



October 28, 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 the Investors Presentation on the unaudited Financial Results of the Company for the quarter ended September 30, 2026.

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

Kindly take the above information on record.

Thanking You,
Yours faithfully,

For Gateway Distriparks Limited

Divyan
g 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: 2026-10-28 13:50+05:30

Divyang Jain
Company Secretary &
Compliance Officer

Encl. as above

GATEWAY DISTRIPARKS 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



Investor Presentation

Q2 & H1 FY27 · Quarter ended 30th September 2026

India's leading integrated multimodal logistics player

NSE: GATEWAY

BSE: 532622



Safe Harbor



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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.

Container Freight Stations

Full service CFS near India's major gateway ports

Cold Chain — Snowman Logistics Limited

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

10

OPERATIONAL CONTAINER
TERMINALS*

35

RAKES — 2 MORE PURCHASED,
DELIVERY IN Q3

500+

TRAILERS — PARTLY EV + CNG

463

ACRE LANDBANK

1,72,000

SQ MT WAREHOUSING

15,40,000

TEUS P.A. CAPACITY
(INCLUDING INDORE)

* Operational rail-linked ICDs and CFS. Excludes Indore ICD (under construction), ICD Jaipur (planned)

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

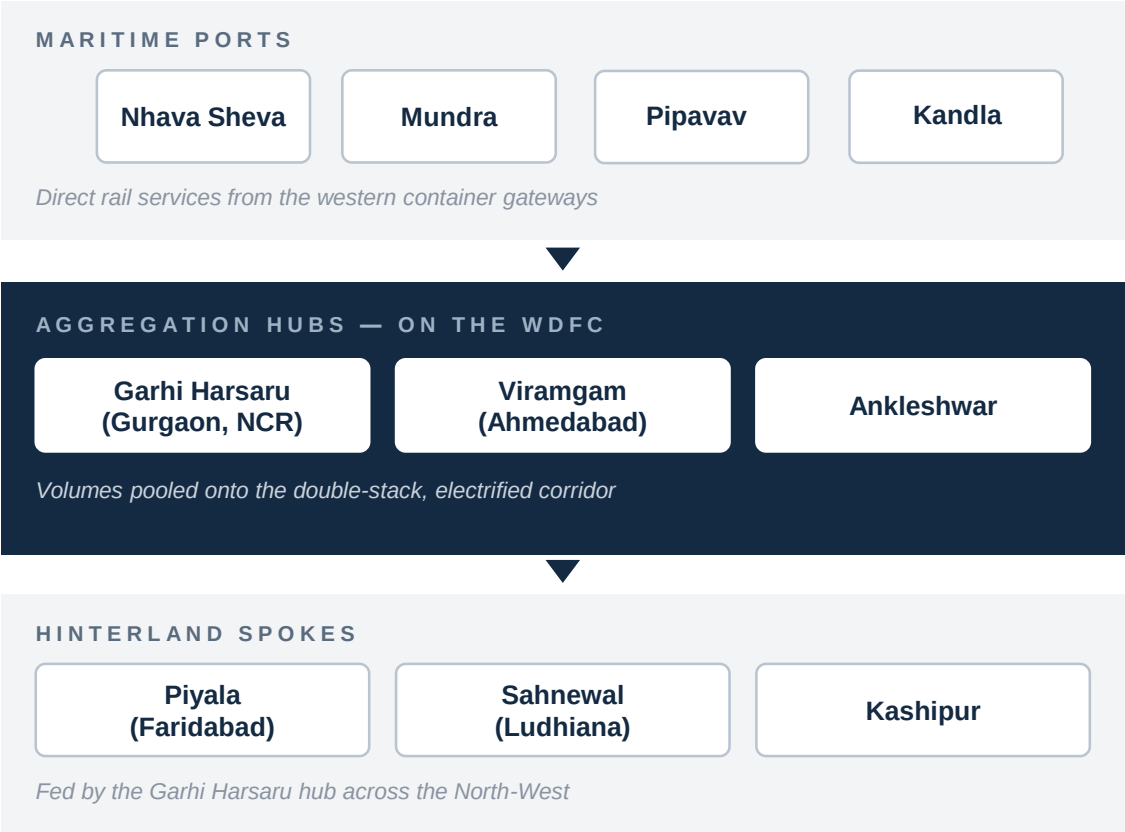
Very low Net Debt to EBITDA ratio, rated IND AA / Stable; FY26 dividends of ₹3.25 per share including a special dividend.

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



1,506 km WDFC — 100% complete

WDFC now connected to JNPT; GDL ran the first double-stack train from JNPT to NCR

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

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.
- 500+ trailer road fleet, now partly electric and CNG — serving emission-restricted zones. LNG vehicles in pipeline
- Electric reach stackers and electric forklifts deployed across terminal operations.

