

The Colliers logo is a white rectangular box with rounded corners, containing the word "Colliers" in a serif font. Below the text are three horizontal bars in red, yellow, and blue. The background of the entire slide is a night scene of Thiruvananthapuram, featuring a glowing blue wireframe city skyline in the background, a dense line of palm trees in the middle ground, and a row of small, lit-up wooden huts along a waterfront in the foreground.

Colliers

Thiruvananthapuram

Where Heritage Meets Horizon

Information Memorandum

Presented to: Technopark | September 2025

Thiruvananthapuram, the capital city of Kerala, is a unique confluence of deep-rooted cultural legacy and cutting-edge innovation. As a seat of governance, research, and technology in southern India, it has steadily evolved into a strategic hub for knowledge-based industries, tourism, healthcare, and sustainable development.



Strategic Gateway to Southern India

Capital city of Kerala , that boasts a strong administrative presence and well-developed infrastructure.	Trivandrum International Airport connects directly to major cities in the Middle East and Southeast Asia.	National Highway (NH-66) and expanding Railway Corridors bolster interstate connectivity.	Vizhinjam International Deep-Sea Port is set to transform into a key transshipment gateway of the country
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2,192¹ Metropolitan Area (sq km)	43.75 lakh¹ City Population (2025)	1,509¹ Population Density (Per sq km)
20,000¹ Total Graduates Annually	INR 1.4 lakh¹ Per Capita GDP of district	
Thiruvananthapuram Municipal Corporation (TMC) Urban Local Body	Thiruvananthapuram Development Authority (TRIDA) Urban Development Authority	

“ Positioned to connect East and West – strategically, commercially, and culturally ”

Strategic Gateway to Southern India

Milestone Infrastructure Projects



Technology & Innovation Leadership

State Capital & Technology Hub



₹14,575 Crores
in FY 2024-25

Technopark : India's first and one of its largest IT Parks

768.63² acres, 12.72² Mn sq. ft. IT built-up area, **500+ companies²** including global names like TCS, Infosys, Accenture, HCL Tech, UST, Arch Capital and Allianz.



Phase IV (Technocity) focused on deep-tech and & Aerospace (Space Park, Emerging Technology Hub, Kerala Defence Innovation Zone, Digital Science Park, Central Forensic Science Laboratory (CFSL))



Government support via Kerala Startup Mission, fostering innovation in AI, Fintech, Edtech and emerging technologies

Part of India's Digital India and Smart City initiatives.



Start-up Hub

1080+² tech-enabled startups supported by Kerala Startup Mission (KSUM)



Strong Talent Pool

~80,000² direct employed in Tech Sector

“ Not just an IT hub, but a platform for next-gen innovation ”

Technology & Innovation Leadership

July 1990
Year of Establishment

768.63²
Total Land Area
(acres)

3 Lakhs²
(80,000 Direct +
2,25,000 Indirect)
Employees

500
Nos. of IT
Companies

12.72²
Total Built-up Space
(Mn)

5
Nos. of Phases

India's first & Asia's largest
IT Park – **TECHNOPARK** - a green-certified
hub for innovation & technology.



Top Companies:



Space, Science & Advanced Research

Home to premier institutions



Recognized nationally as
a space and aerospace
R&D powerhouse

Thriving ecosystems in
data science,
oceanography, marine
tech, and climate
research.

“Where India's space dreams take flight”

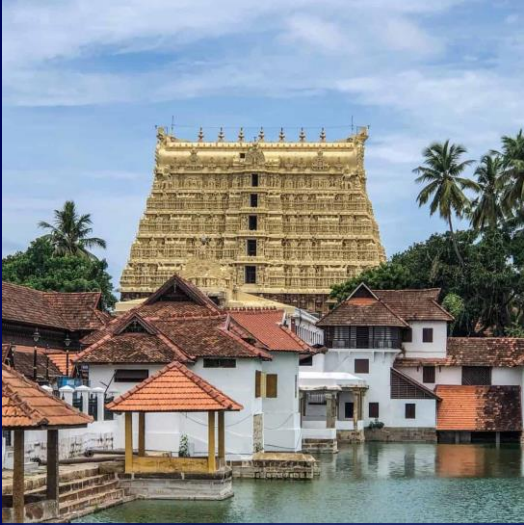
Healthcare & Life Sciences Excellence

Recognized healthcare hub with super-specialty institutions



- Rapid development of a Life Sciences Park – integrating research, pharma, and MedTech startups.
- Strong potential for medical tourism and clinical research.
- ~11,500¹ beds across public and private facilities, supporting both local demand and medical tourism, with ~5% of all city travelers visiting for healthcare.
- RCC - Asia's Leading - Cancer Treatment Center, 2.5 lakh+ patient visits annually.
KIMS - India's First Hospital to get NABH and ACHSI accreditations with 1800+ beds.
- SCTIMST- India's First Artificial Heart Valve develop & transplant. 100K+ cardiac procedures

“ Healing meets high-tech in Kerala's capital ”



Heritage & Culture

Padmanabhaswamy Temple – among the richest and most historic Hindu temples.



