



A CapitaLand-Firstspace Joint Venture

ASCENDAS-FIRSTSPACE BANGALORE, HOSKOTE

www.ascendas-firstspace.com

Ascendas-Firstspace Bangalore, Hoskote

(Logistics Park)



[13°01'21.6"N 77°55'01.5"E](#)

Ascendas-Firstspace Bangalore, Hoskote



Ascendas-Firstspace Bangalore, Hoskote is located within one of the major industrial hubs of Bangalore with excellent connectivity to Bengaluru International Airport, railway station, national and state highways. It is in proximity to major auto manufacturing and industrial facilities and other industrial parks.

It is spread over **91 acres** with a development potential of **2.7 million sq ft** of logistics space.

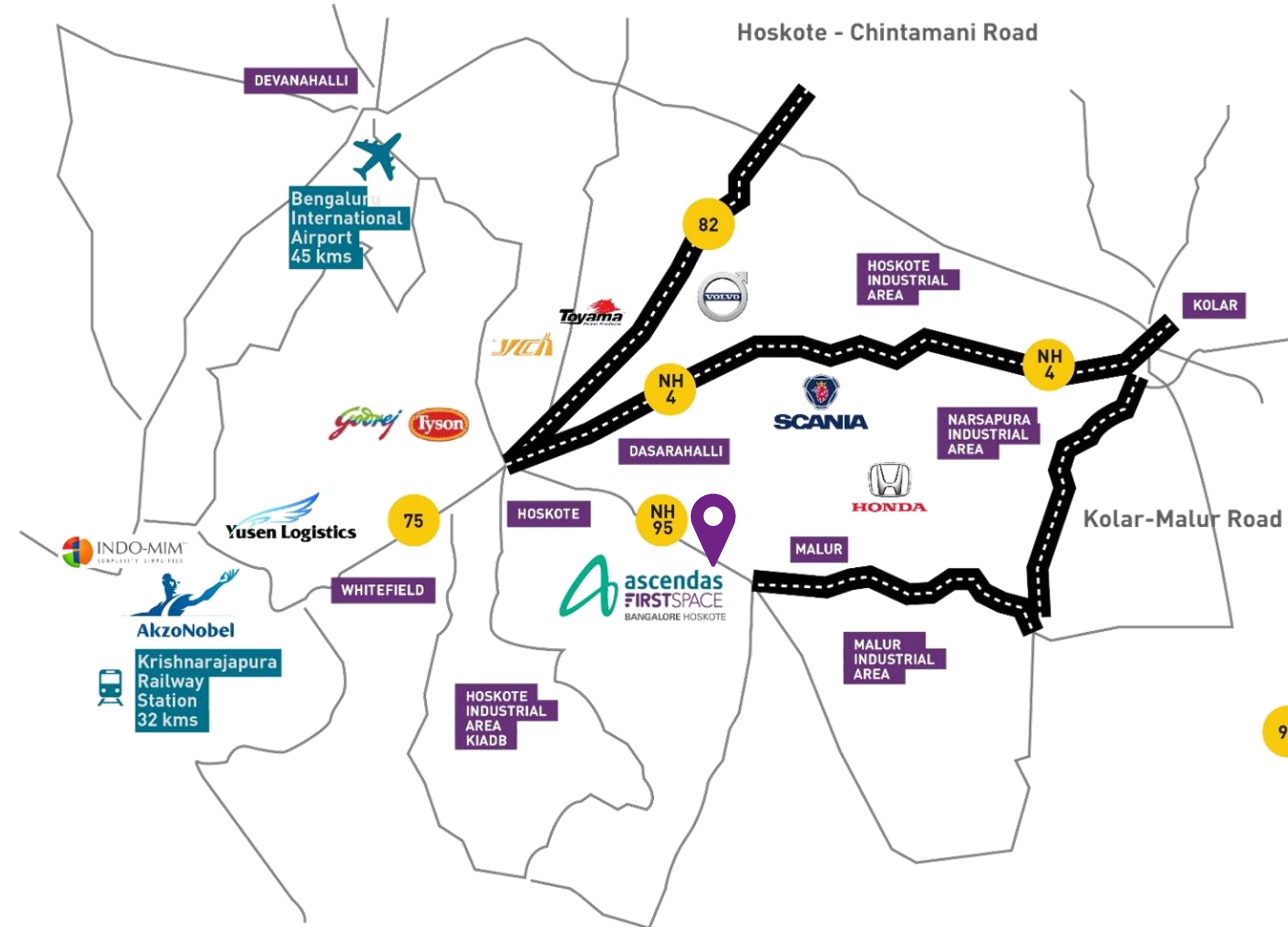
Advantage Hoskote

Excellent connectivity to **Bangalore International Airport, Bangalore City, Whitefield IT hub.**

Proximity to major **auto hubs, industrial and manufacturing parks** of Hoskote, Narsapura, Kolar & Vemgal.

