ONE ADC

ONE ADC INDUSTRIAL PARK DEVELOPERS

PITCH DECK

2026
May

EXECUTIVE SUMMARY

Group Overview

The group has been in the industry since 2004, operating under three brands: Chattels Realty (land acquisition and deal structuring), All Warehouses (industrial and warehouse leasing), and ONE ADC Industrial Park Developers.

Chattels Realty (2004) specializes in land acquisition and leasing of commercial spaces

All Warehouses, established in 2019, has become a dominant player in Chennai's industrial real estate market, listing over 1,500 properties for sale and rental.

With the introduction of ONE ADC Industrial Park Developers (2024), we've become an unstoppable force and a one-stop solution for anything in industrial real estate.

Vision

To make One ADC the go to brand for the most suitable Industrial Real estate space in India

Mission

Helping industries to scale up effortlessly

Products & Services

- Fully Developed Industrial Parks with Plots
- State-of-the-art Factory Buildings and Warehouses

2 DECADES OF UNMATCHED EXCELLENCE

2006 - 2010

Associated with Aggregation and prime land deals in city / OMR for over 100 Acres worth 500 Cr +

2011 - 2015

Developed and sold Residential plots across Chennai 35+ Acres and 500+ Plots

2016 - 2020

Set up consultancy firms for

- Luxury Residential,
- High Street Retails and Office &
- Industrial and Warehouse Shed Leasing

2021 - 2025

Changed to DEVELOPER from CONSULTANT

- Developed and sold 3 Industrial Parks plotted Development 50 Acres +
- Acquired 100+ Acres land and commenced development of Building in North Chennai, West Chennai and Sricity
- Exited First Fund at 128% IRRs
- Leasing First Shed at 30% premium to market rentals

BACKED BY ALL WAREHOUSES & CHATTELS REALTY CONSULTANTS

All Warehouses (AWH)

All Warehouse (AWH) is a leading industrial real estate service provider with a strong focus on leasing industrial sheds and warehouses. Founded in 2019, AWH has quickly risen to become a market leader in Chennai, known for its deep industry expertise, rapid response time, and comprehensive service charges.

Development Management Services include: Land Acquisition, Design, Approvals, Complete Construction Management, Leasing, Property Management and Sale for Investor

The company has successfully eased over 2 million sq. ft. ir Chennai alone, with key clients Including Polyhose, Green Base, Jost World, Alstom, and PA Footwear, among others.

AWH has listed over 1,500 Industrial sheds, godowns, warehouses, and cold storage facilities on its platform.

Operating across 35 cities in India, AWH offers both national and local expertise

Chattels Realty Consultants (CRC)

Chattels Realty Consultants (CRC) is a leader in land acquisition, with over 20 years of experience and a 100% success rate. Specializing in securing legally clear land, CRC has facilitated acquisitions for multiple developers including ONE ADC Industrial Park Developers, ensuring risk-free transactions,

Founded in 2004,, CRC provides clean land, mitigating acquisition risks and enhancing project feasibility.

The company has executed at least 16 major projects from 2007 to 2025. Notable transactions involving Mantri Developers, Sattva Salarpuria, and Aditya Birla Capital

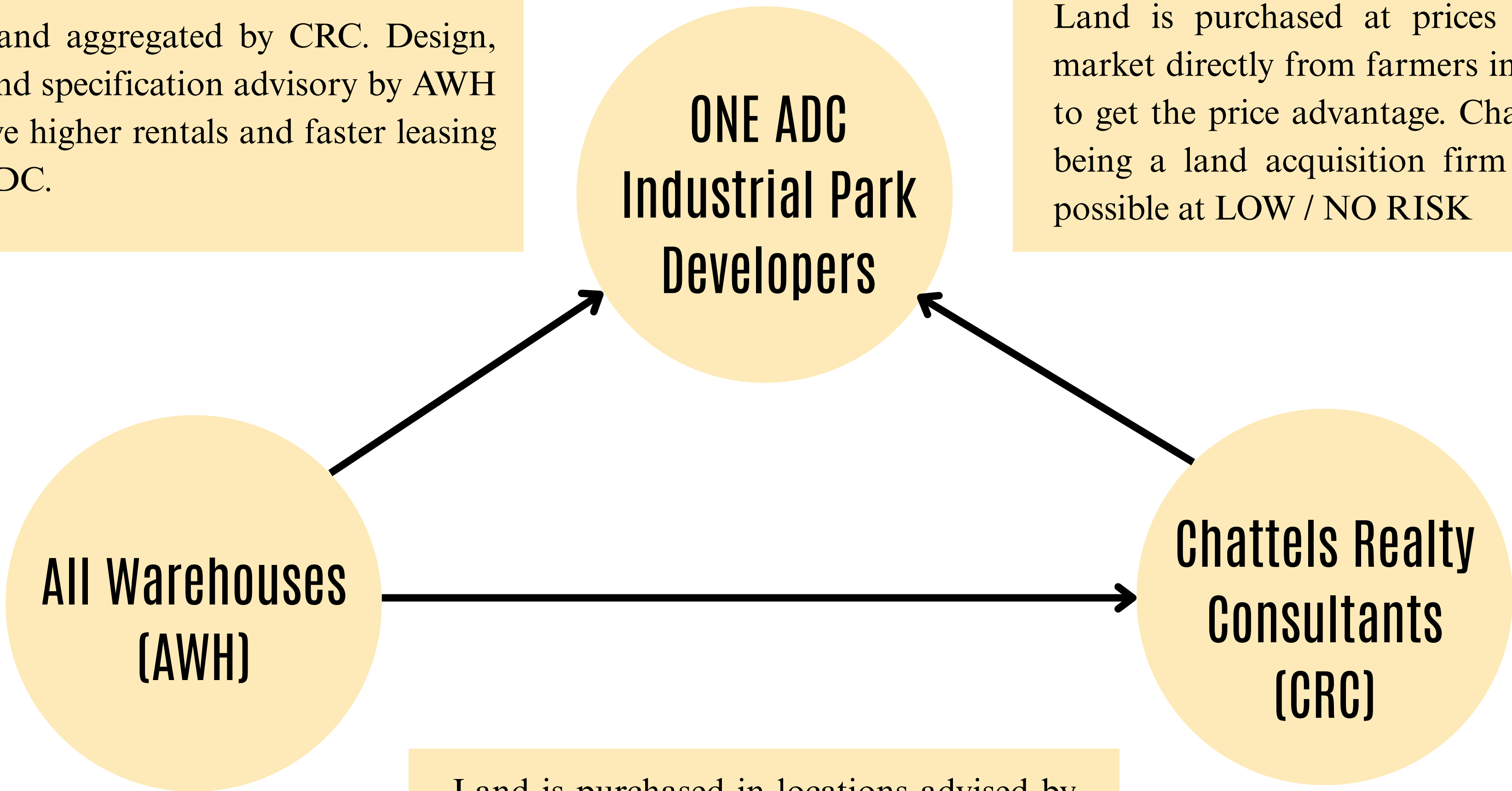
CRC's strength lies in securing prime land at below-market rates, backed by rigorous due. diligence. Investments are structured via SPVs, ensuring Investor security.

