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SPONSOR OVERVIEW

Everstone

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

GLP

- Leading global investment manager and business builder in logistics and related technologies
- AUM of over **US\$ 120 billion**, spanning ~775 million Sq.ft (*upon completion of a previously announced transaction)
- **2,700 + properties, 700+ parks, 1,900 customers**
- **4th** Largest Fund Manager

REALTERM

- North America based real estate PE focused on industrial real estate
- AUM of **over US\$ 9 billion** in assets through a series of private equity funds
- Tenants include leading global logistics organizations, such as DHL, FedEx, UPS, and DB Schenker

**PRESENCE ACROSS
4 CONTINENTS,
23 GEOGRAPHIES WITH
US\$135 BILLION AUM**

SELECT PORTFOLIO INVESTMENTS



GLP GLOBAL PORTFOLIO



REALTERM
NAT

MARKET POSITION

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

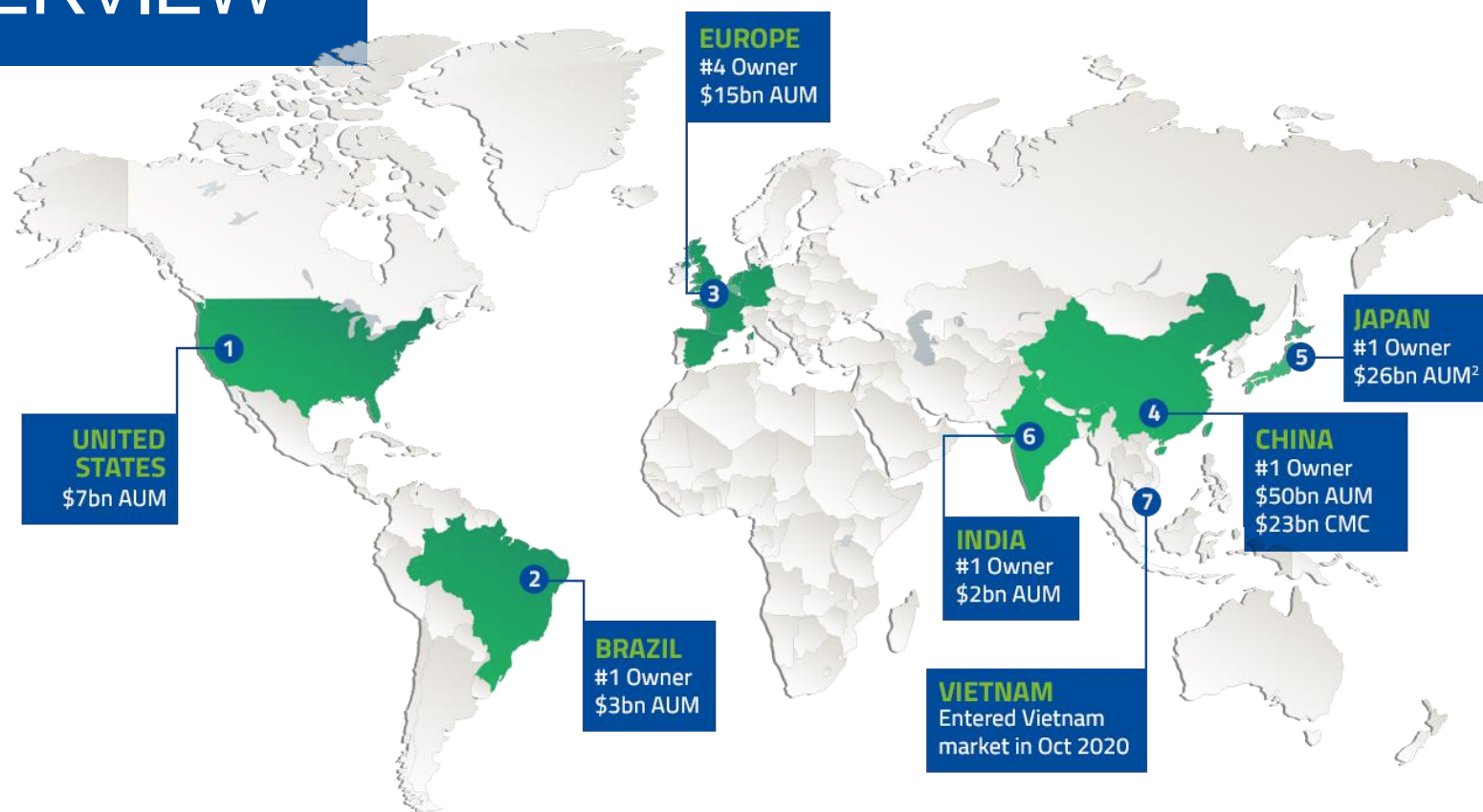


AEROTERM

MARKET POSITION

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

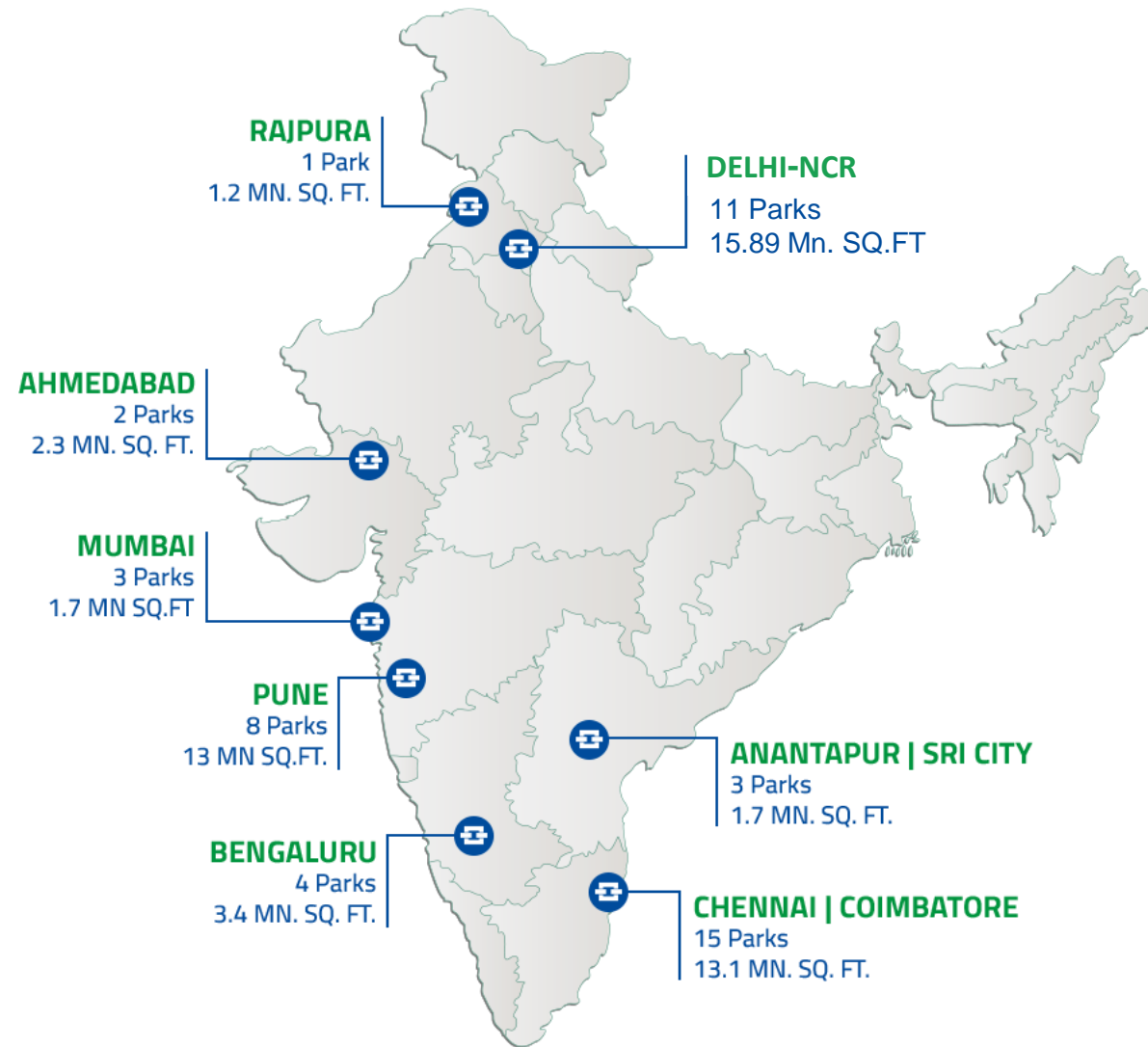
SPONSOR OVERVIEW



Partnership with GLP enables IndoSpace to leverage GLP's fund management, development and operational expertise and resources, as well as GLP's extensive global customer network, to further strengthen IndoSpace's leadership position in India.



