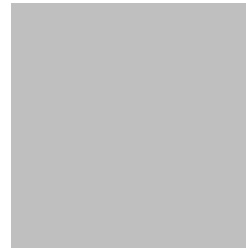


ALL CARGO INDUSTRIAL & LOGISTICS PARKS



AGENDA

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

VISION – ALIPPL (All Cargo Logistics & Industrial Parks)

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

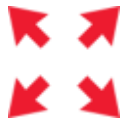
ALIPPL – PAN INDIA PORTFOLIO



15 million sq.ft. by 2022

450

Existing land bank of 450 acres



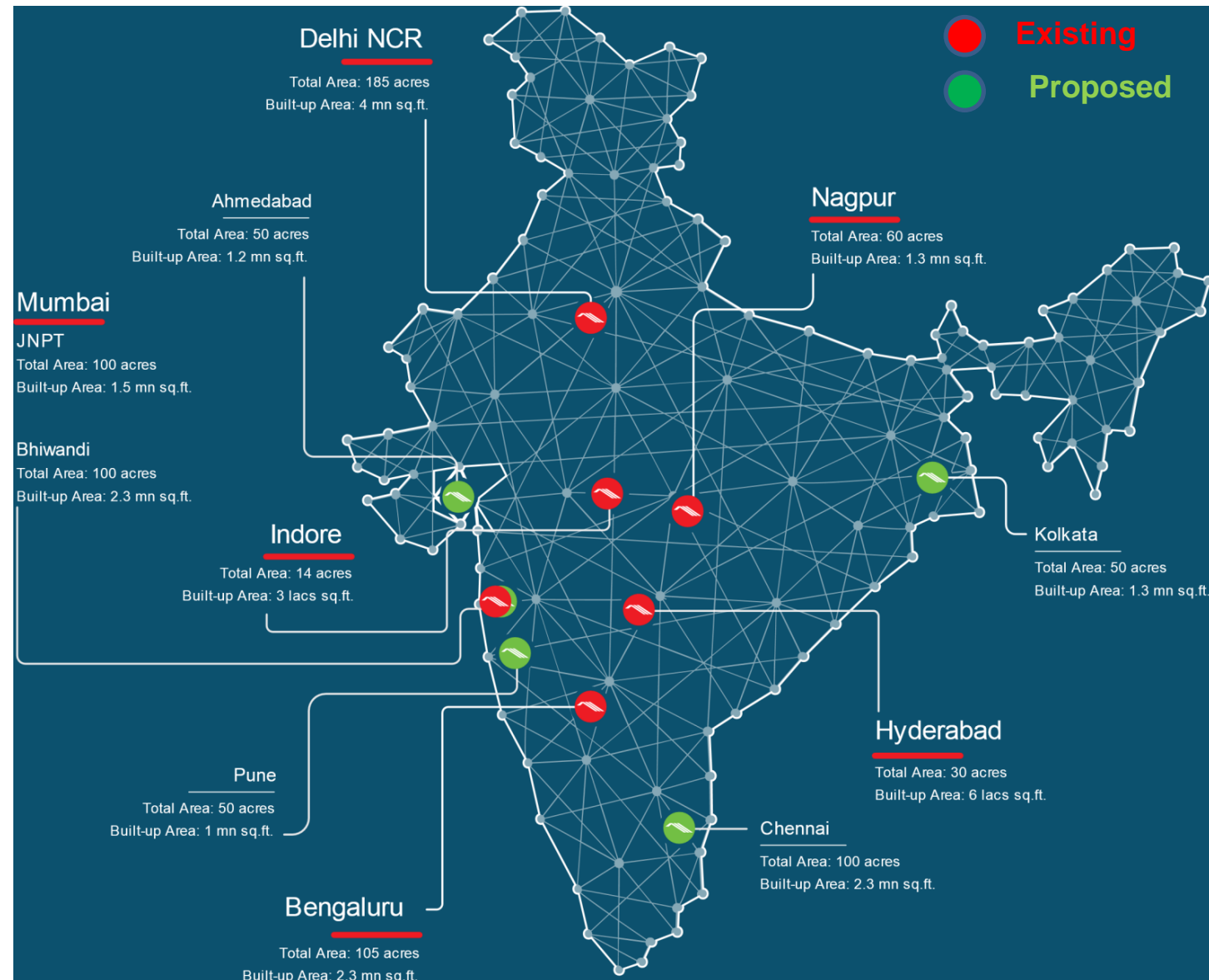
Each park spread across 50-100 acres

