



May 07, 2026

BSE Limited Phiroze Jeejeebjoy Towers Dalal Street Mumbai 400 001 Scrip Code: 543489	National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East) Mumbai – 400 051 Trading Symbol: GATEWAY
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Subject: Investors Presentation

Dear Sir / Madam,

Pursuant to the provisions of Regulation 30 and other applicable provisions, if any of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 please find enclosed herewith the Investors Presentation on the Audited Financial Results of the Company for the quarter and year ended March 31, 2026.

The same is also available on the website of the Company i.e. www.gatewaydistriparks.com

Kindly take the information on record.

Thanking You,
Yours faithfully,

For Gateway Distriparks Limited

Divyang Jain
Company Secretary &
Compliance Officer

Encl. as above

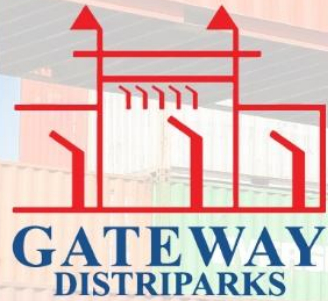
GATEWAY DISTRI PARKS LIMITED

CIN: L60231MH2005PLC344764

Registered Office: Sector 6, Dronagiri, Taluka Uran, District Raigarh, Navi Mumbai, Maharashtra 400707, India

Corporate Office: 4th Floor, Prius Platinum, Saket District Centre, New Delhi – 110017, India

T: +91 11 4055 4400 **F:** +91 11 4055 4413 **E:** investors@gatewaydistriparks.com **W:** www.gatewaydistriparks.com



Gateway Distriparks Limited

Investor Presentation
for the quarter ended
31st March 2026



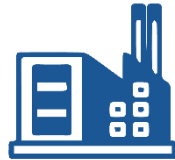
India's Leading Multimodal Logistics Company

Services across
the value chain
of multimodal
logistics



Network of 10
Container
Terminals

Strategically located
to serve all the
major industrial &
manufacturing
zones of India



Large fleet of trains
and trailers

Best in industry
infrastructure and
equipment enabling
tech-assisted efficient
operations



Aligned with Western
Dedicated Freight
Corridor

~**25 acres land acquired** near Pithampur, **Indore** for development of **a new ICD** (in-principle approval received), with planned capacity of **~120,000 TEUs p.a.** – at capex of **Rs. 150 crore**

Placed orders to increase fleet to **37 trains** by end of Q1 2026 out of which 9 will be higher capacity higher speed trains. Placed order for pilot project of 40 feet **EV trailers**.

Promoter shareholding **increased to 33.92%** during Q4

Domestic operations at **MMLP New Ankleshwar** commenced in **October 2025**.

Rail linked Inland Container Depots (ICD)

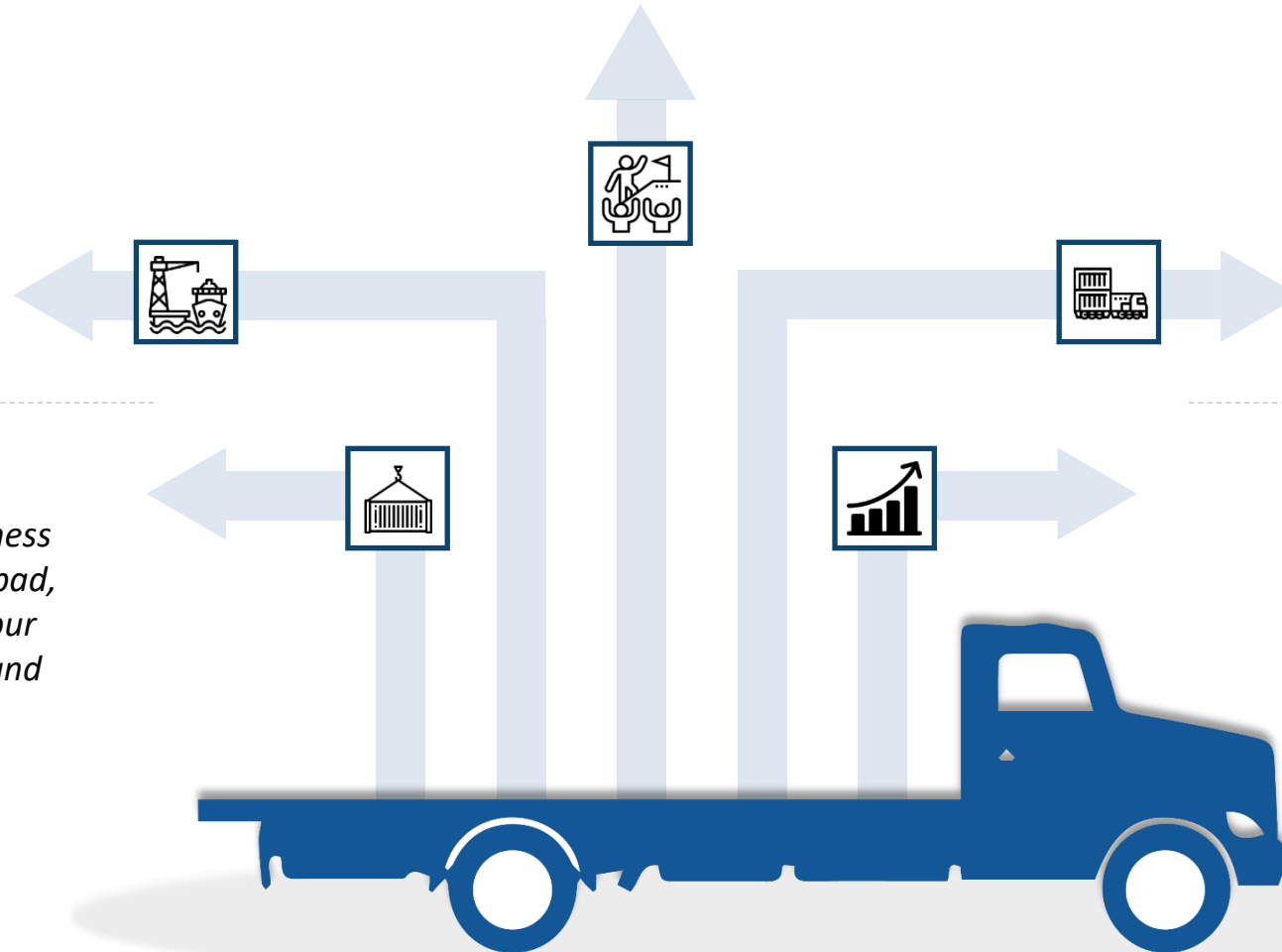
*A strong **early mover advantage** in creating a network of ICDs, catering to northern markets and offering **hub and spoke** model of operations*