One Integrated Multimodal Platform



Rail

35 rakes —pan-India licence (2 in pipeline)
regular services to/from JNPT, Mundra, Pipavav & Kandla
double-stack · reefer · block trains



Terminals

6 rail-linked ICDs,
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

500+ tractor-trailers
first & last mile
gps-tracked · New addition of EV + CNG

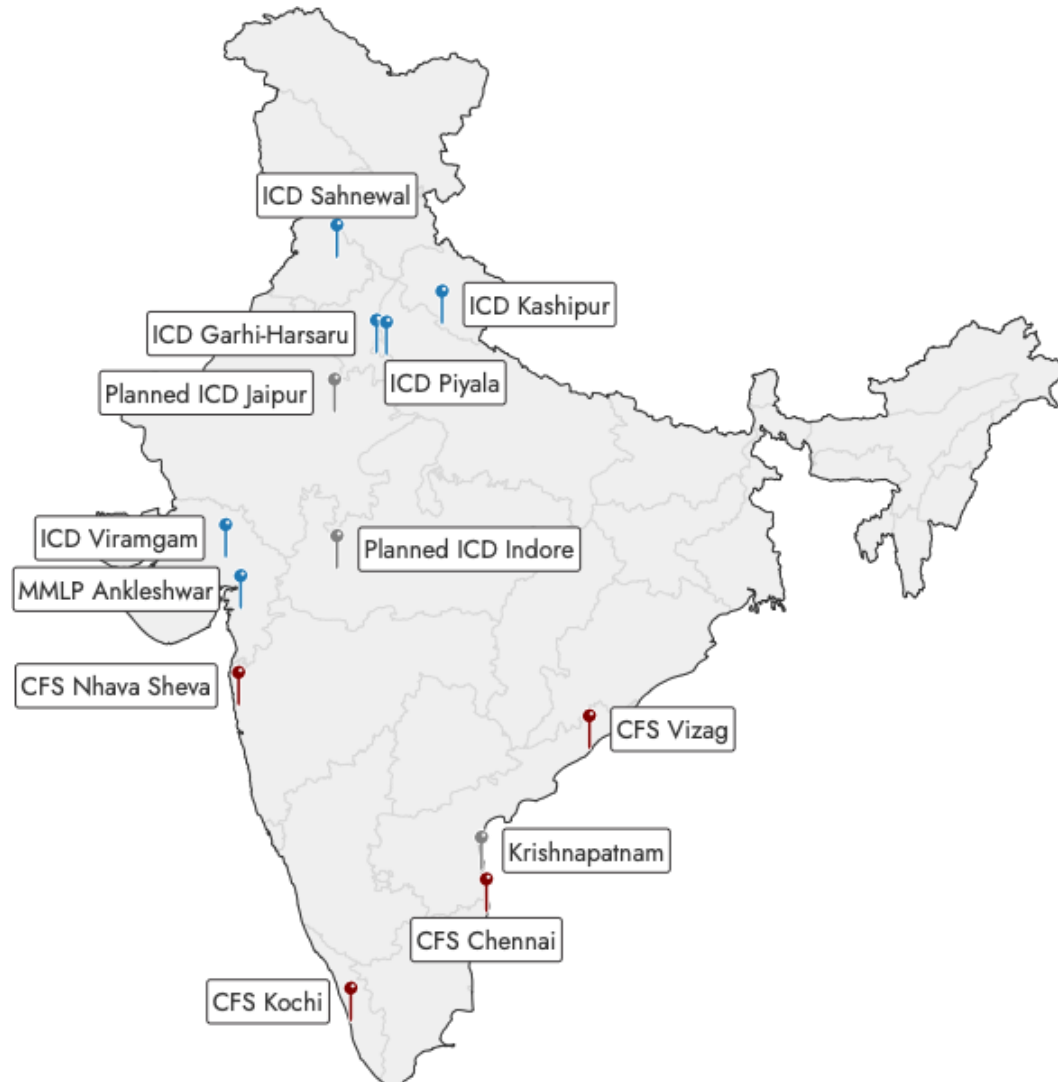
End-to-end custody of the container — connected to the major maritime ports, one operator from port gate to factory gate and back.



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

463 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 <i>Land bank</i>

463 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.

Growth Drivers

Q3 FY27



Ankleshwar MMLP

EXIM operations to begin in Q3. A new hub for JNPT-bound mixed trains.

Q3 FY27



Fleet to 37 rakes

2 additional rakes due for delivery.

Mid 2027



Snowman +24k pallets

Hyderabad, Pune & Patna. Further additions planned annually.

Ongoing



Yard expansions

Capacity extensions planned at Garhi Harsaru and Piyala as utilisation rises.

Q4 FY28



Indore ICD

26.4 acres and ~1.2 lakh TEUs p.a. capacity. ~₹150 cr capex. Construction under way.

Jaipur ICD



To be operational 12–18 months after legal matter is resolved.

A visible pipeline of capacity additions across the next two years with more locations being actively explored pan India

Sustainability



45%

NATIONAL RAIL-SHARE TARGET

Rail-led logistics cuts emissions per TEU versus road.



Modal shift to rail

Supports the national target of 45% rail share of freight.



EV, LNG & CNG trailers

EV trailers are joining the road fleet with 10 already on road and more in pipeline. CNG vehicles serve emission-restricted zones. 10 LNG trailers expected in Q3 FY2027.



Electric equipment

Electric reach stackers and electric empty handlers and forklifts are being inducted at terminals.



