



WAREWITT

SPACE. FOR. GROWTH

. SEBI registered . Category II . Alternative Investment Fund .
. Reg. number – IN/AIF2/24-25/1582 .

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Prospective investors must consult the official Private Placement Memorandum ("Memorandum") and other definitive documentation ("Fund Documents") for complete information. Warewitt reserves the right to amend key terms, and investors are advised to review all Fund Documents thoroughly before making any investment decision. Investments in this fund involve significant risks, and investors should independently assess those risks and seek professional advice.

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An Alternative Investment Fund in India, is a SEBI regulated privately pooled investment vehicle - that collects funds from sophisticated investors to invest across a diverse set of asset classes such as private equity, real estate, & other alternative investments.

Category II AIFs provide an opportunity for investors to diversify their portfolios and gain **exposure to alternative assets under real estate sector**.

We harness our **deep expertise**, to unlock investment opportunities in industrial and logistics real estate

...

Invest In **Industrial Real Estate** with us.

...

Enjoy the first mover advantage – we are investing in industrial & logistic real estate assets in Tier II and Tier III cities.

Market Opportunity

The asset class

What is Industrial & Logistics Real Estate (I&L)?

It refers to properties that are specifically designed and used for industrial activities such as manufacturing, production, storage, and distribution of goods. This type of real estate includes facilities like factories, warehouses, logistics hubs, research and development centers, and specialized spaces like cold storage units. Industrial real estate plays a critical role in supporting sectors like manufacturing, e-commerce, and supply chain management, providing the necessary infrastructure for the movement, production, and storage of goods. Its strategic location, often near transportation corridors and ports, makes it essential for efficient business operations and economic growth.

What is the spectrum of industrial and manufacturing real estate?

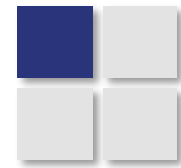
This refers to properties used for the production, assembly, and processing of goods. These facilities, such as factories, plants, and workshops, are designed to house heavy machinery and equipment required for manufacturing operations. They are often located in areas with access to transportation networks, raw materials, and labor. This type of real estate supports industries like automotive, electronics, textiles, and pharmaceuticals, playing a key role in the supply chain by enabling large-scale production and distribution of goods.

What is considered as warehousing and logistics real estate then?

This encompasses properties that are primarily used for the storage, management, and distribution of goods. Warehouses, distribution centers, and fulfillment hubs fall into this category, providing essential infrastructure for businesses to store inventory and fulfill orders efficiently. These facilities are typically located near transportation corridors such as highways, railways, and ports, allowing for smooth, timely delivery of goods. As e-commerce and global trade expand, warehousing and logistics real estate has become increasingly vital for supporting supply chains and meeting growing consumer demand for faster delivery times.

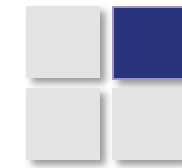
Market Opportunity

Demand drivers



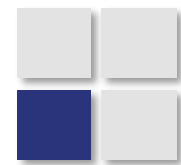
POLICY SUPPORT

India is targeting the manufacturing sector's share in GDP to 25% by 2025. Production Linked Incentive (PLI) under Make in India Movement offered.



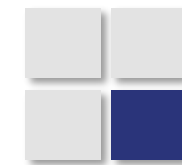
INVESTMENTS

Investment announcement of 1.03 Lac Crores under the PLI Scheme. Expected to receive investment upto 2 - 4 lac Crore



INFRASTRUCTURE

Gati Shakti programme brings all infrastructure projects under one umbrella boosting efficiency in execution