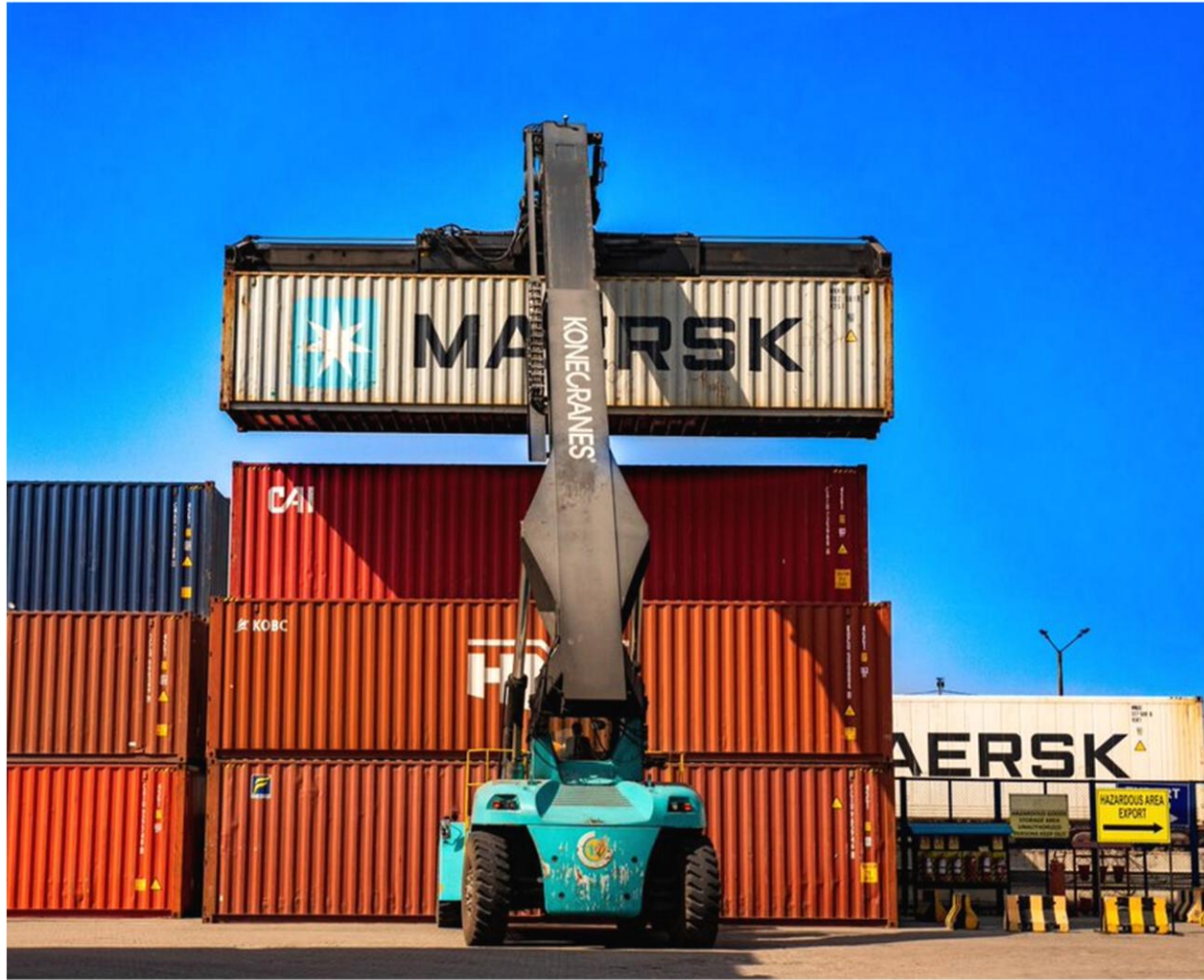
*Company offers **rail transportation** services for EXIM containers between its ICDs and the key ports of **JNPT, Mundra, Pipavav and Kandla** with a license to operate on the **pan-India Railways network***

*Aligned with **Western Dedicated Freight Corridor** due to improved transit times and modal shift from road to rail*

*ICDs catering to the EXIM business are located at **Gurgaon, Faridabad, Ludhiana, Ahmedabad, Kashipur** and upcoming in **Ankleshwar and Indore***

*Adequate land bank available to double the installed capacity with very low capex – **providing scalability for long-term growth***





Company operates **four CFSs** which caters to Nhava Sheva, Chennai, Visakhapatnam and Kochi.



Offer various services like container yards, container handling, transportation, storage, bonded & general warehousing, empty handling & storage, and other VAS



The important sources of revenue in the CFS business include handling & transport, terminal services, warehousing, cargo consolidation, first/last mile delivery and other VAS



Rail Transportation



ICD & CFS



Warehousing



Road Transportation



- Operating 34 rakes - 21 owned and 13 on long term lease
- License to operate on Pan-India Railways Network
- Regular services between JNPT, Mundra, Pipavav, Kandla and hinterland ICDs in North India
- Dedicated Block Train services
- Reefer rail transportation services

- Pick up & Drop of containers to/from the port by Rail & Road
- Container yards for handling of containers for both Customs Clearance as well as DPD containers
- Cargo consolidation services
- Container maintenance & repair facilities
- Value added services

- Available at both ICD & CFS
- General, Bonded and Domestic CT-PAT Compliant warehousing
- Racking facilities available with adequate forklift equipment
- Inventory Management
- Customized solutions like Variable Pressure Clamp Forklifts, Garment on Hangar, Palletizing /unitizing and Shrink Wrapping

- First & Last Mile connectivity by road for end to end multimodal services
- GPS enabled tracking & route planning
- Fleet of over 560+ trailers to carry both 20 & 40 feet containers
- CNG enabled vehicles for reaching emission restricted zones

Strategically Located Facilities



ICDs CFS

ICD Terminals	Land (Acres)	Design Capacity (TEU's)	Installed Capacity (TEU's)
Gurgaon, HR	90	5,00,000	3,00,000
Ludhiana, PB	60	3,00,000	2,00,000
Faridabad, HR	65	3,00,000	1,50,000
Ahmedabad, GJ	40	2,00,000	1,20,000
Kashipur, UK	41	1,50,000	60,000
Indore, MP	25	Under Construction Planned Capacity ~1,20,000	