Diverse Landscape

Coastal & hill destinations: Kovalam, Poovar, Varkala, Ponmudi, Agasthyakoodam



Tourism

Colonial architecture, museums, royal palaces, and art galleries



Events

Major cultural events: IFFK, Nishagandhi Dance Festival, Soorya Fest

Cultural Legacy & Tourism Magnet

“Every street tells a story. Every beach offers serenity”

Human Capital & Education

Highest literacy rate in India



96% – strong, educated workforce

Robust education ecosystem with over



150 schools



70+ private
Institutes



5 government
institutes

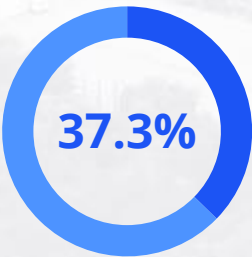


English proficiency and
progressive social
environment support
international collaboration

Home to nationally reputed institutions

IIST, IISER, CET, IIITM-K; Universities Kerala University, KTU, DUK, SCTIMST and APJ Abdul Kalam Technological University, the city is a hub for excellence in **space, science, statistics, and public policy**.

3 Institutes featured in the Top 50 of the NIRF Rankings



Workforce Participation Rate, reflecting a strong and active talent pool



Ranked #3 in Employable Talent and #4 as a Preferred City to Work in India

“ Brains, not just buildings, power our progress ”

Sustainable, Livable, and Future-ready

“ A model for urban India – green, inclusive, and intelligent ”



Among India's cleanest, safest cities with a strong focus on sustainability.



Part of Smart City Mission with investment in green mobility, e-governance, and public spaces.



Thriving civic engagement, inclusive policies, and low pollution.



The first Indian city to win UN-Habitat's Global Award for Sustainable Development in Cities, recognizing urban resilience and governance.



With a Consumer Price Index of 207 and a Governance Index of 380, the city offers a cost-effective lifestyle backed by strong institutional efficiency.

Investment Potential by Sector

Where Capital Meets Scale

SECTORS

WHY?

WHERE ?

IT/ITES sector	Life Sciences & MedTech	Space & Aerospace	Defence Innovation	MSME Sector	Film & Digital Media
With IT as its most thriving ecosystem and backed by global-grade infrastructure, Trivandrum is emerging as a leading hub for tech innovation and digital services.	With upcoming cutting-edge medical infrastructure upgrades and innovation hubs, the city is growing to become a healthcare and biomedical technology center in the state.	Home to India's first rocket launch at Thumba, the city is now shaping the future of private space-tech innovation.	With strategic defence corridors and R&D hubs, Trivandrum is becoming a nucleus for defence innovation and manufacturing	With the rise of MSME hubs and new commercial landmarks that promote indigenous products, the city is transforming into a vibrant center for innovation and entrepreneurship.	The city is emerging as a creative capital with world-class facilities for film production, animation, and digital content.
Technopark, Technocity, Embassy Taurus Downtown, World Trade Centre	Bio360 Life Sciences Park (expansion) , MedSpark	ISRO, VSSC, Brahmos Kerala Space Park, Liquid Propulsion Systems Centre (LPSC)	Kerala Defence Innovation Zone under Emerging Technology Hub	MSME Technology Centre at Technopark Phase IV (Technocity), KINFRA Industrial Parks	KINFRA Film & Video Park

Strategic Edge

Future-ready destination backed by Infrastructure, Talent, & Opportunity

WHY TO INVEST?

Cost-Optimized Operations

Significantly lower setup and operational costs compared to Tier-1 cities, with no compromise on quality.

World-Class Infrastructure

State-of-the-art IT park with 12.72 Mn sq. ft. of built-up area, SEZ zones, plug-and-play workspaces, and a submarine cable landing station for seamless global connectivity.

Strategic Talent Access

Abundant availability of skilled, future-ready IT professionals from top-tier STEM institutions across Kerala.