INDOSPACE PAN INDIA PRESENCE



10
Markets

47
Parks

2,152
Acres

53 MN
SQ.FT Potential

22.7 MN
SQ.FT Delivered

COMPETITIVE ADVANTAGE TALENT POOL



240+
**DEDICATED
PROFESSIONALS**

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

DEVELOPMENT CAPABILITIES

**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

SAFETY & BUSINESS CONTINUITY INITIATIVES



Self-declaration of health and travel history for all visitors



Mandatory use of masks by everyone in the parks



Use of PPEs by IndoSpace employees



Foot-operated handwash set-up



Discontinuation of biometric systems for attendance



Social distancing protocols at the entry, inside the elevators, canteens, and washrooms



No-contact arrangement for pushing the elevator buttons



Security cabins equipped with temperature guns for daily screening



24x7 ambulance and paramedic services



Regular disinfection and sanitisation of common areas



Isolation Centre for each facility



Tie-ups with local hospitals for medical emergencies



Regular training on COVID-19 safety measures



IndoSpace GoLive Tenant Communication App - a business continuity initiative

RADIATION PROTECTED AND ENERGY CORRECTED SPACES

Because you matter to us... & your spaces matters to you & your team, we ensure that spaces we build are **RADIATION PROTECTED & ENERGY CORRECTED.**

POSITIVELY ENERGIZED SPACES LEAD TO:



Enhanced Health
& Wellbeing For
Teams



Lower Stress,
Lower Conflicts
Among People



Corrected
Accident-prone
Zones



Reduced
Equipment
Failure

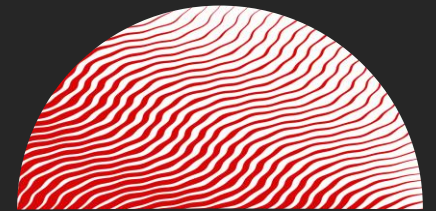


Decreased
Delays In
Operations



Higher Efficiency
& Productivity

What area **ENERGY DISTURBANCES**
& **NEGATIVE RADIATIONS** in the
Environment which impact us?



ELECTRO SMOG

Emitted from all wireless communication devices and large electrical source surrounding us & impacting health.

GEOSTRESS

Harmful Radiations from the Earth. Affects 20% of Earth surface & can cause breakdowns and accidents

DISTURBED NATURAL ENERGY FLOWS

Imbalances due to ground & structural disturbances

CASE STUDY 1

APTIV – CABLE HARNESS PRODUCTION

- Executed TI work for APTIV including office interior, labs, mezzanine floor
- All services under one roof provided to client including end to end connections for kitchen equipment's etc
- 280840 SFT project including mezzanine & amenity buildings delivered in record 07 months including design, built & handover
- Launch of facility from 1st Jan 2021
- Entire floor is densified including dock area



AREA

2,80,840 SQ.FT.