Rail-ICDs located in the North-West region of the country, which contributes to majority of container traffic on west coast

CFS Terminals	Land (Acres)	Installed Capacity (TEU's)
Nhava Sheva, Mumbai, MH	35	2,40,000
Chennai, TN	19	1,50,000
Krishnapatnam, AP	35	-
Kochi, KL (Joint Venture)*	7 + 21	50,000
Visakhapatnam, AP	25	85,000

CFS business located in areas that are prominent hubs for EXIM traffic and account for major part of container movement

- *JV with Chakiat Group (GDL 60%, Chakiat 40%) - Additional 20 acres of Land available for future expansion
- ^Anklshwar MMLP operates under asset-light model with GDL as the exclusive container train operator

Note: Maps not to scale. All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness

Trains



Trailers



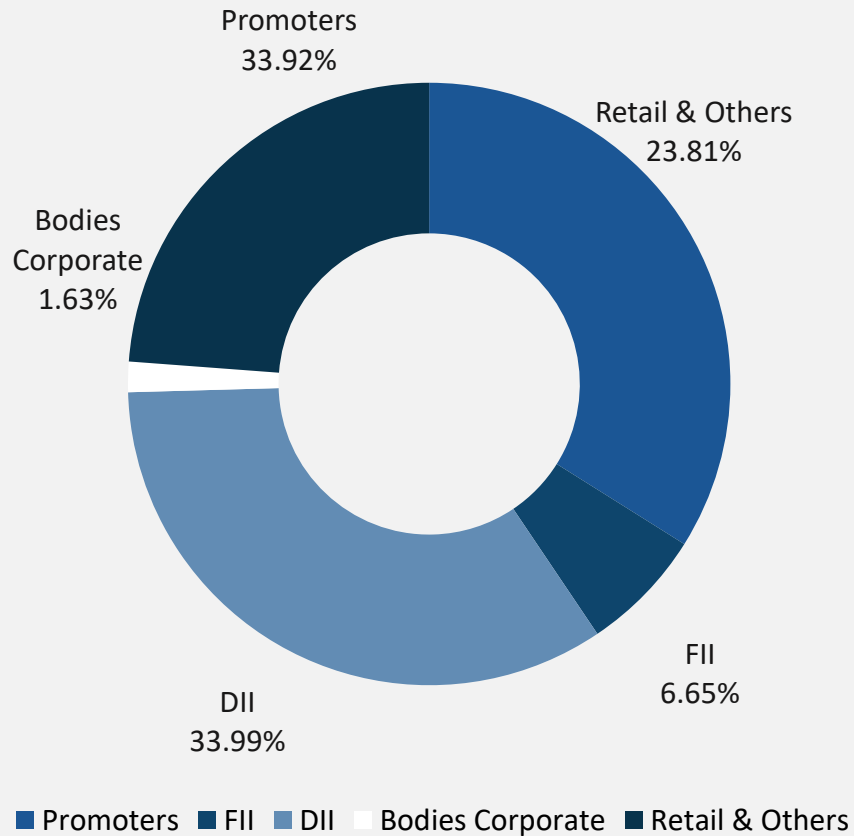
Key Metrics

- **ICD Capacity** – 830,000 TEUs p.a.
- **CFS Capacity** – 525,000 TEUs p.a.
- **Total Warehouse Capacity** – ~1,62,000 sq. mt.

Equipment Bank

- **Train Sets** – 34 (21 owned, 13 leased)
- **Tractor Trailers** – 560+

Shareholding Pattern March 2026



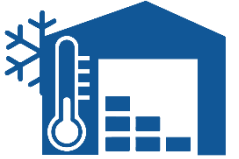
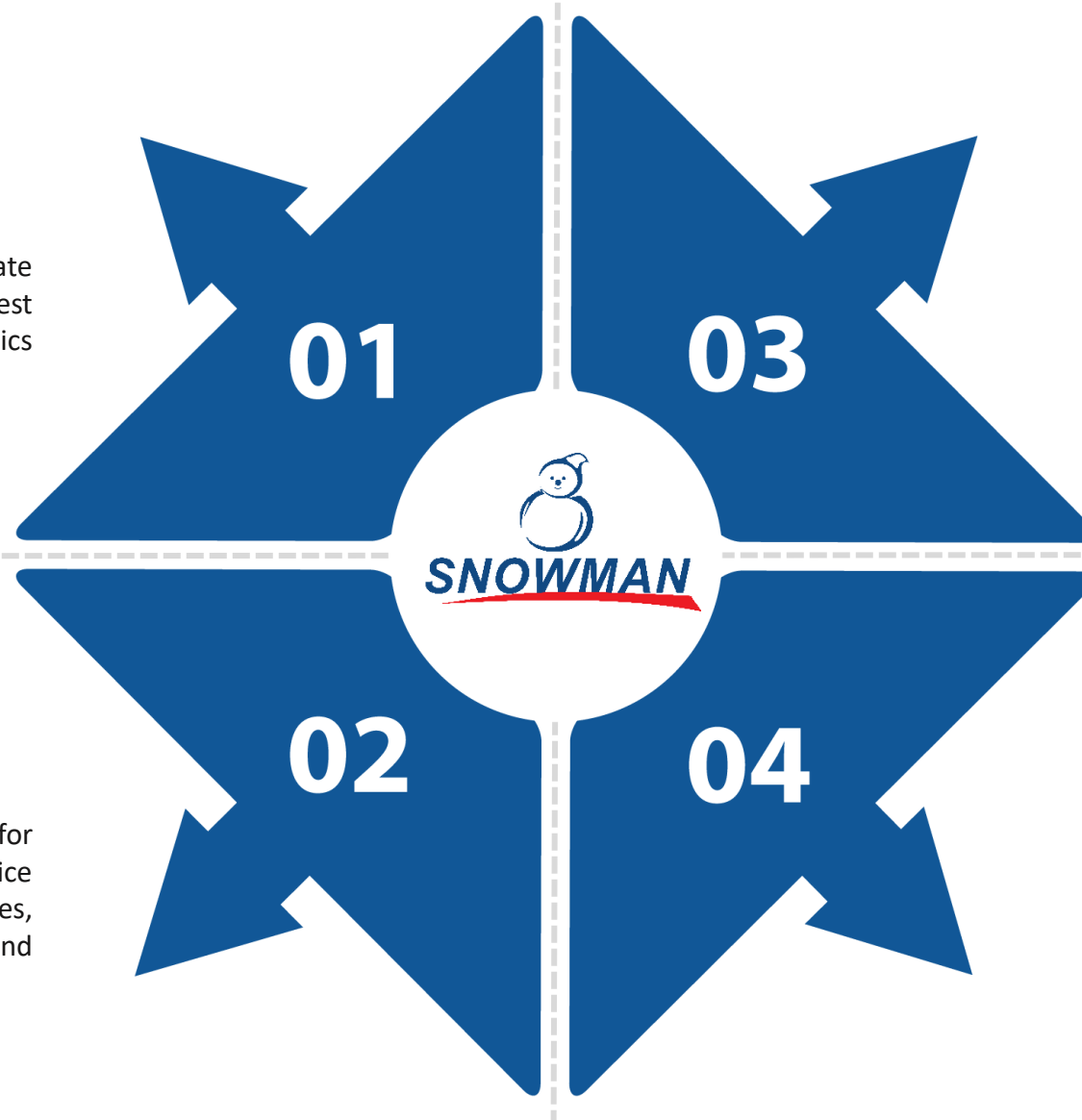
1	HDFC Mutual Fund	2	Mirae Asset Mutual Fund	3	ICICI Prudential Mutual Fund	4	SBI Mutual Fund
5	Franklin Mutual Fund	6	Vanguard Group	7	Eastspring Investments India Equity Fund	8	Life Insurance Corporation Of India
9	Dimensional Fund	10	VEC Fund	11	Bandhan Mutual Fund	12	General Corporation Of India