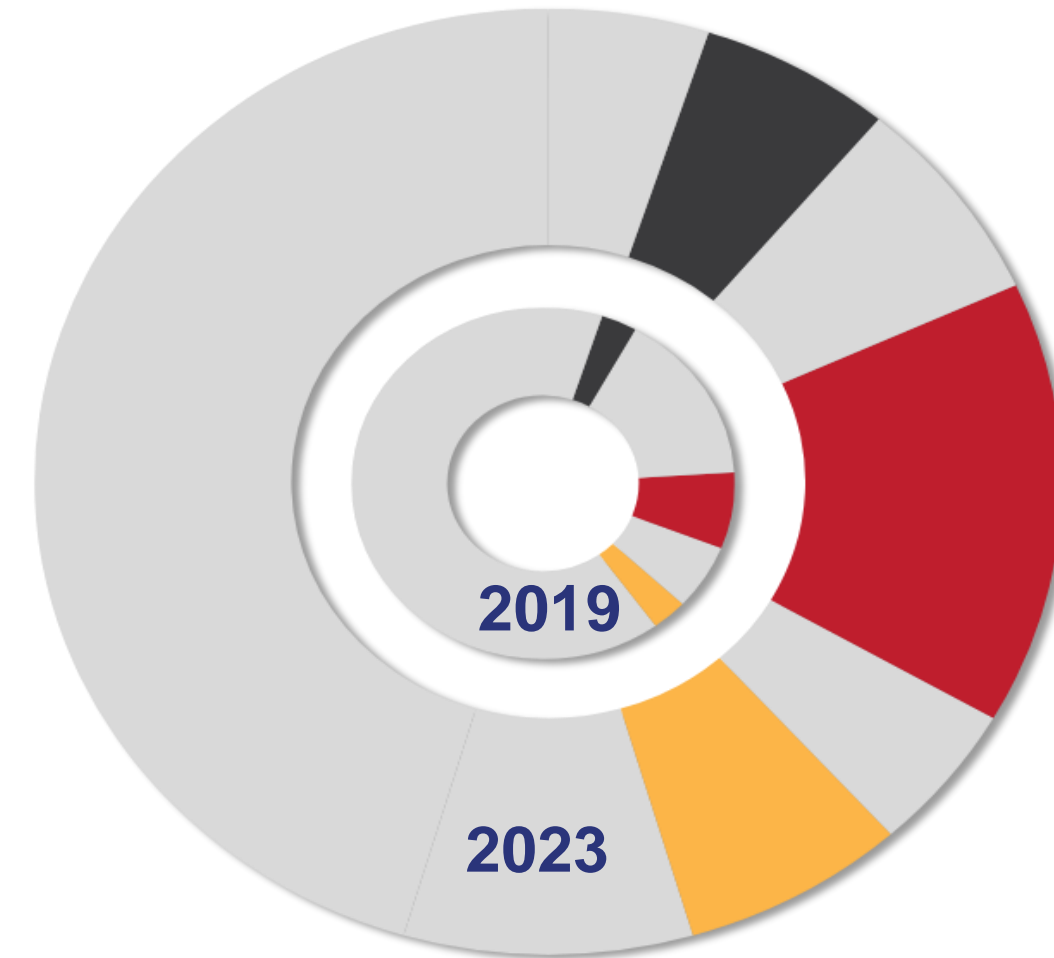
GROWTH DRIVERS

Urbanization surge to boost real estate. In 2023, India has become the world's 5th largest economy by nominal GDP and 3rd largest by purchasing power parity GDP.

Manufacturing – Fastest Growing Tenant

Government efforts like **'Make in India'**, **PLI** schemes and improved **infrastructure** are creating investment opportunities for both local and foreign companies, fostering a **strong manufacturing** ecosystem.

Rising **urbanization** & growing connectivity is converting **Tier II & III cities** has attractive locations **for industrialization**.



