

The logo for Indospace, featuring a stylized square icon with a horizontal bar and the word "INDOSPACE" in a bold, white, sans-serif font.

INDOSPACE

PIONEERS OF
INDUSTRIAL &
LOGISTICS REAL
ESTATE



Everstone

- India and South East Asia focused investment firm
- AUM of **US\$ 6 Bn.** dedicated to private equity and real estate
- Completed 45 private equity investments

SELECTED PORTFOLIO INVESTMENTS



REALTERM

- North America based real estate PE focused on industrial real estate
- Realterm currently manages over **\$11 Bn.** in assets across five transportation logistics-oriented private equity fund series.
- Tenants include leading global logistics organizations such as DHL, FedEx, UPS and DB Schenker



Market Position

Since 1997, owned and managed in excess of \$1 Bn. in assets, and over 250 properties throughout the United States and Canada



Market Position

Leading owner and provider of capital, expertise and facility related services to airports throughout North America

Spaces that can turn Plans into possibilities



Founded in
2007



**The largest investor,
developer & manager**
of industrial and logistics real
estate in India



**Superior
Grade-A Infra**
with ESG Focused
processes



**Revolutionizing
the industry**
with innovation and
best-in-class solutions



**Maintaining the
highest standards**
of operative governance

Building a Pan-India Footprint

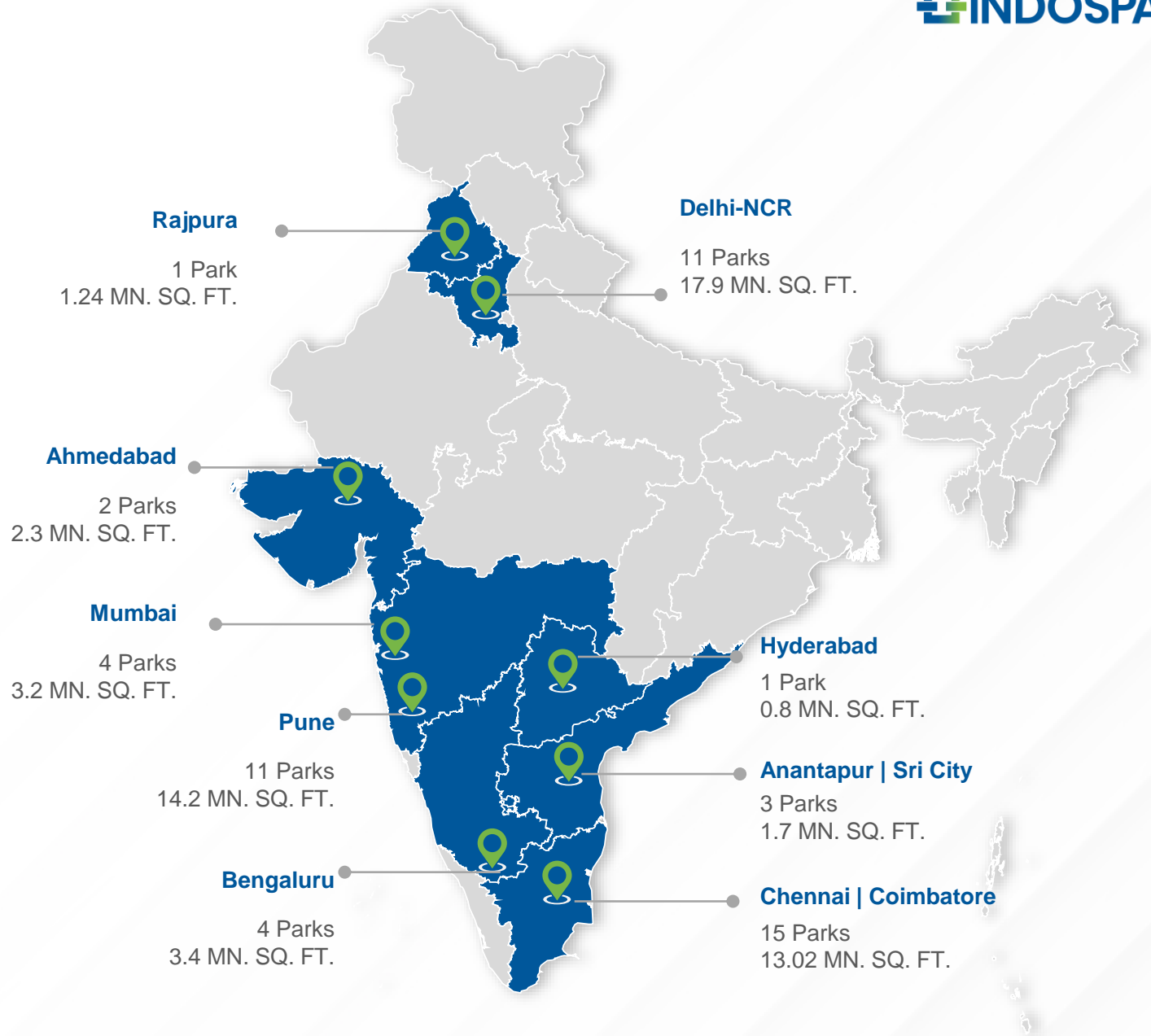
11
Markets

52
Parks

2,355
Acres

58 Mn. Sq. Ft.
Potential

25 Mn. Sq. Ft.
Delivered



240+ Dedicated Minds

The driving force behind our Success



Advancing Growth with Robust Development Capabilities

BTS/RTM/Ground+1 Storey Images with location

BUILT TO SUIT (BTS)



ERICSSON, CHAKAN, PUNE



NISSAN, ORAGADAM



IKEA, CHAKAN, PUNE

GROUND +1 STOREY



CHAKAN II



CHAKAN I PHASE II

READY TO MOVE



STEELCASE, CHAKAN



VODAFONE, LUHARI



EICHER, ORAGADAM

Enhanced Amenities and Latest Infrastructure



Pre-built infrastructure for last mile connectivity



Asphalt road for access & internal circulation for 40 feet containers



External lighting to common areas & roads



Connection to sewage line from toilets to onsite STP



Dedicated parking for cars, 2 wheelers & trailers. Designated rivers' rest area & toilets



Rainwater Harvesting



Security gate & boom barrier at main entrance



Onsite electrical HT power line and water connection



First Aid Centre



Property Management Office



Fire fighting ring main loop with fire hydrants, water storage tank & pump room



Green belt with tree plantations



Pre-engineered building, optimized column spacing, Mezzanine level for office



Precast concrete walls up to 3.65 M, metal panels up to roof