Snowman Logistics Limited, an associate company of GDL (50.01% stake), is the largest integrated temperature-controlled logistics service provider in India.



Snowman provides chain management for pharma, vaccines, e-commerce, quick service restaurants, seafood, poultry, dairy, batteries, industrial products, and it continues to expand in new locations.



Snowman has a nationwide network of temperature controlled warehouses, and a large fleet of refrigerated vehicles. It also operates dedicated warehouses for large e-commerce companies.



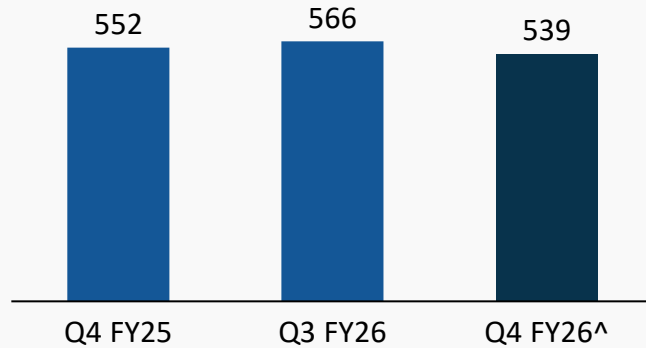
[More information available on Snowman's website](#)



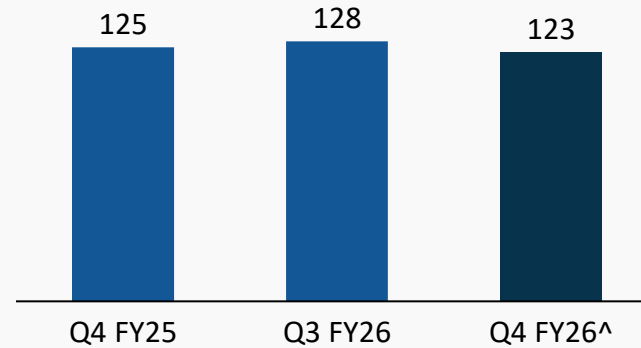
Financial Performance

Consolidated Financials – Q4 FY26 with Exceptional Item

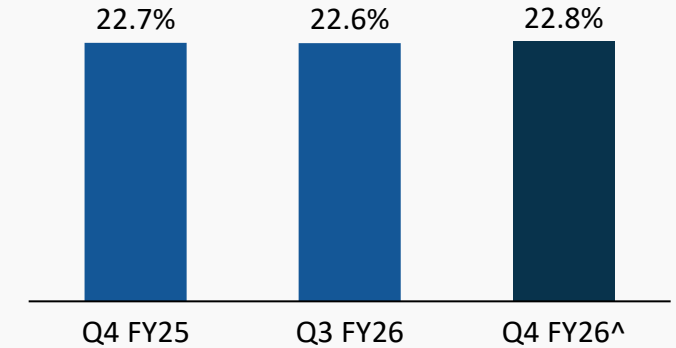
Total Income* (Rs. Crs)



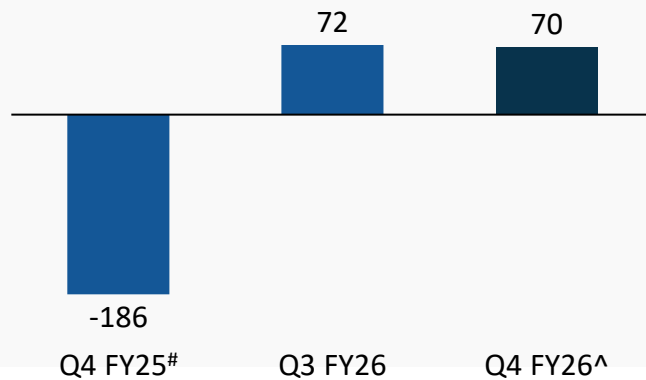
EBITDA* (Rs. Crs)



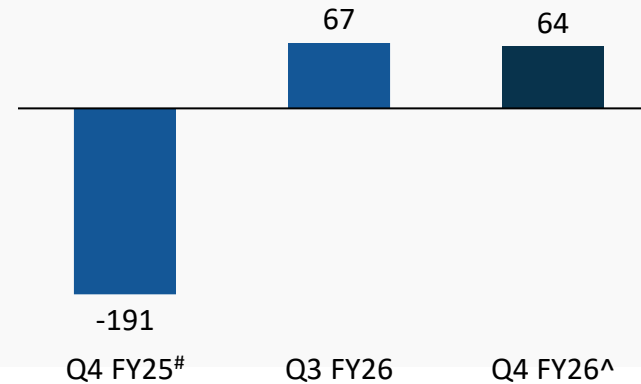
EBITDA Margin* (%)