Base for companies such as **Volvo Trucks, Honda, Scania, Medreich, AkzoNobel, Glasko Smithkline** and others

Easy access to **social infrastructure** - hospitals, schools, colleges and residential catchments.



Connectivity to Hoskote Region



**Bangalore
International Airport
45 km**



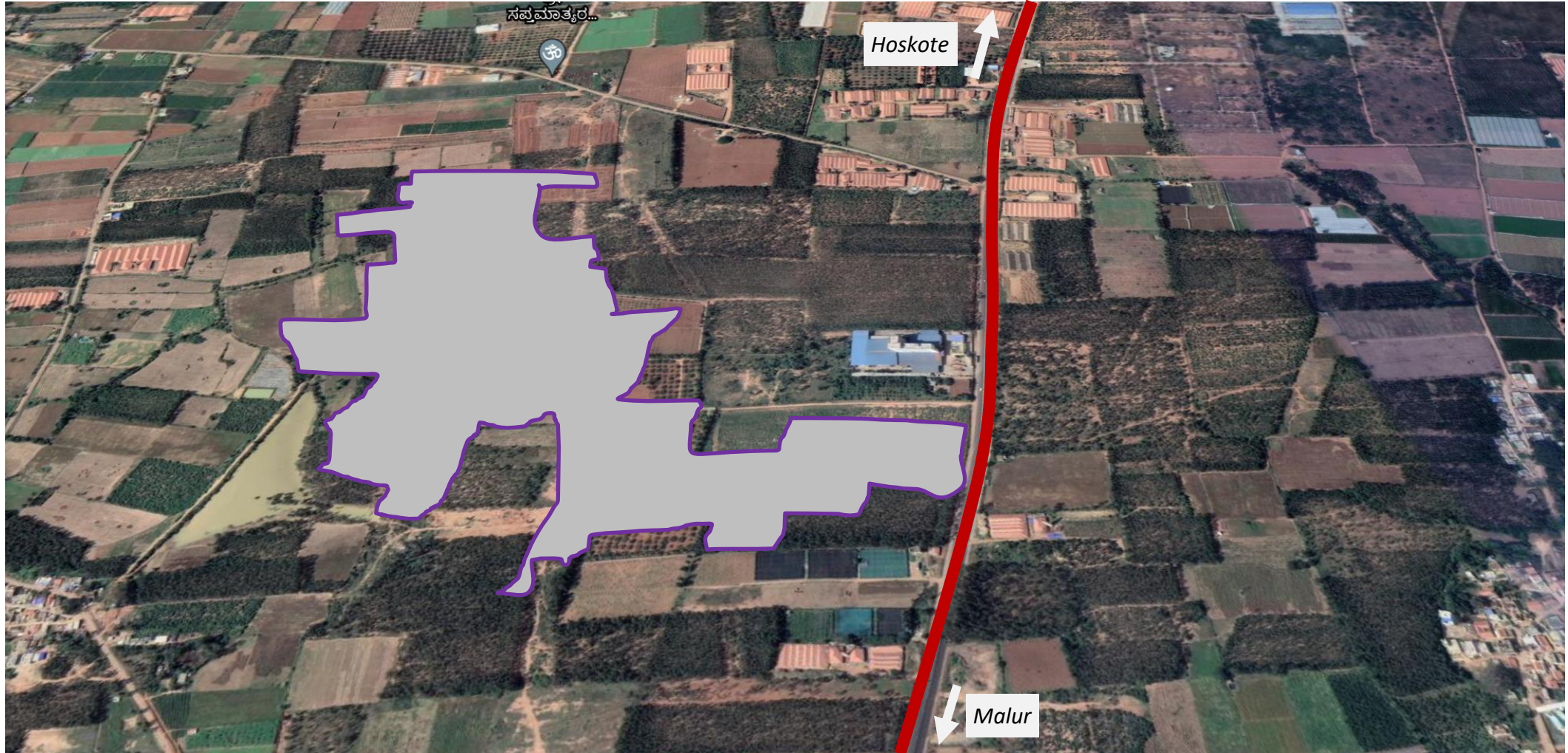
**Rail Network-
KR Puram Station- 32
kms**



