INDIA'S BIGGEST REAL ESTATE REVOLUTION

TRILIVE

A TRIBECA VENTURE

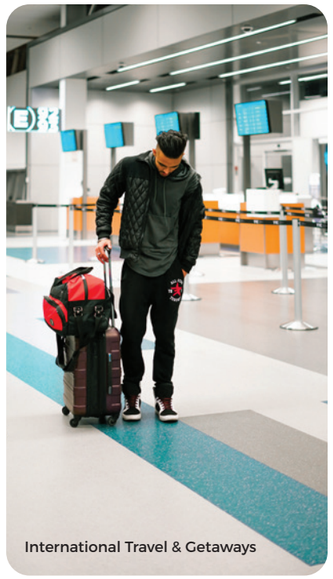
YOUNG INDIA IS
LIVING THE GLOBAL DREAM

India's demographic landscape is evolving dramatically with young working professionals and Gen Z forming a majority in the workforce. All aspects of their life today match global aspirations. They shop international brands, work at sleek offices, do hi-end dining and document it all on Instagram – lives polished to a global sheen.


Fine Dining


Corporate Work Life


Work &
Urban Commute


International Travel & Getaways


Café Culture


Social Media & Digital Life


Global Fashion
& Shopping


Trendiest Gadgets

BUT WHEN IT COMES TO THEIR HOME, THEY'RE STUCK IN THE 90s.

Landlords frown at bachelors, 'good' societies shun single women and quality studios are a unicorn. And so, the options? Faded buildings in forgotten corners, where furnishing means haggling over Wi-Fi, praying the maid shows up and their free time vanishes into logistics.













(*Source: NoBroker & Justdial)

CO-LIVING:
A RAPIDLY EXPANDING MARKET

- Co-living to reach **$13.92 B** in 5 years at 15% CAGR, Mumbai's share 25% (Source: Financial Express)
- Institutional investments rose **~25%** in 2023, reflecting strong growth (Source: Financial Express)
- Co-living rents are **125% higher** than traditional rentals (Source: CRE Matrix)
- Studio apartments make up less than 0.5% of India's total housing supply (Source: Anarock)

WHY CO-LIVING?

25%
HIGHER OCCUPANCY
compared to traditional rentals (Source: Anarock)

18%
BOOST IN OCCUPANCY
due to flexible lease models (Source: Proptiger)

CHANGING PREFERENCES

- **68%** of Occupants report expanded professional networks via community events (Source: Cushman & Wakefield)
- Millennials and Gen Z are driving demand due to affordability, flexibility and built-in communities

GROWTH DRIVERS OF CO-LIVING IN MUMBAI



Mumbai's GDP estimated to double to **26 Lakh Cr.** by 2030 (Source: Economic Survey)

30 Lakh new jobs projected, boosting rental demand (Source: NITI Aayog)

29,000 Cr. government investment accelerating infrastructure growth (Source: Economic Times)

PM Modi's fintech vision positioning Mumbai as **India's financial powerhouse** (Source: Economic Times)

Mumbai today lacks structured, premium co-living spaces, creating a **strong opportunity for investors**

ANDHERI:
A DESTINATION THAT HAS IT ALL

A THRIVING CORPORATE HUB

Home to **40,000+ companies***, including Infosys, Wipro, Accenture, Deloitte and Capgemini

WORKFORCE-DRIVEN GROWTH

~3 lakh professionals* within a 10 km radius are driving premium rental demand, led by IT, BFSI and Aviation sectors

CO-LIVING RENTAL HUB WITH A GAP

Home to **70+ co-living spaces***, but the market remains informal and inconsistent in quality

