

AGILITY
INSIDE



"AN INDUSTRIAL PARK IS A SPACE. HOW CAN SPACE BE **AGILE?**"



To that question, Horizon's response is simple: agility lies in another space.

It resides inside our minds.

Data and research show that agility is a key ingredient that enables businesses to scale up successfully.*

Truly agile organisations are dynamic and scalable and act quickly to meet the demands of changing circumstances.

At Horizon, we are part of each client's team. We must therefore be as agile as our clients.

After all, a team is as good as its members!

Ask any sportsperson.

<https://hbr.org/2018/05/agile-at-scale>

AGILE.
FOR YOUR
GROWTH.



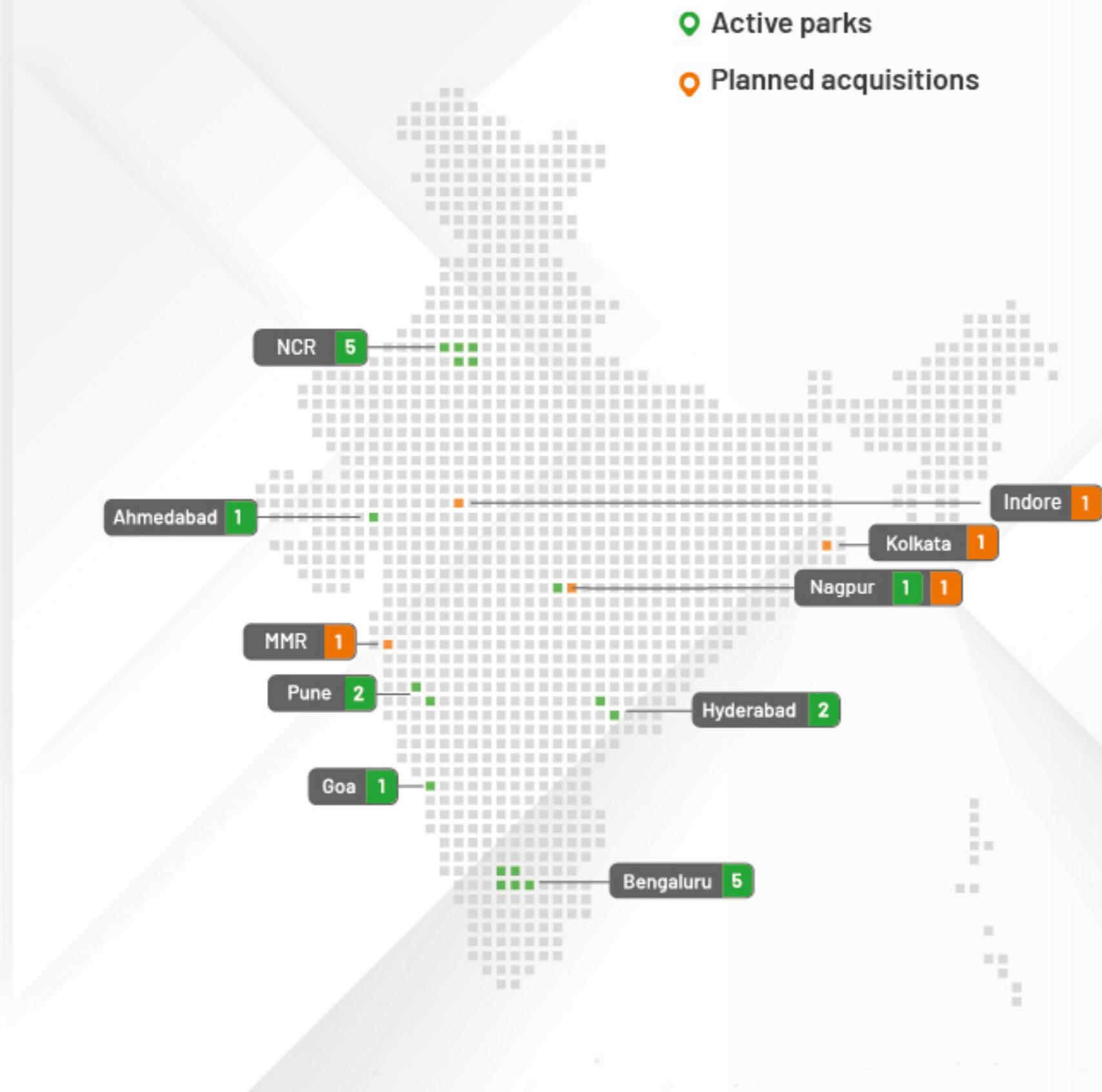
Horizon offers one of the largest Grade A portfolios of modern, high-quality industrial and logistics parks across India.

