August 05, 2026

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

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 un-audited Financial Results of the Company for the quarter ended June 30, 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

Digitally signed by Divyang Jain
DN: cn=Divyang Jain c=IN l=North West Delhi o=Personal e=DVYNG.JAIN@GMAIL.COM
Reason: Divyang
Location:
Date: 2026-08-05 14:50+05:30

Divyang Jain
Company Secretary &
Compliance Officer

Encl. as above

Investor Presentation

Q1 FY27 · Quarter ended 30th June 2026

India's leading integrated multimodal logistics player
NSE: GATEWAY
BSE: 532622

GATEWAY
DISTRIPARKS

Safe Harbor

This presentation and the accompanying slides (the “Presentation”), which have been prepared by Gateway Distriparks Limited and/or its group companies including Gateway Distriparks (Kerala) Ltd, Snowman Logistics Limited and Kashipur Infrastructure and Freight Terminal Private Limited (collectively, the “Company”), have been prepared solely for information purposes and do not constitute any offer, recommendation or invitation to purchase or subscribe for any securities, and shall not form the basis of, or be relied on in connection with, any contract or binding commitment whatsoever. No offering of securities of the Company will be made except by means of a statutory offering document containing detailed information about the Company.

This Presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all-inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded.

Certain matters discussed in this Presentation may contain statements regarding the Company’s market opportunity and business prospects that are individually and collectively forward-looking statements. Such forward-looking statements are not guarantees of future performance and are subject to known and unknown risks, uncertainties and assumptions that are difficult to predict. These risks and uncertainties include, but are not limited to, the performance of the Indian economy and of the economies of various international markets, the performance of the industry in India and worldwide, competition, the Company’s ability to successfully implement its strategy, the Company’s future levels of growth and expansion, technological implementation, changes and advancements, changes in revenue, income or cash flows, the Company’s market preferences and its exposure to market risks, as well as other risks.

The Company’s actual results, levels of activity, performance or achievements could differ materially and adversely from results expressed in or implied by this Presentation. The Company assumes no obligation to update any forward-looking information contained in this Presentation. Any forward-looking statements and projections made by third parties included in this Presentation are not adopted by the Company, and the Company is not responsible for such third-party statements and projections.

GLOSSARY

TEU twenty-foot equivalent unit

ICD inland container depot

CFS container freight station

WDFC Western Dedicated Freight Corridor

MMLP multi-modal logistics park

Rake a full train set of container wagons

EXIM export–import trade

VAS value-added services

Gateway Distriparks at a Glance

Rail-linked ICDs

Inland container depots across key industrial areas in North, West & Central India, connected to the western ports over the pan-India rail licence.

8,95,000 TEUS P.A. CAPACITY

Container Freight Stations

Full service CFS near India's major gateway ports

5,25,000 TEUS P.A. CAPACITY

Cold Chain — Snowman Logistics Limited

India's largest integrated temperature-controlled logistics platform. Listed subsidiary; GDL holds 50.01%.

NATIONWIDE NETWORK

10
OPERATIONAL CONTAINER TERMINALS*

35
RAKES — 2 MORE PURCHASED, DELIVERY IN Q2

480+
TRAILERS — PARTLY EV + CNG

1,72,000
SQ MT WAREHOUSING

7,64,065
TEUS HANDLED IN FY26

FY26 CONSOLIDATED

₹2,229 cr
TOTAL INCOME

₹497 cr
EBITDA — 22.3% MARGIN

₹259 cr
PROFIT AFTER TAX

₹5.12
EARNINGS PER SHARE

IND AA / Stable

Short-term IND A1+
India Ratings — affirmed March 2026

* Operational rail-linked ICDs and CFS. Excludes Indore ICD (under construction), ICD Jaipur (planned) and New Ankleshwar MMLP (asset-light; GDL is the exclusive container train operator).

Our Structural Moat

The leading private rail-led logistics platform for India's EXIM heartland.

Asset-backed infrastructure, disciplined margins and a fully-connected Dedicated Freight Corridor entering its first full year of operation.

PIONEERS THROUGHOUT

First private multi-user CFS in India

First private container train operator

First mover in organised cold chain

01 **Structural modal shift**

The Western DFC is 100% complete - Gateway Distriparks first CTO to operate double stack train on complete WDFC; national policy targets 45% rail share of freight by 2030.

02 **A network that is hard to replicate**

10 operational terminals with rail-linked ICDs connected to the DFC and more in development — plus CFS at the key gateways.

03 **High-margin operating discipline**

~Strong EBITDA margins which has been sustained with more room to grow

04 **Fortress balance sheet**

Very low Net Debt to EBITDA ratio, rated IND AA / Stable; FY26 dividends of ₹3.25 per share including a special dividend.

05 **Embedded, funded growth**

New Indore ICD, ICD Jaipur, Ankleshwar MMLP ramp-up, fleet expansion to 37 rakes and a land bank that can double ICD capacity at modest incremental capex.

Gateway's Network: Fully Aligned with the WDFC

MARITIME PORTS

JNPT/Nhava Sheva | **Mundra** | **Pipavav**

Direct rail services from the western container gateways

▼

AGGREGATION HUBS — ON THE WDFC

Garhi Harsaru (Gurgaon, NCR) | **Viramgam (Ahmedabad)** | **Ankleshwar**

Volumes pooled onto the double-stack, electrified corridor

▼

HINTERLAND SPOKES

Piyala (Faridabad) | **Sahnewal (Ludhiana)** | **Kashipur**

Fed by the Garhi Harsaru hub across the North-West

1,506 km WDFC — 100% complete

Double-stack economics

DFC-aligned routes run double-stack rakes — structurally lowering cost per TEU versus road and non-aligned routes.