INFRASTRUCTURE ADVANTAGE

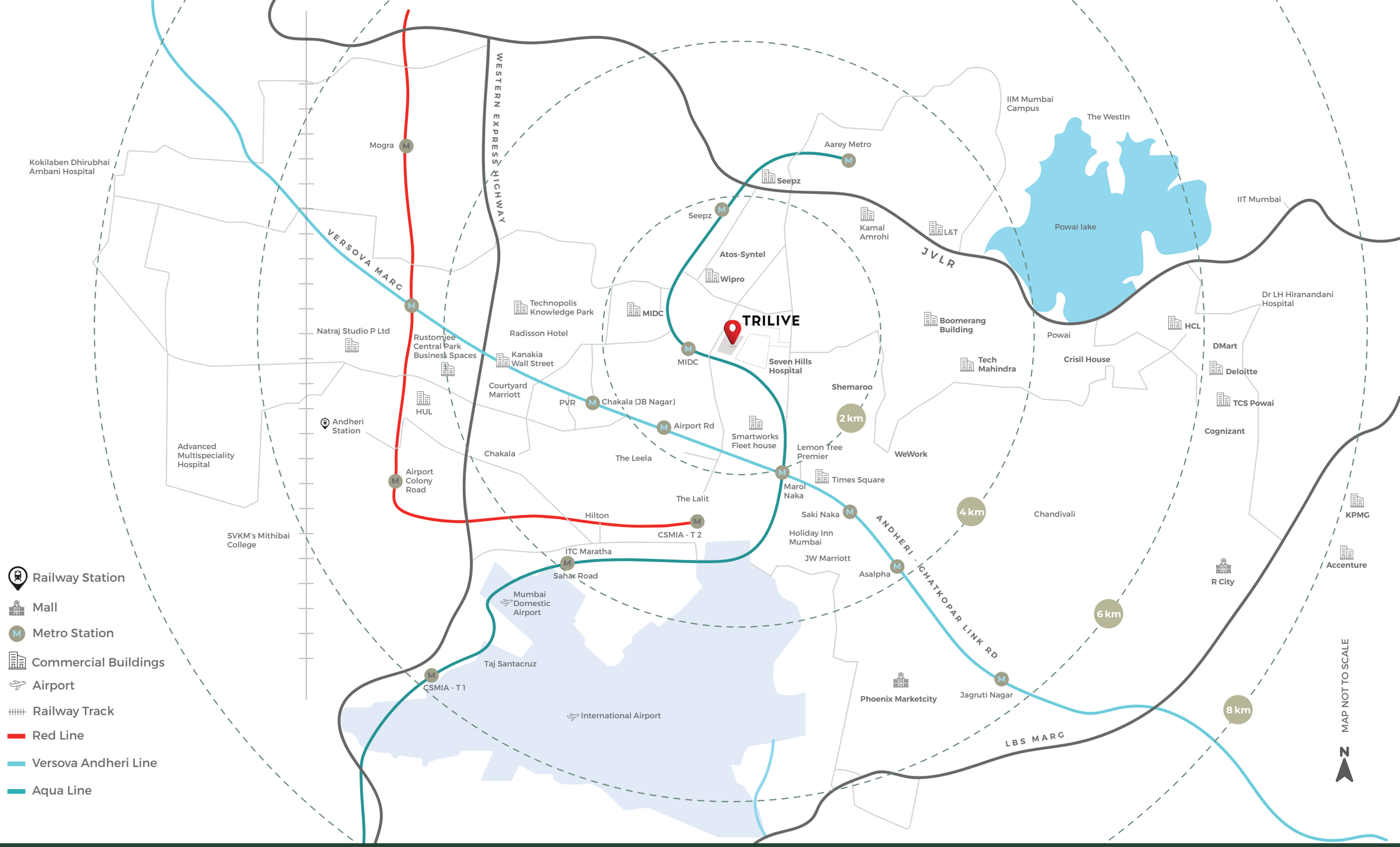
Metro Lines 1, 3 & 7 boost connectivity, driving rentals and **15% annual housing price growth** (Source: JLL Report)

MILLENNIAL PREFERENCES

JLL reports **70% millennials prefer living near work**,* driving demand for well-managed co-living spaces



(*Source: 99 Acres & Magic Bricks)



THE BEST ADDRESS FOR MAXIMUM RETURNS

TRILIVE: THE FUTURE OF MANAGED CO-LIVING

Managed Co-living is the ultimate upgrade to co-living. With Trilive, we are offering fully furnished studios designed for the modern urban lifestyle. Blending high rental yields, seamless management by Housr and vibrant community living, it's a future-ready choice for both residents and investors.

