

KHOPOLI I & II, MUMBAI



THE LEADERS THAT HELP YOU LEAD.

We are IndoSpace - the largest investor, developer and manager of prime industrial and logistics real estate in India.

Since IndoSpace's inception in 2007, we revolutionised the industrial and logistics real estate space and contributed to the establishment of a billion-dollar modern warehousing industry, as it stands today.

With over 3 billion USD in investment, we are the only developer and investor with state-of-the-art facilities at more key locations across India than any other, and we are consistently growing.

From being an industry leader in India to having global strength, we are committed to our leadership position. Our partnership with GLP, one of the world's largest developers of logistics real estate and a global investment manager, enables IndoSpace to provide global expertise and network, and the latest designs and technologies for efficient, custom-built facilities for our clients.

Our award-winning parks have consistently set the benchmark for the industry in terms of quality, services, sustainability and governance.

Over the past decade, our dedication to best practices has won us recognition and awards from around the world.

Not surprisingly, IndoSpace is the partner-of-choice for leading multinationals and progressive Indian companies looking to expand their footprint.



Awarded **Best Industrial/Warehouse Developer in India 2015-2020**
(Won six years in a row)
by Euromoney Magazine



Goal to build a pipeline of **120 mn. sq. ft.** of modern industrial and logistics infrastructure

BACKED BY GLOBAL LEADERS

EVERSTONE

GLP

REALTERM
LOGISTICS

Total Commitment of

3 Billion USD

Across

44 Parks

Portfolio of

49 mn. sq. ft.
(4.08 mn. sq. m)

Clients in India

100 +





AN ALLIANCE OF LEADERSHIP

IndoSpace has established a long-term partnership with GLP, a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies with 89 billion USD worth of assets under management and a deep logistics sector expertise.

GLP has one of the largest real estate footprints in the world with a global portfolio of approximately 650 mn. sq. ft. (60.4 mn. sq. m), and uses its operational expertise, global scale and local presence to create valuable logistics ecosystems.

This partnership enables IndoSpace to leverage GLP's expertise in **fund management, development and operations**, as well as **access their extensive global customer network**, which can further strengthen our leadership position and create a unique technology-led logistics investment strategy in India.



A SNAPSHOT OF GLP:



2200+ properties across 700+ parks



650 mn. sq. ft./60.4 mn. sq. m global portfolio



89 billion USD worth of assets under management



Presence in 16 countries

OUR PARKS ARE GOOD FOR YOUR BUSINESS

AND THE PLANET

INDOSPACE BUILDINGS ARE CERTIFIED BY EDGE AND IGBC



As India's leader in industrial and logistics parks, IndoSpace is committed towards sustainability. We pioneered green warehousing in India.

As a founding member of the Indian Green Building Council (IGBC), IndoSpace plays an active role in the advocacy of green buildings. Our ultimate aim is both greater profitability and a healthier environment for everyone.

IndoSpace is also the **first organisation in India to be awarded the Platinum certification under the IGBC logistics parks and warehousing rating system**. This certification recognises IndoSpace's global leadership in green building parameters including Green Design, Construction and Operations, an unprecedented feat in Indian industrial and logistics real estate.

IndoSpace has also won the esteemed EDGE Certification from Green Business Certification Inc. (GBCI). Our assets and infrastructure are designed and constructed for reducing carbon footprint, resulting in **energy savings, water savings, selection of materials that embody less energy and dust-free environment during construction, among others**.

- Efficient water treatment systems
- Low-flow water fixtures
- Optimised orientation and height
- Sustainable and thermally efficient building envelope

ESG Compliance:

- Commitment to reduce GHG emissions
- EDGE certification for all future buildings
- Implementation of rooftop solar panels
- ESDD studies conducted for all new acquisitions as per the IFC Performance Standards



ENVIRONMENTALLY RESPONSIBLE BY DESIGN

Our facilities fulfil environmental responsibilities by incorporating open spaces and tree plantations and maintaining existing soil conditions.

TECHNOLOGY FOR THE ENVIRONMENT

We ensure minimum impact on the environment through higher ecology standards and by embracing new technology.