Hub-and-spoke leverage

Garhi Harsaru (Gurgaon) & Viramgam (Ahmedabad) aggregate volumes from three western ports and the hinterland spokes, compounding utilisation of rakes, terminals and trailers.

A tailwind that compounds

Faster, more reliable corridor transits accelerate EXIM cargo's shift to rail — and the national target of a 45% rail freight share by 2030 works directly in Gateway's favour.

STRUCTURALLY LOW-CARBON

- Rail is the lowest-carbon land mode — Gateway's modal-shift model is aligned with India's decarbonisation goals.
- 480+ trailer road fleet, now partly electric and CNG — serving emission-restricted zones.
- Electric reach stackers and electric forklifts deployed across terminal operations.

Sources: DFCCIL; Railway Board freight-share target; National Logistics Policy.

One Integrated Multimodal Platform

Rail

35 rakes — 22 owned, pan-India licence

regular services to/from JNPT, Mundra, Pipavav & Kandla

double-stack · reefer · block trains

Terminals

5 rail-linked ICDs, 1 rail-linked MMLP

4 CFS at the major maritime gateways

electric reach stackers & forklifts

Warehousing

1,72,000 sq mt

general · bonded · domestic · transit

VAS: packing · garment on hanger · palletising

Road

480+ tractor–trailers

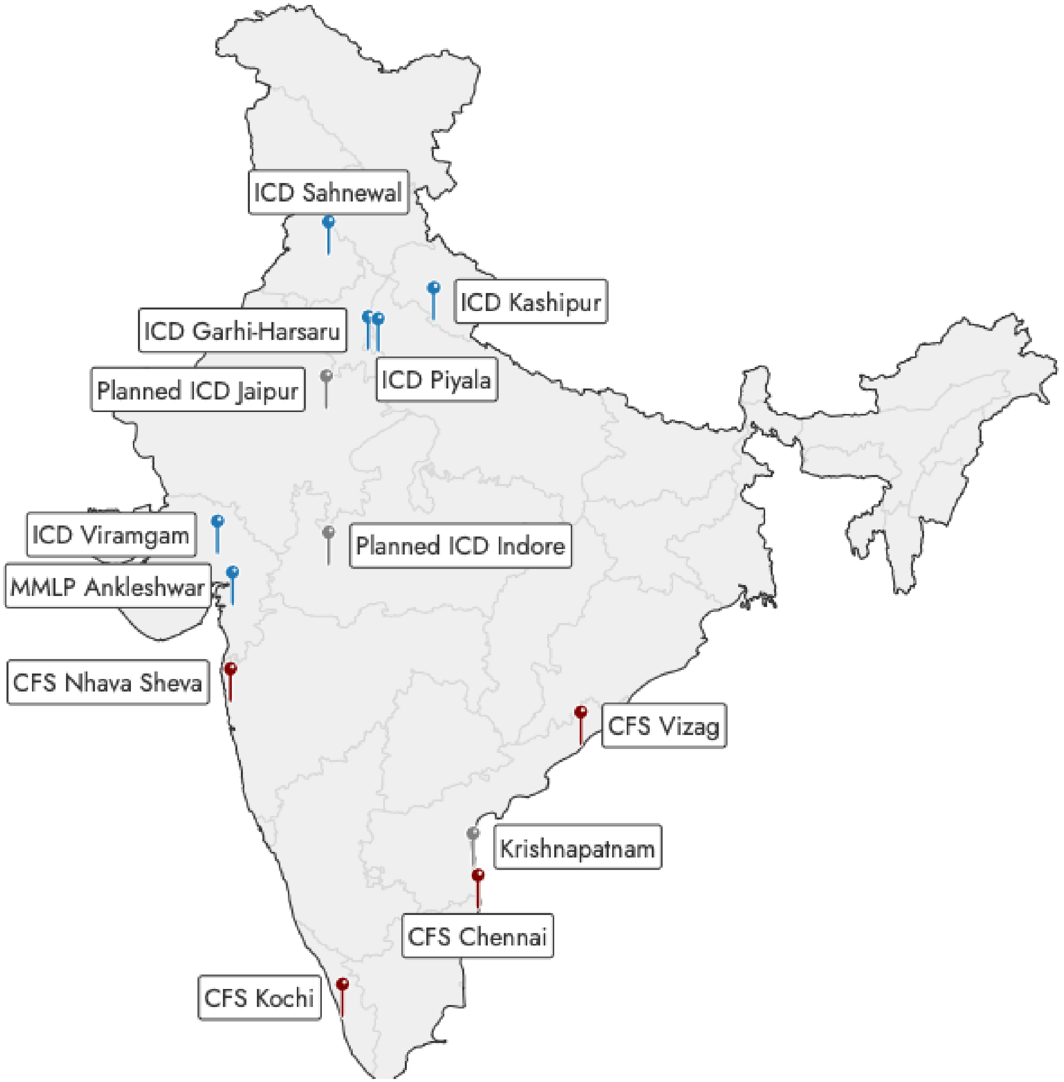
first & last mile

gps-tracked · partly EV + CNG

End-to-end custody of the container — connected to the major maritime ports, one operator from port gate to factory gate and back.

Cold chain — Snowman Logistics. India's largest cold chain network, with pan-India presence — temperature-controlled warehousing and refrigerated distribution for food, pharma, e-commerce, and industrial goods.

Network Advantage, Backed by a Deep Land Bank



Ten operating terminals across the key industrial corridors and every major container gateway — with two more sites already in hand.

NETWORK KEY

- **Rail-linked ICDs & MMLP**
  Garhi-Harsaru · Piyala · Sahnewal · Kashipur · Viramgam · Ankleshwar
- **Container Freight Stations**
  Nhava Sheva · Chennai · Visakhapatnam · Kochi
- **Planned & land bank**
  Indore (under construction) · Jaipur · Krishnapatnam

473 acres

OF TERMINAL LAND ACROSS THE NETWORK

Terminal-by-terminal land and capacity detail on the following slide. Map not to scale.