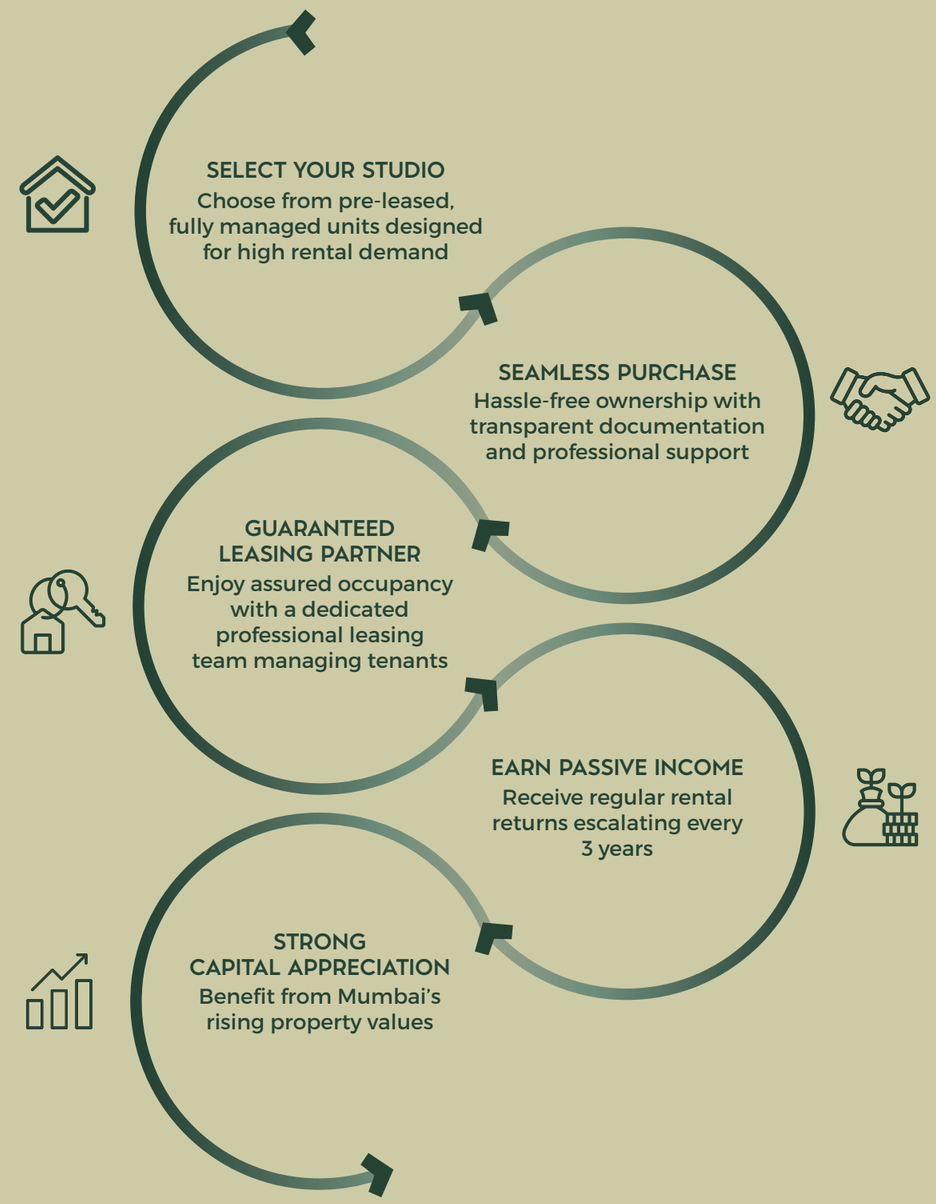
- **A new revolutionary venture** for steady returns
- **Built-to-suit** fully serviced apartments for long-term stays
- **Professionally managed** by Housr for top-tier service
- No hassle of **managing vacancy**
- **No brokerages** to be paid
- No stress about **property upkeep**
- **Future-ready investment** with zero stress
- **Bridging the gap** in India's highly under served rental housing market



Representational image

INVESTMENT PROCESS

A step-by-step guide to be part of Trilive Revolution.



TRILIVE

ANDHERI

Artist's Impression

DESIGNED FOR MODERN LIVING

Trilive redefines urban living with premium amenities designed for convenience, wellness and social engagement. From fitness and recreation to seamless dining and relaxation, every space is crafted for a vibrant, hassle-free lifestyle.

Ground Floor Amenities

- Pool & Changing rooms
- Mini theatre
- Café
- Co-working space
- Restaurant
- Playstation room
- Table tennis
- Foosball

Terrace Amenities

- Outdoor gym
- Jogging track
- Yoga room
- Zen garden/Herb garden
- Pod area
- Multipurpose hall
- Pickleball