INTELLIGENT HARVESTING OF RAINWATER

Water runoff is minimised and groundwater is recharged through rainwater harvesting systems.



SMART VENTILATION FOR SMART POWER SAVING

Passive ventilation building design eliminates dependency on mechanical ventilation, thereby saving power.



EFFICIENCY IN ENERGY THAT'S GOOD FOR THE PLANET

LED lights and skylights that use natural light help increase energy efficiency.



RECYCLE. REUSE. REPURPOSE.

Our building designs promote the use of non-hazardous and recyclable materials.



THE REWARDS OF LEADERSHIP





THE REWARDS OF LEADERSHIP



BEST INDUSTRIAL/WAREHOUSING PROJECT FOR CHAKAN I- 2022

at The Economic Times Real Estate Awards 2022 - West



PIONEER IN LARGE SCALE ADOPTION OF GREEN LOGISTICS PARKS IN INDIA - 2021

at the 8th IGBC Green Champion Awards



FIRM OF THE YEAR, INDIA – 2019, 2020 AND 2021

by PERE Magazine (Leading publication for the world's private real estate market)



BEST INDUSTRIAL/WAREHOUSE DEVELOPER IN INDIA 2015 TO 2020

by Euromoney Magazine (Won six years in a row)



TOP 3 OVERALL DEVELOPERS IN INDIA - 2019 AND 2020

ranked by Euromoney Magazine



BEST INNOVATIVE GREEN DEVELOPER IN INDIA - 2020

ranked No. 1 by Euromoney Magazine



BEST INDUSTRIAL & LOGISTICS INFRASTRUCTURE PLAYER - 2017 TO 2020

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



QUALITY EXCELLENCE IN SAFETY AND ENVIRONMENTAL SUSTAINABILITY - 2020

at the Manufacturing Supply Chain Awards