Solar power

Rooftop solar solutions in place at most locations

Snowman Logistics: Cold Chain Leadership

India's largest integrated temperature-controlled logistics platform.

- Nationwide network of temperature-controlled warehouses offering -25C to +25C chambers, and a large refrigerated vehicle fleet, including dedicated warehouses for major e-commerce platforms and 5PL distribution services.
- 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

₹164.9 cr

Q2 FY27 REVENUE

₹25.3 cr

Q2 FY27 EBITDA

1,51,618

PALLET CAPACITY

350+

REEFER TRUCKS

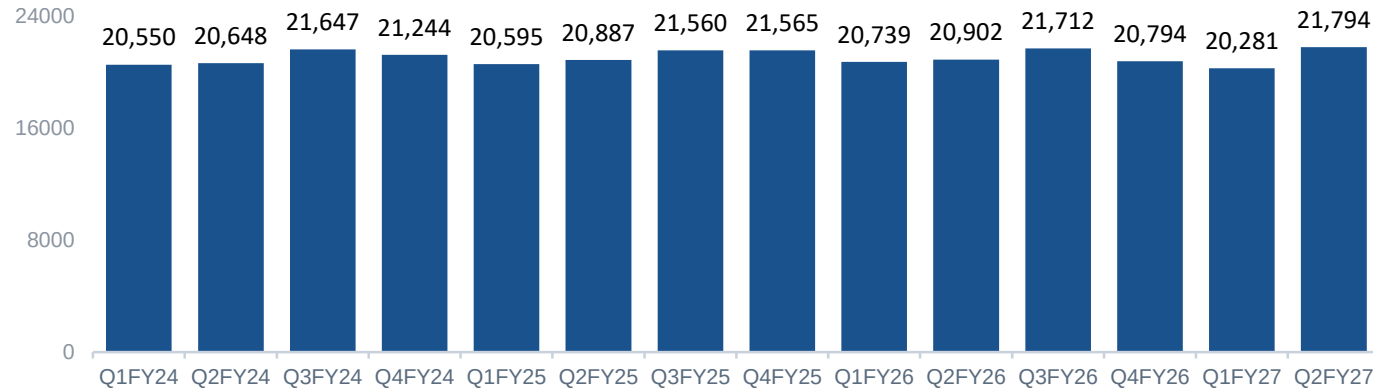


Why it matters: temperature-controlled capability extends the multimodal platform into structurally growing consumption categories, with cross-sell across GDL's EXIM and domestic customer base.

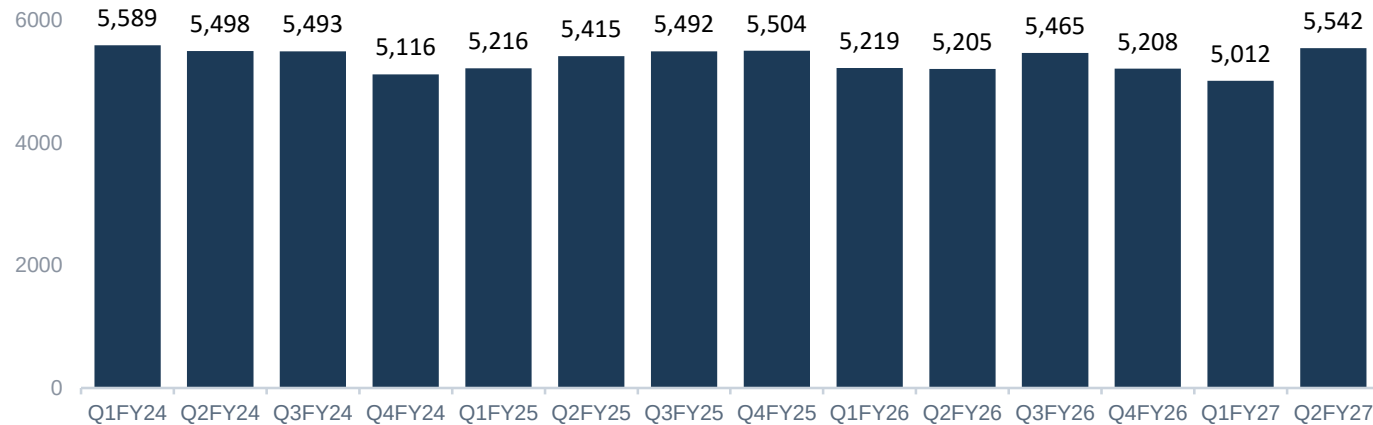
Snowman Q2 FY27 figures as consolidated in GDL's Q2 FY27 results. Further detail: snowman.in.