Our parks are built to global standards with uniform specifications, world-class infrastructure and facilities designed to make the work environment highly productive.

We continue to grow across India to proactively meet the varied requirements of our clients in fast-growing sectors such as e-commerce, retail, automotive and auto components, electric vehicles and logistics.

Horizon provides unparalleled integrated expertise across acquisitions, development, operations and asset management, combined with local partnership opportunities. This ensures we always deliver the right opportunities for our clients to grow and our communities to thrive.





PAN-INDIA PRESENCE

17 Parks	8 Markets	25 MSFT Planned Development	1000+ Acres
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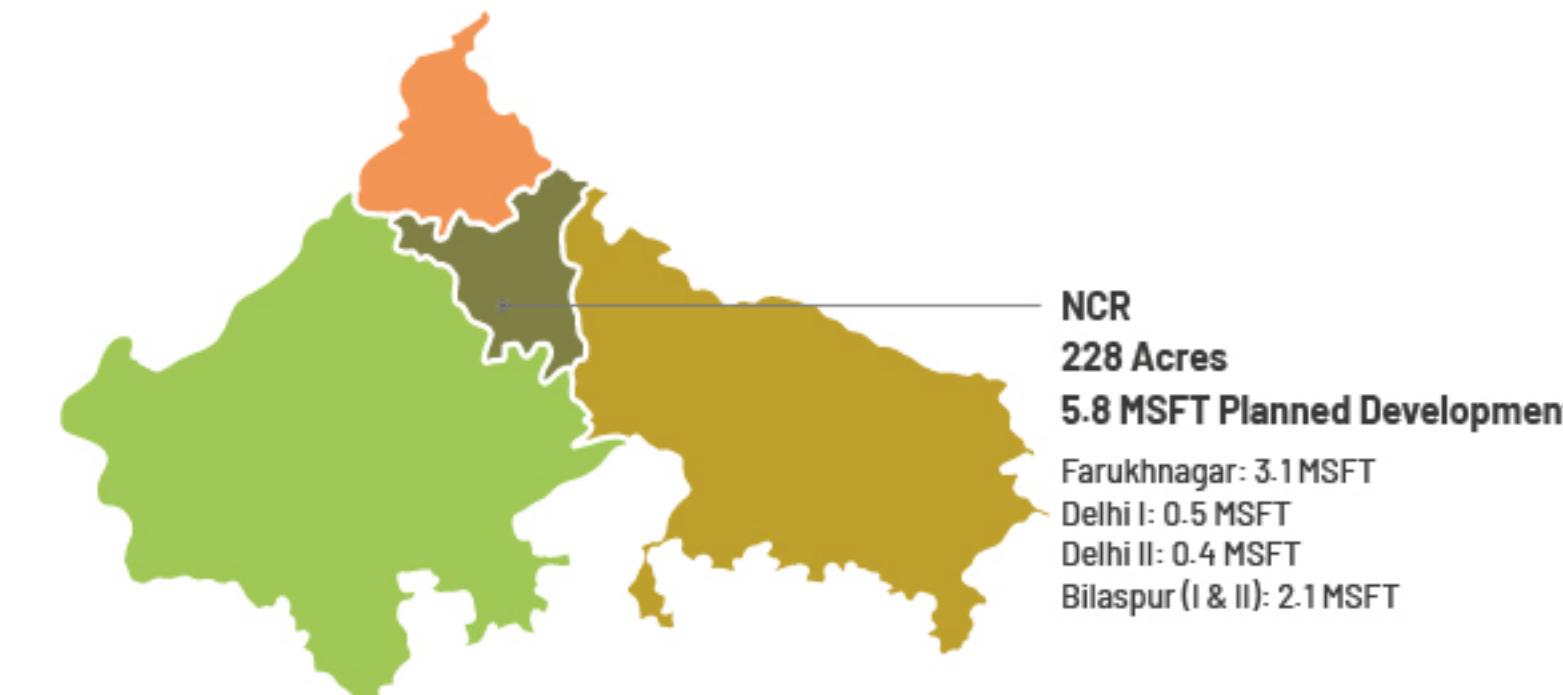
OUR PARKS

Horizon Industrial Parks, North India

Our portfolio in North India spans over 228 acres and comprises crucial locations for large-scale as well as niche businesses.

