



Partnering India's responsible growth

Formed in 2007, through a collaboration of the Everstone Group and Realterm, IndoSpace introduced world-class industrial and logistic real estate solutions to India.

IndoSpace has pioneered the growth of the industrial and logistics real estate industry in India. As an industry leader, we believe in leading by example and setting precedents that benefit all. We continue to bring the best of innovation, international processes, and productivity practices into the ecosystem through our association with global industry leaders like GLP.

We pioneered several best practices in the industry with, EDGE and IGBC-certified buildings that use holistic sustainability principles, to improve operating performance and creating positive environmental impact. Our award-winning parks have constantly set the industry benchmark. Our accelerated growth rates facilitated our pan-India service presence across ten markets, and we partner with 100+ MNCs in India.

46
Operational parks

2,100+
acres
Land bank

USD 2.1
Billion
in AUM

52 Mn sq ft
Size of portfolio



Vision

To create and operate the finest and largest network of Industrial & Logistics assets in India.



Mission

To be the partner of choice for all our stakeholders by constantly innovating, providing best-in-class solutions, and operating with the highest governance



Core values

INTEGRITY

We do what is right, irrespective of circumstance or consequence.

INNOVATION

We raise the bar by introducing new ideas, technologies, and solutions to meet our clients' needs and stay ahead of the curve.

TEAMWORK

We work together to create shared success for our employees and customers.

EXCELLENCE

We outperform ourselves and set new benchmarks for quality and service delivery.

TRUST

We are dependable and always willing to walk the extra mile for all our customers and stakeholders.

Backed by eminent sponsors



The Everstone Group is a leading independent institutional platform for private capital in India and Southeast Asia, with assets in excess of USD 6 Billion across private equity, real estate, credit, green infrastructure and venture capital. Everstone invests for the long term, and forms enduring partnerships that help build a strong platform for continuing success in the future.

APPROACH TOWARDS ESG

The Group believes in creating a sustainable, global financial system through responsible investing. It has adopted and incorporated appropriate ESG standards throughout its investment processes. These include regulatory compliances, environmental issues, social responsibility matters, sustainability and ethical business practices.

To know more visit: www.everstonecapital.com



GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance, and related technologies. With a total AUM of USD 120 Billion, GLP's combined investing and operating expertise allows them to create value for their customers and investors.

APPROACH TOWARDS ESG

GLP is committed to a broad range of ESG commitments that elevate their business, create value for its investors, support its employees and customers, and show respect to the local communities in which it works.

GLP's focus on improving efficiency across its businesses through the use and integration of data and technology. Through this, it has been able to reduce consumption, better manage assets and invest capital more efficiently, which in turn generates better returns, reduces costs and supports its global employees.

To know more visit: <https://www.glp.com/global/>



Realterm is an independent global investment manager focused on the transportation industry. Realterm acquire, develop, finance and manage differentiated real estate and infrastructure assets serving land, air, sea and rail networks in North America, Europe and Asia. Realterm currently manages over USD 11 Billion in assets through five transportation logistics-oriented private equity funds.

APPROACH TOWARDS ESG

Citizenship and sustainability are core values of the Realterm business. By making sustainability a central value of its daily activities, Realterm adds to the already positive societal impact of its services and operations that reduce risk, create opportunity, bring efficiency, and enhance its reputation.

To know more visit: <https://www.realterm.com/>

Milestones

2007-2009

- Launched through the collaboration of Everstone Capital, India and Southeast Asia's leading private equity firm, and Realterm, a US-based logistics investment manager
- Unveiled its maiden fund IndoSpace Logistics Parks (ILP) and raised USD 240 Mn
- Took the first step towards becoming India's largest commercial real estate developer
- Bought first land parcel in Chakan, Pune

2010-2012

- Kicked off its journey in industrial logistics with the launch of the first-phase construction of over 1.7 Mn sq ft at Chakan
- Increased land bank steadily to 500+ acres
- Reached 1 sq ft fit of available assets for lease

2013-2014

- Entered into the expansion stage
- Raised USD 344 Mn through ILP II
- Commenced the development of industrial clusters across 10 locations, close to urban hubs and road networks

2015-2016

- Expanded real estate portfolio in size and value to reach 5 Mn sq ft of developed space
- Received the first in a series of Euromoney awards recognising IndoSpace as the 'Best Developer of Industrial Real Estate in India'
- Received several other international recognitions

2017-2018

- Consolidated scale and leadership with completed portfolio at 13 Mn sq ft
- Land bank exceeds 1,300 acres
- Established IndoSpace Core, a USD 1.2 Billion joint venture with CPPIB
- Joined forces with GLP
- Raised USD 580 million through ILPIII

2019-2020

- Accelerated leadership position with entry into Punjab and Andhra Pradesh
- Established presence in 10 markets and 19 locations
- Full exit from IndoSpace Logistics Parks (First fund)
- Crossed 15 Mn sq ft of completed portfolio
- PERE listed us as "Firm of the Year in India" and Euromoney ranked us among the "Top Three Overall Developers in India"

2021....

- 2,100+ acres of total land bank in India
- 21+ Mn sq ft of developed parks

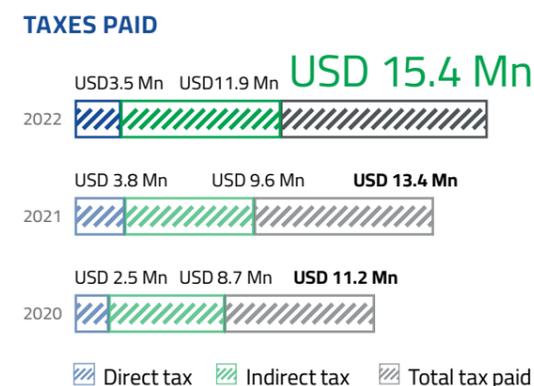
Economic performance

Our robust business model enabled us to create consistent value over the long term, despite facing a challenging year. Our business underpinned with the rigour of its employees and aided with the support of our stakeholders ensured good performance during FY22.

Presence



Key performance indicators



PARTICULARS	Fund Size	Mn sq ft	Land bank in acres	Number of parks	Locations
Core	USD 1.2 Bn*	12	474.8	13	Chakan, Luhari, Oragadam, Bommasandra, Polivakkam, Pudevoyal, Vallam
ILP II	USD 343.7 Mn	13	574.8	13	Ranjaon, Khopoli Narsapura, Nelamangala, Oragadam, Badli, Bhaproda, Chittoor
ILP III	USD 580 Mn	27	1,108.3	20	Chakan, Coimbatore, Bavla, Luhari, Mevalurkuppam, Rajpura, Koodapakkam, Taoru, Becharaji, Vishnuvakkam, Kunnam, Anantapur Vallam, Ullavur, Bilaspur, Farukhnagar, Nelamangala, Mankhur

* Target fund size