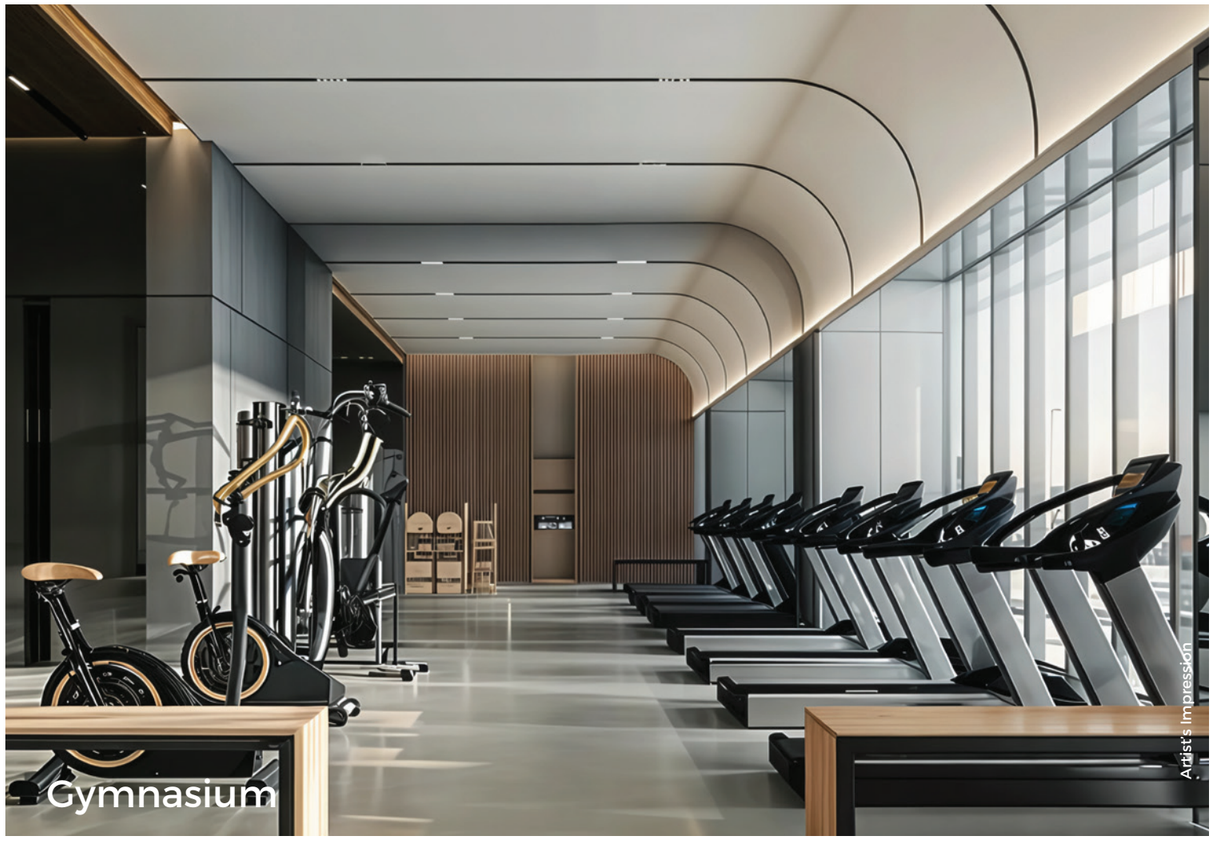



Rooftop Cinema
Artist's Impression


Rooftop Seating
Artist's Impression


Gaming Room
Artist's Impression


Deck Seating
Artist's Impression


Gymnasium
Artist's Impression


Mini Theatre
Artist's Impression


Pickleball
Representational image


Lounge
Artist's Impression

TOWER B PLAN

1st - 7th, 9th, 11th, 13th,
15th, 17th, 19th, 21st

TYPE 1 - 03, 04, 05, 06
17.37 SQM / 187 SQFT

TYPE 2 - 02, 07, 10, 13
17.21 SQM / 185.3 SQFT

TYPE 3 - 01, 08, 09, 14
20.28 SQM / 218.3 SQFT

TYPE 4 - 11, 12
17.86 SQM / 192.2 SQFT



STUDIO UNIT PLAN

CARPET AREA 17.37 SQM / 187 SQFT



STUDIO UNIT PLAN

CARPET AREA 20.28 SQM / 218.3 SQFT



Housr

HERE. THERE.
HOUSR. EVERYWHERE!

Established in 2018-19, Housr is India's premier luxury co-living brand. It offers an innovative living experience through fully furnished and managed co-living spaces, serviced apartments and studio accommodations. Catering to millennials and working professionals, it has achieved impressive milestones in the managed living sector by fostering vibrant communities of like-minded individuals and setting new standards for luxury and convenience.

