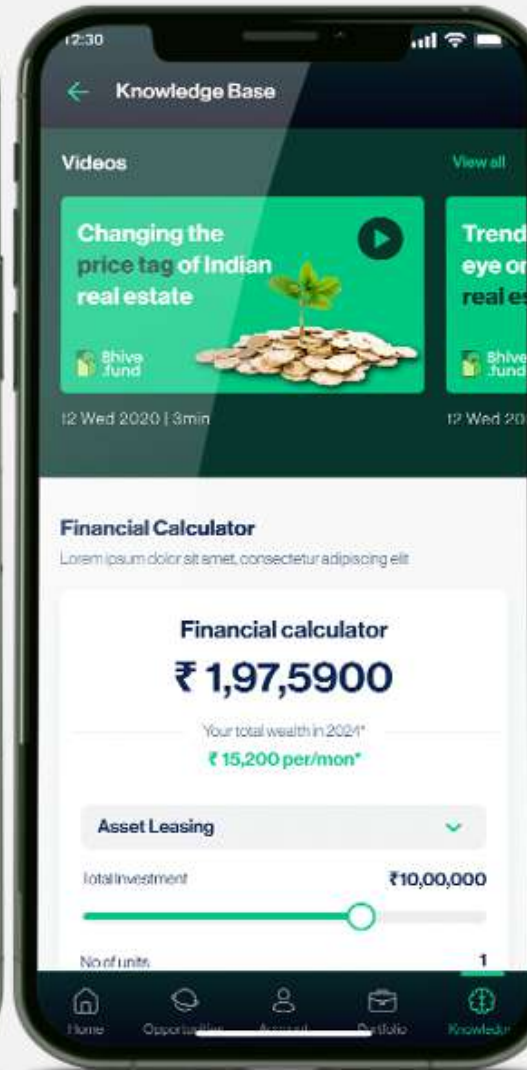
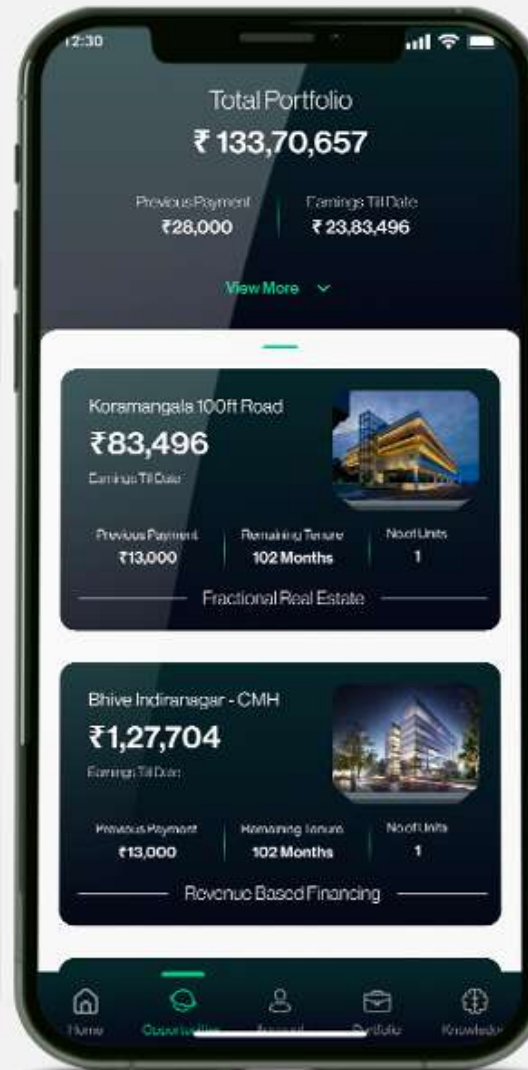
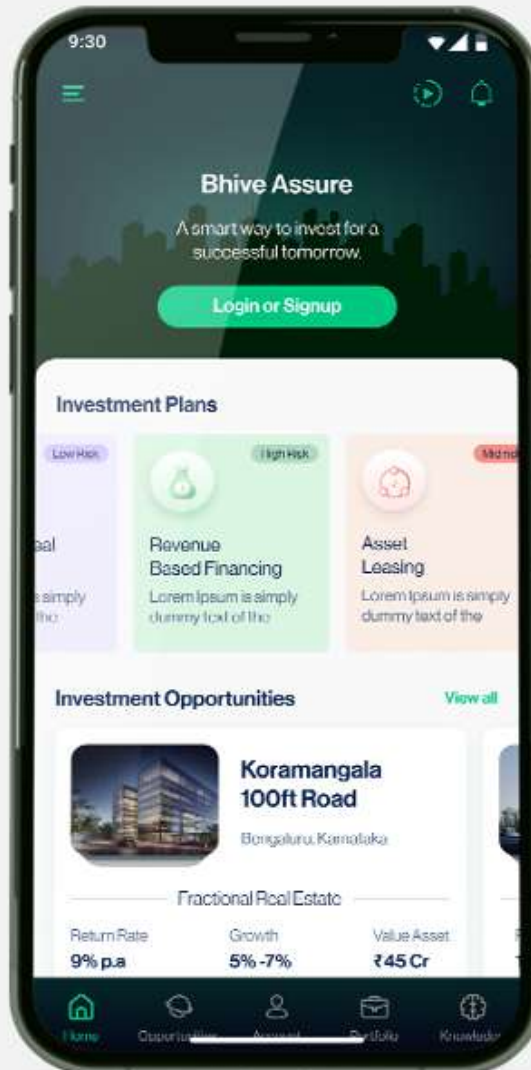