BEST INDUSTRIAL & LOGISTICS PARKS IN INDIA - 2019

at the 13th Express Logistics & Supply Chain Conclave



LEADING WAREHOUSE & INDUSTRIAL PARKS - 2018 AND 2019

at the Warehouse Excellence Awards by Reedmanch



INDIAN INDUSTRIAL & LOGISTICS REAL ESTATE DEVELOPER COMPANY OF THE YEAR - 2019

at the Frost & Sullivan India Best Practices Awards



BEST WAREHOUSING PROJECT OF THE YEAR - INDOSPACE LOGISTICS PARK LUHARI - 2018

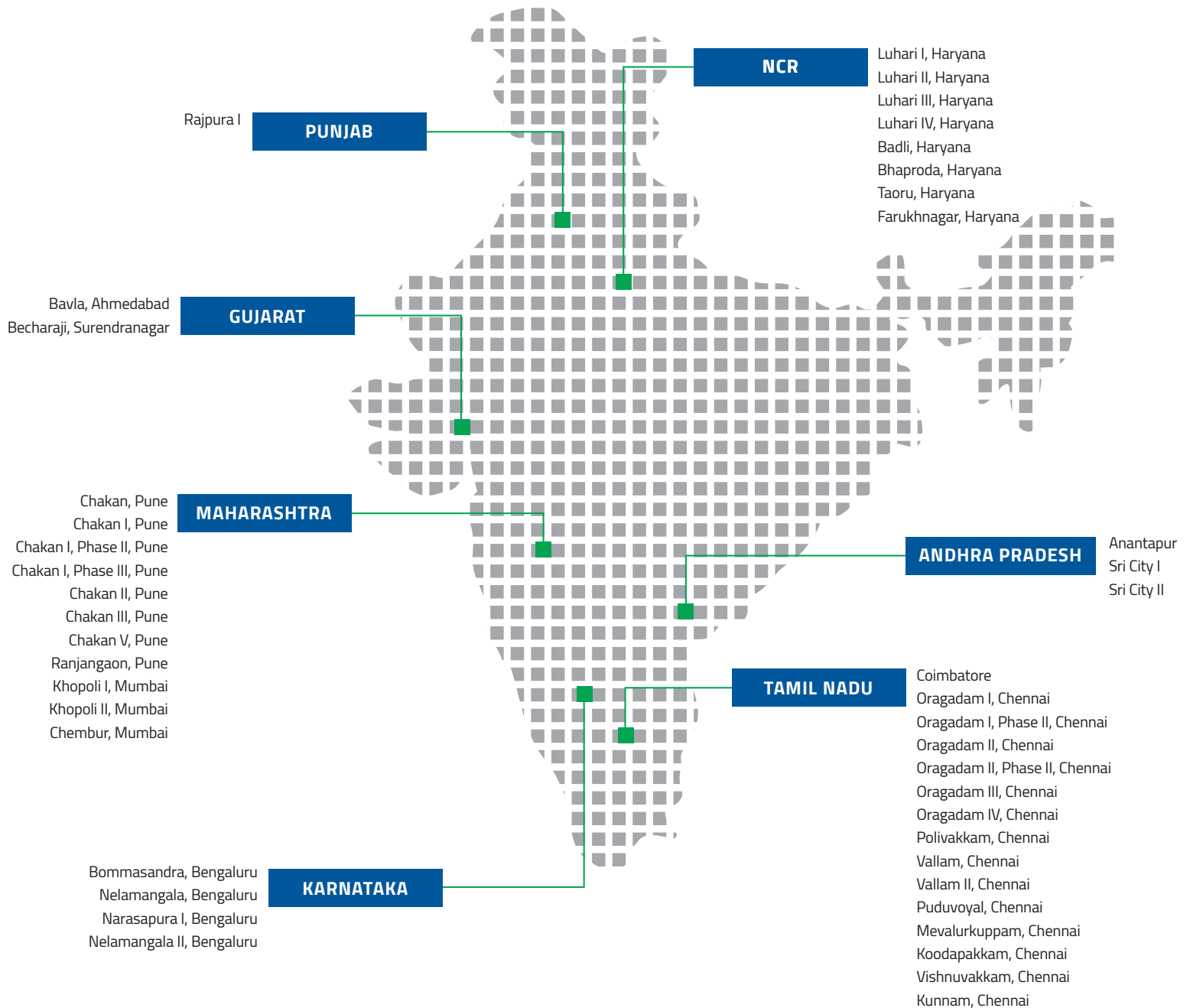
at the National Awards for Marketing Excellence
(For Excellence in Infrastructure and Construction) by Times Network



DEVELOPER OF THE YEAR (WAREHOUSING) - 2018

at the National Awards for Marketing Excellence (For Excellence in Infrastructure and Construction) by Times Network

THE LEADERSHIP EDGE: PAN-INDIA PRESENCE



VERSATILE SOLUTIONS

READY-TO-MOVE-IN

Our industrial and logistics parks meet the needs of most clients in terms of size, grade and lease terms, allowing cost-effective solutions.



BUILT-TO-SUIT

We build close partnerships with our clients to understand their needs and use our expertise in industry-specific, state-of-the-art infrastructure and logistics facilities to deliver the most optimal solution.



Your team has made fantastic arrangements for temperature scan, disinfesting vehicles and hand sanitisation at entrance. It gives us much confidence with all tenants working around. Hats off to your Facility Management team!



