

# ALL CARGO INDUSTRIAL & LOGISTICS PARKS



# AGENDA

- **INTRODUCTION**
  - Vision
- **MARKET OPPORTUNITY**
  - Warehousing Market Overview
  - The Opportunity
- **SUMMARY**

## VISION – ALIPPL (All Cargo Logistics & Industrial Parks)

<b>Leading Pan India Logistics Platform</b>	<ul style="list-style-type: none"><li>▪ Target to become top 3 developer of Industrial &amp; Logistics Parks</li></ul>
<b>Strong Visible Land Bank Growth</b>	<ul style="list-style-type: none"><li>▪ Develop Land Banks and developed assets in major Tier I &amp; Tier II Cities</li><li>▪ Have a presence in key cities in next 4-5 years</li><li>▪ Having diversified tenant mix ( Auto, E Commerce, Retail, 3PL, FMCG &amp; Pharma)</li></ul>
<b>Established Asset Management Platform</b>	<ul style="list-style-type: none"><li>▪ Build and manage a sizeable portfolio over a period of 4-5 years.</li><li>▪ Pursue strategic partnerships and Tie-ups</li></ul>
<b>Modern Warehousing &amp; Industrial Parks</b>	<ul style="list-style-type: none"><li>▪ Large Scale Integrated Logistics Parks ( Mix of ICD, FTWZ, Warehousing and Industrial Developments)</li><li>▪ Leverage the value by integrating CFS, ICD, PFT, Ports and other ancillary verticals</li></ul>

