

What is Welspun one?

Welspun One is an integrated fund, asset, and development management organisation delivering large-format, institutional Grade A warehousing & industrial parks across India.

What does Welspun One do?

WE BUILD INDUSTRIAL REAL ESTATE OF THE FUTURE

Welspun One is an industrial real estate platform, that seeks to provide an integrated investment, asset, and development management solution focused on the logistics & warehousing sector in India. Welspun One is the only warehousing platform to be a part of a multinational - the USD 2.3 Billion Welspun Group.

What are the challenges of the industrial & warehousing asset class in India and how does Welspun One address it?

The industrial & warehousing asset class in India faces a fundamental challenge: an inability to deploy capital due to a lack of expertise to source, unlock and buy land in the right locations. We address this issue by structuring our entire ecosystem to solve the locational needs of our tenants.

This includes innovative and out-of-the-box ideas to source land, a zero-tolerance policy for statutory non-compliance, and building an 'A' team for land acquisition: one that has the right mix of institutional finesse and a nuanced local approach.

We also offer landowners flexible models for partnership, such as our Development Management Programme (DMP), which helps us bring otherwise off-market sites to customers, thus unlocking better value for all our stakeholders.

What is the track record of Welspun?

Track Record in Excellence

The founding team has worked closely with institutional investors, landowners, and regulators at the state and central levels. The team has an extensive end-to-end track record of delivering world-class warehousing: from market identification, land acquisition, securing zoning, and planning permissions to project planning & design, execution, leasing & lease management, and property/asset management. The Welspun One leadership team comes with an average relevant experience of 18 years, with best-in-class organisations in their respective domains. We have a combined project experience aggregation to 180 MM SF.

What Impact does Welspun One have in the industry?

Jobs

~175000

10 years forecast for jobs created during park construction and operation.

Wages

~\$1.2Bn

Approximate wages generated when all parks are fully operational.

Tax

~\$200Mn

Taxes paid during construction over the next decade.

What approach does Welspun One use?

We have a customer-first approach in everything we do, owing to our clear understanding of our customers' dynamic and continually evolving logistical needs:

Flexible, scalable spaces

We endeavour to deliver spaces that provide our clients with the flexibility and scalability that they require to meet their business and growth requirements.

Zero tolerance for non-compliance

We have a zero-tolerance policy for non-compliance. We maintain a gold-standard compliance policy for statutory, legal, construction, health, safety, and environmental regulations this forms the core of our internal value system.

Focused real estate team

We pay special attention to our customers' real estate teams to make it a hassle-free experience for them to secure their space requirements.