ACTIVITY

Cable Harness Production
for use in Vehicles

CONSTRUCTION TIME

TI Delivered in 07 months
including services

CASE STUDY 2

AMAZON DISTRIBUTION CENTRE

PROJECT HIGHLIGHTS

- Developed one of the largest distribution center for Amazon
- BTS building with roof & cladding insulation, extended dock platforms, fire fighting services, high mast poles
- Early move-in of clients' personnel for machinery installation was given in 6 months
- 142510 SFT project including mezzanine & amenity buildings delivered in record 09 months including design, built & handover
- Building peripheral roads executed in concrete as per Amazon requirement
- Entire floor is densified including dock area



AREA

1,42,510 SQ.FT.

ACTIVITY

Distribution Centre

CONSTRUCTION TIME

Delivered in 09 months including services

CASE STUDY 3

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
- 10650 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
- 186253 SFT project delivery in 12 months including design, built & handover



AREA

1,86,253 SQ.FT.

ACTIVITY

Assembly of Engine for DG sets

CONSTRUCTION TIME

Delivered in 12 months including services

ESG

ENVIRONMENT | SOCIAL | GOVERNANCE



ESG VISION & COMMITMENTS

Our objective is to create long-term positive impact for all our stakeholders, specifically our investors, customers, employees, and communities.

We want to be the partner of choice for all our stakeholders by constantly innovating, providing best-in-class & sustainable products & solutions and operating as per highest governance standards. We aim to achieve this by adopting an integrated approach to ESG.



OUR COMMITMENTS

- ✓ Sustainable Buildings
- ✓ Sustainable Operations (adopting a resource efficient approach)
- ✓ Integrate renewable energy
- ✓ Promote health, safety, well-being for our people, tenants, business partners and community
- ✓ Achieve Customer Excellence (ACE)
- ✓ Develop, motivate & retain talent

ESG VISION & COMMITMENTS



ENVIRONMENT

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 programmes addressing health, safety, & well-being
- ✓ 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 ESG reporting 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

Value Chain approach - Continue to engage & influence our business partners (contractors, suppliers, service providers) on ESG integration

SUSTAINABLE PARKS & OPERATIONS

Design Aspects:

- **Skylights:** Maximize sunlight utilization
- **Louvers and Roof Monitors:** Natural ventilation and avoids need of mechanical HVAC requirements
- **Roof Insulations and double-glazed glass facades:** Optimize energy consumption & provide energy savings to tenants
- **Modern low-flow toilet fixtures, rainwater harvesting:** Optimize water consumption & provide water savings to tenants
- **Roof Design Load:** 7 MN SQ.FT. roof spaces built, capable for implementation of rooftop solar to withstand solar panel load & generation of 70MW Solar Power
- **Sustainable material selection:**
 - Use of fly-ash to reduce cement consumption, hence supporting circular economy principles
 - Use of crushed sand instead of natural sand

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.

Green Building Certifications

Our Buildings are certified to IFC Edge Advanced/Edge, also to IGBC Green Logistics Parks and Warehouses Rating system

- Buildings certified to IFC Edge Advanced & 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.

SUSTAINABLE PARKS & OPERATIONS

Intangible Benefits

- ✓ Conservation of natural resources
- ✓ Better health & well-being of occupants and higher productivity of workforce.
- ✓ Enhanced basic amenities/facilities for occupants, drivers & construction workforce, park security, service vehicle parking and
- ✓ Green measures beyond the fence for nearby communities



ESG - PART OF THE INDOSPACE DNA

Certified by IGBC & EDGE



- ✓ We are a founding member of the IGBC and play an active role in advocacy of green buildings
- ✓ IndoSpace has received the esteemed Edge & Edge advanced certifications for their warehouses.
- ✓ We have received 38 Edge certifications and 40+ Edge pre-certifications.
- ✓ IndoSpace is the first company in India to be awarded the Platinum Certificate by IGBC for Green Logistics Parks & Warehouses for its logistics parks at Luhari in Delhi NCR
- ✓ We have also won platinum certifications for Chakan I in Maharashtra as well as Oragadam I & Oragadam I Phase II in Tamil Nadu.