# ALIPPL – PAN INDIA PORTFOLIO



15 million sq.ft. by 2022

450

Existing land bank of 450 acres



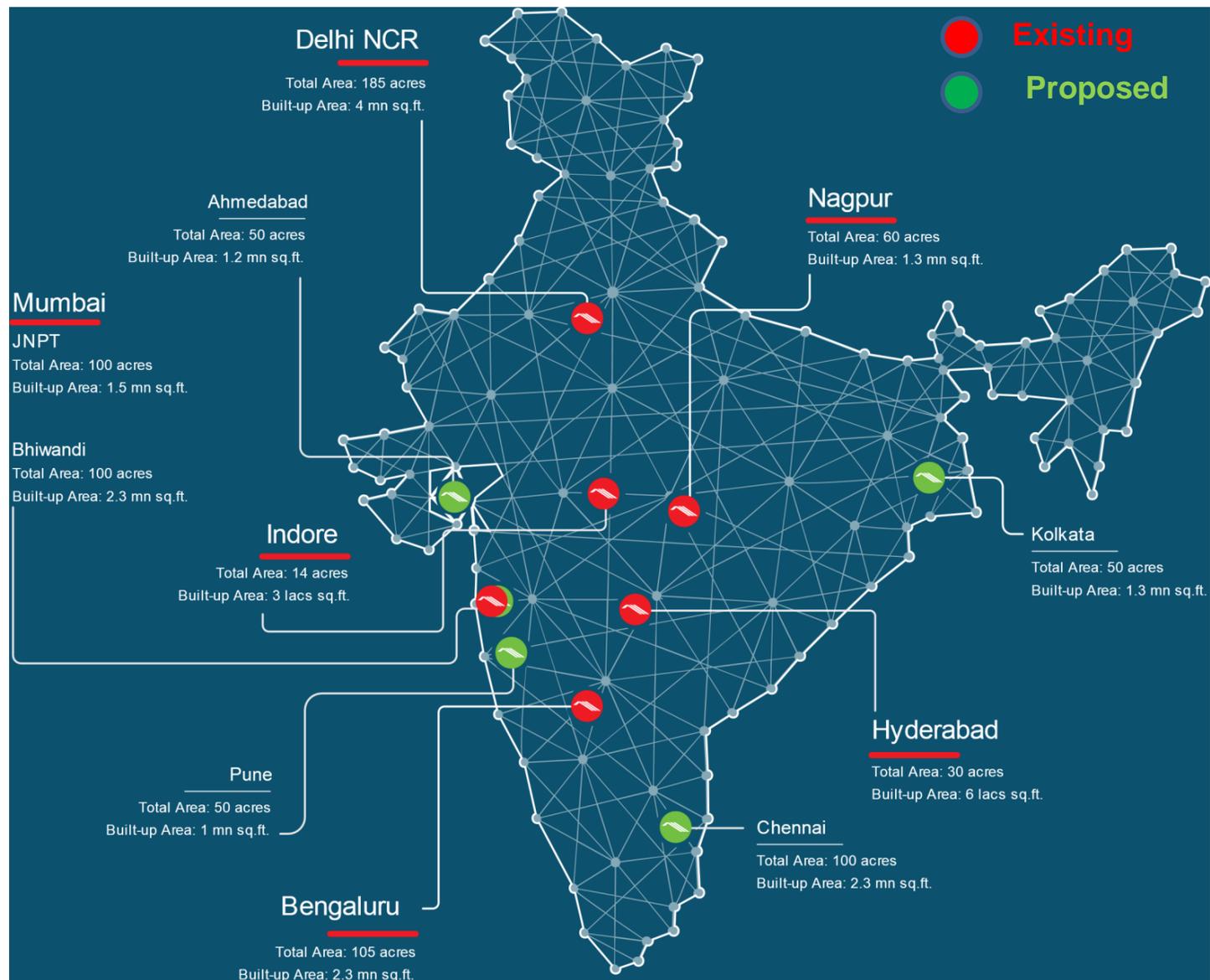
Each park spread across 50-100 acres

14

14 locations across India

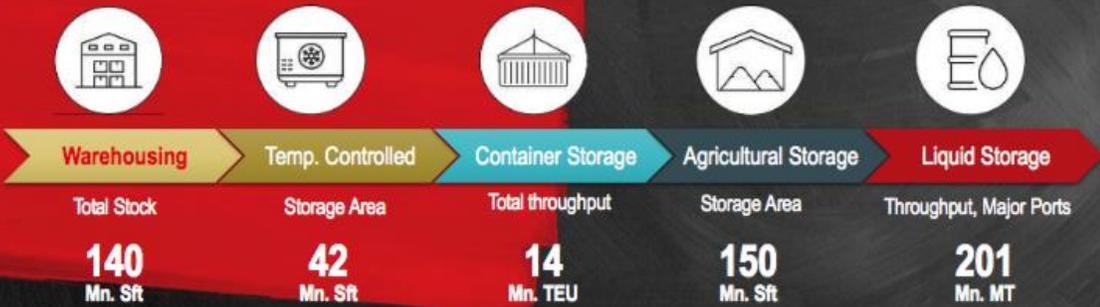


Strong connectivity to industrial hubs and transport routes



# MARKET OPPORTUNITY

## India: Sectoral Overview, 2017



## India Warehousing Market Size (mn sq ft)



Policy Boosters

Infrastructure Catalyst

GST

10% of GDP spent on infra

EoDB

Make in India

Infra Status

Inter-modal Connectivity  
Road, Rail, Water, Air

Integration of Ministries

## MARKET OPPORTUNITY – Cont.

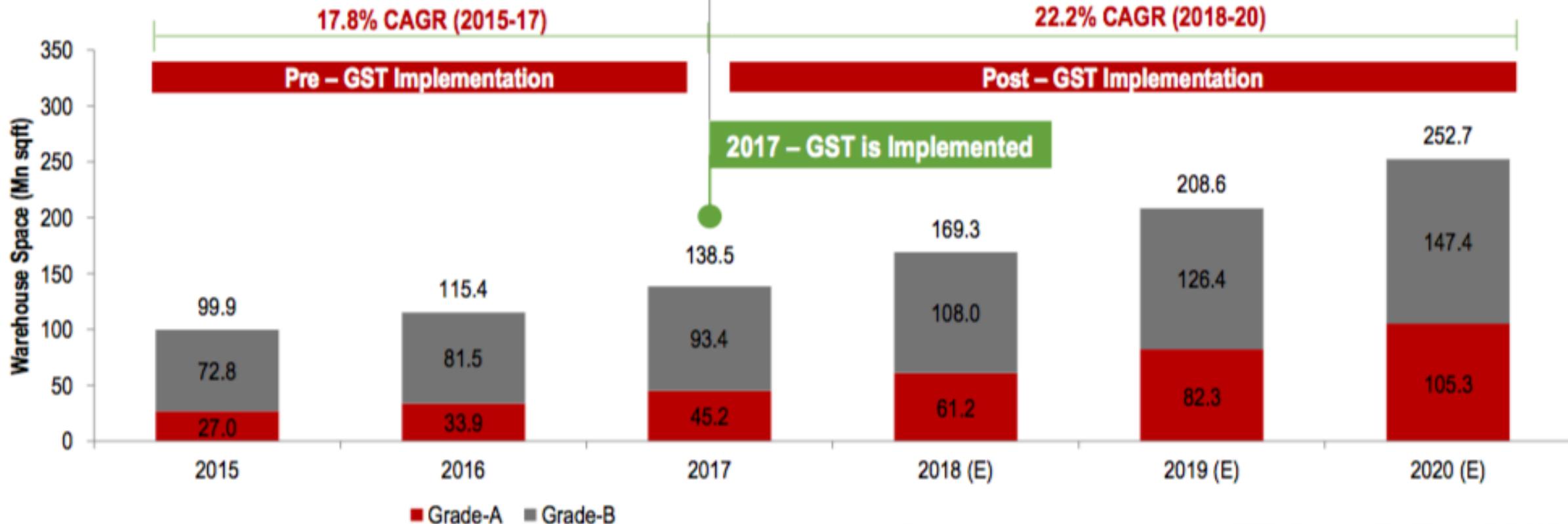
### Hike in the supply of Grade A Stock

Stock has substantially increased post-GST implementation

### Stabilisation in the Supply Market

Grade A and Grade B Stock is expected to stabilise in 2020-2021

### Top 8 Cities - Grade A and Grade B Warehouse Stock Projections



# SUMMARY

1

## **Strong Market Indicators & Support**

- Demand Growing by more than 22% every year
- Grade A Warehousing shift after policy initiatives ( GST, Infrastructure Status, REIT's & Invit's etc).
- Absorption will increase by ~45% this year.
- Not many established players - opportunity to be become Top 3 in 3-4 years

2

## **Prowess & Flexibility**

- Existing Land Banks of more than 300-450 Acres is good to provide a head start.
- Backed by strong and experienced team.
- Development planned with a mix of Sale and Built model ( Partial Sale Model).

THANK YOU