Terminal Land & Capacity Detail

Garhi-Harsaru	90 acres	ICD · Gurgaon, HR	3,50,000	INSTALLED TEUs p.a.
Sahnewal	60 acres	ICD · Ludhiana, PB	2,00,000	INSTALLED TEUs p.a.
Piyala	65 acres	ICD · Faridabad, HR	1,50,000	INSTALLED TEUs p.a.
Viramgam	40 acres	ICD · Ahmedabad, GJ	1,20,000	INSTALLED TEUs p.a.
Kashipur	41 acres	ICD · UK	75,000	INSTALLED TEUs p.a.
Nhava Sheva	35 acres	CFS · MH	2,40,000	INSTALLED TEUs p.a.
Chennai	19 acres	CFS · TN	1,50,000	INSTALLED TEUs p.a.
Visakhapatnam	25 acres	CFS · AP	85,000	INSTALLED TEUs p.a.
Kochi*	6.5 + 21 acres	CFS · KL	50,000	INSTALLED TEUs p.a.
Krishnapatnam	35 acres	CFS · AP	—	LAND BANK
Indore	26 acres	ICD · MP · under construction	~1,20,000	PLANNED TEUs p.a.
Jaipur		ICD · RJ	*Land bank*	

473 acres

PRIME LOCATIONS PAN-INDIA

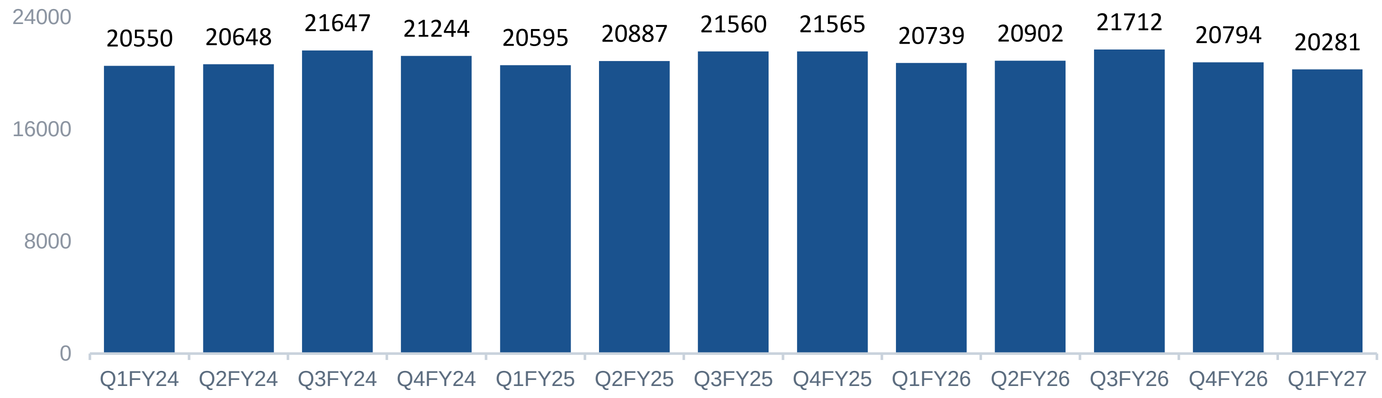
15,40,000

PAN INDIA TEUs P.A. INSTALLED CAPACITY INCL. INDORE

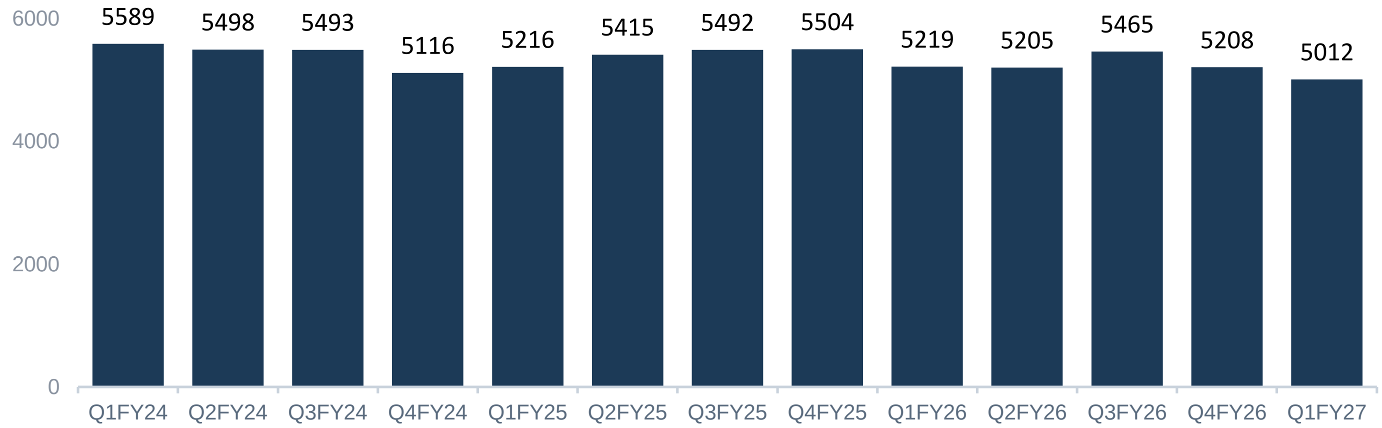
* Kochi CFS is a JV with the Chakiat Group (GDL 60%); an additional 21 acres are available there for future expansion. New Ankleshwar MMLP operates under an asset-light model with GDL as the exclusive container train operator.