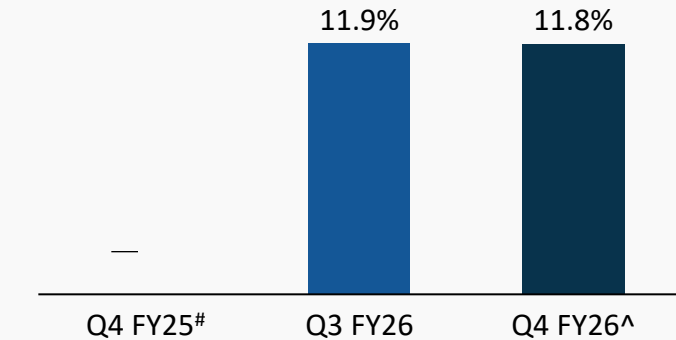
PBT (Rs. Crs)



PAT (Rs. Crs)



PAT Margin (%)



Notes:

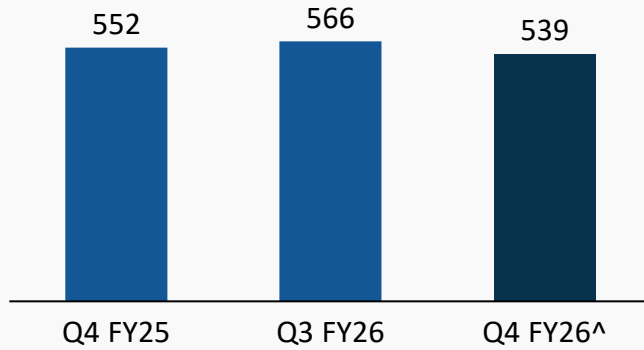
*Includes Other Income

^Q4FY26 Financials include Total Revenue of INR 142.3 crores, EBITDA of INR 24.8 crores, Net Profit of INR 5.5 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.

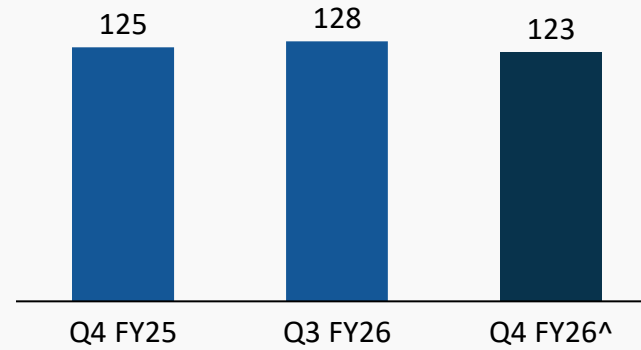
#PBT and PAT includes Exceptional Items of Rs. -258.8 crore. The fair value of assets acquired and liabilities assumed have been determined on a provisional basis and accounted for in accordance with Ind AS 103 - Business Combinations. Also, the Company has remeasured its previously held stake in its erstwhile Associate, Snowman at its acquisition-date fair value as per Ind AS 103 and fair valuation loss of Rs. 258.8 crore has been recognized as an exceptional item

Consolidated Financials – Q4 FY26 without Exceptional Item

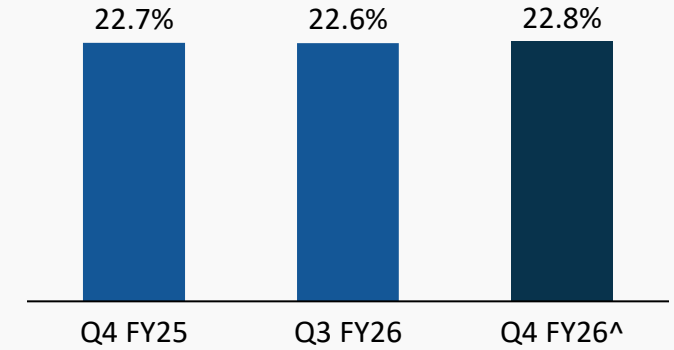
Total Income* (Rs. Crs)



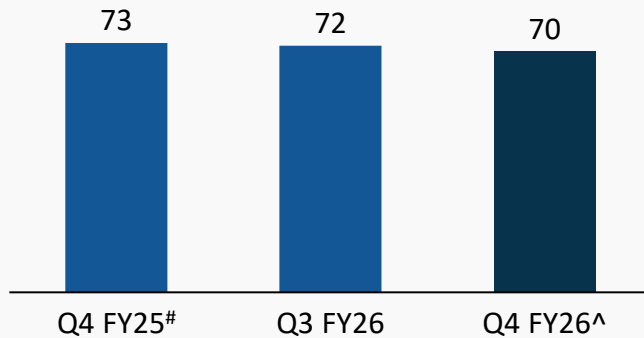
EBITDA* (Rs. Crs)



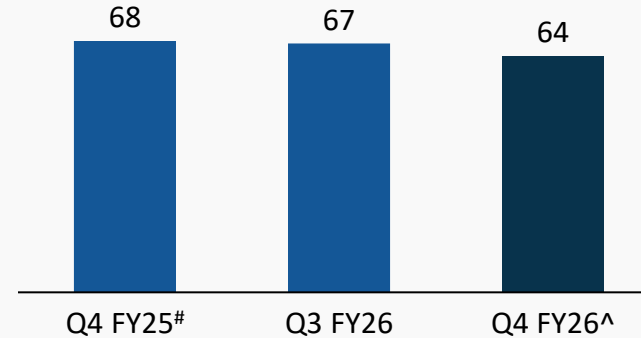
EBITDA Margin* (%)



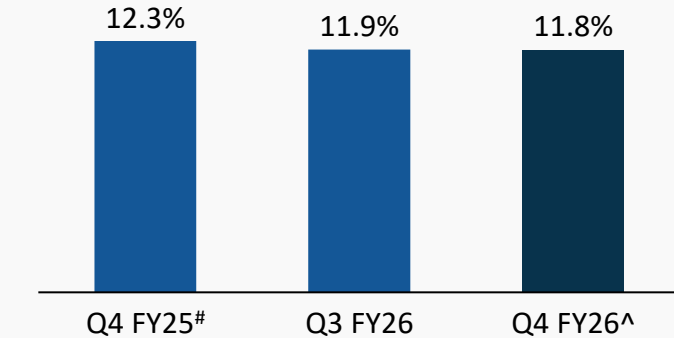
PBT (Rs. Crs)



PAT (Rs. Crs)



PAT Margin (%)



Notes:

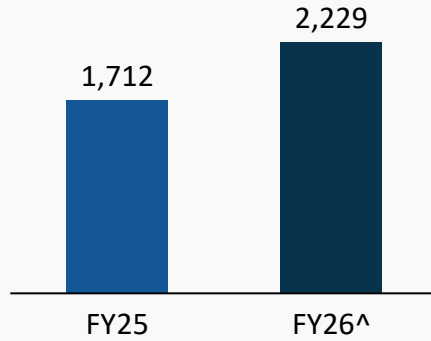
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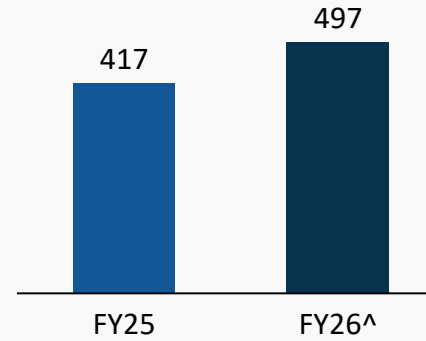
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Consolidated Financials – FY26 with Exceptional Item

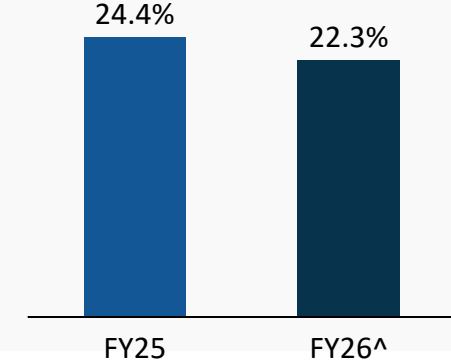
Total Income (Rs. Crs)



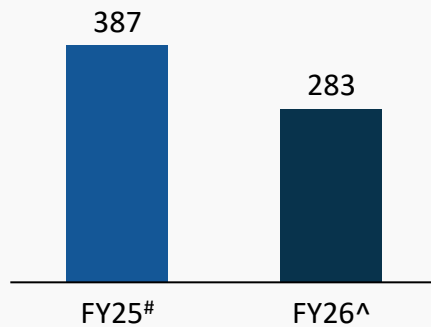
EBITDA* (Rs. Crs)



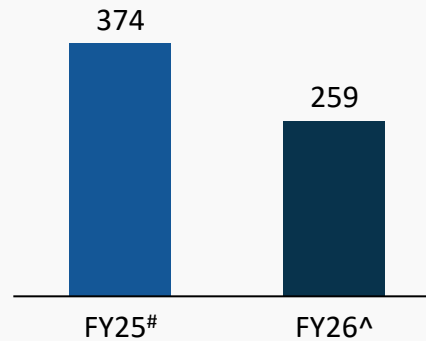
EBITDA Margin* (%)



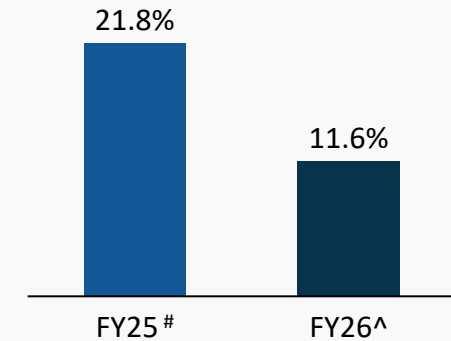
PBT (Rs. Crs)



PAT (Rs. Crs)



PAT Margin (%)



Notes:

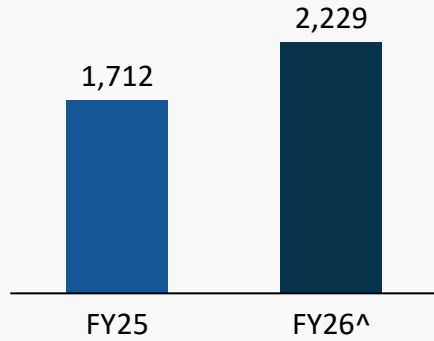
*Includes Other Income

^FY26 Financials include Total Revenue of INR 604.4 crores, EBITDA of INR 94.5 crores, Net Profit of INR 3.3 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.

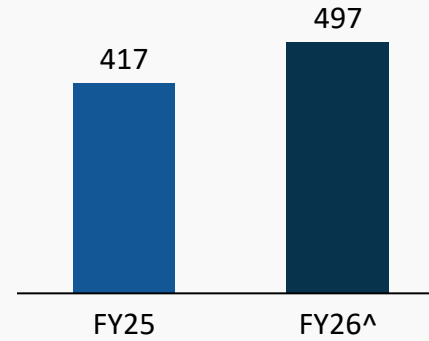
#PBT and PAT includes Exceptional Items of Rs. 390.8 crore for Q3FY25 and Rs. -258.8 crore for Q4FY25. The fair value of assets acquired and liabilities assumed have been determined on a provisional basis and accounted for in accordance with Ind AS 103 - Business Combinations. Also, the Company has remeasured its previously held stake in its erstwhile Associate, Snowman at its acquisition-date fair value as per Ind AS 103 and fair valuation gain of Rs. 132.0 crore has been recognized as an exceptional item

Consolidated Financials – FY26 without Exceptional Item

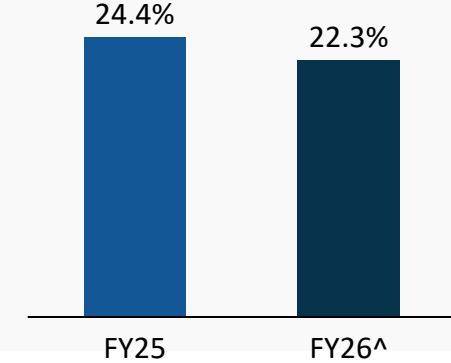
Total Income (Rs. Crs)



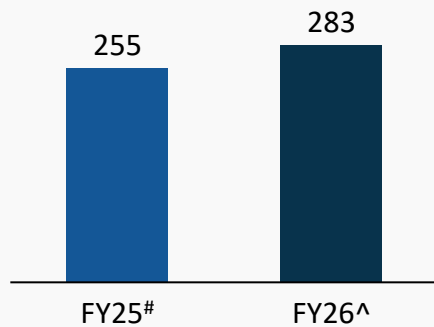
EBITDA* (Rs. Crs)