Our parks in NCR serve the vast geographies of NCR, Haryana, Punjab, Uttar Pradesh, Rajasthan and Himachal Pradesh. They cater to businesses that are located in industrial districts as well as within the city.

With a planned development of 5.8 MSFT, they offer ideal infrastructure support and easy logistics access for the exploding e-commerce, fast fashion, retail and logistic sectors.

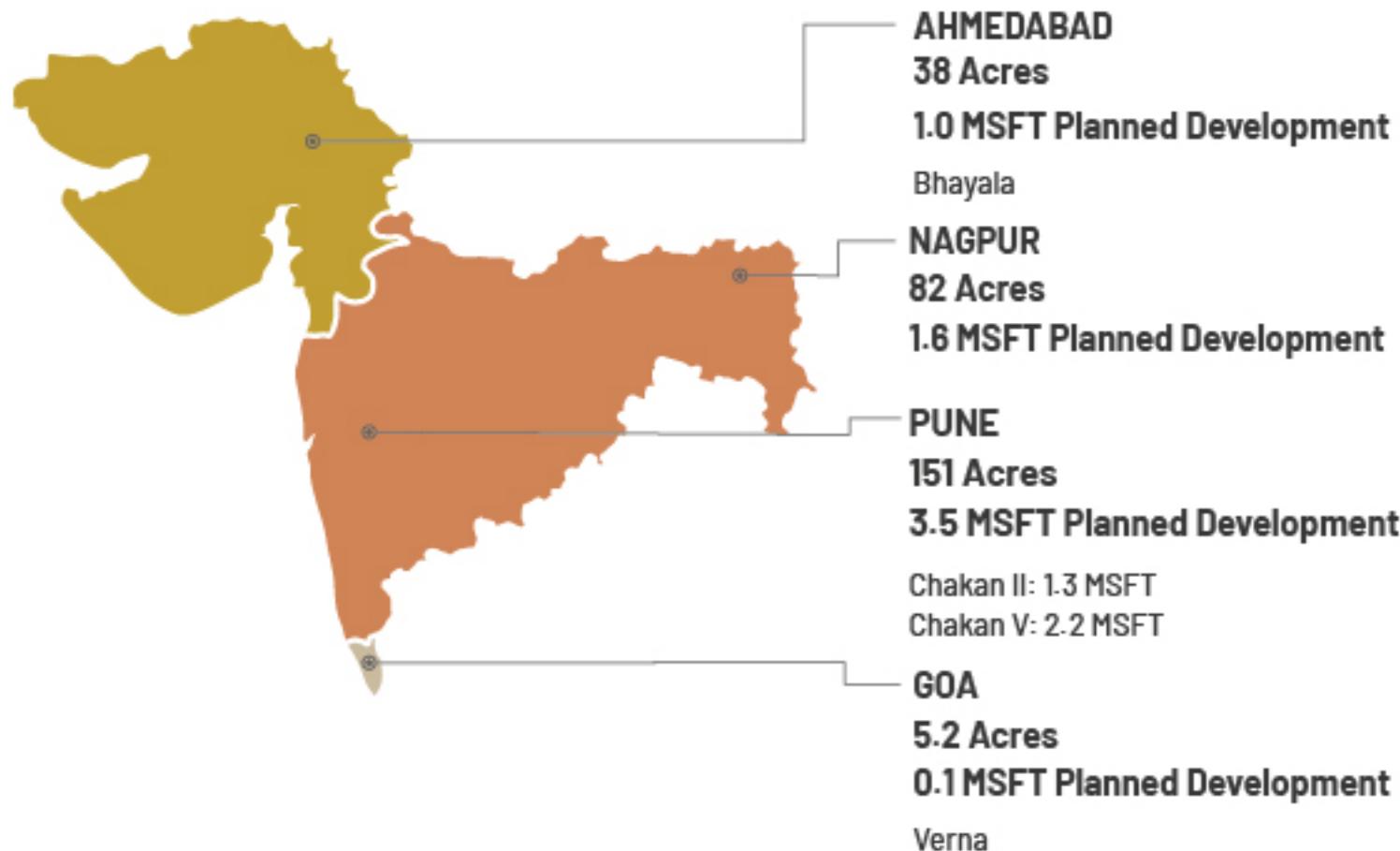


Horizon Industrial Parks, West India

Our parks in West India are spread across strategic multi-access locations in Maharashtra, Gujarat and Goa, spanning over 276 acres. They are well-connected with the rest of the country via airports, seaports and key arterial highways.

