Date: September 11, 2026

To,

| | |
|---|---|
| **BSE Limited** | **National Stock Exchange of India Limited** |
| 20th Floor, P.J. Towers, | Exchange Plaza, C-1, Block G, |
| Dalal Street, | Bandra Kurla Complex, Bandra (E), |
| Mumbai - 400001. | Mumbai – 400 051 |
| BSE Scrip Code:544880 | NSE Scrip Symbol: HORIZONIND |

**Sub: Press Release and Presentation on the Unaudited Financial Results for the quarter ended June 30, 2026**

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the press release and presentation to be made to the Investors/Analysts on the Unaudited Financial Results of the Company for the quarter ended June 30, 2026, as under:

1. Press Release: Annexure I
2. Presentation: Annexure II

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

You are requested to take the above on your record.

Thank you.
For **Horizon Industrial Parks Limited**
*(formerly known as Horizon Industrial Parks Private Limited)*

SHRADDHA PODDAR
Digitally signed by SHRADDHA PODDAR
Date: 2026.09.11 16:04:30 +05'30'

**Shraddha Poddar**
**Company Secretary and Compliance Officer**
**Membership No.: A23666**

Encl.: as above.

**Horizon Industrial Parks reports strong Q1 FY27 performance with 36% EBITDA growth; strong leasing & development momentum**

**Mumbai, India, September 11, 2026**: Horizon Industrial Parks Limited (NSE: HORIZONIND / BSE: **544880**), India's largest industrial and logistics infrastructure owner-developer, today announced its financial results for the quarter ended June 30, 2026.

**Key Highlights**

- Successfully listed Horizon and completed primary fund raise of Rs 42,500 million (incl. Rs 16,500 million pre-IPO)
- Revenue grew 23% YoY to Rs 2,005 million and EBITDA grew 36% YoY to Rs 1,610 million, with healthy margins at 80%.
- Signed 1.9 msf leases and added 9 new customers. On track to achieve over 6.5 msf leasing and 6 msf development in FY27
- Completed post-IPO deleveraging, reducing net debt to Rs 25 billion with 12.5% LTV

**Urvish Rambhia, Chief Executive Officer of Horizon Industrial Parks, said:**

*"We are pleased to report our first earnings post listing. We have made a strong start to FY27, with revenue growing 23% YoY and EBITDA growing 36% YoY. Our performance reflects the continued strength of occupier demand across India's industrial and logistics sector.*

*During the quarter, we leased 1.9 msf across a diverse range of customers and industry segments, while delivering nearly 1 msf of new developments. We added 9 new customers with bulk of leasing dominated by industrial customers. We are on track to achieve 6.5 msf leasing and 6 msf development throughput in FY27.*

*A major milestone during the quarter was the completion of our IPO and subsequent deleveraging, which reduced net debt to Rs 25 billion and strengthened our balance sheet considerably. With just 12.5% LTV, Horizon is well positioned to pursue growth opportunities while maintaining financial discipline.*

*As we look ahead, we remain focused on scaling our platform, deepening customer relationships, and creating long-term value for all stakeholders."*

**Investor Materials and Quarterly Investor Call Details**

Horizon Industrial Parks has released its Q1 FY27 Investor Presentation detailing the Company's financial and operating performance for the quarter ended June 30, 2026. The presentation is available in the Investor Relations section of the Company's website.

For more information, please visit hiparks.com

**About Horizon Industrial Parks**

Horizon Industrial Parks is India's largest industrial and logistics infrastructure owner and developer. The platform comprises a network of approximately 61 msf across 46 assets in 10 cities, including ~30 msf of operational assets and ~2,300 acres of land bank. Horizon owns the largest in-city platform comprising 17 sites located across metros with a total network of 7 msf. Horizon serves more than 120 customers, including many leading global and domestic companies across e-commerce, 3PL, FMCG, renewable energy, automotive sectors, data centers, semiconductors, aerospace, and defense amongst others.

Annexure II

HORIZON
INDUSTRIAL PARKS

# Earnings Update
# Q1'FY27

SEPTEMBER 11, 2026

## DISCLAIMER

This presentation is issued by Horizon Industrial Parks Limited (the "Company") for general information purposes only, without regards to the specific objectives, financial situation or requirements of any particular person. This presentation may not be copied, published, distributed or transmitted, in whole or in part, for any purpose, and should not be construed as legal, tax, investment or other advice.

This presentation does not constitute a prospectus, placement document, offering circular or offering memorandum and is not an offer or invitation or recommendation or solicitation or inducement to buy or sell any equity shares or other securities of the Company or its Subsidiaries.