FMCG : 3% to 7%

Engineering : 7% to 15%

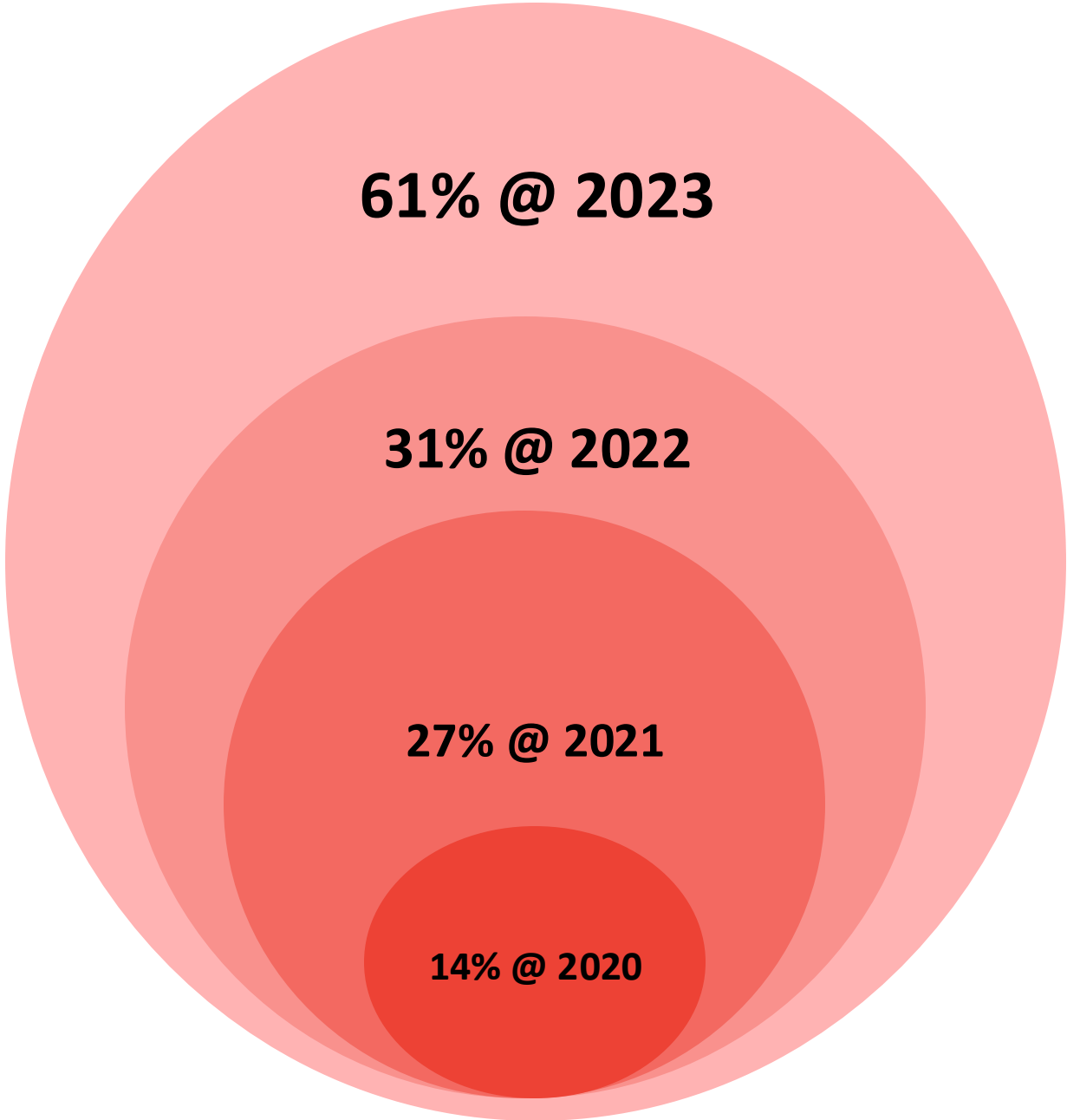
Auto & Auto ancillary : 3% to 7%

Foreign Direct Investments

Blackstone Group invested in 500 million USD in 26 Millions sqft under one Horizon Industrial Parks Platform.

Investcorp, a leading global AIF, has invested 55 Million USD in NDR Warehousing, an Indian firm having close to 11.6 Million sqft of warehousing space.