These states are home to key industries contributing significantly to India's GDP. They include automobile, oil and gas, manufacturing and e-commerce.

Our parks with a planned development of 6.2 MSFT contribute to the progress of the nation.

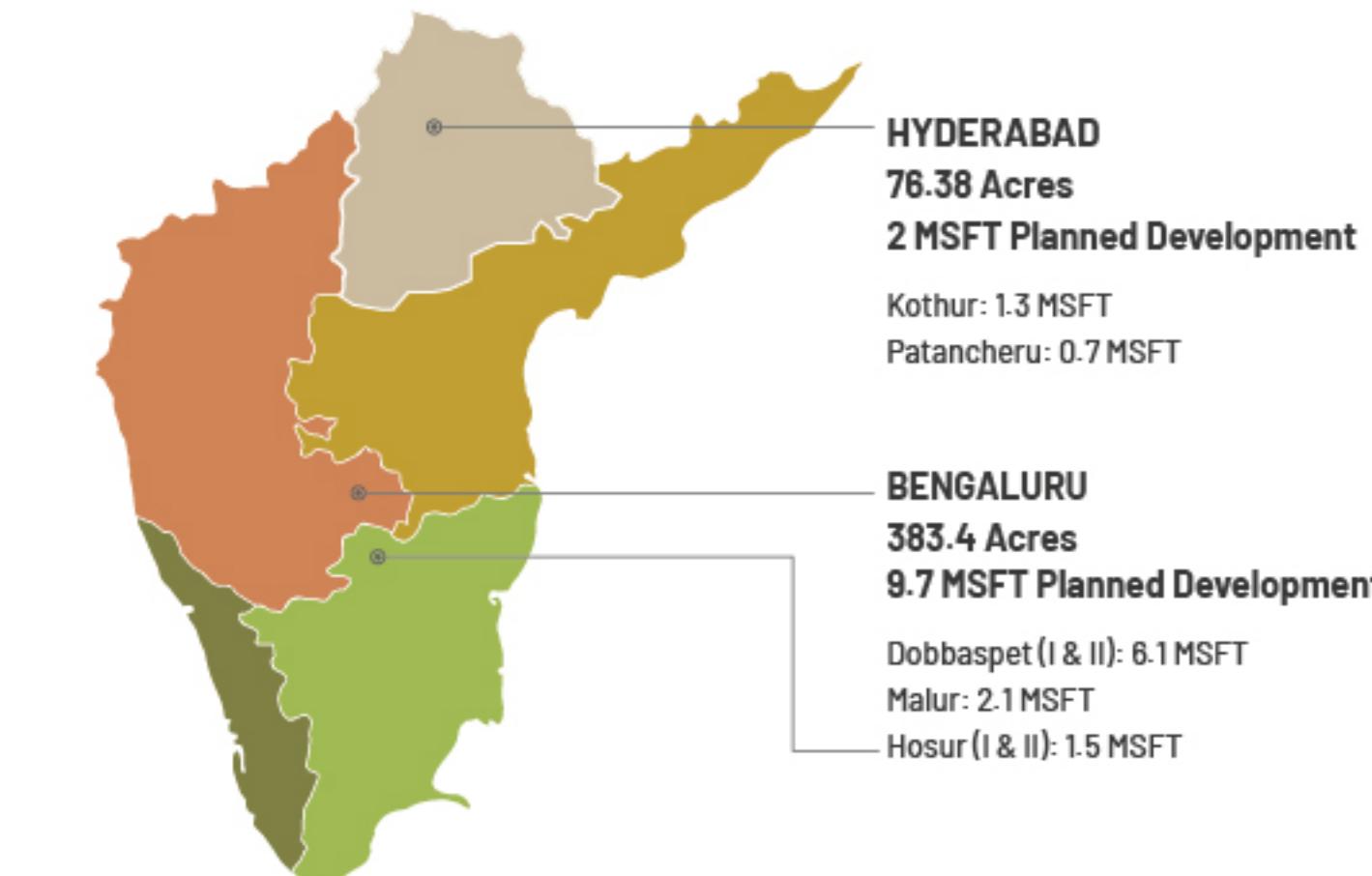


Horizon Industrial Parks, South India

Horizon Industrial Parks, South India is a 464-acre network of handpicked locations in Andhra Pradesh, Karnataka and Tamil Nadu with multiple and easy access points.