AA+ Rating by ICRA



- ✓ IndoSpace Core Portfolio has been rated as AA+ with a stable outlook based on the review of the portfolio, operating capabilities, leadership position of the sponsor group, financial discipline, and sector outlook.
- ✓ This is the highest rating assigned by ICRA to any real estate or infrastructure portfolio in the unregulated space, and more so, being a purely non-recourse structure.
- ✓ ICRA is India's leading rating firm and a Moody's Investor Service Company.

Green Loan from HSBC



- ✓ IndoSpace Core raised Rs 1,000 crore from HSBC to finance or refinance certified green projects.
- ✓ The green buildings have also achieved the EDGE green building certification developed by the IFC, a member of the World Bank Group. This deal is the first of its kind in the organised warehousing space in India.

HEALTH & SAFETY INITIATIVES



Medical camps for employees of clients at our parks



Awareness sessions and trainings during National Safety Week celebrations across IndoSpace parks



Fire drills at IndoSpace Parks

COMMUNITY INITIATIVES

IndoSpace is working together with communities for greater self-reliance and unlocking their potential. As our network spreads across the nation, we wish to leave a lasting impact on the communities we touch.



Ration distributed to villages in Tamil Nadu, Maharashtra, Andhra Pradesh, Karnataka

PPE kits and ventilators donated to Covid-Centre in Pune



Fitness bands distributed to police personnel in Chakan (Pune)



Vaccination drive conducted across Maharashtra, Tamil Nadu and Delhi-NCR



Water tanks distributed to villages in Khopoli to help tide over water shortage problems



Swachh Sundar Chakan – A zero waste program executed for 2 villages in the Chakan region

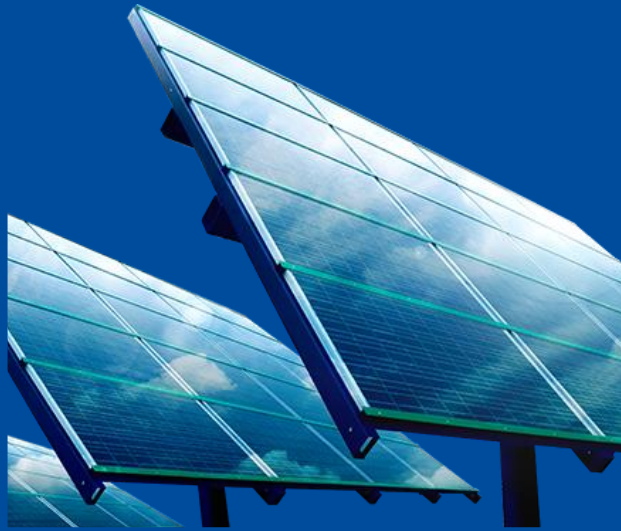
INDOSPACE CUSTOMER INITIATIVES



Rooftop Solar Panels for greener, cost effective energy. Offered with flexible business model



Financing Solutions for Storage Systems and Handling Equipment, with options for operating & financial lease



Use of drones for virtual site visits and construction updates



IndoSpace E-facility App – Automated solution for visitor Management, Help Desk and Instant Feedback