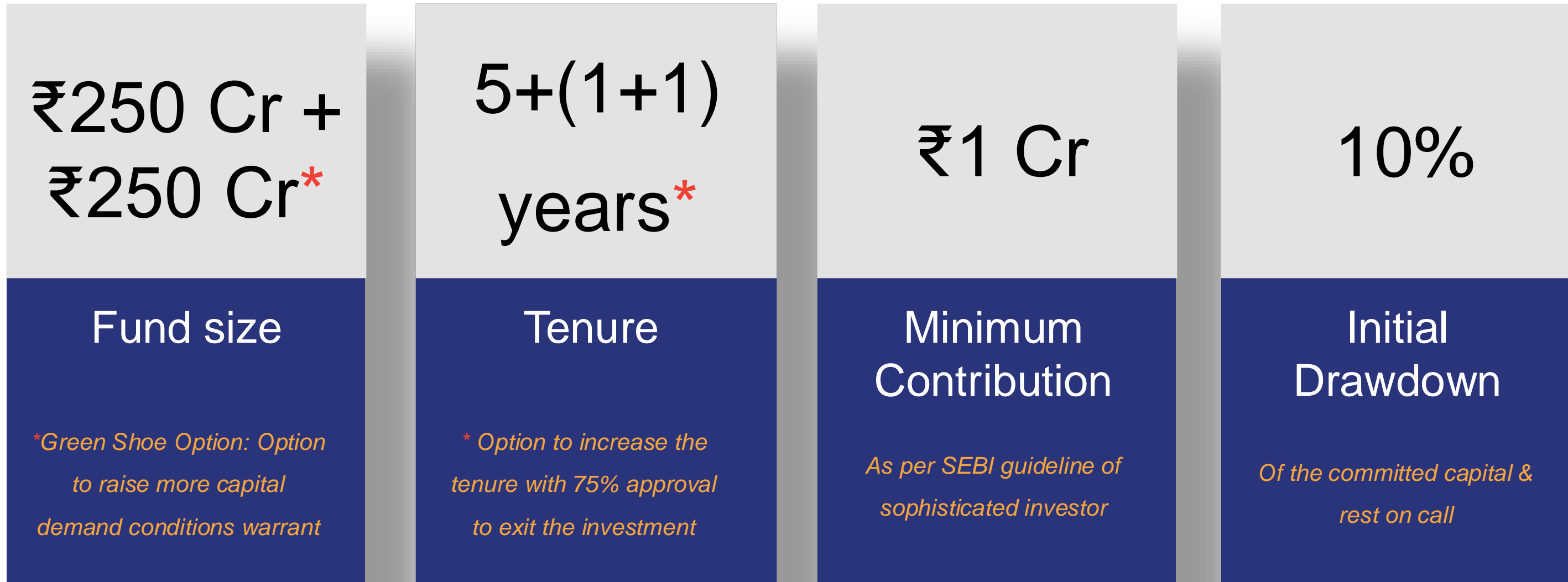
Canada Pension Plan Investment Board has committed close to 205 Million USD in Indospace 4th India-centric fund, of 600 Million USD.