Unless otherwise stated, the information contained herein is based on management information and estimates. The information contained herein is only current as of the date specified herein, has not been independently verified and may be subject to change without notice. Please note that past performance is not indicative of future results. Please note that the recipient will not be updated in the event the information becomes stale. The Company assumes no responsibility to publicly amend, modify or revise any forward-looking statements, on the basis of any subsequent development, information or events, or otherwise.

This presentation also contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Company. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of the Company or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements.

By reading this presentation the recipient acknowledges that the recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of the Company and that the recipient will conduct its own analysis and be solely responsible for forming its own view of the potential future performance of the business of the Company. This presentation may not be all inclusive and may not contain all of the information that the recipient considers material. The distribution of this presentation in certain jurisdictions may be restricted by law.

None of the Company or any of their respective affiliates, advisers or representatives accept any liability whatsoever for any loss howsoever arising from any information presented or contained in this presentation. Furthermore, no person is authorized to give any information or make any representation which is not contained in, or is inconsistent with, this presentation. Any such extraneous or inconsistent information or representation, if given or made, should not be relied upon as having being authorized by or on behalf of the Company.

Investors are advised to consult their investment advisor before making an investment decision. This information should not be used or considered as financial or investment advice, recommendation or an offer for sale or a solicitation of any offer to buy any equity shares or other securities of the Company.

# India's largest industrial and logistics infrastructure developer & owner providing end-to-end solutions

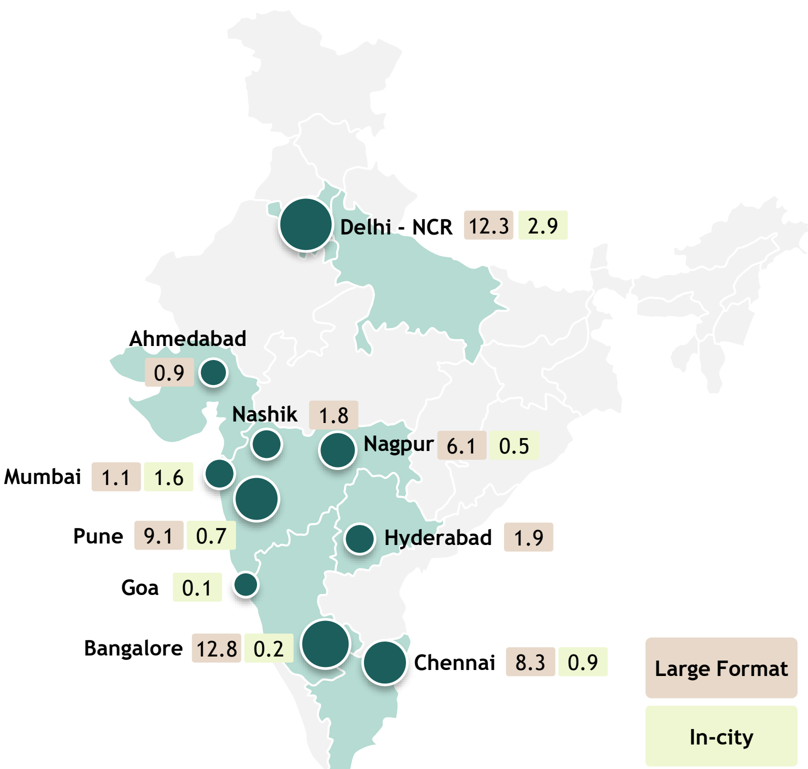
Horizon Farukhnagar I, NCR – A model Horizon Park

# Fastest growing platform with pan-India presence across 10 cities

- Network comprises 61 msf across 46 assets including 7 msf in-city centers

## Geographic Split

*(Million square feet)*




| | |
|---|---|
| Large Format | 54.2 msf |
| In-city | 6.9 msf |

## Key Statistics

**61 msf**
Total Network across 46 Assets

**~2,300**
Land Bank (Acres)

**~30 msf**
Operational Network

**96%**
Occupancy on Stab. Portfolio[1]

**120**
Unique Customers / 54% Fortune 500[2]

**~240**
Team Size

(1) Excluding 1.6 msf recent completions (delivered in last 6 months).
(2) Basis area leased.

# Q1FY27 reflects strong operating momentum across leasing and development

### IPO Update

**Rs 26,000M**
IPO Raise (100% primary)

**Rs 42,500M**
Total Equity Raised(1)

### Revenue Growth

**Rs 2,005M**
Revenue

**+23%**
Revenue Growth YoY

### EBITDA Growth

**Rs 1,610M / 80%**
EBITDA / Margin

**+36%**
EBITDA Growth YoY

### Leasing Momentum

**1.9 msf**
Leased

**~6.5 msf**
FY27E Target

### Development Progress

**0.9 msf**
Delivered

**~6 msf**
FY27E Target

### De-levered Balance Sheet

**Rs 24,752M**
Net Debt

**~12.5%**
Net Debt to Enterprise Value(2)

(1) Including pre-IPO of Rs 16,500M (100% primary, concluded in Dec’25)
(2) Enterprise Value at IPO valuation.