Unit Economics: Pricing Power, Held

Revenue per TEU (₹) quarterly, ex-Snowman



EBITDA per TEU (₹) quarterly, ex-Snowman



ANNUAL VIEW

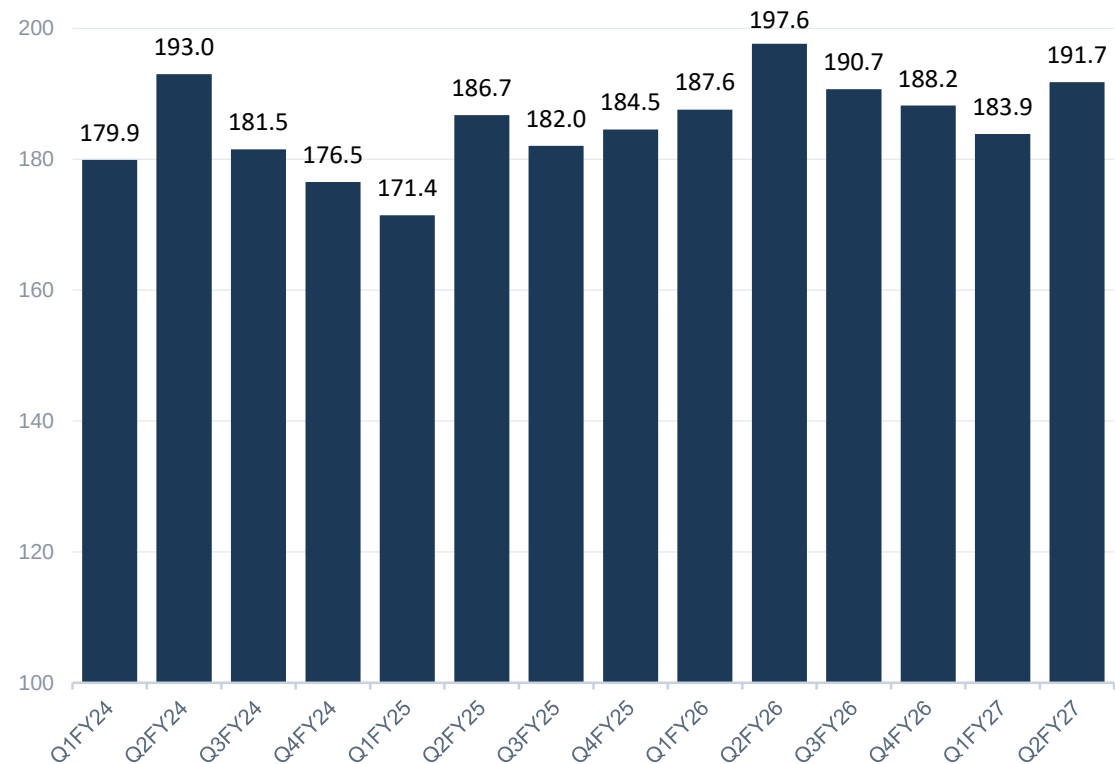
₹ cr unless stated	FY24	FY25	FY26
Throughput (TEUs)	7,30,934	7,24,729	7,64,065
Revenue	1,536	1,534	1,607
EBITDA	397	392	403
Revenue / TEU (₹)	21,014	21,167	21,032
EBITDA / TEU (₹)	5,431	5,409	5,274
EBITDA margin	26%	26%	25%



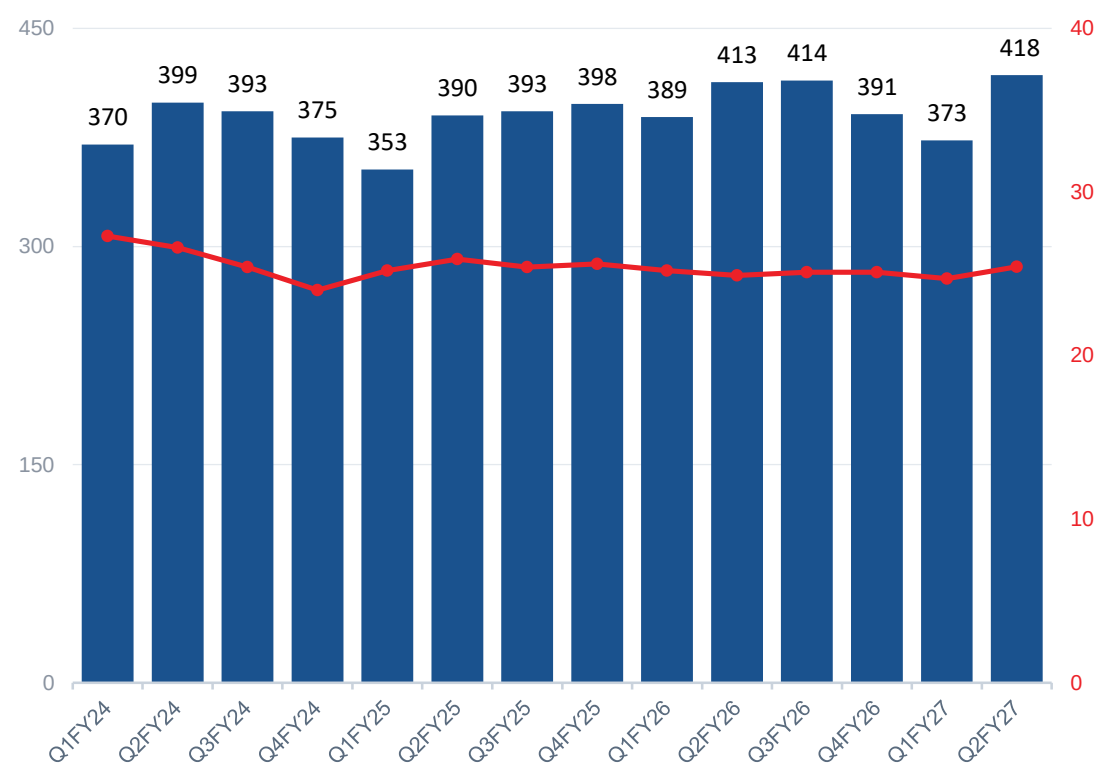
Per-TEU metrics are computed as the period's revenue (EBITDA) divided by the period's throughput. Figures exclude Snowman Logistics.