Vibrant Business Ecosystem

Home to 500+ global and domestic IT companies, enabling cross-industry collaboration and innovation.

Seamless Global Connectivity

Well-connected via Trivandrum International Airport to key global markets in the Middle East, Europe, and the US.

Proactive Government Support

Investor-friendly policies, single-window clearance, and strong support for the digital and tech sectors.



WHERE TO INVEST?

Tecknopark Phase III

Total Available Land Area (acres)	14.62
Total Land (acres)	90.02

Tecknopark Phase IV

Total Available Land Area (acres)	121.6
Total Land (acres)	389.74

Why Thiruvananthapuram?

Comparative analysis with other Indian cities

Parameters	TVM	Tier 1 Cities*	Tier 2 Cities*	Remarks
Socio-Economic Ecosystem				Trivandrum leads on literacy, gender ratio, and inclusive development indicators.
Infrastructure Initiatives				Large-scale, state-supported infrastructure push gives Trivandrum an edge.
Airport Connectivity				Trivandrum offers superior global access with international airport and seaport proximity.
IT & Innovation Infrastructure				Strong digital policy framework driving a scalable and future-ready tech ecosystem.
Social Infrastructure				High-quality education and healthcare; better balanced than most other Tier 2 peers.
Real Estate Costs				Significantly lower than Tier 1, but slightly higher than other Tier 2 cities due to high demand.
Grade A Office Availability				Grade A office stock is expanding; better than other Tier 2 cities but still behind metros.
Human Resource Availability				Strong university-industry ecosystem makes Trivandrum a talent-rich location.
Cost of Entry-Level Talent				Competitive costs compared to Tier 1, slightly higher than smaller Tier 2 cities.
Policy Support (IT/Startup)				Kerala's startup and draft IT policies are progressive, inclusive, and well-incentivized.
Ease of Doing Business & Single Window Clearance				Recognized for ease of doing business with ongoing enhancements to single-window clearance.

High Potential

Emerging

Nascent

*Note : Tier 1 cities considered for the study are : Bangalore, Hyderabad, Chennai, Pune and Tier 2 cities considered are Vishakhapatnam, Coimbatore, Madurai, Mysuru

Action Plan Ahead !!

Trivandrum: "Your Strategic Investment Destination"



“Stakeholder Perspectives”

“Thiruvananthapuram stands as a beacon of heritage, knowledge, and innovation, a city where tradition and progress walk hand in hand. As the capital of Kerala, it is steadily transforming into a model urban centre, driven by world-class infrastructure, inclusive development, and smart governance. With transformative initiatives such as the Vizhinjam Port, Smart City Mission, digital innovation, and next-generation mobility, the city is poised to emerge as a global destination for knowledge, sustainability, and urban excellence. Strategic international collaborations, cutting-edge IT infrastructure, a growing Defence and Aerospace hub, and the Emerging Technology Startup Hub are positioning Thiruvananthapuram as a vibrant launchpad for innovation, equity, and future-ready growth.”

— Shri Pinarayi Vijayan – Chief Minister of Kerala



“Thiruvananthapuram is a city where tradition meets innovation to create a vibrant environment of opportunity. As a planned capital and a centre of knowledge, set amidst natural beauty and a pleasant climate, it is enriched with skilled talent, sustainable infrastructure, and an entrepreneurial spirit driving digital transformation. With global institutions like Technopark and progressive policies, the city provides a launchpad for enterprises and GCCs seeking growth, innovation, and inclusive progress. Beyond these advantages, Thiruvananthapuram offers a high quality of life and a culturally vibrant community that fosters collaboration, enabling both businesses and individuals to flourish. It is not just a business hub but a commitment to building a future-ready, knowledge-driven economy with an impact that reaches the world.”

— Dr. Shashi Tharoor - Member of Parliament Thiruvananthapuram



“Thiruvananthapuram is fast becoming a strategic epicenter in India's digital economy. Backed by a robust technology ecosystem, cutting edge infrastructure and a highly skilled talent pool, the city offers an ideal environment for the growth of Global Capability Centers, IT services and next-generation startups. Its seamless connectivity and supportive policy framework further enhance its appeal as a preferred destination for innovation led investments and inclusive job creation.”