Rahul Bokil

Head, Logistics & Supply Chain - SKF



ABOUT MUMBAI

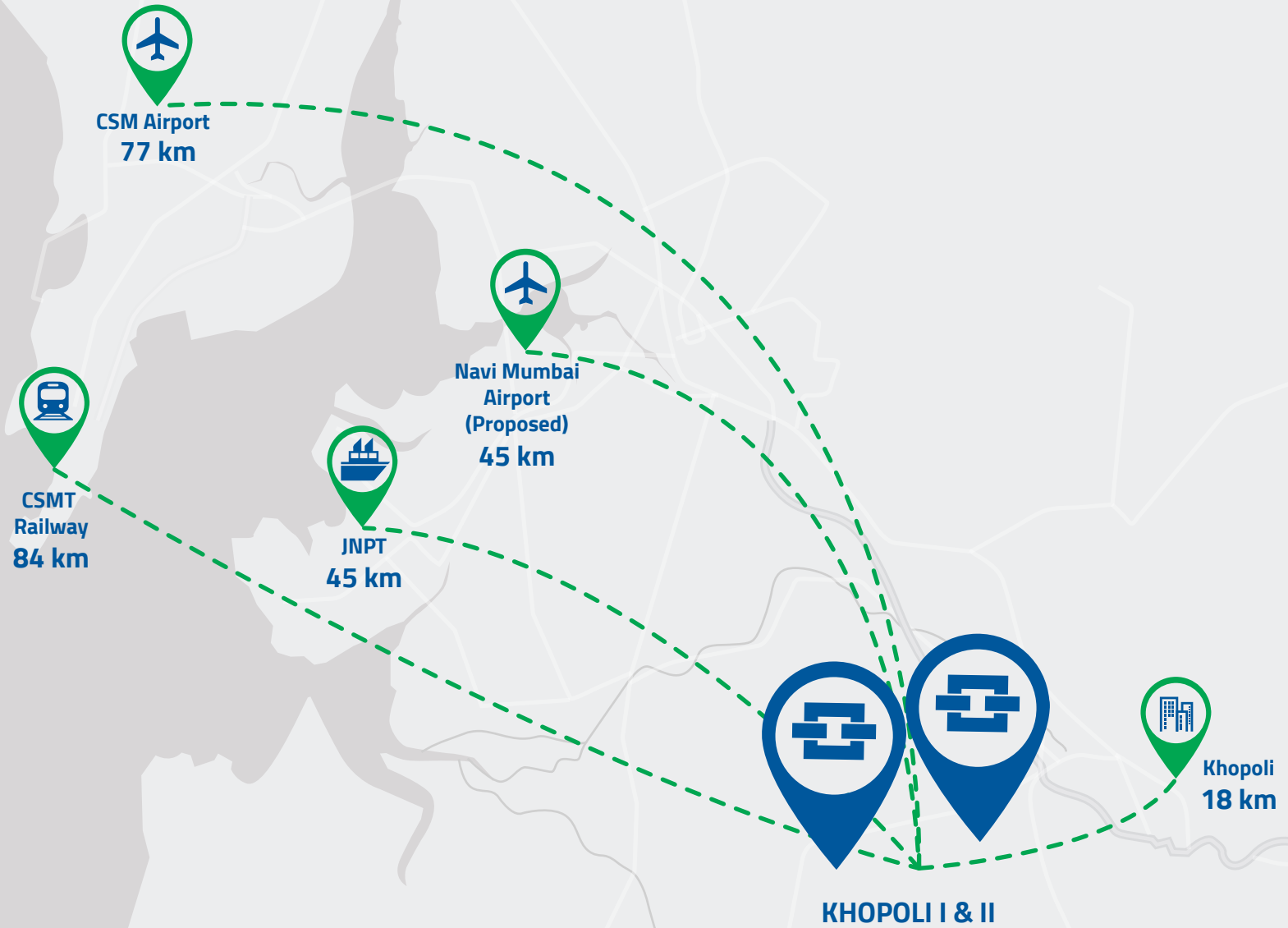
Mumbai is the financial, commercial and entertainment capital of India. This non-stop city is one of the world's top ten centres of commerce in terms of global financial flow, generating 6.16% of India's GDP. This island city also accounts for 25% of industrial output, 70% of maritime trade in India via Mumbai Port Trust and JNPT and 70% of capital transactions pertaining to India's economy.*

ABOUT KHOPOLI

Khopoli is a busy industrial locality situated in the Khalapur taluka of Raigad district in Maharashtra. This place has the unique distinction of being one of India's well-planned districts in terms of infrastructure, construction, development and transport. Khopoli's excellent connectivity to the Mumbai-Pune Expressway, Central Railway, Nhava Sheva Port and the upcoming Navi Mumbai International Airport (NMIA), makes it a strategic location for industrial and warehousing development. Moreover, it is situated between Mumbai and Pune – two of the biggest markets in the region.

INDOSPACE AT KHOPOLI

IndoSpace has two parks at Khopoli, which are located on Pen-Khopoli Road (NH-166D), about 8 km away from the Mumbai-Pune Expressway. They fall in the vicinity of NH-48, a key national highway that seamlessly connects the site with Gujarat and Karnataka. Major industrial players in the region include Mahindra UGINE Steel Company, Uttam Galva Steel, Bhushan Steel, Ispat Steel, Colour Labs, Wartsila India, Alta Laboratories, Britannia Industries, Parle and Huhtamaki PPL. Godrej & Boyce also recently set up a smart manufacturing complex here in proximity to the parks.