Its integration with AWH further strengthens location selection and development strategies,. making CRC a trusted name in industrial real estate acquisition

UNLOCKING SYNERGIES LIKE NO OTHER

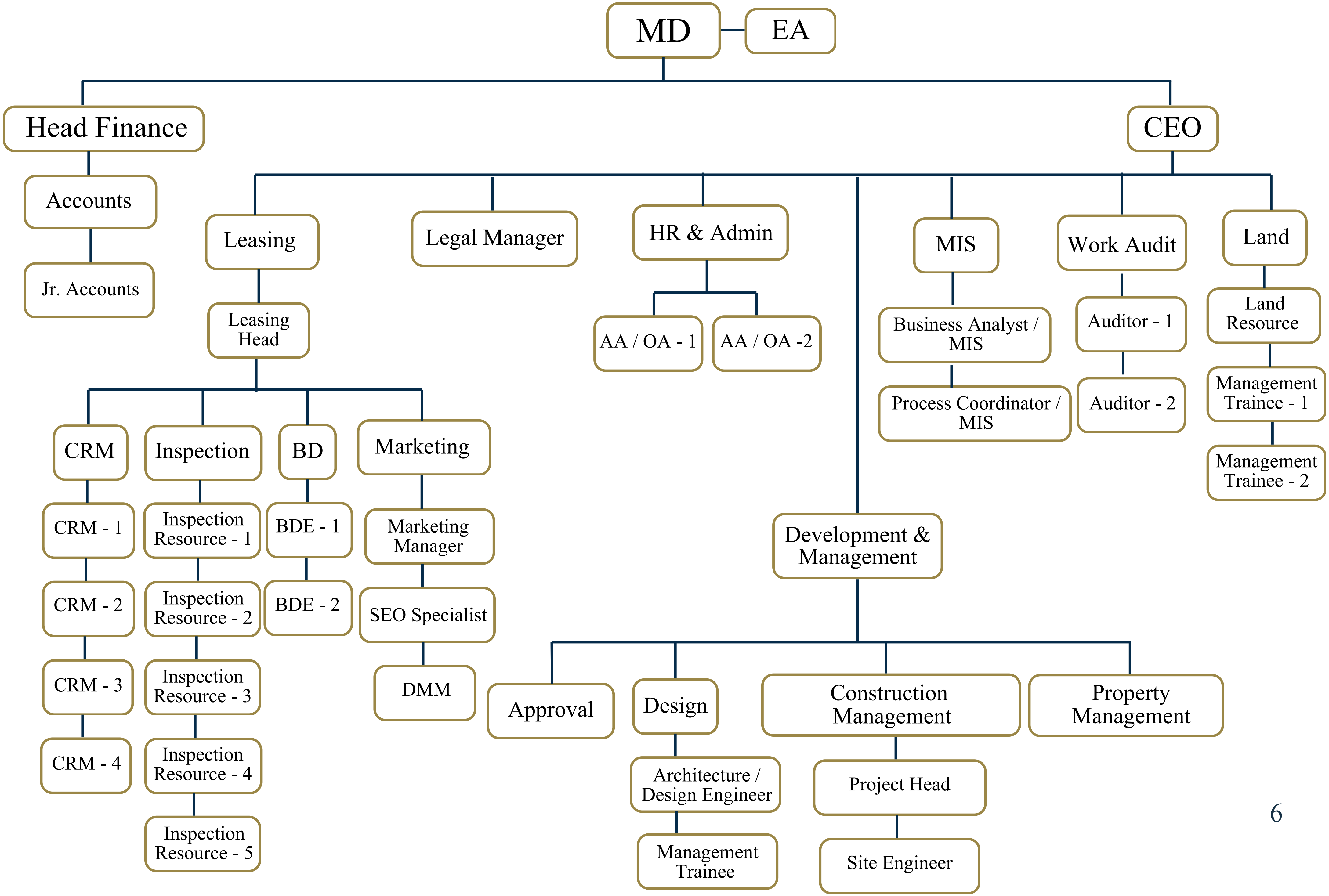
Low-risk land aggregated by CRC. Design, location, and specification advisory by AWH help achieve higher rentals and faster leasing to ONE ADC.

Land is purchased at prices lower than market directly from farmers in most cases to get the price advantage. Chattels Realty being a land acquisition firm makes this possible at LOW / NO RISK



Land is purchased in locations advised by AWH as they know exactly where the demand is and they can advise on “WHERE is the DEMAND” &“WHERE to BUY LAND”