Unit Economics: Pricing Power, Held

Revenue per TEU (₹) quarterly, ex-Snowman



EBITDA per TEU (₹) quarterly, ex-Snowman



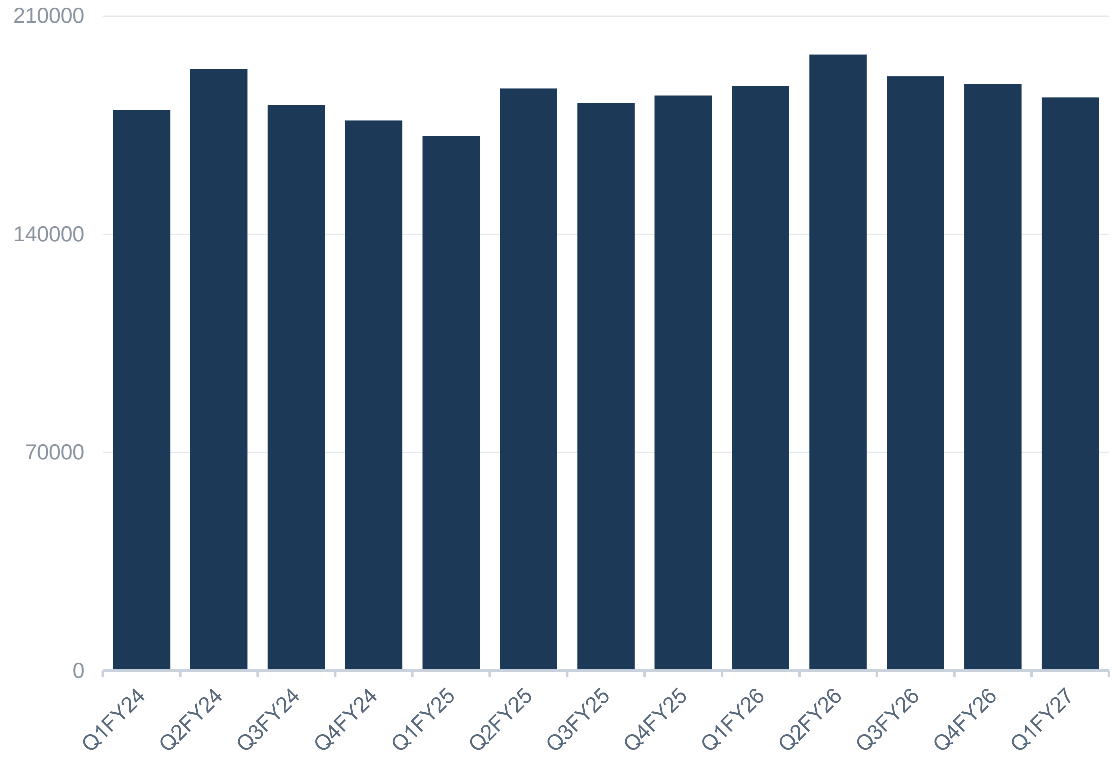
ANNUAL VIEW

₹ cr unless stated	FY24	FY25	FY26
Throughput (TEUs)	7,30,934	7,24,729	7,64,065
Revenue	1,536	1,534	1,607
EBITDA	397	392	403
Revenue / TEU (₹)	21,014	21,167	21,032
EBITDA / TEU (₹)	5,431	5,409	5,274
EBITDA margin	26%	26%	25%

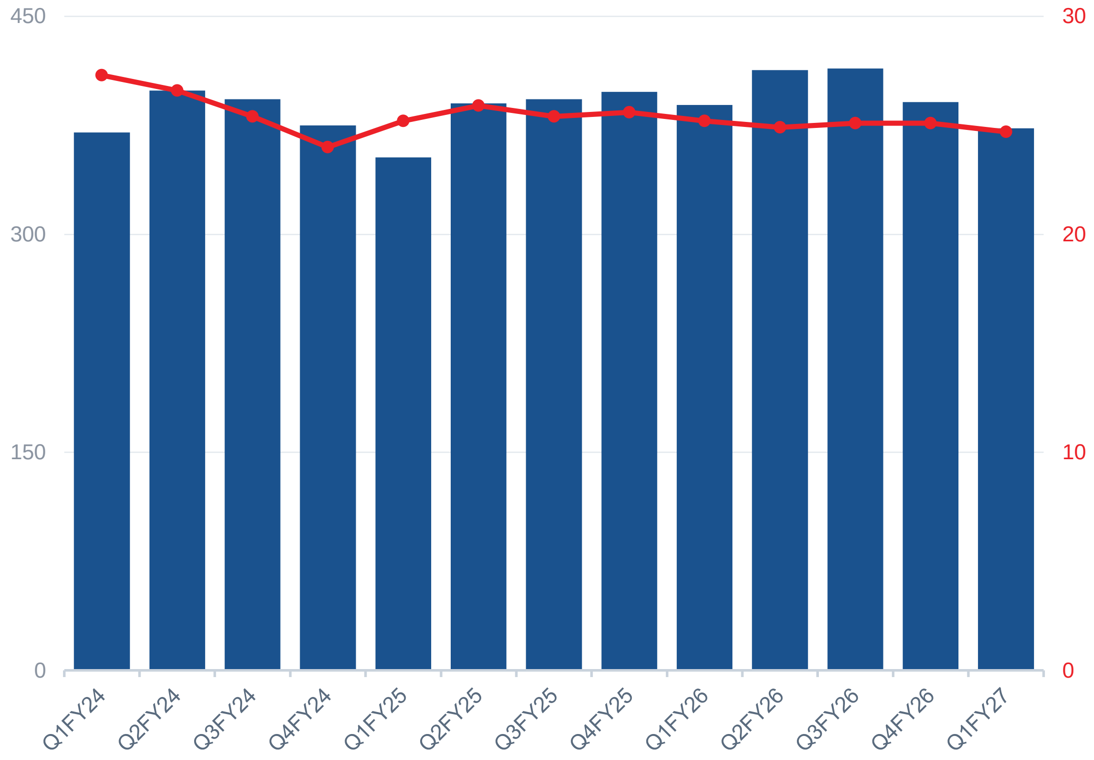
Per-TEU metrics are computed as the period's revenue (EBITDA) divided by the period's throughput. Figures exclude Snowman Logistics.