# Horizon is riding the wave of three key megatrends shaping the Indian economy

| | | |
|---|---|---|
| Consumption | Robust demographic tailwinds<br>Explosive growth in e-comm & q-comm<br>Shift towards organized retail | **10%**<br>India Private Consumption Growth (FY21-26) |
| Industrial & Manufacturing | China +1 & supply chain diversification<br>Favorable govt policies & infra spend<br>Cost efficient talent pool | **~12-18%**<br>India Manufacturing GVA Growth (FY26-30E) |
| Formalization & Institutionalization of the Sector | **23% / 47%**<br>E-Comm / Q-Comm GMV Growth (FY24-30E)<br>**0.5 sf**<br>India per capita stock (vs. 47 sf in US) | **+32%**<br>Grade-A Logistics Demand CAGR (FY26-30E) |

Source: JLL report as of Jul'26.

# Strong EBITDA growth of 36% YoY with a positive proforma cash PAT of Rs 1,160M (2,3)

## Strong Q1 Performance
*(Rs million)*

| | Q1'FY26 | Q1'FY27 | YoY Growth |
|---|---|---|---|
| Revenue | Rs 1,629 | Rs 2,005 | +23% |
| EBITDA / Margin | Rs 1,188 / 73% | Rs 1,610 / 80% | +36% |
| Cash PAT[2] | Rs (84) | Rs 649 | Proforma Cash PAT[3] Rs 1,160M |

## Strong Forward Visibility
*As of Jun'26*

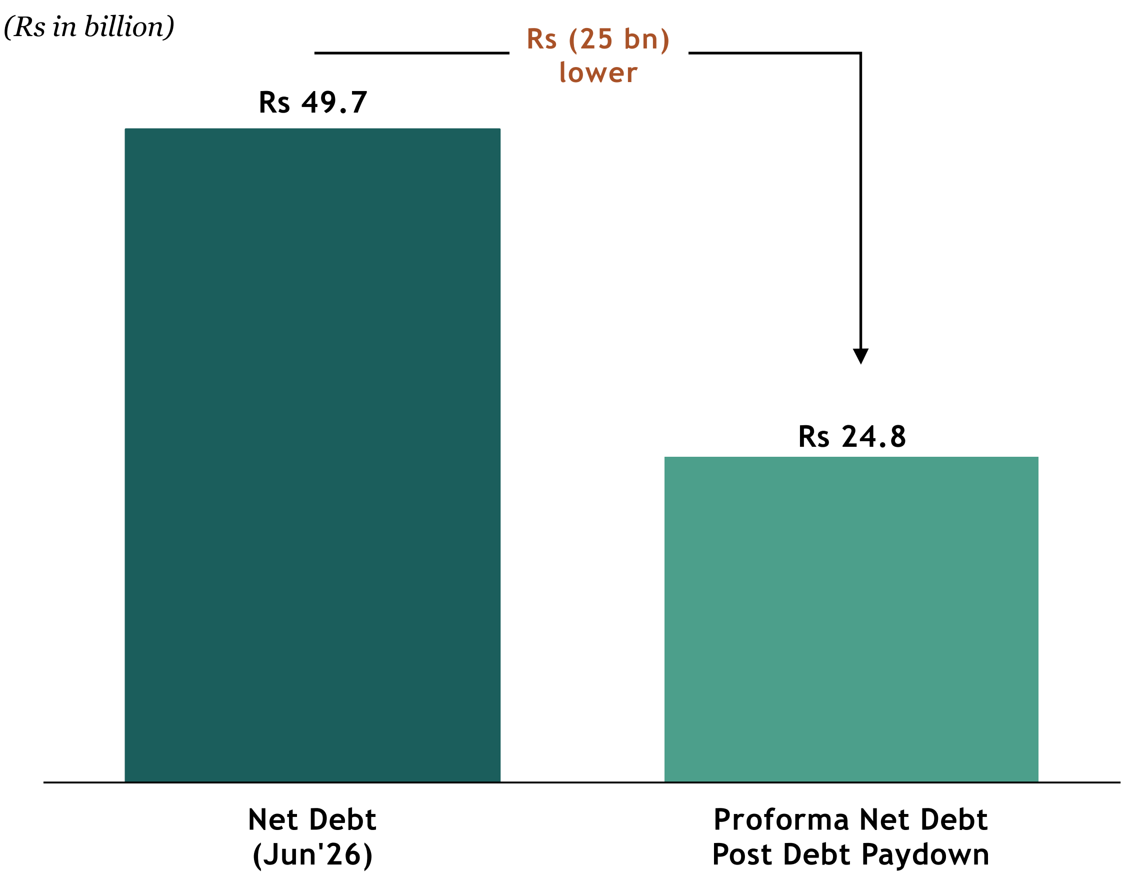
**Rs 9,670M**
Contracted Revenue Run-Rate[1]

**29.3 msf**
Contracted Area[1]

(1) Contracted facility revenue on 29.3 msf area including 2.4 msf pre-leases, annualized as of Jun'26.
(2) Cash PAT = Reported PAT + Depreciation.
(3) Proforma cash PAT for potential interest savings on debt repayment post IPO.

