INDOSPACE

a GLP joint venture

COIMBATORE, TAMIL NADU

indospace.in

THE LEADERS THAT HELP YOU LEAD.

We are IndoSpace - India's pioneer and largest developer of Grade A industrial and logistics real estate.

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 and 2022 (Won for 6 years) by Euromoney Magazine

Awarded 'Pioneer in large scale adoption of Green Logistics Parks in India' at the 8th IGBC Green Champion Awards 2021.

BACKED BY GLOBAL LEADERS

EVERSTONE GLP REALTERM LOGISTICS

Total Commitment of

3 Billion USD

Across

46 Parks

Portfolio of

51 mn. sq. ft.

(4.73 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 120 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 775 mn. sq. ft.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.

GLP

A SNAPSHOT OF GLP:

- 2700+ properties across 700+ parks with 1900+ customers
- 775 mn. sq. ft. global portfolio
- 120 billion USD worth of assets under management
- 4th Largest Fund Manager

OUR PARKS ARE GOOD FOR YOUR BUSINESS

AND THE PLANET

INDOSPACE BUILDINGS ARE CERTIFIED BY EDGE AND IGBC

Excellence In Design For Greater Efficiencies

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.

RECYCLE. REUSE. REPURPOSE.

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

EFFICIENCY IN ENERGY THAT'S GOOD FOR THE PLANET

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

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, 2021 AND 2022
by PERE Magazine (Leading publication for the world's private real estate market)

BEST INDUSTRIAL/WAREHOUSE DEVELOPER IN INDIA 2015 TO 2020 AND 2022
by Euromoney Magazine (Won 6 times)

TOP 3 OVERALL DEVELOPERS IN INDIA - 2019, 2020 AND 2022
ranked by Euromoney Magazine

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

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

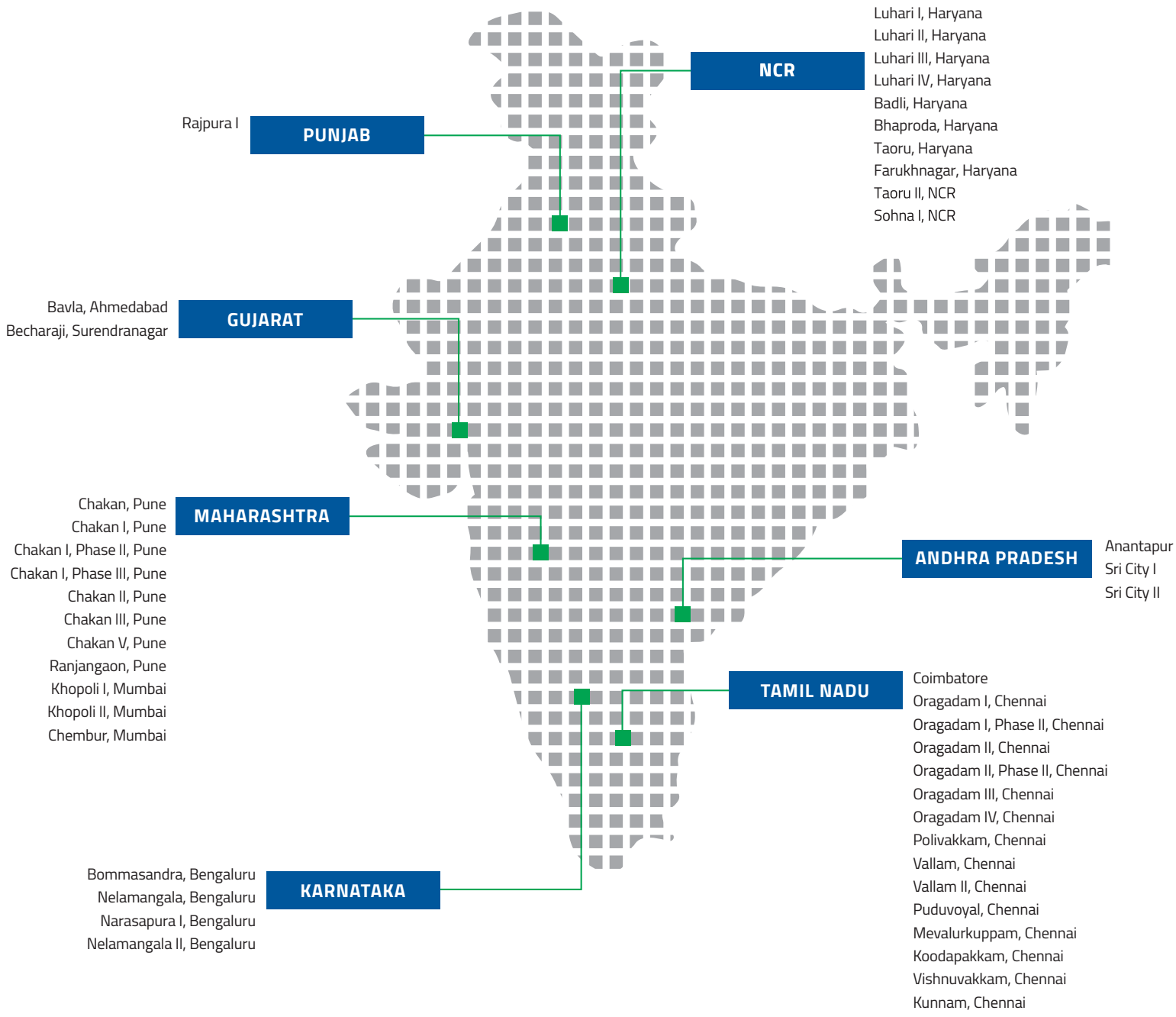
LEADING WAREHOUSE & INDUSTRIAL PARKS - 2018 AND 2019
at the Warehouse Excellence Awards by Reedmanch