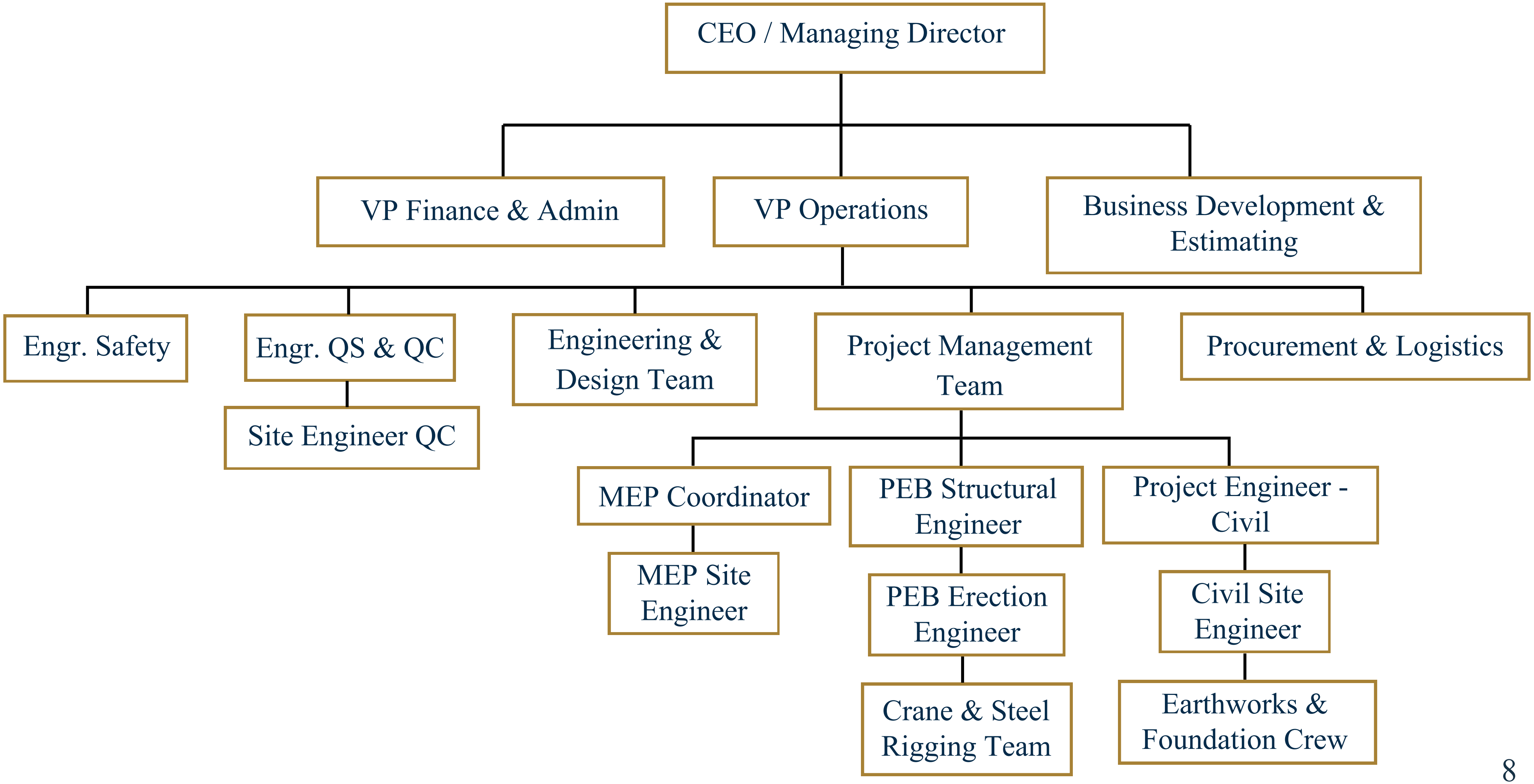
ORGANISATIONAL STRUCTURE OF CRC AND AWH



NOTABLE DEALS DONE BY AWH

2022	Oragadam 129000 KM Trade links
2022	Tada - Sri City 90000 Alstom
2023	Periya palayam 135000 PA Foot Wear Pvt Ltd
2023	Oragadam 201500 Jost World - Phase 1
2024	Gudapakkam 44500 Cavotech India PVT.Ltd
2024	Kosapur 64500 Girias
2025	MM Nagar 60000 Electromag
2025	Dindigul 60000 Dindigul Thalappakatti

ORGANISATION STRUCTURE OF OUR EXECUTION COMPANY LNC AND AWH



COMPLETED PROJECTS

Project Name	Project Location	Project Size
One Stop	Aruthur	5 KM Compound Wall
One Point	Koppur	1.66 Lakh sq.ft
Crompton Warehouse	Vayalanallur	80000 sq.ft
NDIL	Mambakkam	65000 sq.ft
HSI Automobile	Chettiped	50000 sq.ft
Apollo Tyres	Chettiped	50000 sq.ft
Express Bee	Vayalanallur	50000 sq.ft

Project Name	Project Location	Project Size
RKHM	Mambakkam	45000 sq.ft
DP World	Poonamalle - ORR	40000 sq.ft
Damro Warehouse	Vayalanallur	30000 sq.ft
Johnson Pvt Ltd	Thirumazhisai	30000 sq.ft
IFS	Thirumazhisai	30000 sq.ft
Kelvin Pvt Ltd	Thirumazhisai	30000 sq.ft
V Trans Logistics	Poonamalle - ORR	20000 sq.ft
School of Sports	Santhome	Santhome

COMPLETED PROJECTS

5000 Meters (12 Ft) Compound Wall at Tada - One Stop Warehouse

COMPLETED PROJECTS

HSI Automobile (50000 sq.ft) ,
Chettiped

Crompton Warehouse (80000 sq.ft),
Vayalanallur

ONGOING PROJECTS & UPCOMING PROJECTS

Project Name	Project Location	Project Size
One Point Warehouse 1	Aruduru (Behind Sricity)	150000 sq.ft
One Point Warehouse 2	Aruduru (Behind Sricity)	150000 sq.ft
One Point Warehouse 3	Aruduru (Behind Sricity)	60000 sq.ft
One Vibrant Warehouse 1	Vadamangalam	169000 sq.ft
One Vibrant Warehouse 1	Vadamangalam	45000 sq.ft
SD Warehouse	Vayaloor	25000 sq.ft
PWM	Ezhichur	20000 sq.ft
KTT Factory	Ezhichur	35000 sq.ft
Utsav	Madhavaram	20000 sq.ft

Project Name	Project Location	Project Size
One Energy WH	TADA. AP	37000 sq.ft
PWM	Vayaloor	20000 sq.ft
Prakash Food & Feeds	Periyapalayam	50000 sq.ft
Leena Denim	Irungattukottai	45000 sq.ft
DG Warehouse	Vayaloor	15000 sq.ft
JP Warehouse	Thiruvallur	30000 sq.ft

ONGOING PROJECTS

One Energy WH (37000 sq.ft), TADA. AP

Prakash Food & Feeds (50000 sq.ft), Periyapalayam

INTRODUCING: ONE ADC INDUSTRIAL PARK DEVELOPERS

ONE ADC Industrial Park Developers is a comprehensive Industrial real estate development firm specializing in end- to-end industrial solutions, including location advisory, land development, design, planning, approvals and construction to the tenant requirement.

With a proven track record, ONE ADC Industrial Park Developers delivered a remarkable **128% IRR** to its investors through the successful exit of a **45.50 acre** warehouse project in **Ezhichur, Oragadam, Chennai.**

ONE ADC Industrial Park Developers has leased its shed at a **30% premium to market rentals** in Koppur, Tiruvallur, while advancing projects in Tiruvallur, Sriperumbudur, and North Chennai.