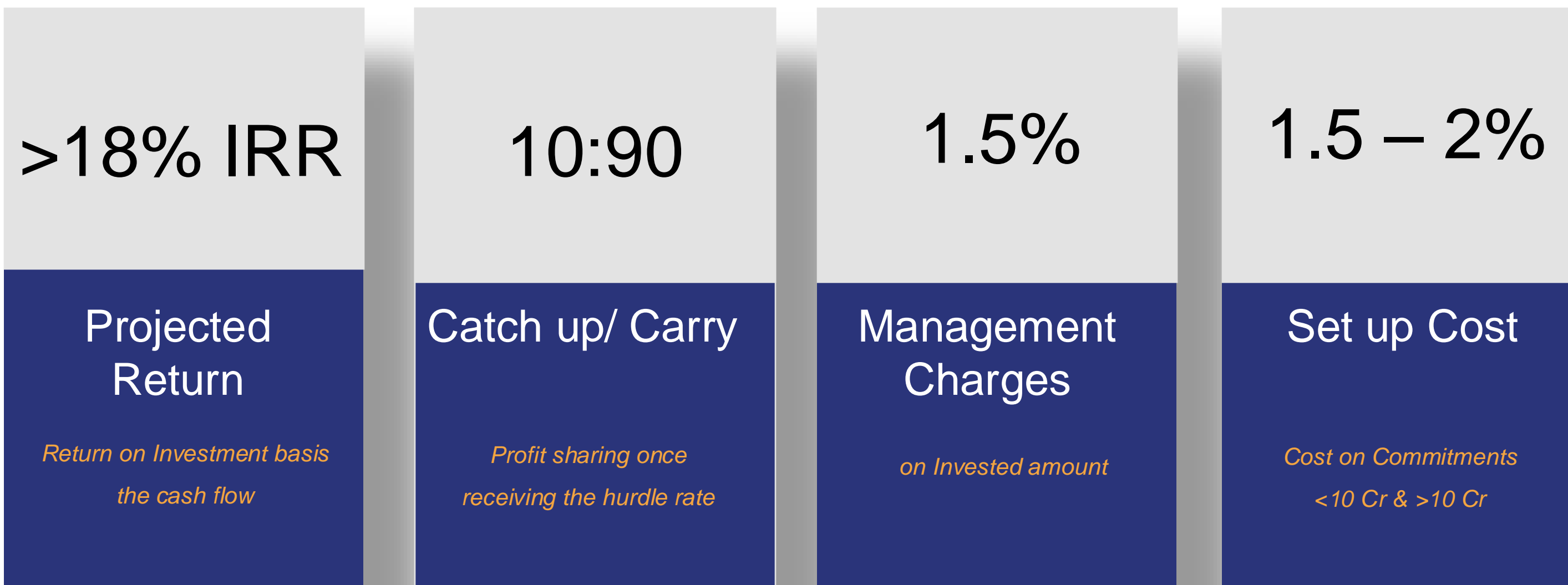
Investment by FDI in I&L as % of Total Investment in Real Estate

Fund Overview

Principal Terms







Investment Theme

Objective and Strategy

Our Objective Is Clear

We will capitalize on the growth of industrial real estate and logistics hubs, across the country.

Deployment Cycle

18 - 24 months

Deployment Quantum

\leq 25% of the Fund Corpus in 1 project

Our Strategy Is Robust

We will only focus on underexplored Tier II and III cities, investing in industrial real estate with high yield potential, supported by favourable government policies and rising demand.

Focus

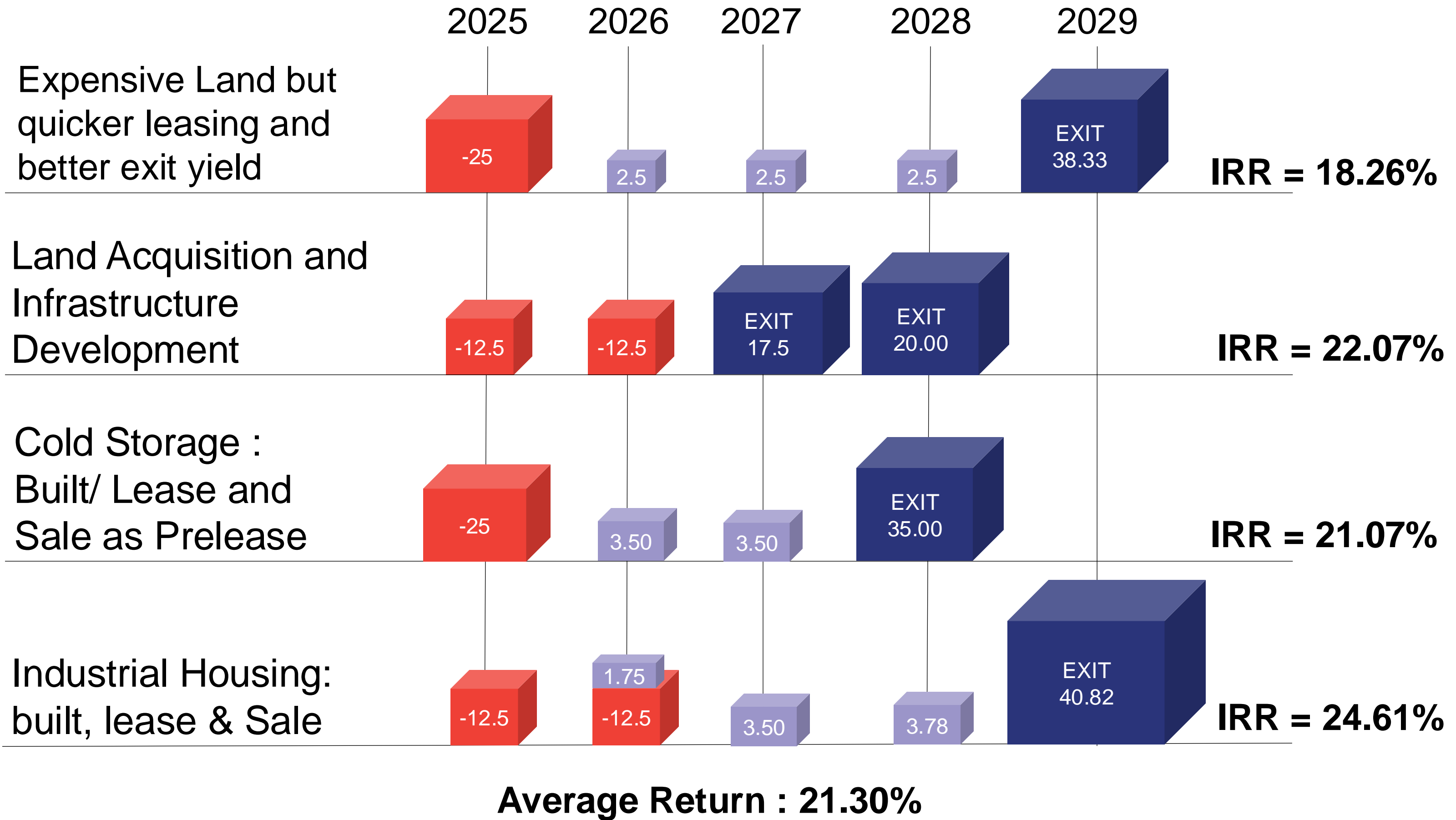
Early-stage investments in industrial and logistics real estate

