

Welspun One targets INR 4,000 Crore fund raise as global investors eye strategic GP-level entry

- Intends to double its portfolio to 32 million square feet by 2028
- Has an active pipeline to deploy ~INR 1500 crores in new-age, capital-intensive logistics assets

Mumbai, December 18, 2024: Welspun One, India's fastest-growing logistics and industrial real estate manager and developer, plans to raise INR 4,000 crores, a key milestone in the platform's strategy to double its portfolio size from 16 million square feet to ~32 million square feet by 2028. The company has already identified a robust pipeline of ~8 million square feet across multiple assets. The fundraising process has drawn substantial interest, especially from global investors, who are also exploring financial and strategic partnerships at the General Partner (GP) level. These alliances will broaden Welspun One's investor base and position the platform as a node for international investors seeking exposure to India's rapidly evolving logistics landscape.

Welspun One has already committed ~75% of its INR 2275 crores of Fund 2, within six months of its final close earlier this year. Welspun One has also returned 40% of the capital from Fund 1 through two successful exits—an achievement delivered two years ahead of the timeline promised to its investors. This historic performance is unparalleled in the real estate fund industry, showcasing the platform's superior execution and commitment to creating value. The platform's focused deployment strategy will enable it to achieve a peak AUM of \$1 billion (INR 8500 crores) across ~16 Grade A assets by 2026, cementing its position as India's fastest-growing logistics and industrial real estate manager-developer.

As the largest homegrown logistics and industrial manager-developer, the platform's next logical step is to harness global partnerships at the GP level. For existing investors, this alignment with leading international capital providers and strategic operators improves access to global best practices, advanced technologies, and extensive networks of blue-chip tenants. This will significantly enhance the platform's leasing velocity and market share, potentially improving investor returns. Tenants will benefit from a wider network of high-quality assets and advanced supply chain solutions designed to adapt to rapid market shifts. India's booming e-commerce and quick commerce sectors have created unparalleled opportunities in new-age logistics and industrial real estate, that require high-performance, scalable infrastructure. This growth is further supported by India's manufacturing expansion and changing consumption patterns, driving unprecedented demand for warehousing and distribution solutions.

Commenting on the fundraise, Anshul Singhal, Managing Director, Welspun One, said "India's explosive growth, driven by rapid urbanization, digitalization, and evolving global trade corridors, is catalyzing demand for modern, scalable infrastructure, unlike anything we've seen before. Global capital providers seek trusted partners with proven execution capabilities and a track record of deploying billions at scale. Built over the past five years, Welspun One is uniquely positioned to do just that – providing a platform for international investors to be a part of India's burgeoning growth story."

Yash Ravel, CEO Fund Management, Welspun One, said “By aligning with global partners who bring unmatched expertise and capabilities, we are not only securing capital but also setting a new standard for efficiency, adaptability, and long-term value creation. We aim to ensure that our investors, tenants, and other stakeholders stand to benefit from the next wave of transformative growth.”

With its accelerated growth plans and a strong track record of execution, Welspun One is poised to continue leading the transformation of India’s logistics and industrial real estate sector, driving economic growth and setting new benchmarks for operational excellence.

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About Welspun One:

Welspun One is India’s fastest-growing new-age logistics and industrial real estate manager-developer, designed to deliver large-format, institutional Grade A logistics and industrial parks across India. It is the warehousing platform of the USD 5 billion global conglomerate Welspun World – one of India’s fastest-growing multinationals with a leadership position in line pipes, home textiles, infrastructure, advanced textiles, and flooring solutions. Welspun One’s unique integrated offering allows it to mobilize capital from its investors by providing them with an opportunity to participate in, and profit from, the growth and development of the warehousing sector in India in a transparent and institutional manner and utilize this capital along with their in-house development expertise to deliver best-in-class warehousing infrastructure to its clients.

For further information: Website: www.welspunone.com

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