ENHANCED PARK INFRASTRUCTURE & AMENITIES



Pre-built infrastructure for last mile connectivity



Connection to sewage line from toilets to onsite STP



Security Gate & boom barrier at main entrance



Property Management Office



Asphalt road for access & internal circulation for 40 feet containers



Dedicated Parking for cars. 2 wheelers, trailers. Drivers' rest area & toilets



Onsite electrical HT power line and water connection



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



External lighting to common areas & roads



Rainwater Harvesting



First Aid Centre



Green belt with tree plantations



SUPERIOR BUILDING INFRASTRUCTURE



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

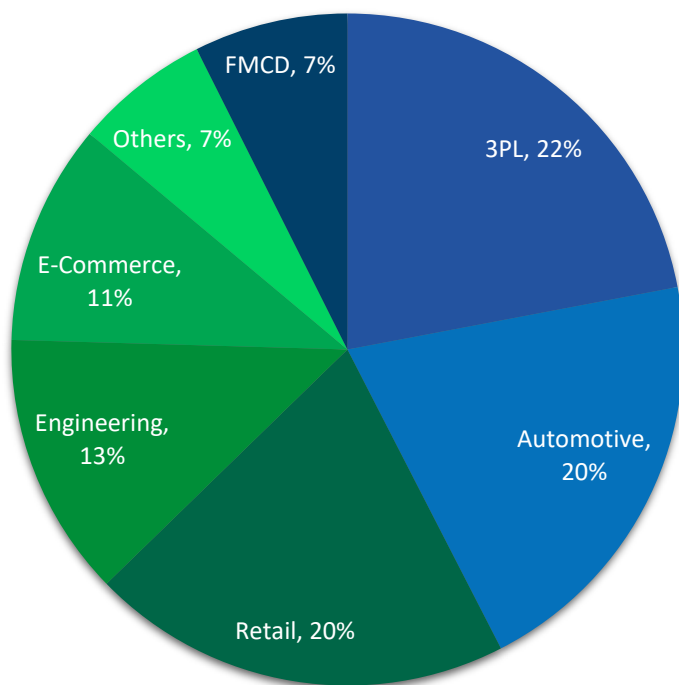


Concrete Truck Apron, 16.5 M (from face to dock wall to pavement)



100+ BLUE CHIP MNC TENANT BASE

41% LEASED TO **FORTUNE 500** COMPANIES



PORTFOLIO SPLIT – INDUSTRY

AUTOMOTIVE					
THIRD-PARTY LOGISTICS					
RETAIL					
E-COMMERCE					
OTHERS					

REWARDS & 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

REWARDS & RECOGNITION

BEST INNOVATIVE GREEN DEVELOPER IN INDIA – 2020 and 2022

Ranked No.1 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

GLIMPSES OF OUR PARKS



Strictly Private & Confidential. Not for further distribution.



MARKET DOMINATION IN PUNE

13.08 MN SQ. FT.

IndoSpace Chakan 0.06 MN SQ. FT.	IndoSpace Chakan I 1.74 MN SQ. FT.	IndoSpace Chakan II 0.98 MN SQ. FT.	IndoSpace Chakan III 1.54 MN SQ. FT.	IndoSpace Chakan Destination 0.06 MN SQ. FT.
IndoSpace Chakan I Phase II 0.96 MN SQ. FT.	IndoSpace Chakan I Phase III 0.64 MN SQ. FT.	IndoSpace Chakan V 4.54 MN SQ. FT.	IndoSpace Ranjangaon RVK 2.56MN SQ. FT.	
13.08 MN SQ.FT across 9 parks 0.59 M sq.ft. of ready space				

Developer of choice for various multinational occupiers (Ikea, Reliance, Maersk, DHL)

INDOSPACE | CHAKAN, PUNE



INDOSPACE | LUHARI, NCR



INDOSPACE | ORAGADAM, CHENNAI



REGION-WISE PORTFOLIO



INDOSPACE NORTH – PORTFOLIO **DELHI NCR & PUNJAB**

LUHARI (Delhi NCR)



01 IS Logistics Park
Luhari I
Land: 39 Acres
Area: 0.98 Mn SF



02 IS Logistics Park
Luhari II
Land: 27 Acres
Area: 0.71 Mn SF



03 IS Logistics Park
Luhari III
Land: 64 Acres
Area: 1.71 Mn SF



04 IS Logistics Park
Luhari IV
Land: 55 Acres
Area: 1.39 Mn SF

BADLI (Delhi NCR)



01 IS Industrial &
Logistics Park Badli
Land: 153 Acres
Area: 3.74 Mn SF

BHAPRODA (Delhi NCR)



01 IS Logistics Park
Bhaproda
Land: 49 Acres
Area: 1.22 Mn SF

TAORU (Delhi NCR)



01 IS Logistics Park
Taoru
Land: 49 Acres
Area: 1.53 Mn SF

FARUKHNAGAR (Delhi NCR)