— Mr. Seeram Sambasiva Rao IAS - Special Secretary (Electronics & IT) Government of Kerala



“ Stakeholder Perspectives ”

“ *Thiruvananthapuram offers a compelling blend of intellectual capital, institutional strength, and quality of life — making it a naturally evolved destination for global technology players. As India’s first IT park, Technopark has been central to this transformation in the city as an eco-system enabler, nurturing a culture of co-development, research, and excellence for 35 years. Today, with availability of sustainable infrastructure (land & built-up space) adhering to ESG norms, talent, collaborative ecosystem and sound social fabric, the city is fast emerging as a launchpad for GCCs, deep tech ventures, SMEs/Startups and sustainable innovation. For businesses seeking not just growth but a sense of belonging, Thiruvananthapuram is more than a strategic location — it is a community that truly cares.*

— Col Sanjeev Nair (Retd) - CEO Technopark ”



“ *Thiruvananthapuram stands out as a strategic destination where innovation meets opportunity. The city’s robust infrastructure, exceptional talent pool, and supportive ecosystem make it more than just a cost-effective choice, it’s a value-rich environment for enterprises aiming for scale and impact. With Technopark at the helm, driving excellence through decades of committed infrastructure development and ecosystem leadership, the city is fast emerging as a preferred hub for global digital and logistics operations*

— Mr. S. D. Shibulal – Co-founder, Infosys & Vice Chairman, HPIC ”



“ *UST was founded with the mission of transforming lives. This foundation was empowered by the bold vision of our leaders to start operations in two small cities: Trivandrum in India and Aliso Viejo in California, at a time when most companies in India went to the metros. We invested our dreams in the beautiful city of Trivandrum, home to pioneering institutions and ecosystems, including the largest IT park in Kerala and sought-after engineering colleges. UST has immensely benefited from the talent, the gorgeous landscapes and the entrepreneurial and innovation mindset that shape Trivandrum today.*

— Mr. Alexander Varghese, President, UST ”



“ Stakeholder Perspectives ”

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For Global Capability Centres (GCCs), the factors contributing to a location decision include access to the best and cost-effective infrastructure, support from the ecosystem and availability of skills and expertise. They go along with the employee retention, peaceful environment for work-life balance and other such human factors. Trivandrum brings them together very well and hence has been investing in itself and growing since the start in 2003, to become one of the largest GCCs in the state. We are delighted about the great workplace culture we have established in our organization, the excellent delivery of services and the value we are contributing to Allianz globally.

— Mr Jison John - CEO & MD of Allianz Services India

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Thiruvananthapuram offers a unique confluence of talent, infrastructure, and quality of life. For SunTec, it has been a long-term strategic choice - not just for its cost advantage, but for the richness of its human capital and the ecosystem that nurtures innovation. As the city transforms into a digital and logistics gateway for India, we see it as the ideal launchpad for global impact. We appreciate the pivotal role Technopark has played in shaping this ecosystem - through its sustained efforts in building world-class infrastructure and fostering a culture of technology-driven growth.

— Mr. Nanda Kumar Founder & CEO, SunTec Business Solutions

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Thiruvananthapuram is rapidly emerging as a vibrant node in India's digital growth story. With its thriving technology hub, world-class IT infrastructure, and rich talent base and seamless connectivity, the city holds immense potential to catalyse the next wave of growth for GCCs, IT services, and a new generation of tech startups. As part of this high-powered committee, NASSCOM is proud to support the state's vision to transform Thiruvananthapuram into a hub of innovation, investment, and inclusive job creation

— Mr. Rajesh Nambiar, President, Nasscom

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“ Stakeholder Perspectives ”

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Trivandrum is India's leading technology destination among secondary cities and offers an ideal combination of a rich talent pool, competitive operating costs, great infrastructure, and the best quality of life in the country. The city's time to shine has well and truly come with an influx of Fortune 500 employers in the last few years.

—Mr. Ajay Prasad, Managing Director and CEO India at Taurus Investment Holdings

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Thiruvananthapuram city with its rich cultural heritage always had the locational advantage as the state capital as well as a tourist destination. With the well-developed social infrastructure with the best of the breed hospitals, star Hotels, International schools/ colleges, the city has gained recognition as one of the preferred places in the country to relocate. Technopark, the first IT park in the country, is the technology hub and start up ecosystem. It offers the best talent pool & cost arbitrage for the companies ; while offering better quality of life for the Employees. With the Vizhinjam port opening up, its going to be the logistics gateway to the country. With Technopark, Vizhinjam port and supporting infrastructure, a unique blend of opportunity is unfolding for Investments and a foray of developments in the coming years.

— Hrishikesh Nair, President, World Trade Center

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Colliers

Accelerating success.