With a planned development of 11.7 MSFT, these are home to some of the most diverse industries including e-commerce, IT, biotech, pharma, agriculture and manufacturing.

Our Grade A parks have world-class services ideal for clients who are growing, whether at one location or across multiple locations.





KEY PILLARS FOR YOUR GROWTH



Four pillars that enable us fulfill our responsibilities to our clients.



Right-fitted



Hands-on



Efficient



Sustainable



Right-fitted

We have the capabilities to identify and fast-track expansion opportunities to enable our clients choose locations (including in-city) best suited to their needs.

From our ready-to-move facilities or 100% built-to-suit solutions, we are here to help our clients scale up across India.

Efficient

We provide thoughtfully-devised integrated offerings to ensure timely delivery with 100% compliance, every single time.

We use the latest technology across our operations and plan proactive land acquisition along with speculative project development to reduce time-to-market for our clients.



Hands-on

Our expert industry veterans use a consultative approach to make their domain expertise relevant to the customer's context and develop tailored solutions in our Grade A parks.

Collectively, they have helped create solutions for clients across industry verticals from third party logistics, e-commerce, automobiles and ancillaries to aerospace, engineering, FMCG and retail.

Sustainable

At Horizon, we take our responsibility towards our environment and our communities very seriously. Our ESG initiatives go beyond the mandated checklist to include thoughtful and meaningful contributions.

For the environment, our current focus is on reducing carbon intensity by 15% over the next three years.

Our social initiatives are rooted in diversity and inclusivity and our immediate endeavours include the assimilation of differently-abled employees in our property management team. We encourage our partners and vendors to adopt our prescribed ethical and governance framework.

INTEGRATED SOLUTIONS



We create value for our clients by leveraging our pan-India presence and vast experience in acquiring, building and managing industrial and logistics parks.

We use a consultative approach to leverage our global expertise and local insights to offer differentiated products using the latest technology and processes that improve efficiency for our clients.

Our integrated solutions for warehousing, industrial operations and logistics are created keeping in mind the unique needs of our clients. These include strategic land acquisition, park compliances and approvals, development, operations and asset management.



Strategic Land Acquisition

We invest substantial resources and capital to identify and acquire strategic locations for businesses.

Each of our park locations has been selected for its seamless connectivity and easy access, the quality of the surrounding neighborhoods and resources, expansion capabilities and local government and community support.

Project Development

Our vast industry experience and a strong network of vendor-partners enables us to accelerate the design process, maximise value engineering and provide reliable technical expertise and post-delivery support to our clients.

We co-create bespoke optimal solutions that are NBC-compliant to meet our clients' needs within the required time:

Plug-and-play solutions with ready-to-move facilities for clients who wish to minimise the time to commence operations.

Built-to-suit facilities based on a consultative approach to fulfill our clients' unique business and process requirements.

Park Compliances and Approvals

We are well-versed with regulatory and statutory requirements and will ensure hassle-free operations for our customers.

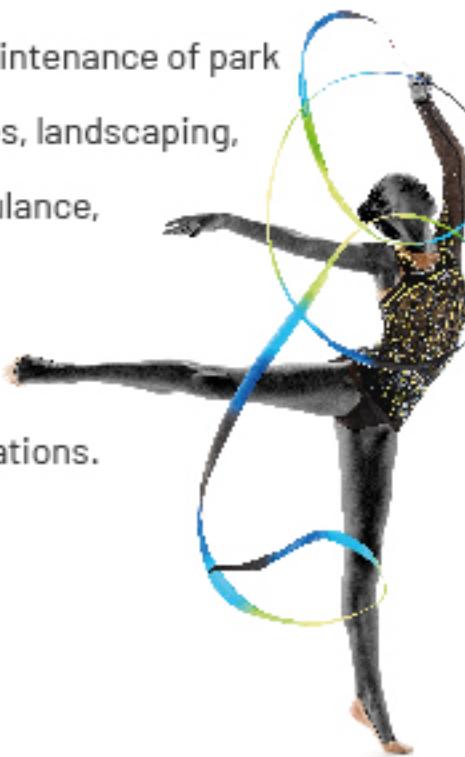
Stringent due diligence during land or asset acquisition and procurement of all mandatory licenses and approvals enable our clients to accelerate the start of their operations at our parks.