2022

Acquired land of 45.5 acres for Fund 1 with 6 investors Ezhichur I

2023

20 Acres for Fund 2 with 4 Investors (Koppur)

Developed an industrial park for MSMEs to provide a plug-and-play environment.

2024

Exited fund 1 delivering IRRs of 128% proving successful exit capabilities at phenomenal returns

Sold and Developed 22 Industrial Plots and started Design for Construction

2025

Leased the asset of fund 2 (Koppur)) at a premium of 30% plus to market proving phenomenal leasing capabilities

EXITED PROJECT - EZHICHUR WITH AN IRR - 128%

Particulars	Details
Project Details	Development of land property of 45.50 Acres
Project duration	June 2020 to August 2024
Investment details	Fund raised in 2 SPVs Tranche 1: 25.98 acre ; Tranche 2: 19.52 acre
IRR Given to Investors	**128%**

ONGOING PROJECTS : Leased at a premium of 30%

Koppur - India’s best speculative shed : Leased at a premium of 30% plus to the market

INDUSTRY WOES & UNMET NEEDS

PROBLEM - LAND			PROBLEM - LEASING		
1 A significant percentage of land in industrial zones fails legal due diligence, due to ownership disputes and compliance risks.	2 Regulatory approvals for land use conversion take an extended time, increasing holding costs due to accumulating interest.	3 Fragmented ownership and unwilling sellers create gaps in land, making large-scale development difficult.	1 Industrial properties built in low-demand areas struggle to attract tenants, leading to prolonged vacancies.	2 Generic or poorly designed industrial spaces fail to meet specific tenant requirements, making them difficult lease.	3 Landlords expect higher rental yields, while tenants seek cost-effective leasing. creating conflicts in negotiations.
IMPACT - LAND			**IMPACT - LEASING**		
1 Developers face delays, legal battles, and potential project cancellations, resulting in financial losses and stalled investments.	2 Investors and developers experience cash flow strain and eroded profitability, delaying project execution and leasing potential.	3 Incomplete land parcels lead to disjointed projects, increased acquisition costs, and inefficient land utilization.	1 Developers and landlords face low and occupancy reduced rates, rental income, and a weak return on investment.	2 Higher vacancy periods, increased retrofit cost and limited tenant interest lead to financial inefficiencies	3 Stalemates in lease agreements result in delayed occupancy, lost rental income and suboptimal asset utilization

OUR ANSWER TO THE GAPS

Legal & Acquisition Risks Mitigated

*ONE ADC Industrial Park Developers ensures **risk-free land acquisition** with thorough legal due diligence by CRC.*

Faster Approvals & Lower Holding Costs

*Parallel processing of zoning approvals **durinoft acquisition** minimizes delays and costs.*

Seamless Large-Scale Land Procurement

ONE ADC Industrial Park Developers secures fenced, gap-free land in SPVs for seamless transfer to development company ONE ADC Industrial Park Developers

Data-Driven Location Selection

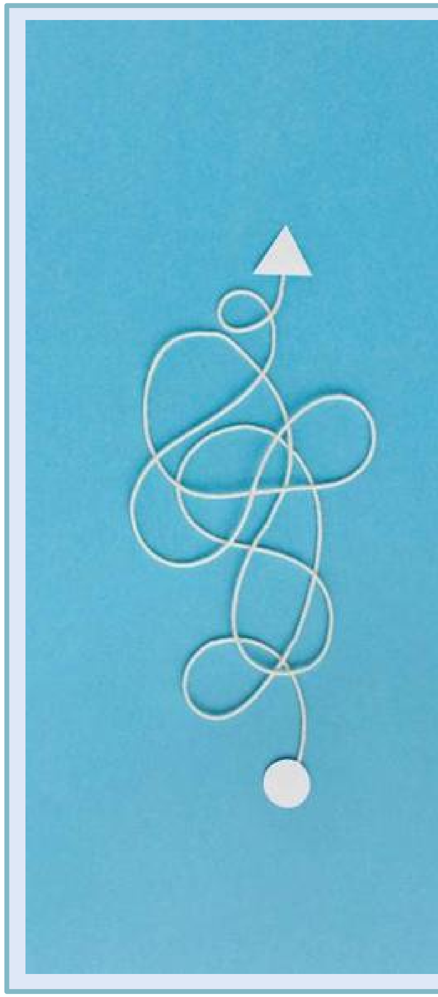
ONE ADC Industrial Park Developers acquires land based on AWH's leasing demand intelligence for immediate occupancy

Optimized Industrial Shed Design

Hybrid buildings & micro-market studies ensure tenant-preferred designs, facilities and amenities

Balanced Financial Model for Leasing

Optimized cost structures & built-in improvements balance ROI and affordability.



CORE COMPETENCIES

Expert Land Acquisition

Backed by Chattels Realty Consultants (CRC) with 20+ years of success.

Market-Driven Development

Uses All Warehouses (AWH)'s intelligence to build tenant-preferred designs.

End-to-End Project Execution

Manages acquisition, design, construction, leasing, and exits with minimal risk.

Investor-Focused Fund Structuring

SPV-based private funds with tax - efficient Convertible Debentures (CCDs).

Seamless Leasing & Occupancy

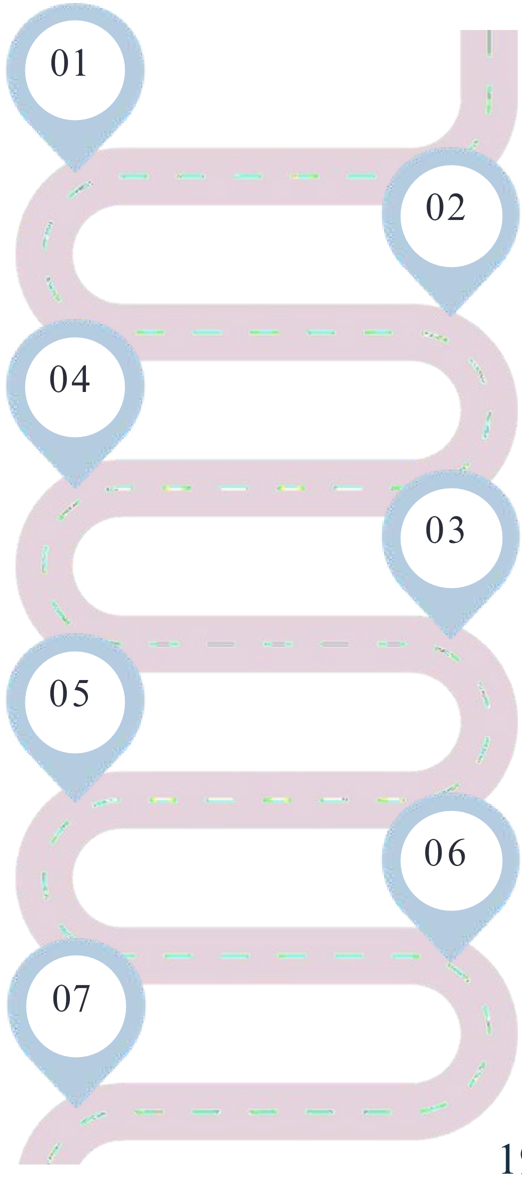
Strong network with 500+ landlords and 1,500+ sheds for high occupancy. Use of other other market consultants PAN India through NAR - I