Manually operated rolling shutters & mechanically operated dock levelers



Clear Height 9.2 M to 12 M



5T/m2. Flat/super flat floors, FM2 compliant for high cube racking circulation



Single/ 3 Phase power connection from local substation – 1.25 Watt/SF



Standing Seam premium roof. 10-year leak proof warranty



Passive ventilation for 3-6 air changes through louvered panels



LED / T5 fixtures for 150 lux lumination



Energy efficient Lighting & Skylight



Global NFPA/ FM/ NBC standard fire fighting & suppression systems



Concrete Truck Apron, 16.5 M (from face to dock wall to pavement)

Compliant Facilities & Operations

Pre-Acquisition

- Title Due Diligence
- Regulatory Diligence
- Environment and Social Diligence
- Finance / Tax / Secretarial Diligence



Pre - Construction

- Environmental Clearance
- Consent to Establish the park
– from Pollution Control Board
- NA Approval
- Local Authority NOC
- Technical Approval of Park and Building Layout
- Provision Fire NOC for the Park and Building
- Sanction of Power
– from state electricity board



Post - Construction

- Plinth NOC
- Safety Certificate
-from the Chief Electrical Inspector
- Chief Fire officer NOC
Environment and Social Diligence
- Consent to Operate
-from Pollution Control Board
- Occupation Certificate /Completion Certificate
- Local NOC for start of Operation



Operations Phase

- Monitor & Renewal of all Approvals
- Submission of Compliances for:
- Finance/Tax/
- Secretarial Diligence
 - Environmental
 - Electrical
 - Pollution
 - Fire & Safety
 - Water



Healthy and Energy-Efficient Spaces for Your Well-being

We prioritize your well-being and the importance of your spaces, as well as your team's. That's why we guarantee that the spaces we construct are protected against radiations and optimized for energy efficiency.



Reduced equipment failure



Decreased delays in operations



Higher efficiency & Productivity



Enhanced Health & wellbeing for team



Lower stress, lower conflicts among people



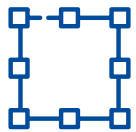
Corrected accident-prone zones

Inspiring Transformations and Remarkable Achievements



APTIV CABLE HARNESS PRODUCTION PROJECT HIGHLIGHTS

- Executed TI work for APTIV, encompassing office interior, labs, and mezzanine floor.
- All-inclusive services provided to the client, covering end-to-end connections for kitchen equipment and more.
- Successfully delivered a 280,840 sq. ft. project, including mezzanine and amenity buildings, in a record time of just 7 months, from design to handover.
- Over 31,000 units are manufactured at Chakan facility for the likes of Mahindra, TATA and VW put together.



Area

2,80,840 SQ.FT.