Operations and Asset Management

Post handover, we prioritise managing the upkeep of all our thoughtfully-created facilities, providing a safe environment and ensuring minimum downtime for our clients.

Our multi-disciplinary facility management services include maintenance of park infrastructure and common areas, civil and engineering services, landscaping, horticulture, safety and security, first-aid centre and 24/7 ambulance, waste management and emergency response solutions.

These are just some of the ways in which we help our clients remain distraction-free and enable them to focus on their operations.





AGILE ECOSYSTEMS OF GROWTH

INDIA'S
LARGEST
LOGISTICS
PARKS



Each of our parks is a self-sustaining business environment and built to global standards of institutional players.

Our parks offer world-class infrastructure and provide standardised building specifications with options for 100% customisation. We offer built-to-suit solutions as well as ready-to-move facilities.

Each park has been judiciously planned for its tactical location and its dynamic capacity to scale up.

The parks are strategically located close to high demand and consumption centres like Bengaluru, Chennai, Delhi NCR, Hyderabad, Kolkata, Mumbai and Pune to ensure seamless connectivity.



Infrastructure Designed to Global Standards



BUILDING STRUCTURE
Pre-engineered buildings with optimised column spacing



BUILDING HEIGHT
12m at eaves



OFFICE AREA
Ground and cold-shell mezzanine floor on 2.5% of total area



VENTILATION
3-6 air changes. Passive ventilation through louvers and roof monitors



SECURITY
24x7 CCTV surveillance, security kiosks and checkpoints



TRUCK APRON
16.5m concrete apron with 12m wide roads



FLOOR
5T/sqm flat floors, FM2-compliant design



WALL
Pre-cast concrete walls up to 3.6m height



ROOF
Standing seam roof with sturdy bare galvalume sheets



PARKING
2 and 4-wheeler parking. Truck parking designed for peak period load



DOCK AREA
Dock height 1.2m with rolling shutters and levellers



FIRE PROTECTION
Fire detection, alarms and 2-hour fire-rated doors. K160 roof sprinklers, K80 mezzanine sprinklers and external hydrants



EFFICIENT LIGHTING
Skylights covering 3-5% of roof areas; LED light fixtures, PV cells and 100% backup

Flexible Spaces Customised for Unique Requirements



Customised loading, height and spans through smart structural upgrades



Complex utility requirements for process industries



Roof and wall insulation



Temperature-controlled areas



Combination of forced and natural ventilation systems



An Employee-friendly Work Environment



Barrier-free design for building access to the differently-abled



Water body with Miyawaki gardens



Signage for navigation, regulatory information, safety and emergency guidelines



Green cover and indigenous trees



First-aid centre with an ambulance on standby



Toilets in common areas and rest rooms for drivers



Conveniences including refreshments, meals and ATM



Open gymnasium



Pavegen areas and EV plug points

PARTNERS TO A DIVERSE CLIENT-BASE



We partner with the world's leading brands from across industries and deliver bespoke solutions for their unique requirements.

It is our endeavour to delight our customers by setting benchmarks in construction quality and turnaround times, anticipating and proactively delivering to their expectations and co-creating win-win solutions through collaborative partnerships.

Auto & Auto Components
Advics North India
Benteler Automotive India
Evocar
Faurecia
Oetiker India
Prestolite Electric India
Tata Autocomp Systems Limited

Engineering & Aerospace
Caterpillar
Donaldson India Filter Systems
GKN Aerospace Fokker Elmo India
Goyal Engineering Polymers
Mann and Hummel Filters

E-Commerce
Amazon
Blink it
Deal Share
Decathlon
First Cry
Flipkart
InstaKart
Mynta
Reliance Retail

Logistics
ACCI Global Logistics
DHL
ECom Express
FM India Supply Chain
LF Logistics
Mahindra Logistics
Movin
Rhenus Logistics
SafeXpress

Oil, Energy & Chemicals
Evonik India
Fosroc
Huntsman
Kopla Polymers
Lubrikote Specialties
Raj Petro Specialities
SMA Solar India
Total Oil India
Wacker Metroark Chemicals

Others
Aditya Birla Retail
IFB
Performance Specialty Products
Rosenberger Electronic
Siegenia India