Geography

Gujarat and other industrial and logistics micro markets

Investment Theme

Deployment Scenarios



Investment Process

Execution

1

ASSET SOURCING

Market survey of potential projects

2

INITIAL ASSESSMENT

Feasibility study and financial modelling

3

DUE DILLIGENCE

Comercial | Legal | Tax

4

EXECUTION

Contract negotiation, Investment structure, Execution of agreement

5

MONITORING

Reporting and report circulation

6

EXIT

Exit Strategy
Fund Distribution

Why Warewitt?

The team

As a team we are biased towards **ACTION.**

50+ years of
experience in
the real estate
space

5000+ Cr
investment
experience
across India

500+ Cr
worth of
investment
exits

Focus on
development
of industrial &
logistics
spaces

30+ Years in
industrial &
logistics real
estate

Investment
focus in key
industrial
locations of the
country



Anup shah

An architect with over 20 years of experience in real estate design, development, land acquisition, and deal structuring, has worked across India and the UK. He has successfully deployed and exited projects worth over ₹2,000 crore.

Anup is responsible for fundraising and deploying the fund across various projects.



Riddhi shah

A chartered accountant with over 15 years of experience, specializes in financial operations, investor management, statutory compliance, and the incorporation of LLPs/companies. She has managed a rent-yielding asset portfolio of over 1.5 million sq. ft.

Riddhi responsible for structuring tax-efficient, compliant investment frameworks and overseeing fund compliance.

Why Warewitt?

Our partners



Sponsor

Godwitt Construction Private Limited



Trustee

Beacon Trusteeship



Legal Advisor

Khaitan & Co.



TAX Advisor

PricewaterhouseCoopers Pvt Ltd



Banking Partner

ICICI Bank



Merchant Banker

Galactico Corporate Services Ltd

Why Warewitt?

Our sponsor



Think Industrial Real Estate. Think Godwitt.

Founded in 2015, Godwitt Construction an Ahmedabad headquartered industrial real estate firm, is on a mission to develop environment friendly, sustainable and future-proof industrial space solutions; in order to accomplish our vision of developing industrial communities that integrate outstanding work-life balance.