Proven Leasing Abilities

Leased own shed at 30% premium to market rentals

Proven Exit Strategies

Assets sold to institutional investors at ROI-driven valuations.



COMPETITIVE LANDSCAPE

Our NICHE

- Risk free acquisition
- Land acquired at discount to market price
- Leasing of several million sq.ft in 6 years
- Access to tenants and their requirement in advance
- Access to knowledge of upcoming locations
- Skin in the game

Our Major Competitors

INDOSPACE ESI ascend FIRSTSPA GREENBASE NDR

BUSINESS MODEL & REVENUE DRIVERS

BUSINESS MODEL

1. Land Acquisition & Development

ONE ADC Industrial Park Developers secures land through Chattels Realty Consultants (CRC), ensuring clean and legally compliant acquisitions at below-market rates. The company specializes in strategic site selection, focusing on high-demand industrial zones. Once acquired, ONE ADC Industrial Park Developers undertakes zoning, approvals, and infrastructure development, making the land investment-ready.

2. Industrial Park Construction & Leasing

Using All Warehouses (AWH)'s market inteligence, ONE ADC Industrial Park Developers constructs hybrid industrial buildings that cater to both manufacturing and warehousing needs. The company ensures that the design aligus with tenant requirements, reducing vacancy isles Leasing is handled by AWH, securing long-term contracts with high-quality tenants.

3. Investment & Fund Structuring

Each project is structured as a Special Purpose Vehicle (SPV), providing clear ownership to investors. ONE ADC Industrial Park Developers raises capital from Ultra High Net Worth Individuals (UHNIs) and family offices, offering them equity shares and Convertible Debentures (CCDs) for tax-efficient returns. Investors benefit from structured exits and low-risk, high-growth investment opportunities.

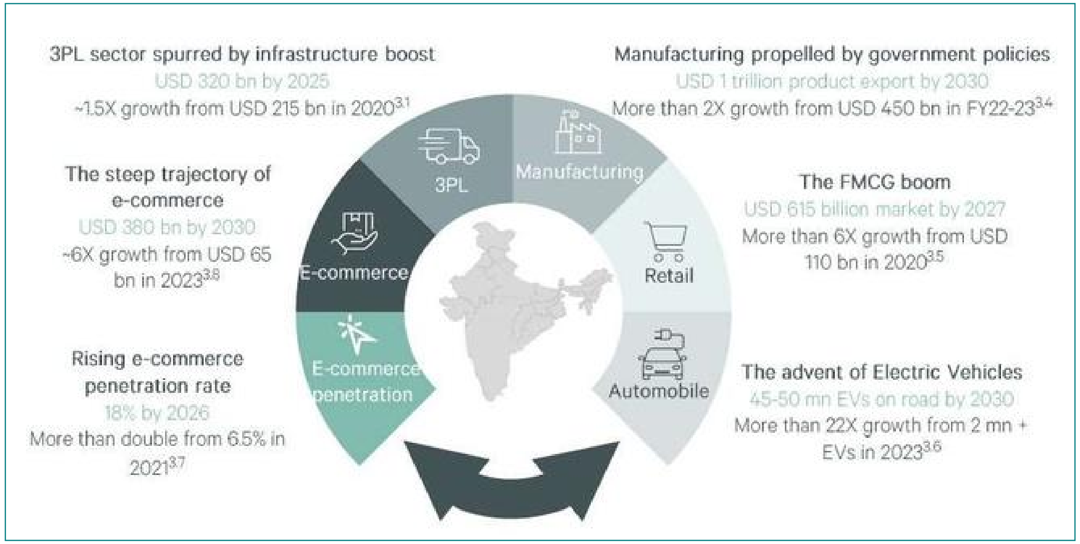
4. Exit & Value Realization

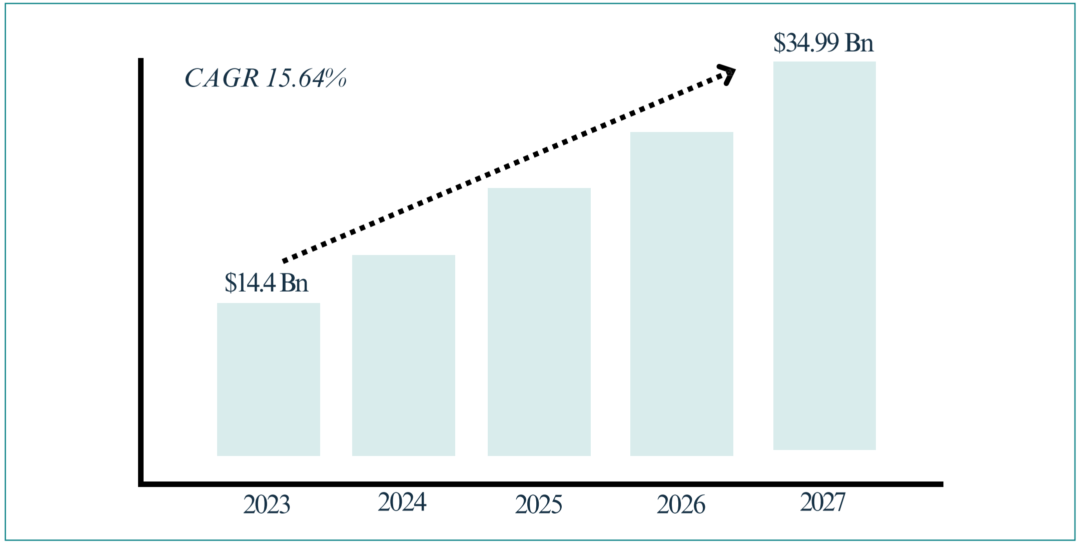
ONE ADC Industrial Park Developers maximizes investor returns by selling stabilized assets at premium valuations to institutional buyers. The exit strategy ensures optimal timing, targeting 15-17% IRRs over 4-8 years. The company also earns through performance-based carry moeutives, aligning its success with investor profitability

