

7.0 msf WAREHOUSING TRANSACTION VOLUME (H1 2022)

53% HARYANA'S SHARE IN WAREHOUSING TRANSACTION VOLUME (H1 2022)

24% SHARE OF 3PL FIRMS IN WAREHOUSING TRANSACTIONS (H1 2022)

ECONOMIC INDICATORS Q2 2022

	2021	2022	2023 Forecast
GDP Growth	8.9%	7.2%	7.0%
CPI Growth	5.3%	6.7%	5.0%
Consumer Spending	6.3%	7.5%	7.8%
Govt. Final Expenditure Growth	10.8%	9.7%	8.5%

Source: Oxford Economics, RBI

Warehousing leases in H1 2022 surpass 2021 levels

Warehousing demand in H1 2022 surpassed the annual demand in 2021 with a transaction volume of 7.0 msf in key submarkets across parts of Haryana, UP and Rajasthan. The robust space take-up in the region was led by third party logistics and e-commerce segments, with respective shares of 24% and 15% in the warehousing space leased in H1 2022. Delhivery, Safexpress, FedEx, Ecom Express, TVS Supply Chain, Flipkart, Zomato, PharmEasy, Dealshare were among firms that leased spaces in these two leading segments in H1 2022. Other large spaces were taken by firms including Relaxo, CNH Industrial, Croma, Havells, Reliance and Daikin across submarkets. The spurt in warehousing demand is owing to increased adoption of e-commerce. This, in turn, is compelling corporates to strengthen and diversify their supply chains and driving demand by logistics firms.

Farukh Nagar, Luhari, Tauru Road, Pataudi Road in Haryana were micro-markets that drove traction for warehousing space during H1 2022. Sikandrabad, Dhoom Manikpur were key submarkets for warehousing demand in Uttar Pradesh during this period.

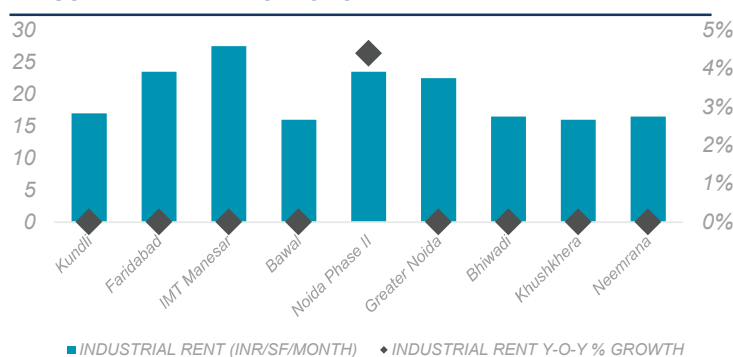
Developers / funds focus on augmenting supply as demand remains strong

The increasing demand for warehousing spaces amidst lack of adequate quality supply has continued to drive focus on greenfield investments. Pardos Logistics, a development platform by DMI Group's Alternative Investment Fund, acquired a 41-acres land parcel on Ballabhgarh Sohna Highway for a warehousing development. In another transaction, NDR Warehousing acquired a 35-acres land parcel on Sohna – Faridabad Road. Land acquisitions by private equity major, Blackstone Group, among a few other transactions during the last year will further boost the organized supply in Delhi NCR in the near future.

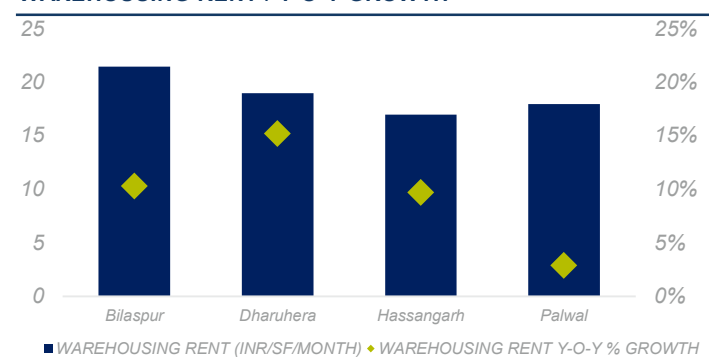
Warehousing rents on the rise, land values appreciated in certain submarkets

The robust warehousing demand coupled with limited space availability led to a 10 – 15% y-o-y increase in warehouse rents across major submarkets in Haryana. Industrial rents increased by 4 – 8% on y-o-y basis in select areas. Land values in the submarkets of IMT Manesar, Bawal, Faridabad and Noida Phase II surged by 5 – 20% on a y-o-y comparison owing to limited availability of quality land parcels to cater to the huge warehousing demand.

INDUSTRIAL RENT / Y-O-Y GROWTH



WAREHOUSING RENT / Y-O-Y GROWTH



LAND RATES - JUNE 2022

SUBMARKET	INR MN/ACRE	US\$ MN/ACRE	EURO MN/ACRE	Y-O-Y Change
Haryana - Faridabad	85	1.1	1.0	5.0%
Haryana - Manesar	125	1.6	1.5	19.2%
Haryana - Bawal	55	0.7	0.7	12.5%
Haryana – Rohtak#	36	0.5	0.4	9.1%
Haryana - Reliance Model Economic Township	55	0.7	0.7	58.8%
Uttar Pradesh - Noida Phase II	95	1.2	1.2	6.8%
Uttar Pradesh - Greater Noida	67	0.9	0.8	0%
Uttar Pradesh - Yamuna Expressway#	26	0.3	0.3	0%
Rajasthan - Bhiwadi	51	0.7	0.6	0%
Rajasthan - Khushkhera	37	0.5	0.5	2.8%
Rajasthan - Neemrana	42	0.5	0.5	0%

Note: Quoted land rates for serviced industrial land parcels are mentioned

#Represents primary land rates by Infrastructure Development Corporation of respective states

Khushkhera includes Khushkhera, Tapukara and Chaupanki

Percentage growth are in local currency; Y-O-Y – Year on Year

Conversion Rate: US\$1 = 77.3 INR and Euro 1 = INR 82.2

SIGNIFICANT TRANSACTIONS H1 2022

Buyer/Lessee	Seller/Lessor	Type	Submarket	Sale/Lease	Area (sf)
Reliance	Private Landlord	Warehousing	Bhaproda, Haryana	Lease	250,000
Havells	Private Landlord	Warehousing	Luhari, Haryana	Lease	170,000
CNH Industrial	FWS	Warehousing	Sikandrabad, UP	Lease	150,000
Croma	Private Landlord	Warehousing	Tikri Kalan, Delhi	Lease	150,000
Safexpress	Private Landlord	Warehousing	Pathreri, Haryana	Lease	135,000
Relaxo	Private Landlord	Warehousing	Tauru Road, Haryana	Lease	140,000
Jumbotail	Private Landlord	Warehousing	Dhoom Manikpur, UP	Lease	130,000

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