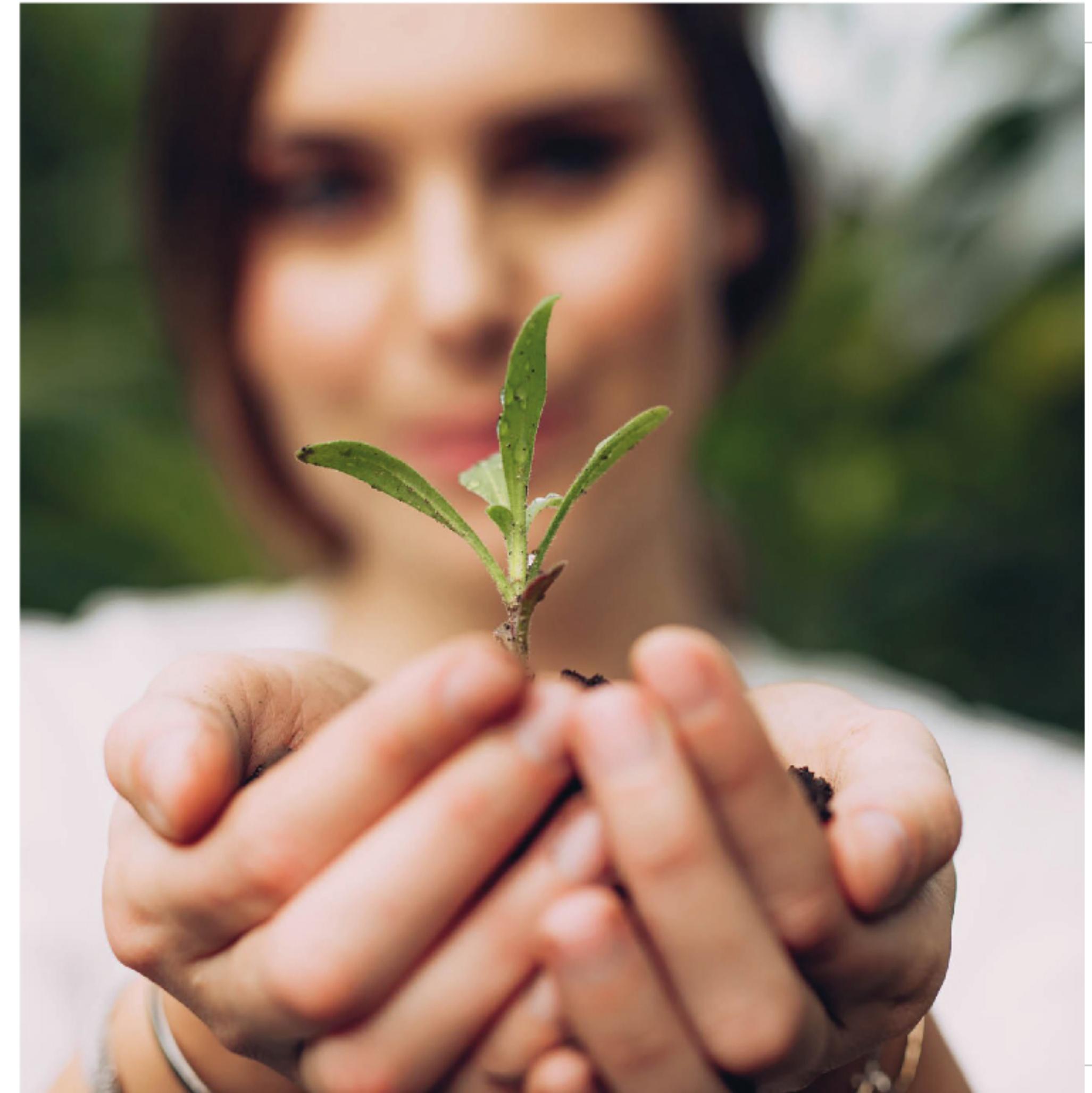
SUSTAINABILITY INITIATIVES

From reducing our carbon footprint to introducing inclusive growth policies, we are wholeheartedly committed to creating a better future for all stakeholders.

We want to make a difference and contribute to India's 2030 carbon intensity goals through our sustainable operations and design focus, climate resilience initiatives, diversity and inclusion programmes, compliance and reporting.



Horizon Industrial Parks is a founding member of the Indian Green Building Council (IGBC). Our commitment towards the environment is reinforced by deploying a sustainable philosophy to develop and operate our parks.



Environment

We are deeply committed to creating a green and sustainable future. Our immediate focus is on reducing carbon intensity by 15% over the next three years.