01 IS Logistics Park
Farukhnagar
(a joint venture with
Reliance MET)
Land: 56 Acres
Area: 1.41 Mn SF

RAJPURA (PUNJAB)



01 IS Logistic Park
Rajpura I
Land: 47 Acres
Area: 1.24 Mn SF

INDOSPACE WEST – PORTFOLIO **PUNE**

CHAKAN



01 IS Logistics Park Chakan I
Land: 92 Acres
Area: 1.74 Mn SF



02 IS Industrial & Logistics Park Chakan I Phase II
Land: 38 Acres
Area: 0.96 Mn SF



03 IS Industrial Park Chakan II
Land: 43 Acres
Area: 0.98 Mn SF



04 IS Industrial Park Chakan III
Land: 77 Acres
Area: 1.54 Mn SF



05 IS Industrial Park Chakan I Phase III
Land: 37 Acres
Area: 0.64 Mn SF

 INDOSPACE

06 IS Logistics Park Chakan
Land: 5 Acres
Area: 0.06 Mn SF

 INDOSPACE

07 IS Logistics Park Chakan V
Land: 188 Acres
Area: 4.54 Mn SF

 INDOSPACE

08 IS Chakan Destination
Land: 5 Acres
Area: 0.06 Mn SF

RANJANGAON



01 IS Industrial Park Ranjangaon
Land: 104 Acres
Area: 2.56 Mn SF

[Continued >>](#)

INDOSPACE WEST – PORTFOLIO **MUMBAI & AHMEDABAD**

KHOPOLI (MUMBAI)



01

IS Industrial & Logistics Park Khopoli I
Land: 17 Acres
Area: 0.28 Mn SF



02

IS Industrial & Logistics Park Khopoli II
Land: 59 Acres
Area: 1.22 Mn SF

 **INDOSPACE**

03

Chembur Mumbai
Land: 2.14 Acres
Area: 0.17 Mn SF

AHMEDABAD



01

IS Industrial & Logistics Park Bavla
Land: 50 Acres
Area: 1.26 Mn SF



02

IS Industrial & Logistics Park Becharaji
Land: 44 Acres
Area: 1.02 Mn SF

INDOSPACE SOUTH I – PORTFOLIO

BENGALURU, COIMBATORE & SRICITY

SRI CITY



01 IS Industrial & Logistics Park Sri City I
Land: 30 Acres
Area: 0.72 Mn SF



02 IS Industrial & Logistics Park Sri City II
Land: 11 Acres
Area: 0.27 Mn SF

ANANTAPUR



01 IS Industrial Park Anantapur
Land: 29 Acres
Area: 0.70 Mn SF

COIMBATORE



01 IS SKLL Logistics Park Coimbatore
Land: 24 Acres
Area: 0.59 Mn SF

BENGALURU



01 IS Logistic Complex Bommasandra
Land: 5 Acres
Area: 1.00 Mn SF



02 IS Industrial & Logistics Park Nelamangala
Land: 17 Acres
Area: 0.43 Mn SF



03 IS Industrial & Logistics Park Narsapura I
Land: 64 Acres
Area: 1.59 Mn SF

 **INDOSPACE**

04 IS Logistic Park Nelamangala II
Land: 19 Acres
Area: 0.35 Mn SF

INDOSPACE SOUTH II – PORTFOLIO **CHENNAI**

ORAGADAM



01 IS Industrial Park Oragadam I
Land: 59 Acres
Area: 1.50 Mn SF



02 IS Industrial Park Oragadam I, PH II
Land: 14 Acres
Area: 0.31 Mn SF



03 IS Industrial Park Oragadam II
Land: 33 Acres
Area: 0.78 Mn SF



04 IS Industrial Park Oragadam II, PH II
Land: 22 Acres
Area: 0.52 Mn SF



05 IS Park Oragadam III & IV
Land: 125 Acres
Area: 3.2 Mn SF

POLLIVAKKAM



01 IS Industrial Park Pollivakkam
Land: 40 Acres
Area: 0.96 Mn SF

VALLAM



01 IS Industrial Park Vallam
Land: 35 Acres
Area: 0.88 Mn SF



01 IS Logistic Park Vallam II
Land: 50 Acres
Area: 1.33 Mn SF

PUDOVOYAL



01 IS Logistic Park Puduvoyal
Land: 12 Acres
Area: 0.42 Mn SF

[Continued >>](#)