Consistent Volumes, Consistent Margins

Quarterly throughput (TEUs)



Revenue (₹ cr) and EBITDA margin (%)



24–27%
EBITDA MARGIN BAND HELD ACROSS 13 QUARTERS

1,83,867
TEUS HANDLED IN Q1 FY27

₹1,607 cr
FY26 CORE REVENUE — AN ALL-TIME HIGH

Figures exclude Snowman Logistics.

Snowman Logistics: Cold Chain Leadership

India's largest integrated temperature-controlled logistics platform.

- Nationwide network of temperature-controlled warehouses and a large refrigerated vehicle fleet, including dedicated warehouses for major e-commerce platforms.
- Serves frozen food, pharmaceuticals and vaccines, e-commerce, quick-service restaurants, seafood, poultry, dairy, batteries and industrial products — and continues to expand into new locations.
- A subsidiary since 24 December 2024 (GDL stake 50.01%), bringing cold chain inside the platform and consolidating its results with GDL's.
- Get more info at snowman.in

50.01%
GDL SHAREHOLDING

#1
INTEGRATED COLD CHAIN OPERATOR IN INDIA

₹177 cr
Q1 FY27 REVENUE

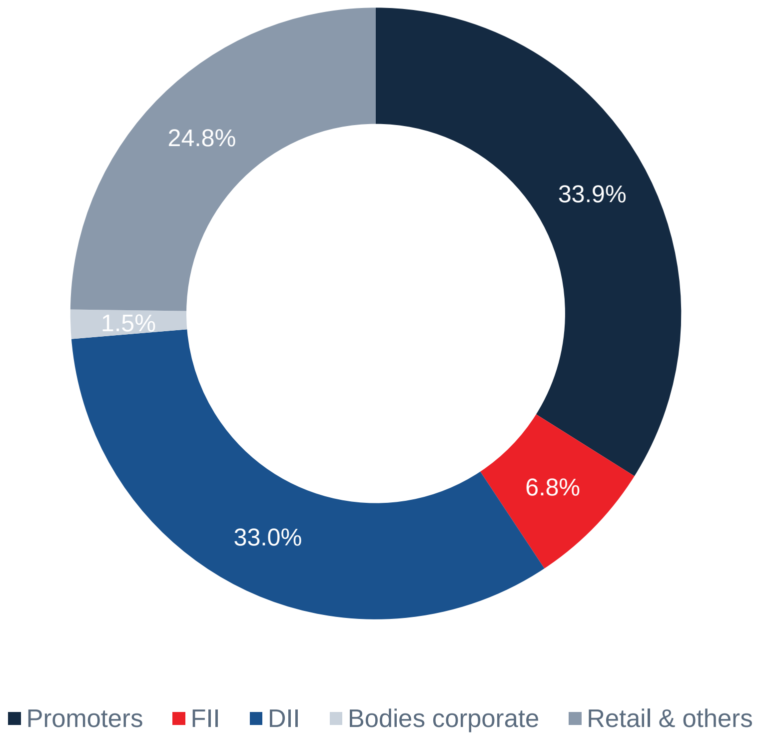
₹29 cr
Q1 FY27 EBITDA

Why it matters: temperature-controlled capability extends the multimodal platform into structurally growing consumption categories, with cross-sell across GDL's EXIM and domestic customer base.

Snowman Q1 FY27 figures as consolidated in GDL's Q1 FY27 results. Further detail: snowman.in.

Ownership & Institutional Register

Shareholding pattern — 30 June 2026



Promoter holding at 33.92% — increased through market purchases during FY26; capital allocated alongside shareholders.

HELD BY LEADING INSTITUTIONS

HDFC Mutual Fund	SBI Mutual Fund
ICICI Prudential Mutual Fund	Mirae Asset Mutual Fund
Franklin Mutual Fund	Vanguard Group
Eastspring Investments India Equity Fund	VEC Fund
Dimensional Fund	General Corporation of India
Bandhan Mutual Fund	ithought PMS

Amongst the Company's principal public shareholders, as disclosed at 30 June 2026.

Q1 FY27 at a Glance

1,83,867	**₹553.7 cr**	**₹121.5 cr**	**21.9%**	**₹51.3 cr**	**9.3%**
TEUS THROUGHPUT	TOTAL INCOME	EBITDA	EBITDA MARGIN	PROFIT AFTER TAX	PAT MARGIN

KEY DEVELOPMENTS IN THE QUARTER

Additional land purchased at Indore, totaling 26.4 acres now; Construction ongoing and operations will commence in 2028.

MMLP Ankleshwar received Customs permission to handle EXIM volumes, operations to commence from September 2026.

Shipping line empty movement has already started in previous quarter.

Sustainability initiatives continue with addition of EV trailers for First and Last mile connectivity

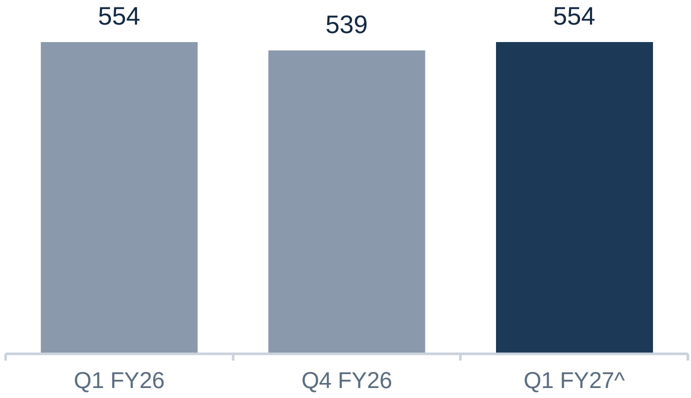
Addition of 100x40' domestic containers and 2 high-speed high-capacity trains in pipeline.

