

Welspun One brings the WTC brand to Thane, launches India's first-of-its-kind mixed-use center

Mumbai, December 10, 2024: Welspun One, India's fastest-growing new-age logistics and industrial real estate manager, has achieved a significant milestone by entering a strategic partnership with the World Trade Centers Association (WTCA) to launch World Trade Center (WTC) Thane. This landmark collaboration introduces India's first-of-its-kind mixed-use facility integrating an Urban Distribution Center (UDC), retail, office, F&B, and experience center under one roof. With an estimated investment of ₹ 800 crore, the project is India's first Grade A platinum-rated tallest UDC, addressing the surging demand for just-in-time delivery and micro fulfillment centers within the Mumbai Metropolitan Region (MMR).

Strategically located in Wagle Estate – an upscale trade and business hub of Thane, the facility will capitalize on the city's rapid economic growth and prime location. Thane has emerged as a focal point for development within the MMR, thanks to its proximity to the Eastern and Western Express Highway. Upcoming infrastructure projects like the Thane-Borivali and Goregaon-Mulund tunnels are set to further enhance connectivity across the city, significantly boosting the strategic appeal. Businesses at WTC Thane will have access to 20% of households in Thane, addressing their quick-commerce needs and 50% of slot-based delivery, making it a pivotal supply chain, retail distribution, and business park hub spread over 10 million sq. ft.

The partnership with the WTCA marks a groundbreaking achievement for Welspun One, bringing WTC brand's global prestige and innovation to a UDC in India, and creating unparalleled development. WTCA, with over 300 iconic properties worldwide across nearly 100 countries, is a symbol of excellence, innovation, and fostering economic growth and warrants state-of-the-art prerequisites. By anchoring this project within the WTCA network, the facility will not just be mixed-use, but an epicenter of global trade and business, defining a unique way for how e-commerce, quick commerce, retail, and office are managed under one roof. The design inspired by marquee vertical logistics hubs like Higashi Ogishima DC in Japan, Solaris Centre in Singapore, and Goodman Interlink in Hong Kong, addresses India's evolving urban needs with innovation and sustainability.

Spanning across 1 million sq. ft., the property will rise to 14 levels with 4.5-meter floor-to-floor height and 1.0 t per square meter floor loading, tailored for the urban demands of tomorrow. The lower floors will house retail and F&B (food and beverage) outlets, while the upper levels will offer Grade A office spaces and experience centers. Additionally, the adjacent UDC building will have dedicated facilities, including wide driveways and ramps to access higher floors, advanced docking stations, and drone delivery capabilities. These features aim to improve workforce and rider productivity, reduce turnaround times for inbound and outbound small/large trucks, facilitate vertical movement via ramps and cargo elevators, and address the conventional challenges such as compliance and pilferage faced by other in-city infrastructure.

On signing the MOU, Mr. Robin van Puyenbroeck, Executive Director-Business Development, WTCA, said, "WTCA is looking to expand its presence in the Indian market given the country's growth trajectory. Welspun One's vision for WTC Thane perfectly aligns with

WTCA's growth agenda and our ethos of fostering innovation and driving economic growth. WTC Thane will be the perfect example of how global standards can be adapted to meet local demands. With this collaboration, we mark a significant step forward in addressing urban distribution challenges in India."

Commenting on the development, Mr. Anshul Singhal, Managing Director, Welspun One, said, *"Consumer behaviour is evolving rapidly, driving the need for efficient delivery of goods beyond grocery. Quick commerce companies are increasing their SKUs to include large electronics, café, clothes, jewellery, etc. The traditional warehouses are not equipped to handle this spur in business alone, thus warranting modern warehousing facilities to cater to the urban demand. With WTC Thane, Welspun One will redefine UDCs in India by combining WTCA's global expertise in integrated and responsible developments, and our focus on creating cutting-edge logistics infrastructure. This facility will enable businesses to stay ahead of the curve in supply chain dynamics while ensuring operational excellence and convenience for end-users."*

WTC Thane is a flagship addition to the company's growing transformative portfolio, alongside the recently announced JNPA SEZ project in Navi Mumbai. Together, these projects cement Welspun One's leadership in India's industrial real estate sector delivering innovative solutions for a rapidly evolving market.

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About Welspun One:

Welspun One is a new-age logistics and industrial manager with integrated fund development, and asset management capabilities, 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:

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