LIVE Technology Driven Mobile Dashboard

Real-time data
on property

Data
Analytics

Diligent Risk
Management



Information
at a click

Invest, buy
and Sell

Dashboard to
manage all
properties.

**Technology
Platform**



**Dashboard
Experience**



**Simple &
Online**



**Hassle free
Ownership**



**Diversification
at click**

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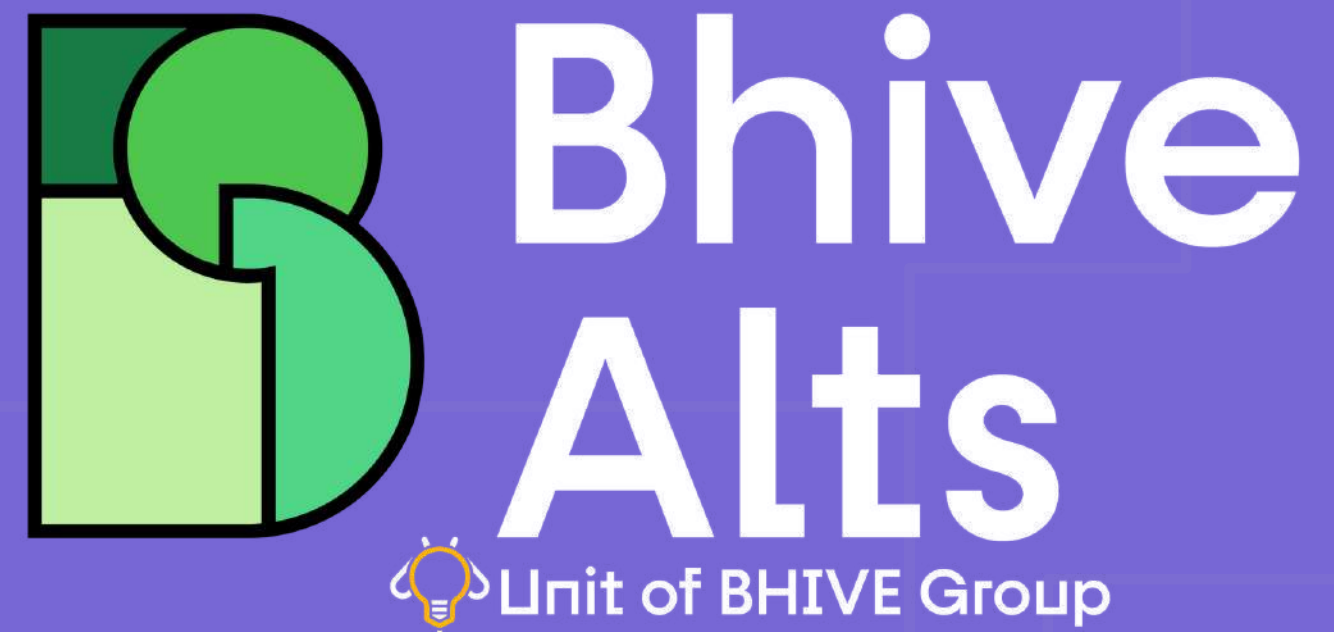
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Investment Memo : 11th February, 2023



Thank You!

Feel free to approach us, if you have any questions.



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