Commencement of 100,000sqft warehouse at ICD Piyala (Faridabad) for export consolidation cargo

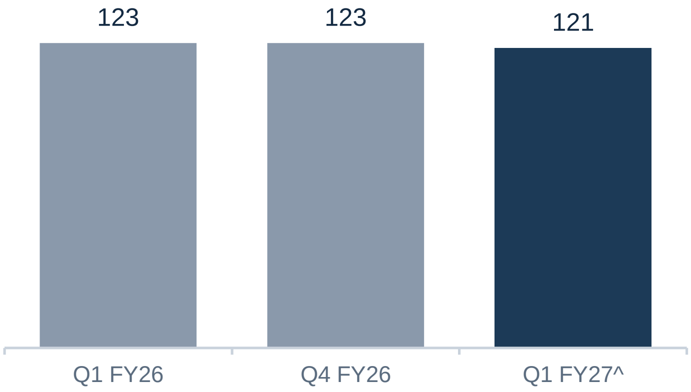
Company has declared interim dividend of ₹1.25 per share

Consolidated Financials — Q1 FY27

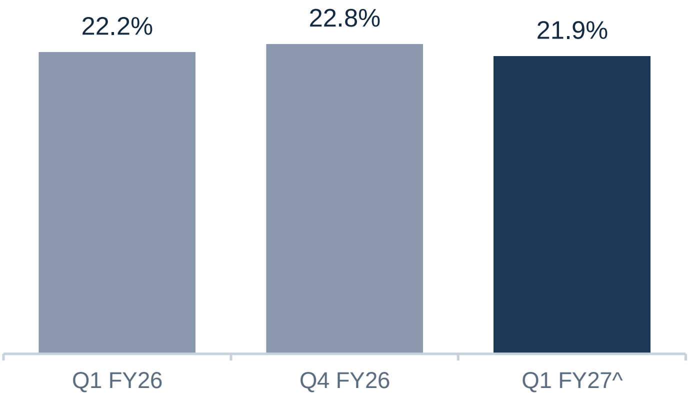
TOTAL INCOME* (₹ CR)



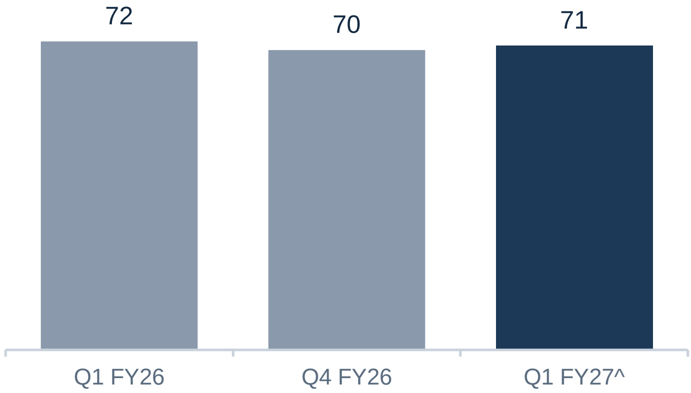
EBITDA* (₹ CR)



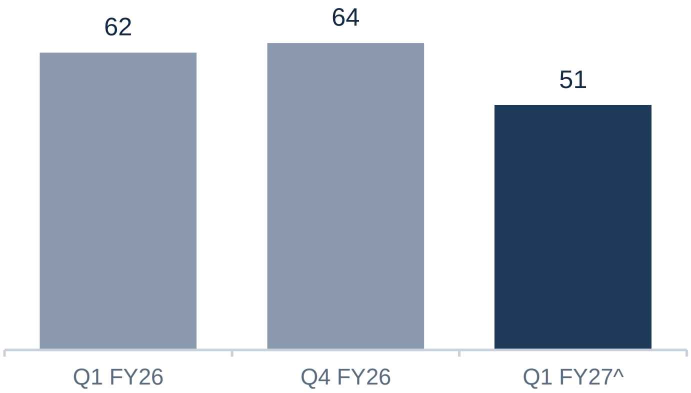
EBITDA MARGIN* (%)



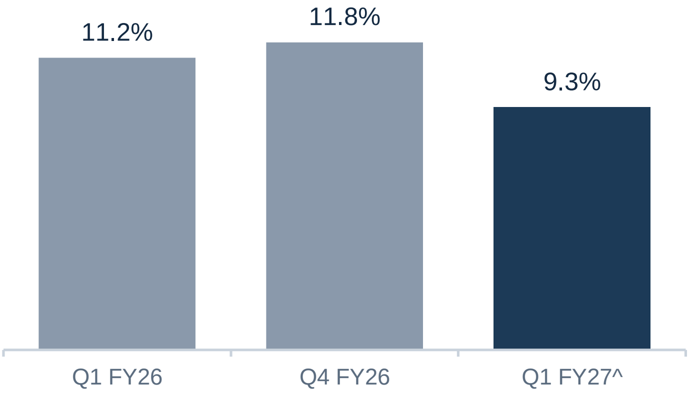
PBT (₹ CR)



PAT (₹ CR)



PAT MARGIN (%)



*Includes other income. ^Q1 FY27 includes Snowman Logistics (total revenue ₹177.1 cr, EBITDA ₹29.3 cr, net profit ₹4.6 cr), consolidated as a subsidiary w.e.f. 24 December 2024. PBT and PAT include an exceptional item of ₹1.6 cr — a reversal of the earlier ₹2.7 cr Labour-Codes provision, disclosed as exceptional given its non-recurring nature.