Activity

Cable harness production



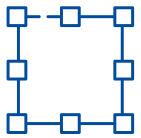
Construction Time

TI Delivered in 7 months including services



AMAZON SORT CENTRE PROJECT HIGHLIGHTS

- Developed one of the largest sorting center for Amazon
- Only sort center servicing Western Maharashtra
- BTS building with roof cladding insulation, extended dock platforms, fire fighting services, high mast poles
- 1km long conveyor belt in place to improve through put in the facility
- Early move in of clients' personnel for machinery installation was given in 6 months
- Daily average turnover of 12 Lakh packages from this facility that services entire Western Maharashtra



Area

1,42,510 SQ.FT.



Activity

Sort Centre

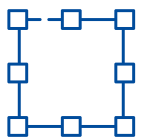


Construction Time

Delivered in 9 months
including services

FMTU DIESEL ENGINE PROJECT HIGHLIGHTS

- Delivered most critical projects in terms of services installed in record timeline of 10 months (Construction timeline)
- End to end services (Design & Built) for Firefighting, Electrical HT/LT, lighting, UPS, HVAC, Process cooling system, Diesel, Oil, Compressor, FAS, CCTV, Data, PA, Visitor management Systems
- 10,650 SQ.FT Office delivered with complete office interiors and fit outs
- Early move in of clients' personnel for machinery installation imported from Germany facilitated with all service connections in 7 months
- Currently 55% of total DG sets produced from the facility are exported to Europe and 45% to USA



Area
1,86,253 SQ.FT.



Activity
Assembly of Engine for DG sets



Construction Time
Delivered in 12 months including services

A Promise, a Pledge and a Plan for The Planet

embrace
BY INDOSPACE



Championing ESG: Our Vision and Pledge to Drive Positive Change

Environmental

Minimize our environmental footprint through

- Sustainable Building Certifications
- Renewable energy generation
- Resource efficiency projects at operation level
- Environmental aspect & impact identification, Standard Operating Procedures
- Training on material environmental topics



Social

Promote health, safety and well-being for our employees, tenants, business partners and communities through

- Awareness & training programmed addressing health, safety, & wellbeing
- Diversity & Inclusion
- Safe work environment
- Hazard identification, risk analysis & control, Standard operating procedures
- Needs based CSR projects



Governance

Enhance Governance & Transparency through

- Aligning with best-in-class Rereporting standards
- Anti-bribery & Corruption Program supported by various policies
- Conducting business activities in compliance with all applicable legal and regulatory requirements
- Continued emphasis on ethics trainings



Greening Our Parks: Sustainable Operations for a Better Future



Design Aspects

- **Skylights**
- **Louvers and Roof Monitors:** Natural ventilation and avoids need of mechanical HVAC requirements
- **Roof Insulations and double-glazed glass facades**
- **Modern low-flow toilet fixtures, rainwater recharging**
- **Roof Design Load** to withstand solar panel load & generation of 70MW Solar Power
- **Sustainable material selection** (fly ash, crushed sand instead of natural sand)



Certified Green Buildings

- Our Buildings are certified to **IFC Edge Advanced/Edge, also to IGBC Green Logistics Parks and Warehouses Rating system**
- IFC Edge Advanced buildings provide **41% savings in energy, 61% savings in water and 67% savings in embodied energy in materials.**
- Buildings certified to IFC Edge Certified, provide **26% energy saving, 38% water saving and 67% less embodied energy in materials.**



Operational Aspects

- **Zero Discharge Sewage Treatment Plants:** Recycle sewage and reduce freshwater intake
- **Organic Waste Converters:** Solid waste management & manure for inhouse plantations
- **Energy efficiency:** Installation of LED lighting, provide energy savings during park operations

Our ESG Initiatives



Renewable Energy

1.96 MW solar rooftop installations completed, & 5.2 MWp installation under progress - This covers captive use & tenant rooftop capacity



Health Focused Initiatives

Health check-up camps and medical consultations to support community



Sustainable Waste Management Programs

Based on the success achieved at Chakan, launch similar projects in other cities



Enhancing Biodiversity

Miyawaki Plantations



TCFD Supporter

Climate Change risk assessments to be undertaken



IGBC and EDGE Certifications

Edge certification received for over 1 Mn. Sq. Ft. of Warehousing Space and only warehouse developer in India to have platinum IGBC ratings for 16 parks

Inspiring Health, Empowering Communities



Health Initiatives

- Creating awareness and promoting safety during National Safety Week celebrations across IndoSpace parks through awareness sessions and trainings.
- Organizing medical camps for employees of our clients at our parks, prioritizing their health and well-being.