REVENUE DRIVERS

- Land Value Appreciation - ONE ADC Industrial Park Developers acquires land at a discount through Chattels Realty Consultants (CRC) and immediately increases its value by securing legal clearances, zoning approvals, and infrastructure readiness. The appreciation in land value creates early-stage profits for investors.
- Development & Leasing Constructing industrial sheds and leasing them to high-quality tenants at premium market rates woth long term occupancy.
- Exit Returns Once fully leased and stabilized, ONE ADC Industrial Park Developers sells the asset at an ROI-based valuation to institutional investors, maximizing returns. By holding assets for 4-8 years, ONE ADC Industrial Park Developers benefits from compounding rental yields and higher exit multiples, delivering 15-17% IRRs to investors.
- Fund Management Fees ONE ADC Industrial Park Developers charges an annual fund management fee of 2% on the total fund size, covering project execution, leasing, and asset management. This ensures consistent revenue generation throughout the investment cycle.
- Performance Incentives (Carry Share) Sharing excess returns beyond a 12% IRR threshold, with a profit-sharing structure of 20-80% based on fund performance.
- Interest from CCDs ONE ADC Industrial Park Developers uses CCDs to distribute rental income as interest, avoiding double taxation. Investors benefit from regular cash flows, while ONE ADC Industrial Park Developers gains through structured payouts and reinvestment opportunities.

OPERATING IN INDIA'S $14.4 BILLION MARKET





- Indian warehousing market valued at USD 16.6 billion in 2024
- Projected to reach USD 37.5 billion by 2027 (CAGR of 15.2% from 2023).
- Demand for warehouse space exceeded supply by 1.5x in the first half of 2024.
- Reached 190 million sq. ft. as of Q3 2024; 155 million sq. ft. added since 2016.
- Growth driven by strong momentum in e-commerce, 3PL, FMCG, and industrial segments
- Estimated total warehousing space in India at 360 million sq. ft. in 2024
- High absorption continues in Mumbai, Delhi-NCR, Bangalore, Pune, and Hyderabad, with Tier-II and Tier-III cities like Lucknow, Coimbatore, and Indore seeing sharp demand due to e-commerce and quick commerce penetration.

WITH HUGE POTENTIAL

- India's warehousing sector continued to mirror the economy's strong momentum in 2024, backed by a resilient GDP growth rate of 7.6% in Q2 and rising occupier confidence. Transaction volumes recovered after a subdued H1, reaching 37.5 million sq ft by September 2024, up 4% YoY, and are on track to close the year around 50 million sq ft—near pre-pandemic record highs.

- Pune, NCR, and Mumbai dominated leasing activity, while Ahmedabad and Kolkata emerged as key growth markets. Total stock reached 479 million sq ft, with vacancy at 10.3%. Rents grew steadily across markets, with the highest increases in Pune, Ahmedabad, Chennai, and NCR.

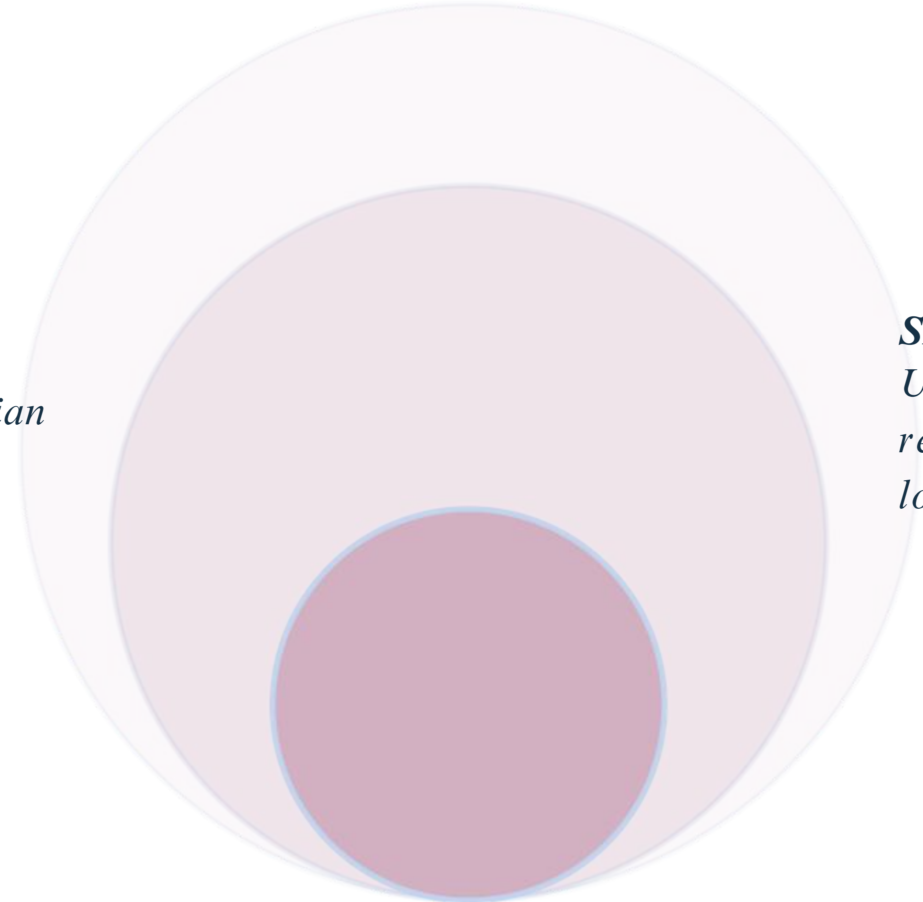
- Grade A spaces now make up 41% of inventory, led by Chennai (77%) and Pune (72%). leading due to demand from auto and industrial occupiers. Despite rising construction and input costs, rentals continued to grow modestly across all major cities, with Pune, Ahmedabad, Chennai, and NCR recording 3–4% YoY rental growth.

- Private equity inflows surged 124% YoY, touching USD 1.5 billion by September 2024—cementing warehousing as one of the most attractive real estate asset classes in India. Investors are particularly drawn to 3PL- and e-commerce-aligned Grade A assets, which promise long-term scalability and returns.