Energy Saving

We will mitigate 3.1L tonnes worth of carbon, which is equivalent to planting 4.9L trees by:

- Installing solar panels for generating 6 MW of clean energy at all our functional parks in CY22 and increasing the output to 10 MW by the end of FY23
- Using LED lights to reduce energy consumption
- Installing solar-powered streetlights at all our new parks
- Providing electric vehicle charging facilities across 50% of the portfolio

Water Management

We have reduced the intake of freshwater at our parks through efficient usage and recycling. This has been achieved by:

- Treating 100% of the grey water for landscaping and flushing
- Maximizing stormwater retention with additional rainwater harvesting ponds
- Installing low-flow plumbing fixtures to reduce freshwater utilisation
- Installing smart meters to analyse and reduce water consumption at our parks



Waste Management

We target releasing less than 5% of waste generated, from operation to landfill, by:

- Segregating waste across our parks and partnering with vendors to recycle it
- Installing organic waste treatment facilities across all our parks

Certifications

We are working towards achieving ISO certifications (ISO 9001, ISO14001 & ISO 45001) for operations and safety.

We are also ensuring IGBC LEED certification across our parks by:

- Getting pre-construction IGBC LEED certification for new projects
- Applying for IGBC LEED certification for existing projects

Biodiversity

We are committed to preserving and enhancing the biodiversity across our parks and their surrounding areas. We will ensure this by:

- Creating Miyawaki urban forests across our parks to absorb 30X more carbon dioxide
- Planting trees indigenous to the geography

Social

At Horizon, we believe that real progress happens when the entire community progresses. We are committed to inclusive growth by enabling opportunities to include differently-abled employees within our ecosystem.

Diversity and Inclusion

Our diversity and inclusion policy mandates that we assimilate differently-abled employees in our property management team.

Employee Training

We engage in special training sessions for employees to:

- Sensitise them on inclusion and diversity
- Create awareness around sustainability

Community Actions

We contribute actively to the social, economic and environmental development of the communities in which we operate:

- Our focus areas include support to schools, vocational training programmes and health facilities
- We organise health check-up camps, conduct fire safety drills and organise training and awareness sessions at our parks



Governance

We uphold our ethics and our responsibility towards our stakeholders by investing in training and work with complete transparency to ensure 100% compliance. We also encourage our vendors and suppliers to practise transparency and adhere to all laws and regulations.

Compliance and Reporting

We deploy a structured governance mechanism to cover all aspects of operational compliance:

- An ESG champion for each park to drive ESG implementation
- Transparency and disclosure regarding our ESG performance in line with global standards and regulatory requirements

Data Monitoring

We strive to monitor our progress on ESG initiatives by:

- Creating a detailed roadmap for digitisation of operations
- Deploying tools to track consumption of energy, water and other utilities and conduct real-time monitoring of CO2 and GHG emissions

Statutory Requirements

- We ensure that statutory compliance is adhered to as per norms
- We conform to the POSH policy, Code of Conduct and Compliance Manual
- We say no to vendors and contractors who engage in child labour, forced labour, bribery and corruption





OUR PURPOSE

Enable our customers to
succeed by proactively
delivering agile solutions
for accelerated growth.



OUR MISSION



Make Horizon the dominant and preferred industrial and warehousing partner, sustainably delivering benchmark quality and superior returns.

OUR VALUES



Our values define who we are. These are ideals that give us roots to anchor and wings to fly.

These help us create a better, sustainable future for all our stakeholders.

Agility

Be proactive and alert to the needs of our stakeholders

Collaboration

Practise mutual respect and teamwork to maximise value of partnerships

Excellence

Create systems to continuously establish and surpass benchmarks



OUR CULTURE



Our culture is built around our values of agility, collaboration and excellence. At Horizon, we represent these values and live up to them... every single day.

The combination of inclusivity and high performance helps every employee and partner at Horizon make a difference individually and collectively.

We nurture the talent of our team members through employee-friendly policies and multiple learning and development opportunities.





Diversity and Inclusion

One-third of our workforce comprises women including our top leadership.

We provide a safe and inclusive work environment where people of every race, religion, gender, caste and community can collaborate and advance.

Health and Well-being

Employee well-being is our top priority. We invest in appropriate insurance coverage for our employees to ensure that they don't have to worry about their health and that of their loved ones.

We also offer maternity, paternity and adoption leave for new parents.

Training and Development

We invest in our employees' professional development as well as personal growth through various learning and development programmes.

We also organise workshops for our employees on our values and culture to reinforce the Horizon way of working.