14

14 locations across India

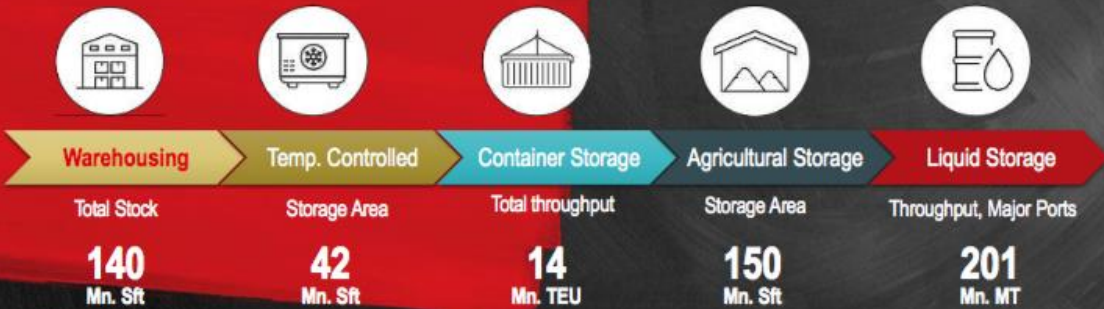


Strong connectivity to industrial hubs and transport routes



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

Integration of Ministries

Inter-modal Connectivity
Road, Rail, Water, Air

MARKET OPPORTUNITY – Cont.

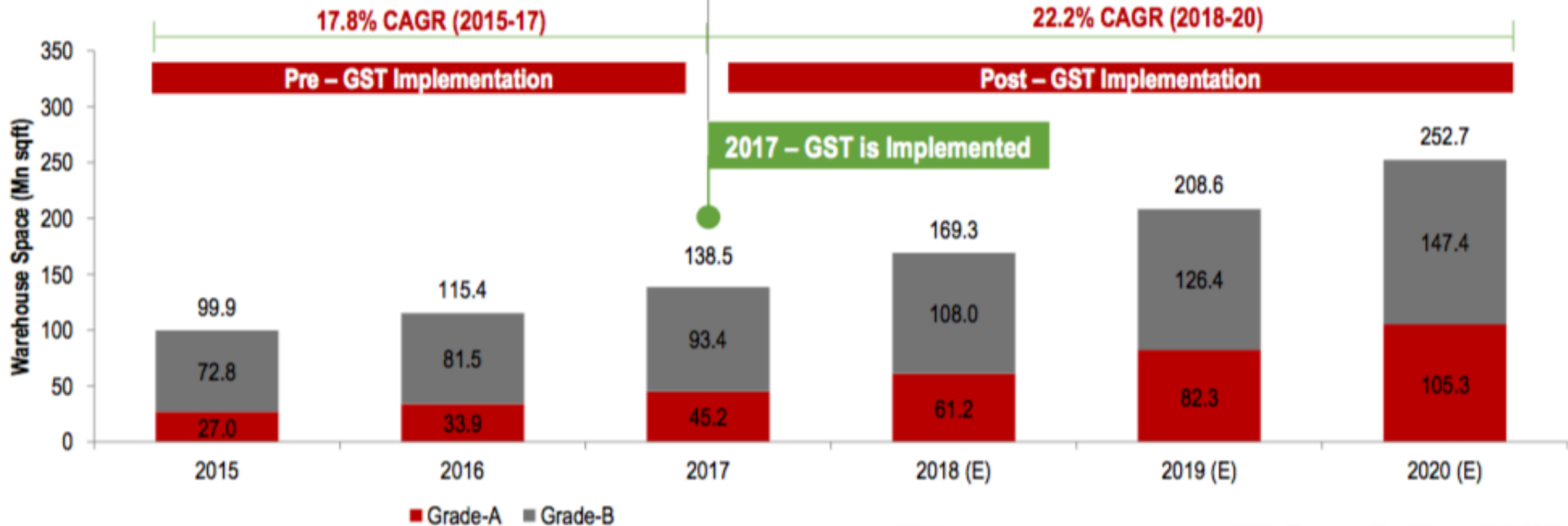
Hike in the supply of Grade A Stock

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 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