Consistent Volumes, Consistent Margins

Quarterly throughput (TEUs '000)



Revenue (₹ cr) and EBITDA margin (%)



24-27%

EBITDA MARGIN BAND HELD ACROSS 14 QUARTERS

1,91,749

TEUS HANDLED IN Q2 FY27

₹1,607 cr

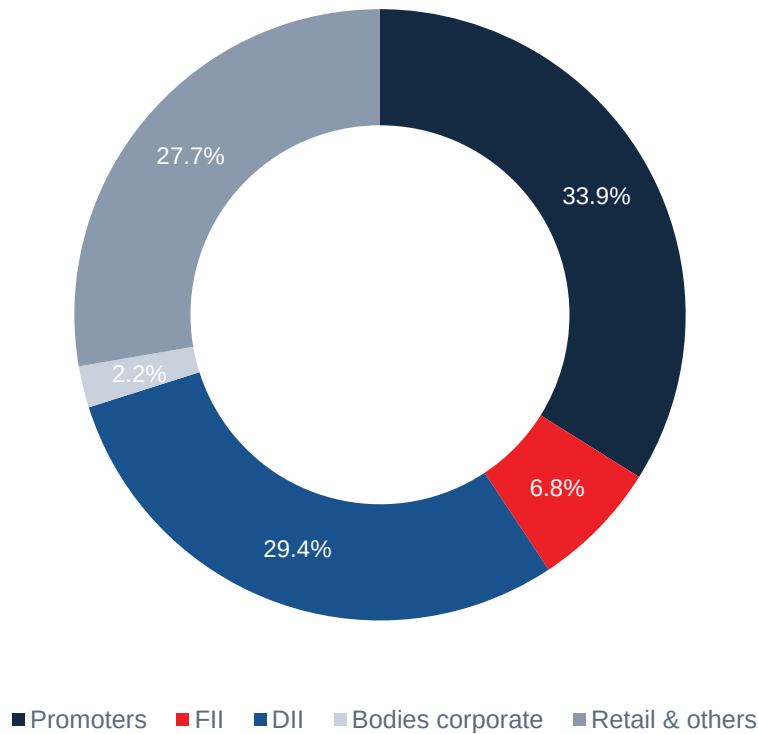
FY26 CORE REVENUE — AN ALL-TIME HIGH

Figures exclude Snowman Logistics but include GDKL and KIFTPL.



Ownership & Institutional Register

Shareholding pattern — 30 September 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 Templeton Mutual Fund	Life Insurance Corporation Of India
Eastspring Investments India Equity Fund	VEC Fund
Dimensional Fund	General Insurance Corporation of India
Bandhan Mutual Fund	iThought PMS

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

Financial Performance

Q2 FY27 at a Glance (Consolidated)

191,749

TEUS THROUGHPUT

₹ 585.57 cr

TOTAL INCOME

₹ 131.51 cr

EBITDA

22.5 %

EBITDA MARGIN

₹ 58.53 cr

PROFIT AFTER TAX

10 %

PAT MARGIN

KEY DEVELOPMENTS IN THE QUARTER

Additional land purchased at Indore, totaling 26.4 acres now;
Construction ongoing and operations will commence in by Q4FY2028

MMLP Ankleshwar received all permission to handle EXIM volumes,
operations to commence from Q3 FY2027.

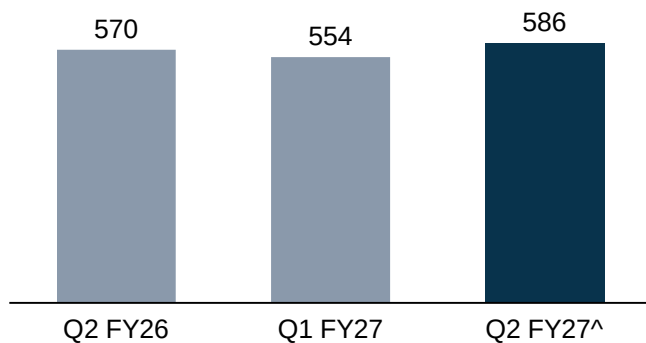
Shipping line empty movement has already started.