Connectivity

- **Bangalore City- 45 Kms**
- **Hoskote Industrial Area (KIADB) – 20 Km**
- **Whitefield – 27 Kms**
- **Volvo Trucks Factory – 18 km**
- **Honda Factory – 24 km**

Aerial View



* Not to scale

Proposed Masterplan

Total Development: 2.7 million sq ft of Logistics Space



Current Devt
Plan

Future
Expansion



Proposed masterplan, subject to change

Ascendas-Firstspace Bangalore, Hoskote



- Land Area: **91 acres**
- Under acquisition and development
- Development potential – **2.7 million sq ft** of Logistics park
- **Phase-I** by **Q2 2022**

** Just for representation purpose*

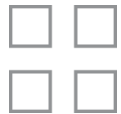
Standard Building Specifications

**50,000 –
4,50,000 sq ft**

Building size



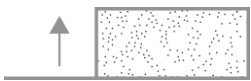
PEB building designed as per IS standards, with standing seam and insulation



Clear height of **12 m** at eaves



Column span of **17.2 m X
22- 25 m**



Finished floor level at 1.2 - 1.3 m above finished ground level



Floor to be designed for a load of **5 t/m²**



Electrical infrastructure-
high side basic lighting

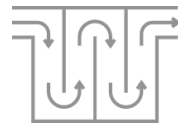


150 KVA/1 lac sq ft
connected load

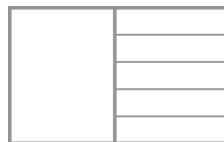
Flexibility to enhance
as per requirement



Ventilation systems
with 4-6 air changes /
hour with ridge vents



Modular STP design
with flexibility to
enhance capacity
as per requirement



16.5 m concrete
apron along the dock
side for efficient
loading & unloading



RCC storm water drainage
system for the building and
park designed for highest
rainfall



Drinking and fire
water – common for
the park as per
norms



Fire protection systems –fire
hydrant with hose reels and
fire extinguisher

Fire Sprinkler, fire alarm
and detection systems – as
per IS standards



Common facilities
including parking,
washroom, security
etc. as per design



Roof: 0.55 mm standing
seam, bare galvalume &
cladding

Infrastructure & Amenities



OFFICE DESIGN

- Office in ground and mezzanine floor
- Clear height of 3.5 m
- Additional areas for utilities and amenities as per requirements
- Separate WC for office areas as per requirement



PARK INFRASTRUCTURE

- Gated development with restricted entry and exit
15 m Spine road and 9-12 m arterial roads
- Common facilities and amenities including food court, office centres
- Convenient facilities for drivers and workers



SUSTAINABLE DESIGN

- Zero discharge and use of recycled water for green areas, housekeeping and toilets
- 50% of land area utilised for green areas, roads and open space
- Use of native soil and no disturbance to surrounding soil
- Use of native plants for greenery
- Solar power generation and utilisation as per design
- Rainwater harvesting as per code



STATUTORY APPROVALS

The entire development will be designed and developed as per applicable statutory norms including the following approvals.

- DTCP – Directorate of town and country planning
- Pollution control board
- Inspector of factories
- Fire department
- Health and Safety
- Other approvals as required

About Ascendas-Firstspace

The Genesis

An Industrial Real Estate platform dedicated to creating world-class logistics and industrial infrastructure across India.