KHOPOLI I & KHOPOLI II

STRATEGIC LOCATION

KHOPOLI I

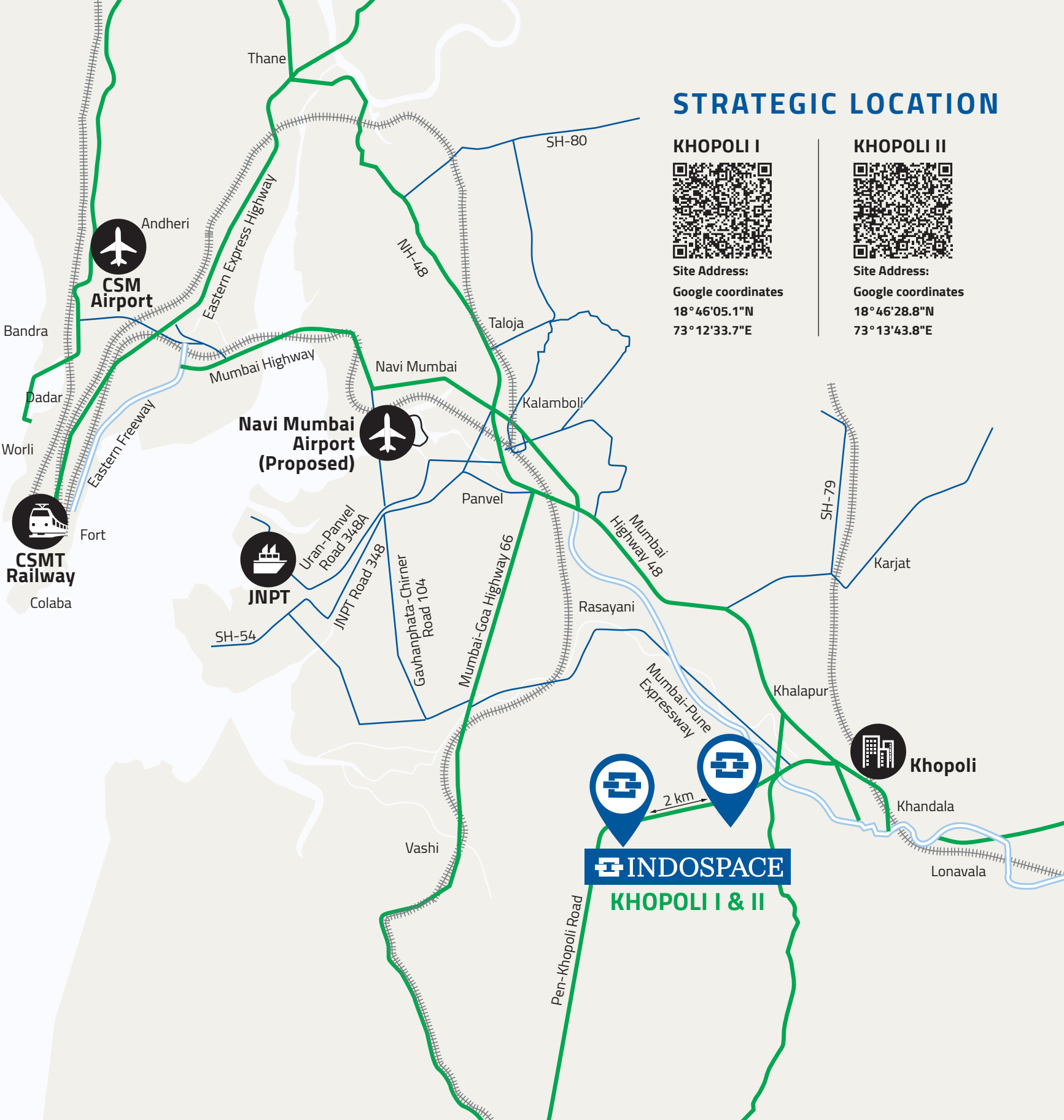


Site Address:
Google coordinates
18°46'05.1"N
73°12'33.7"E

KHOPOLI II



Site Address:
Google coordinates
18°46'28.8"N
73°13'43.8"E



OVERVIEW OF INDOSPACE INDUSTRIAL & LOGISTICS PARK KHOPOLI I



TOTAL LAND PARCEL	TOTAL CHARGEABLE AREA	TYPE OF LAND
17 Acres	2,78,785 sq. ft. (25,900 sq. m)	Suitable for Warehousing and Industrial Development

MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL & LOGISTICS PARK KHOPOLI I

FMO	Facility Management Office/First-Aid Room and Control Room
SS	Substation
UGT	Underground Water Tank
STP	Sewage Treatment Plant
OWC	Organic Waste Converter
MR	Metering Room
RWHP	Rainwater Harvesting Pond
CAS	Common Amenity Space
GH	Gate House
RG	Recreation Ground
	Common Parking Area
	Trailer Parking
	Utility Space



TOP LAYOUT VIEW OF INDOSPACE INDUSTRIAL & LOGISTICS PARK KHOPOLI I



OVERVIEW OF INDOSPACE INDUSTRIAL & LOGISTICS PARK KHOPOLI II



TOTAL LAND PARCEL	TOTAL CHARGEABLE AREA	TYPE OF LAND
59 Acres	1,221,989 sq. ft. (113,526 sq. m)	Suitable for Warehousing and Industrial Development

MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL & LOGISTICS PARK KHOPOLI II

FMO	Facility Management Office/First-Aid Room and Control Room		
SS	Substation	CAS	Common Amenity Space
UGT	Underground Water Tank	GH	Gate House
STP	Sewage Treatment Plant	RG	Recreation Ground
OWC	Organic Waste Converter		Common Parking Area
MR	Metering Room		Trailer Parking
RWHP	Rainwater Harvesting Pond		Utility Space



TOP LAYOUT VIEW OF INDOSPACE INDUSTRIAL & LOGISTICS PARK KHOPOLI II





ASSURED MAINTENANCE

To ensure that our clients receive the best possible service, all our estates have in-house Facility Management teams that tend to our clients' operational needs and check that maintenance as well as presentation standards are exceptional. Dedicated Building Managers provide on-site support for day-to-day operations while Facility and Leasing Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.