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.

> We appreciate the efforts taken by IndoSpace team during the ongoing and unprecedented COVID-19 situation. Your team has been very proactive in reaching out to us to enquire and extend support whenever required. The measures and precautions taken at the entry gate of IndoSpace Complex is excellent.

N. AYYAPPAN
COO - Dhoot

ABOUT TAMIL NADU

Tamil Nadu has the third largest economy in India with major contributors to it being services (45%), followed by manufacturing (34%) and agriculture (21%). The state has a well-developed infrastructure with excellent road and rail network, three major ports, 23 minor ports and seven airports across the state, providing seamless connectivity.

ABOUT COIMBATORE

Coimbatore is a major textile, industrial, commercial, healthcare and manufacturing hub of Tamil Nadu. This highly industrialised city is also one of the major manufacturers of automotive components in India and the second largest software producer in Tamil Nadu. This highly industrialised city is also one of the major manufacturers of automotive components in India. Moreover, Coimbatore is also a major textile, industrial, commercial, healthcare, and manufacturing hub of Tamil Nadu.

INDOSPACE AT COIMBATORE

Located on the Palladam-Cochin Frontier Road (SH-163) in Pappampatti Village, IndoSpace at Coimbatore has the strategic advantage of being well-connected to the states of Tamil Nadu, Kerala, Karnataka and Andhra Pradesh by road, rail and air. It is one of the best organised warehousing parks in Coimbatore and is equipped with all the major amenities required to enable higher productivity for our clients. In addition, key national highways connect the district to all the states, thereby providing seamless access to the site.

STRATEGICALLY LOCATED FOR BUSINESS ADVANTAGE

Located on the Palladam-Cochin Frontier Road (SH-163) in Pappampatti Village.

Connectivity to major highways: NH544 to Kerala and Salem, NH83 to Nagapattinam, NH81 to Karur, NH948 to Bengaluru.

It is one of the best organised warehousing parks in Coimbatore, and is equipped with all the major amenities required to enable higher productivity for our Clients.

OVERVIEW OF
INDOSPACE SKLL LOGISTICS PARK COIMBATORE

TOTAL LAND PARCEL	TOTAL CHARGEABLE AREA	TYPE OF LAND
24 Acres	5,89,820 sq. ft. 54,796 sq. m	Suitable for Logistics Development

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COIMBATORE

STRATEGIC LOCATION

Site Address:
Google coordinates
10°57'31.3"N
77°07'14.8"E

MASTER LAYOUT PLAN OF INDOSPACE SKLL LOGISTICS PARK COIMBATORE

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 SKLL LOGISTICS PARK COIMBATORE

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.

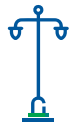
ENHANCED PARK INFRASTRUCTURE AND AMENITIES

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

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

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

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



External lighting to common areas and roads

First aid centre

Organic waste generated by client converted to manure

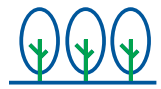
Separate water supply for domestic and flushing needs

Facility management office

Drivers' rest area and toilets

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

Rainwater harvesting



Green belt with tree plantations and drip/sprinklers irrigation system

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

*Industrial
**Warehousing

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

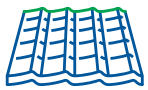
OFFICE

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

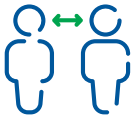
Self-declaration of health and travel history for all visitors

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 SKLL LOGISTICS PARK COIMBATORE, TAMIL NADU

A JV BETWEEN

INDOSPACE a GLP joint venture | SKLL

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

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SKLL

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SITE ADDRESS

IndoSpace SKLL Logistics Park Coimbatore,
Off Palladam Cochin Frontier Road,
(SH-163), Appanayakanpatti Village,
Sulur Taluk, Coimbatore District,
Tamil Nadu - 641 016

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