Sustainability initiatives continue with addition of EV trailers for First and Last
mile connectivity. Electric reach stackers, electric empty handlers and LNG
vehicles in pipeline

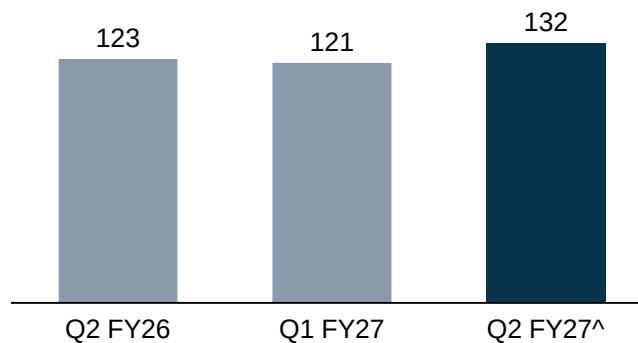
100,000sqft warehouse at ICD Piyala (Faridabad)
for export consolidation cargo commenced and already operating at 85%
capacity

Consolidated Financials — Q2 FY27

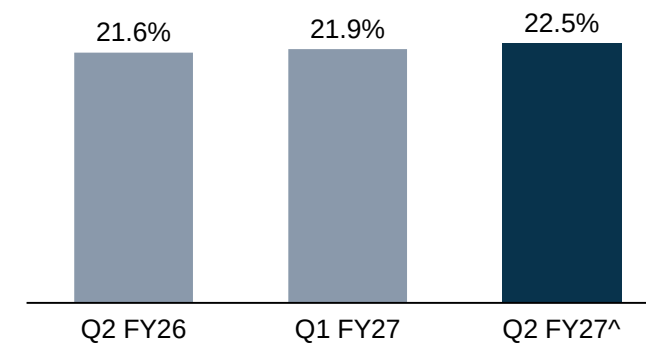
TOTAL INCOME* (₹ CR)



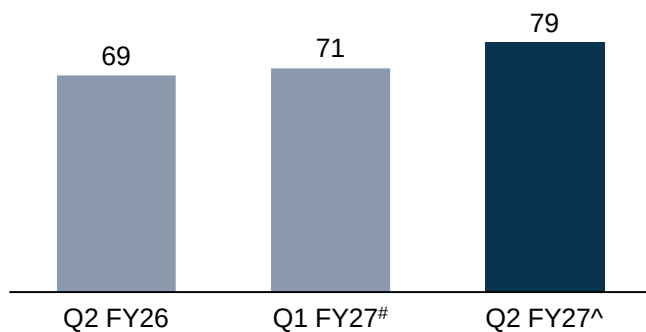
EBITDA* (₹ CR)



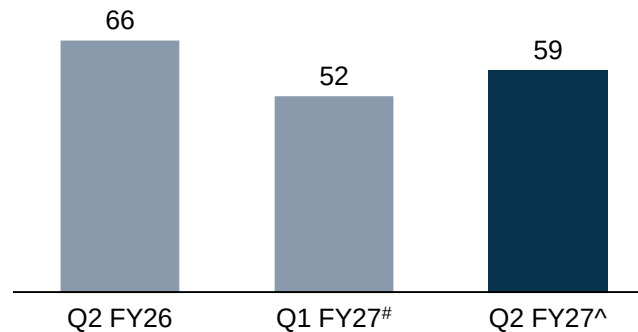
EBITDA MARGIN* (%)



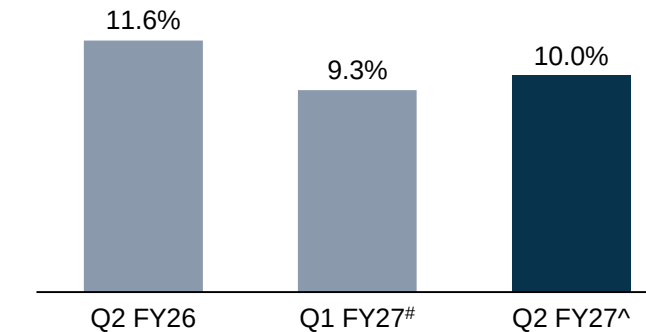
PBT (₹ CR)



PAT (₹ CR)



PAT MARGIN (%)

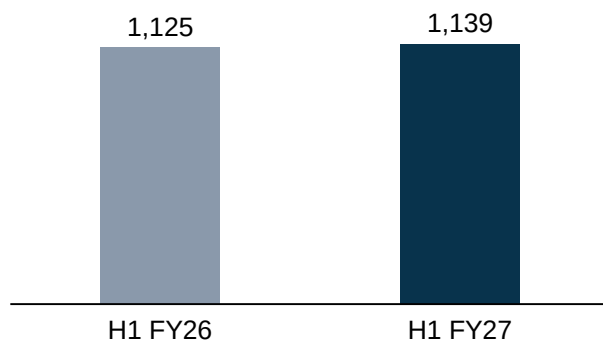


*Includes other income. ^Q2 FY27 includes Snowman Logistics (total revenue ₹164.9 cr, EBITDA ₹25.3 cr, net profit ₹1.0 cr), consolidated as a subsidiary w.e.f. 24 December 2024.