Q1 FY27 Financial Summary — Consolidated

GATEWAY DISTRIPARKS

₹553.7 cr
TOTAL INCOME

₹121.5 cr
EBITDA · 21.9% MARGIN

₹70.9 cr
PROFIT BEFORE TAX

₹51.3 cr
PAT · 9.3% MARGIN

₹ cr	Q1 FY27	Q1 FY26	Y-o-Y	Q4 FY26	Q-o-Q
Total income	553.7	554.1	0%	538.7	3%
EBITDA	**121.5**	**123.0**	**-1%**	**122.8**	**-1%**
EBITDA margin	21.9%	22.2%	-26 bps	22.8%	-85 bps
Depreciation	38.7	36.6		38.6	
EBIT	82.7	86.4	-4%	84.2	-2%
Finance cost	13.4	14.7		13.9	
PBT (before exceptional items)	**69.3**	**71.7**	**-3%**	**70.3**	**-1%**
Exceptional items	1.6	-		-	
Tax*	19.6	9.6		6.6	
Profit after tax	**51.3**	**62.2**	**-18%**	**63.7**	**-20%**

The exceptional item of ₹1.6 cr is a reversal of the earlier ₹2.7 cr Labour-Codes provision, following reassessment effective 1 April 2026. Q1 FY27 includes Snowman Logistics (revenue ₹177.1 cr, EBITDA ₹29.3 cr). Full statements in the Appendix.

* The Company transited into the new tax regime w.e.f. April 01, 2026, and opted for the concessional tax regime in accordance with Section 115BAA, subject to the condition that the Company shall not avail deductions under Section 80-IA of the Income-tax Act, 1961. The tax rate for the current year is 25.17%, whereas the effective tax rate in the previous year was 9.57% due to availment of MAT credit. However, there is an insignificant increase in cash outgo for tax payment — 18.88% in the current year as against 17.47% in the previous year — due to utilisation of accumulated MAT credit in the current year.

Quarterly Profit & Loss — Consolidated

₹ cr	Q1 FY27	Q1 FY26	Y-o-Y	Q4 FY26	Q-o-Q
Revenue from operations	549.3	550.4	0%	533.7	3%
Other income	4.4	3.7		5.1	
Total income	**553.7**	**554.1**	**0%**	**538.7**	**3%**
Operating expenses	358.3	357.4		341.6	
Employee expenses	34.9	31.6		34.9	
Other expenses	39.1	42.2		39.4	
EBITDA	**121.5**	**123.0**	**-1%**	**122.8**	**-1%**
EBITDA margin (%)	21.9%	22.2%	-26 bps	22.8%	-85 bps
Depreciation	38.7	36.6		38.6	
EBIT	**82.7**	**86.4**	**-4%**	**84.2**	**-2%**
Finance cost	13.4	14.7		13.9	
Share of profit/(loss) from associates & JVs	0.0	0.0		0.0	
Profit before tax, before exceptional items	**69.3**	**71.7**	**-3%**	**70.3**	**-1%**
Profit before tax margin (%)	12.5%	12.9%	-43 bps	13.1%	-54 bps
Exceptional items	1.6	-		-	
Profit before tax	**70.9**	**71.7**	**-1%**	**70.3**	**1%**
Profit before tax margin (%)	12.8%	12.9%	-13 bps	13.1%	-25 bps
Tax*	19.6	9.6		6.6	
Profit after tax	**51.3**	**62.2**	**-18%**	**63.7**	**-20%**
PAT margin (%)	9.3%	11.2%	-196 bps	11.8%	-256 bps
EPS (₹)	0.98	1.20		1.22	

NOTES

- Q1 FY27 includes Snowman Logistics (total revenue ₹177.1 cr, EBITDA ₹29.3 cr, net profit ₹4.6 cr), consolidated as a subsidiary w.e.f. 24 December 2024.
- The exceptional item of ₹1.6 cr is a reversal of the earlier ₹2.7 cr provision for the Labour Codes notified on 21 November 2025 (consolidating 29 labour laws), following reassessment based on employee compensation effective 1 April 2026 — disclosed as exceptional given its non-recurring nature.
- * The Company transited into the new tax regime w.e.f. April 01, 2026, and opted for the concessional tax regime under Section 115BAA, subject to the condition that the Company shall not avail deductions under Section 80-IA of the Income-tax Act, 1961. The tax rate for the current year is 25.17%, against an effective rate of 9.57% in the previous year due to availment of MAT credit. Cash outgo for tax is broadly unchanged — 18.88% in the current year against 17.47% in the previous year — due to utilisation of accumulated MAT credit.
- Totals may not add due to rounding.

Historical Trends — Core Business (ex-Snowman)

₹ cr unless stated	Q1FY24	Q2FY24	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q2FY26	Q3FY26	Q4FY26	Q1FY27
Throughput (TEUs)	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	1,83,867
Revenue	370	399	393	375	353	390	393	398	389	413	414	391	373
EBITDA	101	106	100	90	89	101	100	102	98	103	104	98	92
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	20,281
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	5,012
EBITDA margin	27%	27%	25%	24%	25%	26%	25%	26%	25%	25%	25%	25%	25%