INDOSPACE SOUTH II – PORTFOLIO CHENNAI

MEVALURKUPPAM



01

**IS Industrial Park
Meva**

Land: 15 Acres

Area: 0.43 Mn SF

KOODAPAKKAM



01

**IS Sugai Industrial
Park**

Land: 27 Acres

Area: 0.61 Mn SF

VISHNUVAKKAM



01

**IS Industrial &
Logistics Park
Vishnuvakkam**

Land: 48 Acres

Area: 1.05 Mn SF

KUNNAM

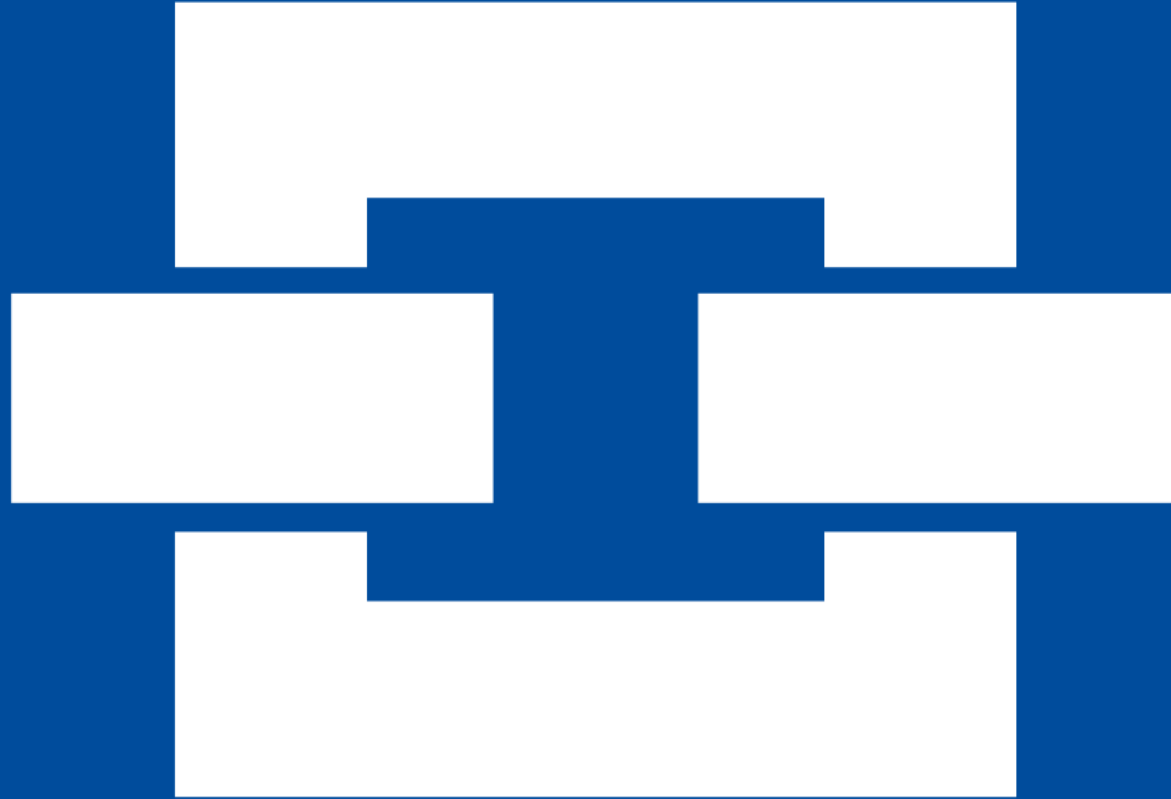


01

**IS Industrial &
Logistics Park
Kunnam**

Land: 23 Acres

Area: 0.49 Mn SF



THANK YOU