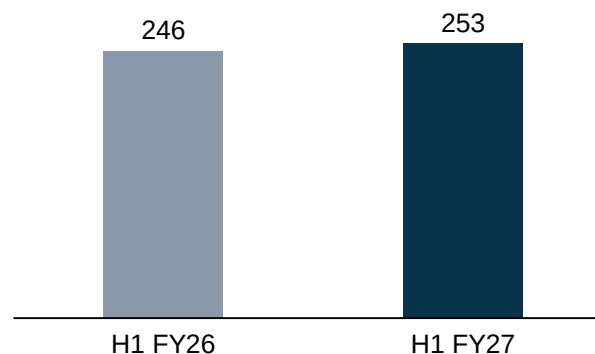
#PBT and PAT include an exceptional item of ₹1.6 cr — a reversal of the earlier ₹2.7 cr Labour-Codes provision, disclosed as exceptional given its non-recurring nature which took place in Q1 FY2027.

Consolidated Financials — H1 FY27

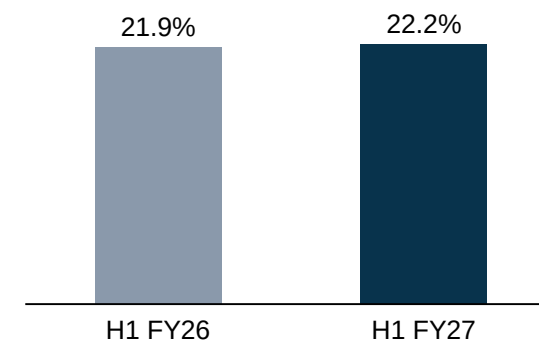
TOTAL INCOME* (₹ CR)



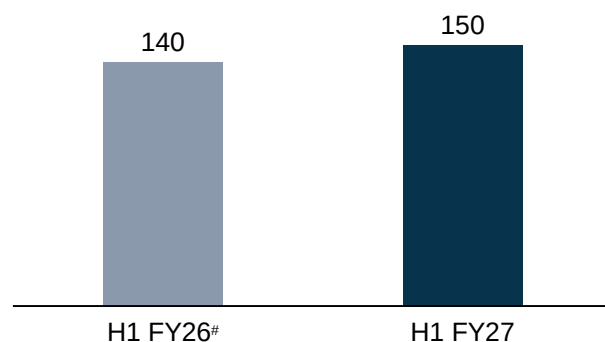
EBITDA* (₹ CR)



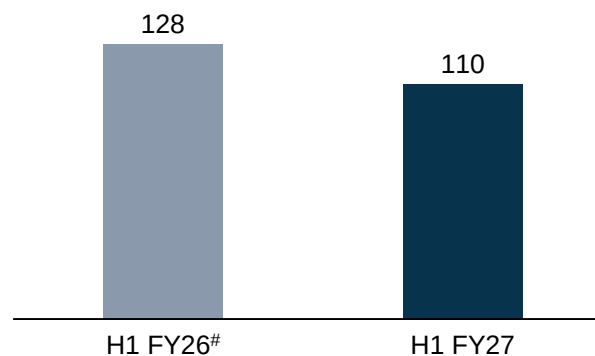
EBITDA MARGIN* (%)



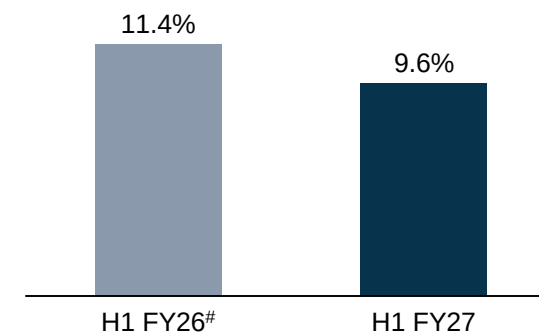
PBT (₹ CR)



PAT (₹ CR)



PAT MARGIN (%)



*Includes other income. ^H1 FY27 includes Snowman Logistics (total revenue ₹343.2 cr, EBITDA ₹54.6 cr, net profit ₹5.5 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.

Quarterly Profit & Loss — Container Business

₹ cr	Q2 FY27	Q2 FY26	Y-o-Y	Q1 FY27	Q-o-Q
Revenue from operations	417.9	413.1	1%	372.9	12%
Other income	4.2	2.5		3.7	
Total income	422.1	415.6	2%	376.6	12%
Operating expenses	263.7	263.6		237.7	
Employee expenses	24.6	22.2		22.9	
Other expenses	27.5	27.0		23.9	
EBITDA	106.3	102.9	3%	92.2	15%
EBITDA margin (%)	25.2%	24.75%	43 bps	24.5%	71 bps
Depreciation	21.8	21.5		21.4	
EBIT	84.5	81.3	4%	70.8	19%
Finance cost	7.0	8.5		6.9	
Profit before tax, before exceptional items	77.5	72.9	6%	63.9	21%
Profit before tax margin (%)	18.4%	17.5%	84 bps	17.0%	141 bps
Exceptional items	0.0	0.0		0.0	
Profit before tax	77.5	72.9	6%	63.9	21%
Profit before tax margin (%)	18.4%	17.5%	84 bps	17.0%	141 bps
Tax*	20.0	4.0		17.2	
Profit after tax	57.6	68.9	-16%	46.7	23%
PAT margin (%)	13.6%	16.6%	-293 bps	12.4%	124 bps
EPS (₹)	1.13	1.38		0.96	

NOTES

- * 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.