5+
CITIES

2,100+
PREMIUM SERVICE UNITS

75+
PROPERTIES

95%+
OCCUPANCY RATE ACROSS

5,000+
OPERATIONAL BEDS

BACKED BY INDUSTRY TITANS

HDFC CAPITAL
POONAWALLA FINCORP
INCRED ALTERNATIVES
THE GODREJ FAMILY

Current spread: Gurgaon, Hyderabad, Pune, Bangalore, Visakhapatnam

Coming soon in: Mumbai, Chennai, Noida and Ahmedabad

TRIBECA®

INDIA'S LEADING
TROPHY PROPERTY DEVELOPER

Founded in 2012, Tribeca is India's leading design-focused real estate developer, committed to crafting iconic landmarks that redefine cityscapes. Our goal is simple to create the most prestigious "Trophy Property" in every market.

LARGEST BRANDED LUXURY DEVELOPER IN INDIA

DEVELOPER OF THE WORLD'S LARGEST ROOFTOP

LARGEST DEVELOPER OF TRUMP PROPERTIES IN THE WORLD

DEVELOPER OF PUNE'S LARGEST HIGHSTREET RETAIL

WHY INVEST IN TRILIVE?

UNMATCHED RETURNS.
ZERO MANAGEMENT HASSLES.

OVER 6% RETURNS	RENTAL ESCALATION	CAPITAL APPRECIATION	MANAGED PROFESSIONALLY
~3x higher than traditional yields	Upto 9.13% p.a. yield on initial investment by the 10th year	Perks of Andheri's appreciation	Housr is India's premier luxury co-living brand

REASONS TO INVEST, NOW:

- ❖ No Lock-in Post OC – Flexible ownership
- ❖ Transparent Booking – No hidden costs
- ❖ Assisted Exit – Smooth resale support
- ❖ Millennial-Friendly – Modern amenities & networking events
- ❖ Prime Location – Andheri East, Mumbai's corporate hub

TRILIVE IS NOT JUST AN INVESTMENT.
IT IS A REVOLUTION IN MANAGED CO-LIVING.

HERE'S A PROJECTION OF YOUR JOURNEY AFTER INVESTING

INVESTMENT SECURED
Initial investment: **₹70L***
(Split over a period of 2 years)

YEAR 0-3

PROJECT READY, RENTALS BEGIN
- AT POSSESSION
  Property value: **₹78.7L (₹8.7L** capital appreciation**)**
- END OF FIRST PERIOD
  Annual rental income: **₹4.2L**
  Cumulative rent: **₹10.5L**
  Property appreciation: **₹12.41L**
  Total cumulative gain: **₹31.65L**

YEAR 4-6

FIRST RENTAL ESCALATION KICK'S IN
- END OF SECOND PERIOD
  Annual rental income: **₹4.83L**
  Cumulative rent: **₹14.49L**
  Property appreciation: **₹14.36L**
  Total cumulative gain: **₹60.50L**

YEAR 7-9

SECOND RENTAL ESCALATION KICK'S IN
- END OF THIRD PERIOD
  Annual rental income: **₹5.55L**
  Cumulative rent: **₹16.66L**
  Property appreciation: **₹16.63L**
  Total cumulative gain: **₹93.8L**

YEAR 10

WEALTH COMPOUNDS FURTHER
- END OF FINAL PERIOD
  Annual rental income: **₹6.39L**
  Cumulative rent: **₹6.39L**
  Property appreciation: **₹6.1L**
  Total cumulative gain: **₹1.06Cr**

❖ KEY TAKEAWAYS: ❖

Assured 6% per annum rental yield	15% escalation every 3 years	Lease agreement tenure of 10 years	Time saved by avoiding operational hassle

*₹70L taken for reference only | Assumed annual appreciation - till possession 4% & post possession 5%

Housr
LEASING PARTNER

TRIBECA®
STRATEGIC PARTNER

STARWING
DEVELOPMENT PARTNER

Maharera no. P51800053082. For more details https://maharera.maharashtra.gov.in.
The Project is financed by the Promoter by issuance of secured ,redeemable, non convertible debentures to the Debenture holders wherein Vistra ITCL (India) Ltd. is acting as a Debenture Trustee for and behalf of the Debenture Holders. This project is developed by Starwing Real Estate Company ("Promoter"). Promoter has granted it's no objection to Tribeca and Housr for using the name and mark "Trilive" and "Tribeca" in relation to Project. Images, specifications and sizes herein are indicative/ artistic impressions and subject to change. This material does not constitute an offer and/or contract and/ or any intention thereof.