Within a short span of under a decade, the firm is poised to enter national platform by acquiring land parcels in NCR/ Pune/ Chennai Region.

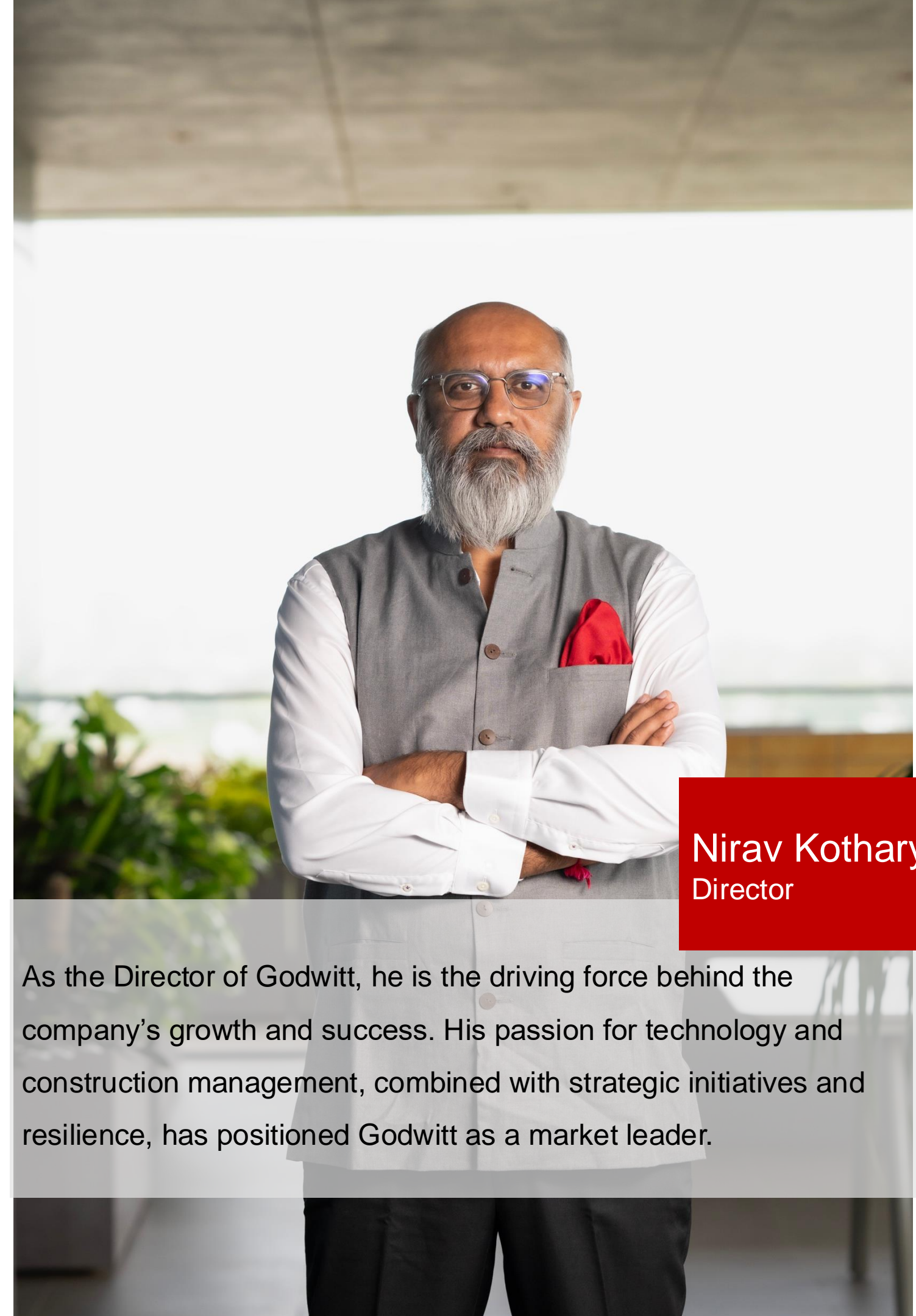
Sponsor Highlight

| | |
|------------------|--------------|
| BUILT & LEASED | 2.5 Mn SQ.FT |
| PROJECTED BY '25 | 2.5 Mn SQ.FT |

Dhaval Mehta
Founder & Director



As the founder of Godwitt, Dhaval drives innovation and sustainability in India's industrial landscape. With a background in communications, his belief in the nation's potential led to the founding of Godwitt in 2017. His resilience has established Godwitt as a leader, and his journey continues to inspire new achievements.