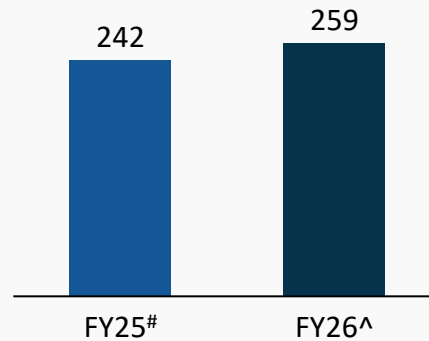
EBITDA Margin* (%)



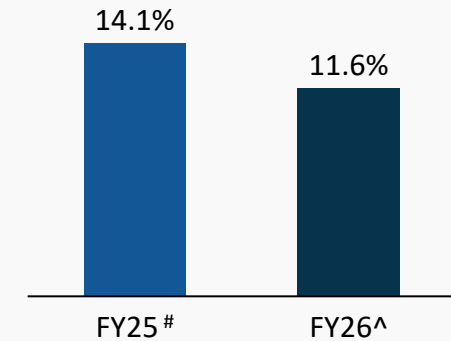
PBT (Rs. Crs)



PAT (Rs. Crs)



PAT Margin (%)



Notes:

*Includes Other Income

^FY26 Financials include Total Revenue of INR 604.4 crores, EBITDA of INR 94.5 crores, Net Profit of INR 3.3 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.

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Historical Trend - Quarterly (excluding Snowman Logistics)

The figures below are derived from the consolidated financials of Gateway Distriparks Limited excluding Snowman Logistics Limited

Particulars (Rs. In cr.)	Q1FY24	Q2FY24	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q2FY26	Q3FY26	Q4FY26
Throughput (In TEU)	1,79,897	1,93,009	1,81,522	1,76,506	1,71,448	1,86,715	1,82,048	1,84,518	1,87,569	1,97,642	1,90,675	1,88,179
Revenue	370	399	393	375	353	390	393	398	389	413	414	391
EBITDA	101	106	100	90	89	101	100	102	98	103	104	98
Revenue/TEU	20,550	20,648	21,647	21,244	20,595	20,887	21,560	21,565	20,739	20,902	21,712	20,794
EBITDA/TEU	5,589	5,498	5,493	5,116	5,216	5,415	5,492	5,504	5,219	5,205	5,465	5,208
EBITDA %	27%	27%	25%	24%	25%	26%	25%	26%	25%	25%	25%	25%

Quarterly Profit & Loss Statement with Exceptional Item



Particulars (Rs. Crs)	Q4 FY26 [^]	Q4 FY25	Y-o-Y	Q3 FY26	Q-o-Q
Revenue from Operations	533.7	534.9	0%	560.4	-5%
Other Income	5.1	17.5		5.8	
Total Income	538.7	552.5	-2%	566.2	-5%
Operating Expenses	341.6	346.3	-1%	360.3	-5%
Employee Expenses	34.9	29.2		33.5	
Other Expenses	39.4	51.7		44.1	
EBITDA	122.8	125.2	-2%	128.2	-4%
EBITDA Margin (%)	22.8%	22.7%	12 bps	22.6%	15 bps
Depreciation	38.6	37.2		38.6	
EBIT	84.2	88.0	-4%	89.6	-6%
Finance Cost	13.9	15.2		14.8	
Share of Profit/ (Loss) from Associate or JV	0.0	0.0		0.0	
Profit before Tax before Exceptional Items	70.3	72.8	-3%	74.8	-6%
Profit before Tax Margin (%)	13.1%	13.2%	-13 bps	13.2%	-16 bps
Exceptional Items	0.0	-258.8		-2.8	
Profit before Tax	70.3	-185.9	-138%	72.0	-2%
Profit before Tax Margin (%)	13.1%	NA	NA	12.7%	34 bps
Tax	6.6	5.0		4.9	
Profit After Tax	63.7	-191.0	NA	67.2	-5%
PAT Margin (%)	11.8%	NA	NA	11.9%	-4 bps
EPS (in Rs.)	1.22	-3.87		1.36	

Notes:

*Includes Other Income

[^]Q4FY26 Financials include Total Revenue of INR 142.3 crores, EBITDA of INR 24.8 crores, Net Profit of INR 5.5 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.

[#]PBT and PAT includes Exceptional Items of Rs. -258.8 crore. The fair value of assets acquired and liabilities assumed have been determined on a provisional basis and accounted for in accordance with Ind AS 103 - Business Combinations. Also, the Company has remeasured its previously held stake in its erstwhile Associate, Snowman at its acquisition-date fair value as per Ind AS 103 and fair valuation loss of Rs. 258.8 crore has been recognized as an exceptional item

Quarterly Profit & Loss Statement without Exceptional Item



Particulars (Rs. Crs)	Q4 FY26 [^]	Q4 FY25	Y-o-Y	Q3 FY26	Q-o-Q
Revenue from Operations	533.7	534.9	0%	560.4	-5%
Other Income	5.1	17.5		5.8	
Total Income	538.7	552.5	-2%	566.2	-5%
Operating Expenses	341.6	346.3	-1%	360.3	-5%
Employee Expenses	34.9	29.2		33.5	
Other Expenses	39.4	51.7		44.1	
EBITDA	122.8	125.2	-2%	128.2	-4%
EBITDA Margin (%)	22.8%	22.7%	12 bps	22.6%	15 bps
Depreciation	38.6	37.2		38.6	
EBIT	84.2	88.0	-4%	89.6	-6%
Finance Cost	13.9	15.2		14.8	
Share of Profit/ (Loss) from Associate or JV	0.0	0.0		0.0	
Profit before Tax before Exceptional Items	70.3	72.8	-3%	74.8	-6%
Profit before Tax Margin (%)	13.1%	13.2%	-13 bps	13.2%	-16 bps
Exceptional Items	0.0	0.0		-2.8	
Profit before Tax	70.3	72.8	-3%	72.0	-2%
Profit before Tax Margin (%)	13.1%	13.2%	-13 bps	12.7%	34 bps
Tax	6.6	5.0		4.9	
Profit After Tax	63.7	67.8	-6%	67.2	-5%
PAT Margin (%)	11.8%	12.3%	-45 bps	11.9%	-4 bps
EPS (in Rs.)	1.22	-3.87		1.36	

Notes:

*Includes Other Income

[^]Q4FY26 Financials include Total Revenue of INR 142.3 crores, EBITDA of INR 24.8 crores, Net Profit of INR 5.5 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.