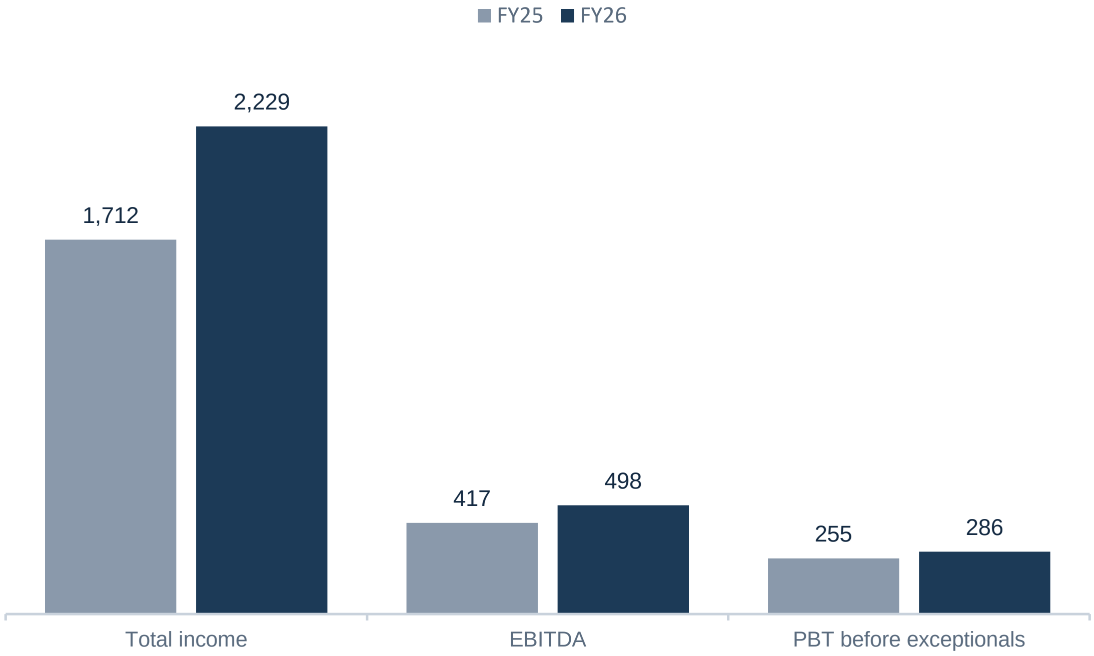
ANNUAL

₹ cr unless stated	FY24	FY25	FY26
Throughput (TEUs)	7,30,934	7,24,729	7,64,065
Revenue	1,536	1,534	1,607
EBITDA	397	392	403
Revenue / TEU (₹)	21,014	21,167	21,032
EBITDA / TEU (₹)	5,431	5,409	5,274
EBITDA margin	26%	26%	25%

Derived from consolidated financials excluding Snowman Logistics. Per-TEU metrics are computed as the period's revenue (EBITDA) divided by the period's throughput.

FY26: Scale Step-Up, Margins Held

Consolidated (₹ cr) FY25 vs FY26

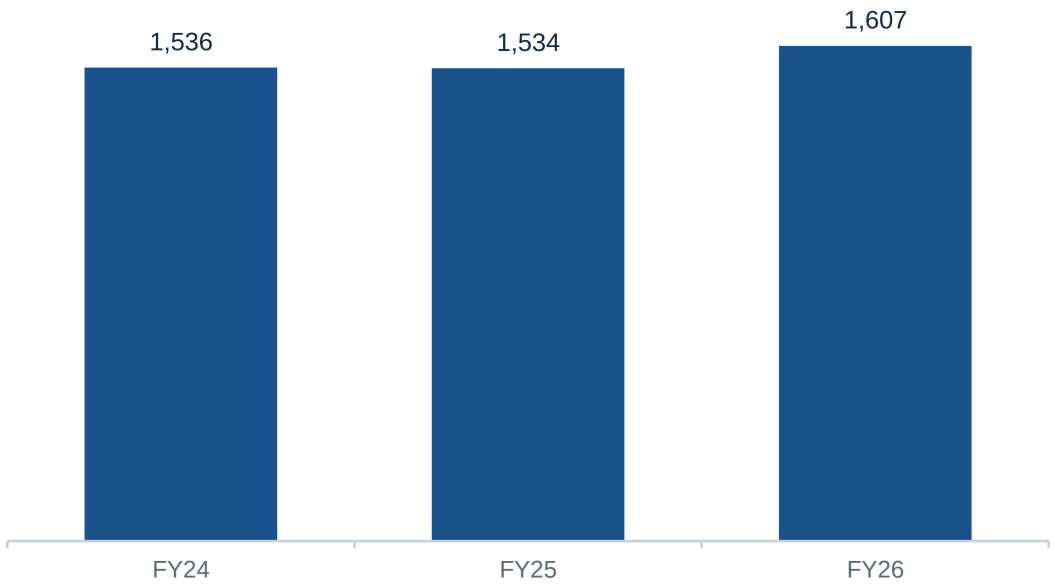


+30% TOTAL INCOME

+19% EBITDA

+12% PBT BEFORE EXCEPTIONALS

Core business, ex-Snowman (₹ cr) revenue by fiscal year



FY24	FY25	FY26
26%	26%	25%

EBITDA MARGIN

Core revenue at an all-time high of ₹1,607 cr in FY26; EBITDA margin steady at ~25–26% for three years.

FY26 consolidates Snowman Logistics for the full year (subsidiary w.e.f. 24 December 2024; FY25 consolidated ~3 months). FY25 reported PAT additionally included net exceptional gains of ₹132.0 cr. Like-for-like core trends shown at right.

Thank You

Gateway Distriparks Limited

CIN: L60231MH2005PLC344764

www.gatewaydistriparks.com

This presentation should be read together with the Safe Harbor statement.

For further information, please contact:

Investor Relations Advisors

Strategic Growth Advisors Pvt. Ltd.

Parin Narichania — parin.n@sgapl.net

+91 99300 25733

Drashti Shah — drashti.shah@sgapl.net

+91 87672 24443

www.sgapl.net