Annexures

Quarterly Profit & Loss — Consolidated

₹ cr	Q2 FY27	Q2 FY26	Y-o-Y	Q1 FY27	Q-o-Q
Revenue from operations	580.1	567.3	2%	549.3	6%
Other income	5.4	3.1		4.4	
Total income	585.6	570.4	3%	553.7	6%
Operating expenses	374.3	370.0		358.3	
Employee expenses	37.0	33.8		34.9	
Other expenses	42.8	43.1		39.1	
EBITDA	131.5	123.4	7%	121.5	8%
EBITDA margin (%)	22.5%	21.64%	82 bps	21.9%	52 bps
Depreciation	39.3	38.9		38.7	
EBIT	92.3	84.5	9%	82.7	12%
Finance cost	13.2	15.9		13.4	
Share of profit/(loss) from associates & JVs	0.0	0.0		0.0	
Profit before tax, before exceptional items	79.0	68.7	15%	69.3	14%
Profit before tax margin (%)	13.5%	12.0%	146 bps	12.5%	98 bps
Exceptional items	0.0	0.0		1.6	
Profit before tax	79.0	68.7	15%	70.9	11%
Profit before tax margin (%)	13.5%	12.0%	146 bps	12.8%	69 bps
Tax*	20.5	2.4		19.3	
Profit after tax	58.5	66.3	-12%	51.7	13%
PAT margin (%)	10.0%	11.6%	-163 bps	9.3%	67 bps
EPS (₹)	1.16	1.34		0.98	

NOTES

- Q2 FY27 includes Snowman Logistics (total revenue ₹164.9 cr, EBITDA ₹25.3 cr, net profit ₹1.0 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.

Half-yearly Profit & Loss — Consolidated

₹ cr	H1 FY27	H1 FY26	Y-o-Y
Revenue from operations	1,129.4	1,117.8	1%
Other income	9.9	6.8	
Total income	1,139.3	1,124.5	1%
Operating expenses	732.6	727.4	
Employee expenses	71.9	65.4	
Other expenses	81.9	85.3	
EBITDA	253.0	246.4	3%
EBITDA margin (%)	22.2%	21.92%	29 bps
Depreciation	78.0	75.5	
EBIT	175.0	170.9	2%
Finance cost	26.7	30.6	
Share of profit/(loss) from associates & JVs	0.0	0.0	
Profit before tax, before exceptional items	148.3	140.4	6%
Profit before tax margin (%)	13.0%	12.5%	53 bps
Exceptional items	1.6	0.0	
Profit before tax	149.9	140.4	7%
Profit before tax margin (%)	13.2%	12.5%	68 bps
Tax*	40.1	11.9	
Profit after tax	109.8	128.5	-15%
PAT margin (%)	9.6%	11.4%	-179 bps
EPS (₹)	2.14	2.54	

NOTES

- H1 FY27 includes Snowman Logistics (total revenue ₹343.2 cr, EBITDA ₹54.6 cr, net profit ₹5.5 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.

Half-yearly Balance Sheet — Consolidated

ASSETS (Rs. Crs)	30-Sep-26	31-Mar-26
NON-CURRENT ASSETS	3,043.1	3,071.4
Property, Plant and Equipment	1,873.6	1,847.5
Capital Work In-Progress	10.7	29.2
Right to use assets	280.9	304.4
Intangible Assets	508.3	509.9
Financial Assets		
Other	66.5	61.1
Deferred Tax Assets (net)	250.2	259.8
Income tax assets (net)	17.0	23.6
Non-Current Assets	35.9	36.4
CURRENT ASSETS	475.2	437.8
Inventories	15.9	13.2
Contract Assets	4.8	4.9
Financial Assets		
Investments	95.5	97.0
Trade receivables	316.1	265.6
Cash and cash equivalents	9.4	18.9
Bank balances other than Cash	2.4	2.4
Other Financial Assets	0.7	4.4
Other Current Assets	30.4	30.8
Asset classified as held for sale	12.8	12.8
TOTAL ASSETS	3,531.1	3,521.9

EQUITY AND LIABILITIES (Rs. Crs)	30-Sep-26	31-Mar-26
EQUITY	2,594.1	2,546.2
Equity Share capital	499.6	499.6
Other equity	1,837.7	1,793.1
Non-Controlling Interests	256.7	253.5
NON-CURRENT LIABILITIES	509.6	556.5
Financial Liabilities		
Borrowings	186.4	212.6
Lease Liability	288.3	308.4
Provisions	15.2	15.8
Deferred tax liabilities (Net)	19.7	19.8
CURRENT LIABILITIES	427.5	419.2
Contract Liabilities	19.6	19.5
Financial Liabilities		
Borrowings	83.6	79.5
Trade Payables	214.4	195.6
Lease Liability	45.0	45.4
Other Financial Liabilities	38.1	50.8
Other Current Liabilities	18.4	22.2
Provisions	6.1	5.8
Income Tax Liability (net)	2.2	0.5
TOTAL EQUITY & LIABILITIES	3,531.1	3,521.9



Thank You

Gateway Distriparks Limited

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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