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FY26 Profit & Loss Statement with Exceptional Item

Particulars (Rs. Crs)	FY26 [^]	FY25	Y-o-Y
Revenue from Operations	2,211.8	1,680.55	32%
Other Income	17.6	31.17	
Total Income	2,229.4	1,711.7	30%
Operating Expenses	1,429.4	1,077.2	33%
Employee Expenses	133.8	89.5	
Other Expenses	168.8	128.1	
EBITDA	497.5	417.0	19%
EBITDA Margin (%)	22.3%	24.4%	-205 bps
Depreciation	152.7	115.2	
EBIT	344.8	301.8	14%
Finance Cost	59.3	47.8	
Share of Profit/ (Loss) from Associate or JV	0.0	1.0	
Profit before Tax before Exceptional Items	285.5	255.0	12%
Profit before Tax Margin (%)	12.8%	14.9%	-209 bps
Exceptional Items	-2.7	132.0	
Profit before Tax	282.8	387.0	-27%
Profit before Tax Margin (%)	12.7%	22.6%	-992 bps
Tax	23.4	13.2	
Profit After Tax	259.4	373.8	-31%
PAT Margin (%)	11.6%	21.8%	-1020 bps
EPS (in Rs.)	5.12	7.42	

Notes:

*Includes Other Income

[^]FY26 Financials include Total Revenue of INR 604.4 crores, EBITDA of INR 94.5 crores, Net Profit of INR 3.3 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.

[#]PBT and PAT includes Exceptional Items of Rs. 390.8 crore for Q3FY25 and Rs. -258.8 crore for Q4FY25. The fair value of assets acquired and liabilities assumed have been determined on a provisional basis and accounted for in accordance with Ind AS 103 - Business Combinations. Also, the Company has remeasured its previously held stake in its erstwhile Associate, Snowman at its acquisition-date fair value as per Ind AS 103 and fair valuation gain of Rs. 132.0 crore has been recognized as an exceptional item

FY26 Profit & Loss Statement without Exceptional Item



Particulars (Rs. Crs)	FY26^	FY25	Y-o-Y
Revenue from Operations	2,211.8	1,680.55	32%
Other Income	17.6	31.17	
Total Income	2,229.4	1,711.7	30%
Operating Expenses	1,429.4	1,077.2	33%
Employee Expenses	133.8	89.5	
Other Expenses	168.8	128.1	
EBITDA	497.5	417.0	19%
EBITDA Margin (%)	22.3%	24.4%	-205 bps
Depreciation	152.7	115.2	
EBIT	344.8	301.8	14%
Finance Cost	59.3	47.8	
Share of Profit/ (Loss) from Associate or JV	0.0	1.0	
Profit before Tax before Exceptional Items	285.5	255.0	12%
Profit before Tax Margin (%)	12.8%	14.9%	-209 bps
Exceptional Items	-2.7	0.0	
Profit before Tax	282.8	255.0	11%
Profit before Tax Margin (%)	12.7%	14.9%	-221 bps
Tax	23.4	13.2	
Profit After Tax	259.4	241.8	7%
PAT Margin (%)	11.6%	14.1%	-249 bps
EPS (in Rs.)	5.12	7.42	

Notes:

*Includes Other Income

^FY26 Financials include Total Revenue of INR 604.4 crores, EBITDA of INR 94.5 crores, Net Profit of INR 3.3 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.

#PBT and PAT includes Exceptional Items of Rs. 390.8 crore for Q3FY25 and Rs. -258.8 crore for Q4FY25. The fair value of assets acquired and liabilities assumed have been determined on a provisional basis and accounted for in accordance with Ind AS 103 - Business Combinations. Also, the Company has remeasured its previously held stake in its erstwhile Associate, Snowman at its acquisition-date fair value as per Ind AS 103 and fair valuation gain of Rs. 132.0 crore has been recognized as an exceptional item

Balance Sheet



ASSETS (Rs. Crs)	31-Mar-26	31-Mar-25	EQUITY AND LIABILITIES (Rs. Crs)	31-Mar-26	31-Mar-25
NON-CURRENT ASSETS	3,071.4	3,025.5	EQUITY	2,546.2	2,453.2
Property, Plant and Equipment	1,847.5	1,808.7	Equity Share capital	499.6	499.6
Capital Work In-Progress	29.2	62.5	Other equity	1,793.1	1,703.9
Right to use assets	304.4	305.7	Non-Controlling Interests	253.5	249.7
Intangible Assets	509.9	513.1	NON-CURRENT LIABILITIES	556.5	609.8
Financial Assets			Financial Liabilities		
Other	61.1	59.2	Borrowings	212.6	264.7
Deferred Tax Assets (net)	259.8	228.8	Lease Liability	308.4	313.3
Income tax assets (net)	23.6	20.2	Provisions	15.8	12.3
Non-Current Assets	36.4	27.3	Deferred tax liabilities (Net)	19.8	19.4
CURRENT ASSETS	437.8	418.7	CURRENT LIABILITIES	419.2	394.0
Inventories	13.2	15.0	Contract Liabilities	19.5	10.8
Contract Assets	4.9	6.0	Financial Liabilities		
Financial Assets			Borrowings	79.5	105.9
Investments	97.0	79.0	Trade Payables	195.6	170.9
Trade receivables	265.6	273.8	Lease Liability	45.4	36.3
Cash and cash equivalents	18.9	13.6	Other Financial Liabilities	50.8	45.4
Bank balances other than Cash	2.4	2.4	Other Current Liabilities	22.2	16.4
Other Financial Assets	4.4	1.0	Provisions	5.8	5.8
Other Current Assets	30.8	27.9	Income Tax Liability (net)	0.5	2.5
Asset classified as held for sale	12.8	12.8	TOTAL EQUITY & LIABILITIES	3,521.9	3,456.9
TOTAL ASSETS	3,521.9	3,456.9			

Note: Freehold land, originally acquired at Rs. 209.2 crore, was revalued to Rs. 764.6 crore in March 2019 in connection with GDL's acquisition of Blackstone's stake in the rail business. The revalued amount includes land improvements across all freehold ICD land held by the Company and has not been revalued subsequently.

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For further information,
please contact

Company :

Gateway Distriparks Limited
CIN - L60231MH2005PLC344764

www.gatewaydistriparks.com

SGA Strategic Growth Advisors

Investor Relations Advisors :

Strategic Growth Advisors Pvt. Ltd.
CIN - U74140MH2010PTC204285

Mr. Parin Narichania / Ms. Drashti Shah
parin.n@sgapl.net / drashti.shah@sgapl.net
+91 9930025733 / +91 8767224443

www.sgapl.net