Community Initiatives

- Collaborating with communities to foster self-reliance and unlock their potential, leaving a lasting impact on the communities we engage with.
- Conducting vaccination drives across Maharashtra, Tamil Nadu, and Delhi NCR, contributing to the nation's healthcare efforts.
- Distributing water tanks to villages in Khomola to address water shortage challenges and provide essential resources.
- Implementing the Swachh Sundar Chakan program, a zero-waste initiative executed in two villages in the Chakan region, promoting cleanliness and sustainability.

Customer-Centric Initiatives for Convenience and Sustainability



E-bikes

Convenient and eco-friendly commuting within the park, reducing fossil fuel emissions.



Drones

Utilized for virtual site visits and construction updates, enhancing accessibility and efficiency in project management.



Financing Solutions

Options for operating and financial lease for Storage Systems and Handling Equipment, ensuring smooth operations.

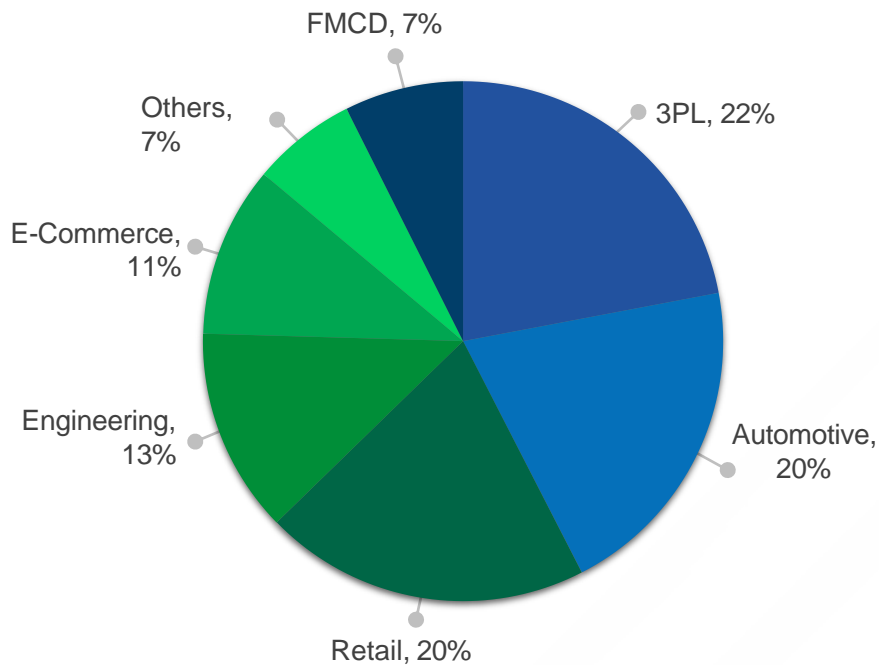


IndoSpace E facility App

Automated solution for visitor management, help desk services, and instant feedback, streamlining processes and enhancing customer experience.

100+ Blue Chip MNC Tenant Base

41% Leased To
Fortune 500 Companies



Portfolio Split – Industry

Automotive



Third-party Logistics



Retail



E-Commerce



Others



Prestigious Awards and Recognition

The Iconic Brand Of India 2022

By The Economic Times Iconic Brands of India Conclave 2022

Best Industrial/Warehouse Developer In India

Ranked No.1 By Euromoney Magazine (Won 7 times, since 2015)

Top 2 Overall Developer

By Euromoney Magazine 2020 and 2022

Pioneer in Large Scale Adoption of Green Logistics Parks in India – 2021

8th IGBC Green Champion Awards 2021

Firm of The Year, India - 2019 – 2021

by PERE Magazine (Leading Publication for the World's Private Real Estate Market)

Quality Excellence in Safety and Environmental Sustainability- 2020 and 2021

10th Manufacturing Supply Chain Leadership Awards

Edge Champion – 2022

By IFC

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Prestigious Awards and Recognition

Best Innovative Green Developer in INDIA – 2020 and 2022

Ranked No.2 By Euromoney Magazine

Best Industrial & Logistics Infrastructure Player - 2017 TO 2020

at the CII Supply Chain & Logistics Excellence (SCALE) National Awards

Indian Industrial & Logistics Real Estate Developer Company of The Year – 2019

Frost & Sullivan

Best Industrial & Logistics Parks in India – 2019

13th ELSC Leadership Awards

Leading Warehouse & Industrial Parks - 2018 and 2019

Warehouse Excellence Awards 2019, IWS



The logo for Indospace, featuring a stylized white icon of a building or structure to the left of the word "INDOSPACE" in a bold, white, sans-serif font.

INDOSPACE

Thank You