ENHANCED PARK INFRASTRUCTURE AND AMENITIES



Pre-built state-of-the-art infrastructure to the last mile connectivity (plug and play)



Separate water supply for domestic and flushing needs



24X7 manned security gate with CCTV and boom barrier at main park entrance



Facility management office



Asphalt road for access and internal circulation of 40-ft-long containers



Drivers' rest area and toilets



Availability at park to supply power 5.5 VA/sq. ft.* and 1.25 VA/sq. ft.**



Fire-fighting ring main loop with fire hydrants, water storage tank, and pump room inline with FM/NFPA/NBC standard



External lighting to common areas and roads



Rainwater harvesting



First aid centre



Green belt with tree plantations and drip/sprinklers irrigation system



Organic waste generated by client converted to manure



Sewage treatment plant - MBBR-based advanced technology to treat sewage

SUPERIOR BUILDING STRUCTURE



STRUCTURE

Pre-engineered building, optimised column spacing, and mezzanine level for office



WALL

Pre-cast concrete walls up to 3.64 m and metal panels up to roof



TRUCK APRON

Concrete, 16.5 m (from face of dock wall to edge of pavement)



CLEAR HEIGHT

12 m



SKYLIGHT

Energy-efficient lighting and skylights



PARKING

For 2 and 4-wheelers at office entrance



FLOOR

5T/MT². Flat/super flat floors, FM2-compliant design to support high cube racking



FIRE DETECTION

Global NFPA/FM/NBC standard fire-fighting and suppression systems



OFFICE

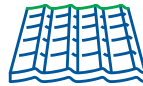
Over 2 floors:
Ground and Mezzanine

SUPERIOR BUILDING STRUCTURE



VENTILATION

Passive ventilation to provide 3-6 air changes through louvred panels on external walls and roof monitor