One of Asia's largest diversified real estate groups with a global portfolio of over \$ 137.7 billion as at 31 December 2020

Pioneer of IT park development in India and sponsor of India's first listed property trust (Ascendas India Trust)

Manages over 1078 properties of industrial, logistic, lodging and business spaces across over 230 cities globally



Strong track record in industrial real estate having developed multiple industrial & logistics spaces across India

Robust network of developers, landowners, intermediaries, tenants, architects and contractors

Formed by a group of industry experts with significant experience in development and land acquisition

At a Glance



USD 300 Million

equity committed

20-25 million sq ft

Planned development over 5 years

45

expert team in development & execution

3 million sq ft

developed with revenue generating space

7 major cities

targeted for investment

2

marquee global investors

550 acres

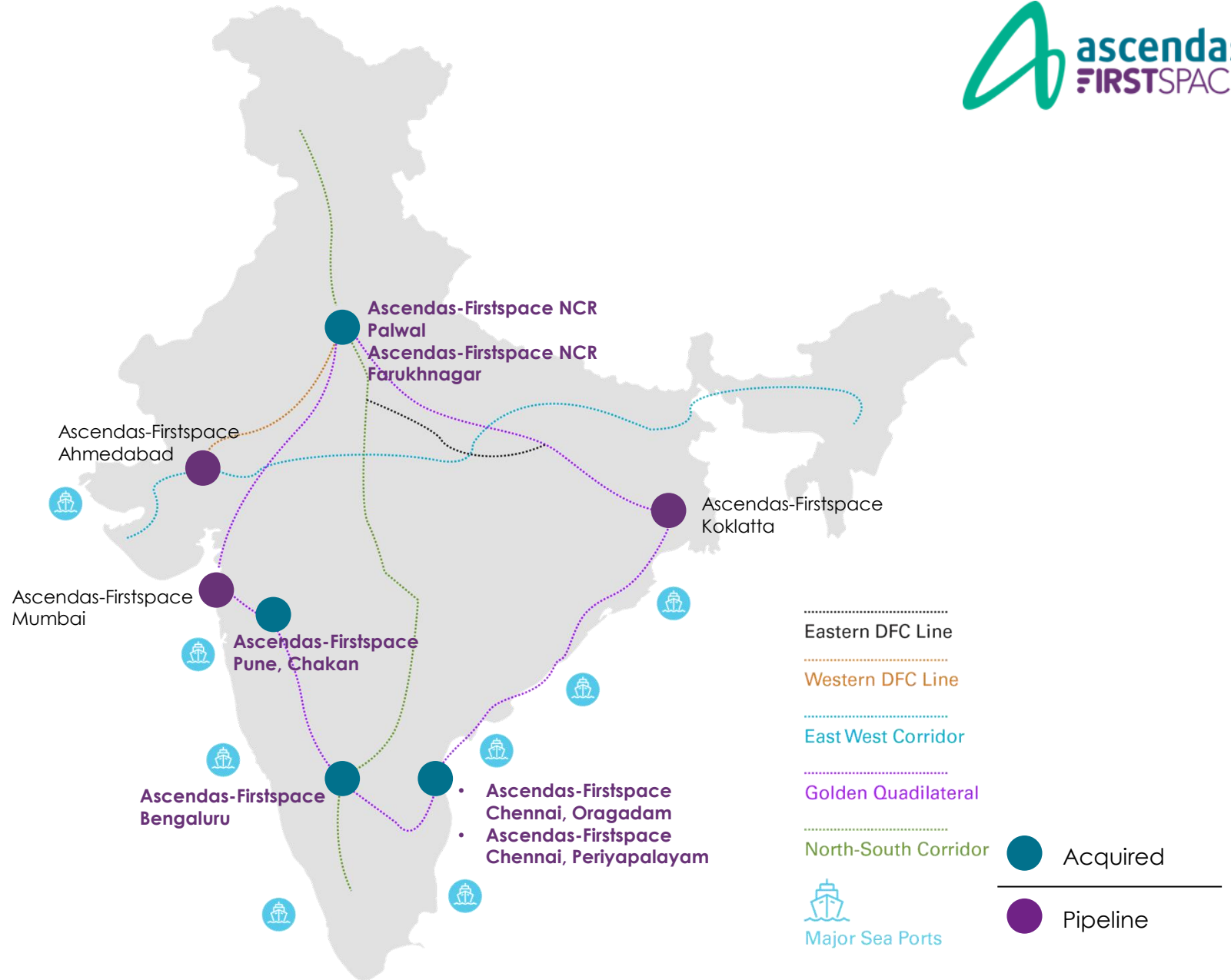
of land acquired & contracted for acquisition

6

projects across Chennai, Pune, Bangalore & NCR

Our Network

Ascendas-Firstspace plans to build a network of logistic and industrial parks in the key strategic logistics nodes and manufacturing clusters across India.