Quarter 1 2025 Tamil Nadu

Metric	Q1 2025 (Chennai / TN)
Leasing Volume	~2–2.9 MSF (22–26% of top-8)
Sector Mix	Engineering 25%, E-commerce 21–28%, 3PL 31%
Deal Size	~48% ≥200 k sq ft
Grade A Stock	~78%
New Supply	Significant component of 9.4 MSF national build
Vacancy (Grade A)	~11.5–13%
Rent Growth	~15–18% YoY in industrial land

AN UNPARALLELED OPPORTUNITY



TAM
USD 34.99 billion (Total Indian warehousing market by 2027)

SAM
USD 20.99 billion (Portion relevant to the industrial and logistics sectors)

SOM
2% of USD 20.99 billion = ***USD 419.8 million***

OPPORTUNITY IN TAMILNADU or WHY TAMILNADU ?

Robust Infrastructure & Strategic Location

- **Ports & Connectivity**: The state has four major ports (Chennai, Ennore, Thoothukudi, Kattupalli) plus over 25 minor ones, facilitating international trade
- **Industrial Corridors**: Hosts major corridors like Chennai–Bengaluru and Chennai–Kanyakumari, with expressways and freight networks in progress

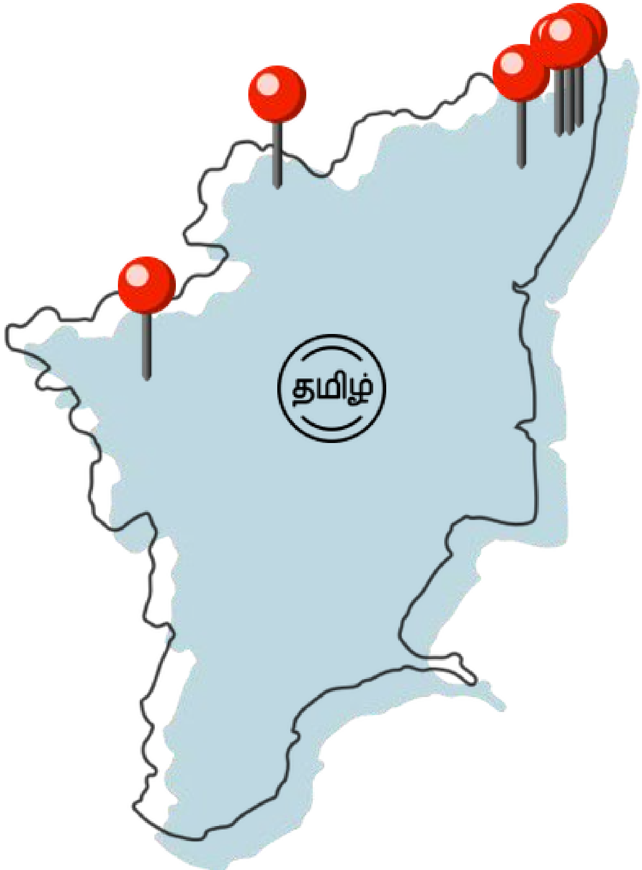
Sectoral Diversity & Global Integration

- **Automobiles & Auto-components**: Produces ~35% of India's auto components; Chennai is dubbed "Detroit of Asia"
- **Electronics & Mobile Manufacturing**: The second-largest electronics hub—approx. 16–18% national share—and leading the country in iPhone production (70–80%)
- **Textiles & Apparel**: Home to more than half of India's textile mills; Tiruppur exports ₹70k crore worth knitwear (over 50% of national share)
- **Chemicals, Machinery, Renewables, Food Processing**: Strong outputs in chemicals (~USD 1.27 bn), machinery, and renewables (14.2 GW installed), with high potential in agro-processing and local food/beverage industries

Skilled Workforce & Inclusivity

- **Human Capital**: Produces ~4 lakh engineers annually, with high literacy and productivity
- **Women in Industry**: Tamil Nadu employs 37–42% of India's female factory workforce—the highest share nationwide

TAMIIL NADU : PROPELLING THE INDUSTRY



CHENNAI OVERVIEW

- Market Size: Chennai recorded 2.14 million sq. ft. of warehousing leasing in H1 2024.
- Rentals: Average warehousing rental rates in Chennai are INR 26.1 per sq. ft./month .
- Significant Markets: Highest concentration of Grade A warehousing stock and factories in India

ORAGADAM TO MM NAGAR

- Expanding Industrial Corridor: The Oragadam to MM Nagar belt is a prime manufacturing hub. Its connectivity and robust infrastructure make it a key investment destination.
- Rentals: With rates ranging from ₹27-37 per sq. ft., the corridor remains highly competitive, attracting major industrial and warehousing players.
- Significance : Auto Sector, Alternate Energy

SRICITY & NORTH CHENNAI

- Emerging Market: Sricity is a 7,500 acre industrial hub in Andhra Pradesh near Chennai, hosting 150+ global firms like Kellogg's and Isuzu. With proximity to airports, ports, and highways makes it a prime location for industrial and logistics investments in South India.
- Rentals: Competitive, with warehouses leasing around ₹25/sq. ft.
- Significance : White Goods, Auto, Footwear, etc

HOSUR

- Market Size: Hosur continues to develop as a key industrial hub, with strong absorption driven by the automotive and electronics sectors.
- Rentals: Warehousing rentals in Hosur are INR 23-25 per sq. ft./month

SRIPERUMBUDUR

- Thriving Industrial Hub: Sriperumbudur is a key manufacturing and industrial destination. Its strategic location and strong infrastructure make it a preferred choice for global manufacturers.
- Rentals: Ranging from ₹25-28 per sq. ft., Sriperumbudur offers competitive rates, attracting major industrial and warehousing investments.
- Significance : Auto Sector and Electronics

COIMBATORE

- Market Size: Coimbatore is expanding its warehousing capabilities to support its strong manufacturing base, particularly in textiles and engineering.
- Absorption: Recorded significant space absorption in H1 2024, making it a key industrial hub in southern Tamil Nadu .
- Rentals: Generally lower than Chennai, offering competitive options for businesses

ONGOING PROJECTS

Particulars	SPV 1	SPV 2	SPV 3
Project Name	Tiruvallur, Chennai	Behind Sricity - AP (North Chennai)	Sriperumbudur (West Chennai)
Project Overview	Development & construction of a 19.75- acre warehouse in 3 phases, generating rental revenue income	Development of land property & construction of warehouse in 5 phases. Development of 1.1 million sq.ft	Development of a 17-acre land property & warehouse construction in 2 phases with 4.5 Lakh sq.ft
Project Initiation	Jan 2023	Jan 2024	Jan 2025
USP	Leased at Rs.27 vs market rental of Rs.21	Just Outside Sricity in Red / Orange Zone	Centered between Sripumbudur SV Chatram Mappedu & Mannur