Nirav Kothary
Director

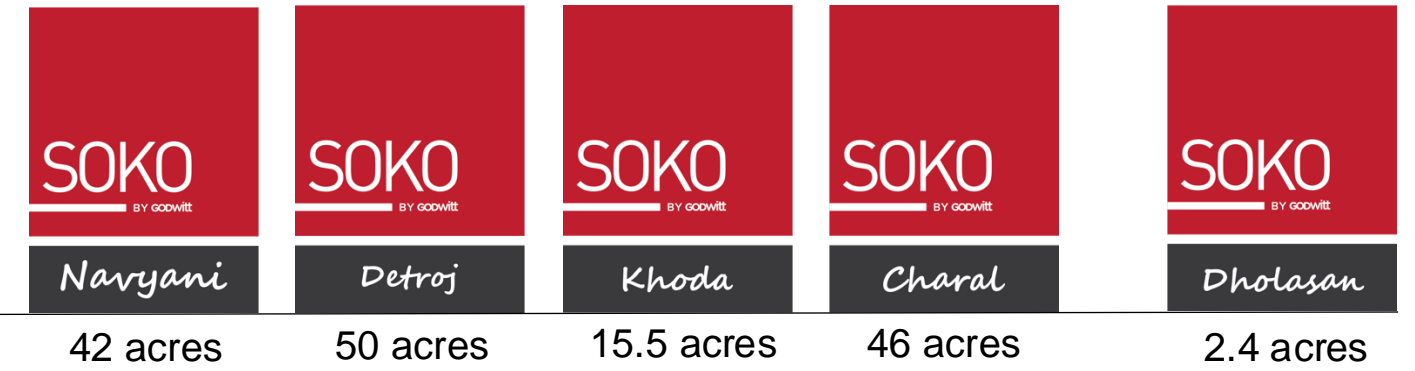
As the Director of Godwitt, he is the driving force behind the company's growth and success. His passion for technology and construction management, combined with strategic initiatives and resilience, has positioned Godwitt as a market leader.



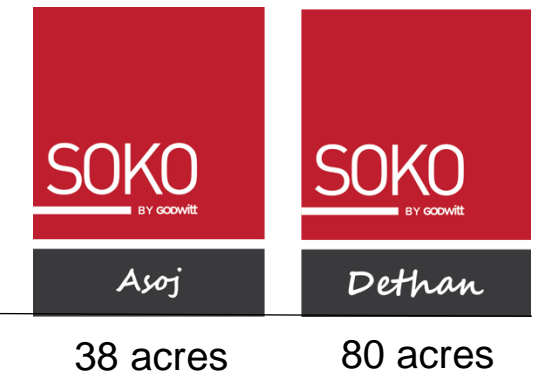
Current & upcoming portfolio '27

- Industrial parks
- Cold storage facilities
- Worker Housing
- Chemical specialty warehousing

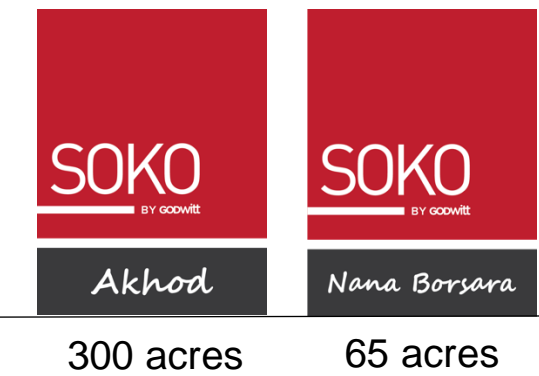
Ahmedabad



Vadodara



Dahej - Bharuch



Surat



Thank you



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