ROOF

'Standing seam' premium roof system that provides 10-year leak-proof warranty and is capable of taking solar panel load



LIGHTING

LED fixtures to provide 150 Lux illumination



DOCK DOORS, DOCK LEVELLERS, AND DRIVE-IN DOORS

Manually operated rolling shutters and mechanically operated dock levellers



FIRE FIGHTING

Ceiling sprinklers and K II 5 external and internal hydrants



DOCKING TYPE

Internal



HELPING BUSINESSES LEAD IN THE NEW NORMAL

Your safety and well-being remain our top priority. We began taking pre-emptive steps before the COVID-19 outbreak came to India, following international best practices in safety. Our early response ensured continuity for all our clients during the lockdown phase.

As we embark on a new normal for business growth, we are ready to help you transition to your full potential seamlessly.

We are continuously upgrading our Standard Operating Procedures to help you scale up seamlessly



Self-declaration of health and travel history for all visitors



Mandatory use of masks by everyone in the parks



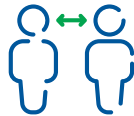
Use of PPEs by IndoSpace employees



Security cabins equipped with temperature guns for daily screening



Discontinuation of biometric systems for attendance



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



No-contact arrangement for pushing elevator buttons



Foot-operated handwash set-up



Regular disinfection and sanitisation of common areas



Isolation centre for each facility



24x7 ambulance and paramedic services



Tie-ups with local hospitals for medical emergencies



IndoSpace GoLive Tenant Communication App, a business continuity initiative



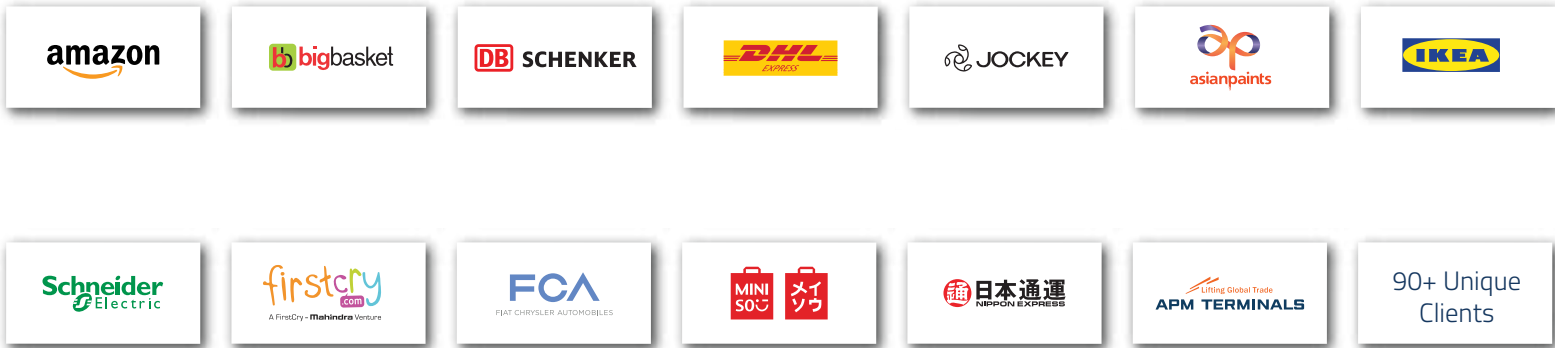
Regular training on COVID-19 safety measures

TRUSTED BY SOME OF THE WORLD'S BIGGEST BRANDS

MANUFACTURING



WAREHOUSING





INDOSPACE INDUSTRIAL & LOGISTICS PARK, KHOPOLI I, MUMBAI



INDOSPACE INDUSTRIAL & LOGISTICS PARK, KHOPOLI II, MUMBAI



NCR ■ PUNJAB ■ GUJARAT ■ MAHARASHTRA ■ ANDHRA PRADESH ■ KARNATAKA ■ TAMIL NADU

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Taluka - Khalapur, District - Raigad,
Maharashtra - 410 203.

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Logistics Park Khopoli II,
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CONTACT FOR LEASING ENQUIRIES

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