PROJECT PIPELINE: JD & JV

Particulars	SPV 1	SPV 2	SPV 3
Project Name	Hosur, TN	Coimbatore, TN	Padalam, TN
Project Overview	21.7 Acres land to be purchased	A 21 acre land with an owner - developer share	Land Acquistion of 120 Acre
Project Initiation	April 2026	April 2026	April 2026
Investment Details	Construction : Equity or Equity + Debt	Land : JD Construction : Phase 1: Equity Phase 2: LRD Phase 3: LRD Phase 4: LRD	Equity
USP	Top Micromarket in Hosur	Location in leading Micromarket in the City	Chengalpet's Ready to operate Industrial Gateway On 6 lane highway, just a kilometre from 2000 acre Finance City, Maduranthakam

ABOUT ADC

Amit Damodar, with nearly 20 years of extensive experience in handling Real Estate transactions across India, is a distinguished member of the Royal Institute of Chartered Surveyors (MRICS), a recognition awarded for his significant achievements in the Real Estate sector.

Amit has a track record of working with top-tier clients such as L&T, TATA, ITC, ACC, and many others. His expertise extends from land acquisition to offering end-to-end solutions for investors, ensuring substantial returns with an ROI of 10%+ or IRR of 20%+ annually. He has successfully set up four funds that have acquired multiple land parcels and are in the process of expanding further.

WITH SUPPORT FROM A FANTASTIC TEAM

FINANCE

Kavichandra Babu Damodaran - Advisor is a senior management consultant with 30+ years of expertise in Investment Banking, Private Equity, M&A, and Debt Funding. He has structured high-value transactions managing deals worth over INR 4,500 crores. A Specialist in fundraising, IPOs, and corporate strategy, he has facilitated IPOs and PE deals for leading firms across industries like media, fintech, real estate, and pharmaceuticals.

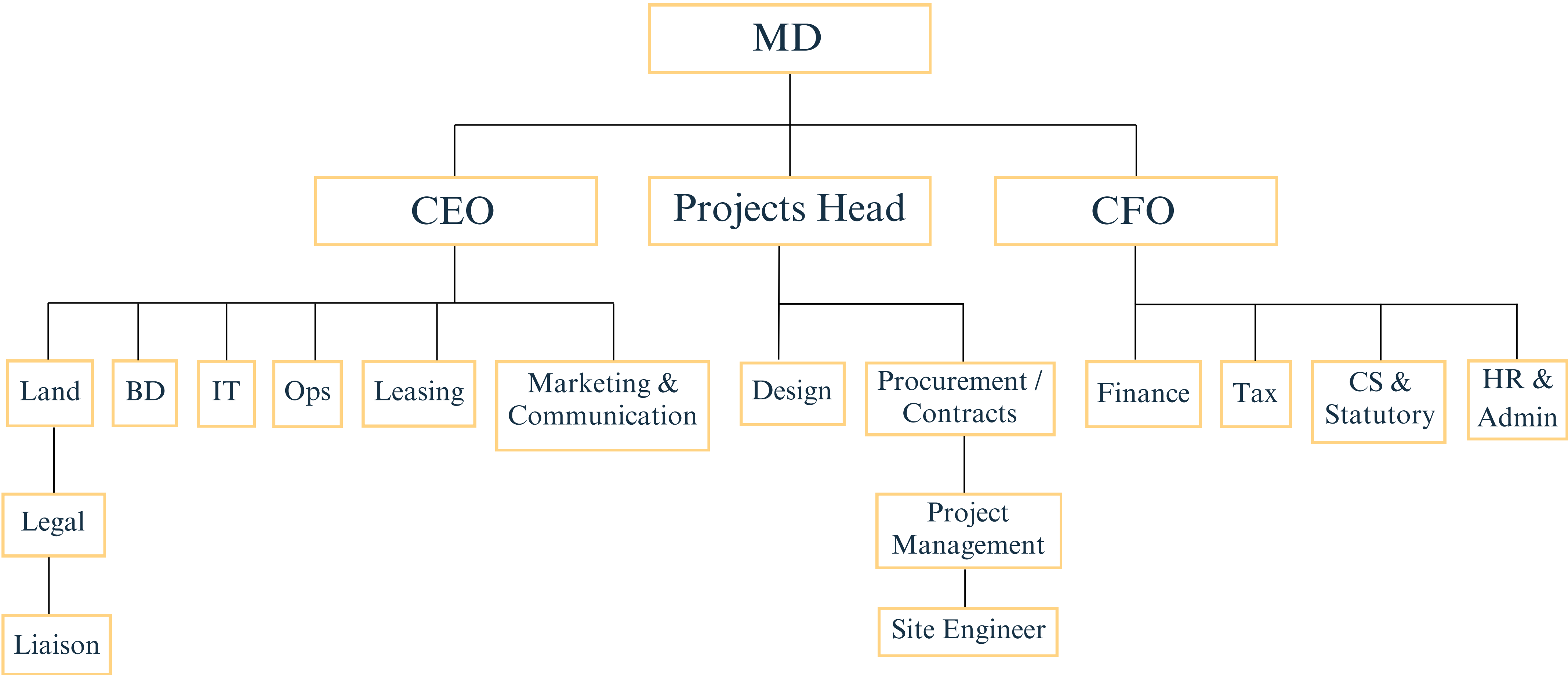
EXECUTION

Mr. Nirav Kothary - Advisor has two decades of experience in industrial real estate and brings a sharp strategic vision and deep industry expertise. As a dynamic leader, he plays a pivotal role in shaping the firm's mission and direction. His proficiency in advanced construction management and technology has been instrumental in strengthening our approach, ensuring efficiency, innovation, and scalability in every project.. Mr Nirav delivered Industrial Building over 8 Million Sq Ft

LEASING

Barathi Madhavan - Coordinator is a dynamic professional with over a decade of diverse experience spanning non-profit project coordination, sales media leadership, relations, and business development. She excels at strategic planning, team management, and building strong relationships, having managed government and CSR projects, led sales operations, coordinated media engagements for government departments, and driven growth in her current role. She has coordinated for Leasing of 2 Million Sq Ft

ORGANISATIONAL STRUCTURE



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