Project Highlights

Over **550 acres** of land and **6.3 million sq ft** of 'Grade A' Logistics Space at various stages of development across key markets



Ascendas-Firstspace Chennai, Oragadam (Operational)	Ascendas-Firstspace Chennai, Periyapalyam (Operational)	Ascendas-Firstspace Pune, Chakan	Ascendas-Firstspace Bangalore, Hoskote	Ascendas-Firstspace NCR, Palwal	Ascendas-Firstspace NCR, Farukhnagar
150 acres	120 acres	30 acres	91 acres	50 acres	110 acres
Potential: 3 million sq ft Phase I & II: Delivered Phase III : Under devt	Developed: 1.2 million sq ft Under devt: 1.4 million sq ft	Potential: 0.65 million s ft. Phase-I delivery: Q3, 2021	Potential: 2.7 million s ft. Phase-I delivery: Q3, 2022	Potential: 1 million s ft. Phase-I delivery: Q3, 2021	Potential: 3.4 million s ft. Phase-I delivery: Q2, 2022

About CapitaLand



Capital Tower, Singapore

CapitaLand Group



Jewel Changi Airport, Singapore



Raffles City Chongqing, China



Raffles City Singapore



Ascott Orchard Singapore



The Interlace, Singapore



Funan, Singapore

- One of Asia's largest diversified real estate groups
- Headquartered and listed in Singapore
- Owns and manages a global portfolio worth over **S\$137.7 billion** as at 31 March 2021
- Diversified real estate classes :
 - Commercial, retail; business park, industrial and logistics; integrated development, urban development; as well as lodging and residential
- One of the largest real estate investment management businesses globally:
 - Six listed real estate investment trusts (REITs) and business trusts and over 20 private funds
 - Pioneered REITs in Singapore in 2002

Global Presence

- Business presence in more than 230 cities in over 30 countries
- Focuses on Singapore and China as core markets
- Continue to expand in markets such as India, Vietnam, Australia, Europe and the USA





CapitaLand India





Overview


CapitalLand India


- 

17.9*
Million sq ft
Gross Floor Area
- 

15.5
Million sq ft
IT/Business parks
- 

2.4 Million sq ft
Logistics/Warehouses
- 

\$\$3.3
Billion in AUM
- 

6 Key Cities
- 

3 Business Trust &
Private
Equity funds

- Strong and proven track record established over 26 years
- Our presence spans across **6 key cities** such as Bangalore, Chennai, Gurgaon, Hyderabad, Mumbai, and Pune
- **25** business and IT parks, industrial lodging and logistics properties
- **17.4** million sq ft of completed space Development potential: **15.4** million sq ft office space and **6.3** million sq ft Logistics
- Full value chain with development and fund management capabilities backed by deep localised expertise



Notes:

1. Total completed area as at 30 Jun 2020
2. Based on valuation as at 31 Dec 2019
3. Total property value at S\$2.81 billion. Exchange rate of 1SGD : 52.71INR
4. International Tech Park Chennai, Radial Road and International Tech Park Pune, Kharadi are under construction

Building & Supporting Communities



Bangalore

'Hope' School project for 340 students

Providing COVID-19 'care kit' for frontline officials



Chennai

Support Cancer Institute & Spastics society & Govt schools

Provide Masks & PPE for Tamil Nadu health Workers



Hyderabad

After-school study center for underprivileged kids

Setting up Skill development centers for underprivileged youth



Pune

Construction of additional Floor and renovation of School Building

Awards and Accolades



Singapore Corporate Awards (“SCA”) 2018

REITs & Business Trust Category:

“Gold Award” for Best Investor Relations



Securities Investor Association (Singapore) Investors' Choice Awards 2018

Properties Category:

“Most Transparent Company Award”



The Edge Billion Dollar Club 2018 Corporate Awards

REITs Category:

“Most Profitable Company”

The Edge Billion Dollar Club 2017 Corporate Awards

REITs Category:

“Fastest Growing Company”

“Most Profitable Company”

“Best in Sector”



Great Place to Work Certification

2019-2020

Construction, Infrastructure & Real Estate Category

Operational Excellence



FIABCI



Green Initiatives





Thank you