# Robust balance sheet post de-leveraging with ample growth headroom

- Raised growth capital totaling Rs 42.5 billion (incl. Rs 16.5 billion pre-IPO in Dec'25)
- Expecting positive impact on credit rating and resultant reduction in interest cost




**8.2%**
Avg. Cost of Debt

**12.5%**
Net Debt to Enterprise Value[1]

**100%**
Financial Closure for Current Under-Construction Projects

(1) Basis Enterprise Value at IPO valuation.

# Sustained leasing momentum with 1.9 msf leases signed across geographies and sectors

## Leasing Highlights

**1.9 msf**
Area Leased

**~Rs 650M**
Contracted Revenue Addition

**0.3 msf**
Area Re-leased

**12%**
Re-leasing Spread

**9**
New Customers Added

**~6.5 msf**
FY27E Target

## Leases Signed in Q1'FY27

apollo TYRES

Leading global autocomp manufacturer

DELHIVERY

Leading domestic 3PL logistics player

IRON MOUNTAIN®

Domestic EV bus manufacturer

recykal

Rane

Bitzer

Piinacle

SSC Sugiura Seisakusho Co., Ltd.

INSTEC INDIA

VEER-O-METALS

Note: Includes letters of intent (LOIs).

# ~1 msf delivered in Q1'FY27; on track to deliver ~6 msf in FY27E

Kothur, Hyderabad

Leased to aerospace engineering company | 191 k sf

Bilaspur, NCR

Partially leased to customized printing company | 227 k sf

**0.9 msf**
New Completions

**4**
# of Buildings Delivered

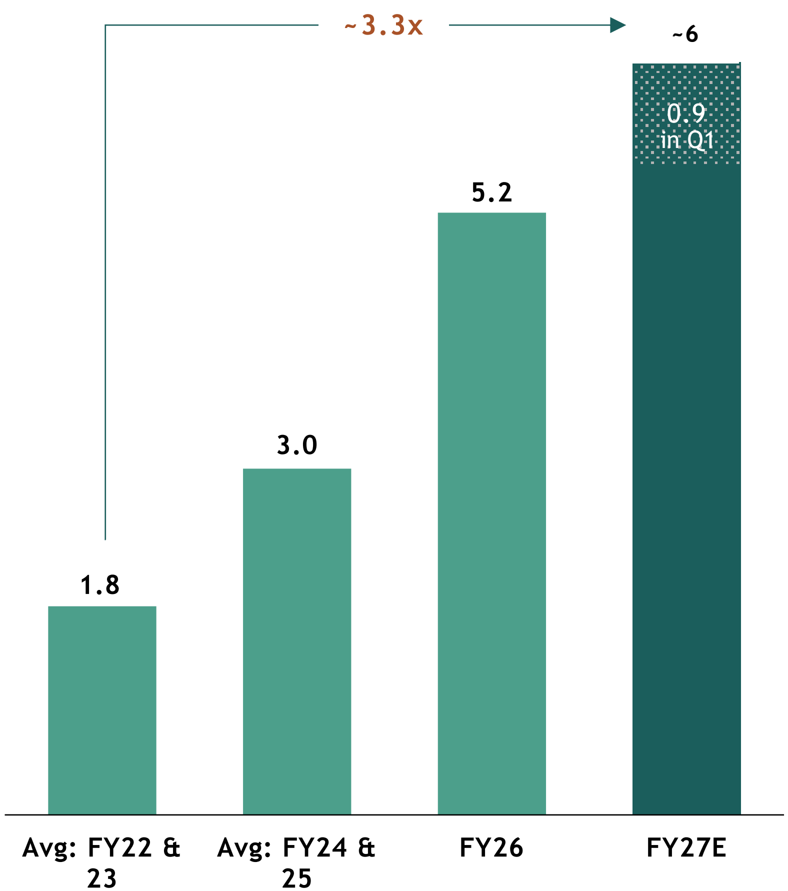
**~6 msf**
FY27E Target

# Significant progress made at 0.3 msf Pimpri (Pune) site with target delivery in Mar'27

# On track to deliver ~6 msf and lease ~6.5 msf in FY27E

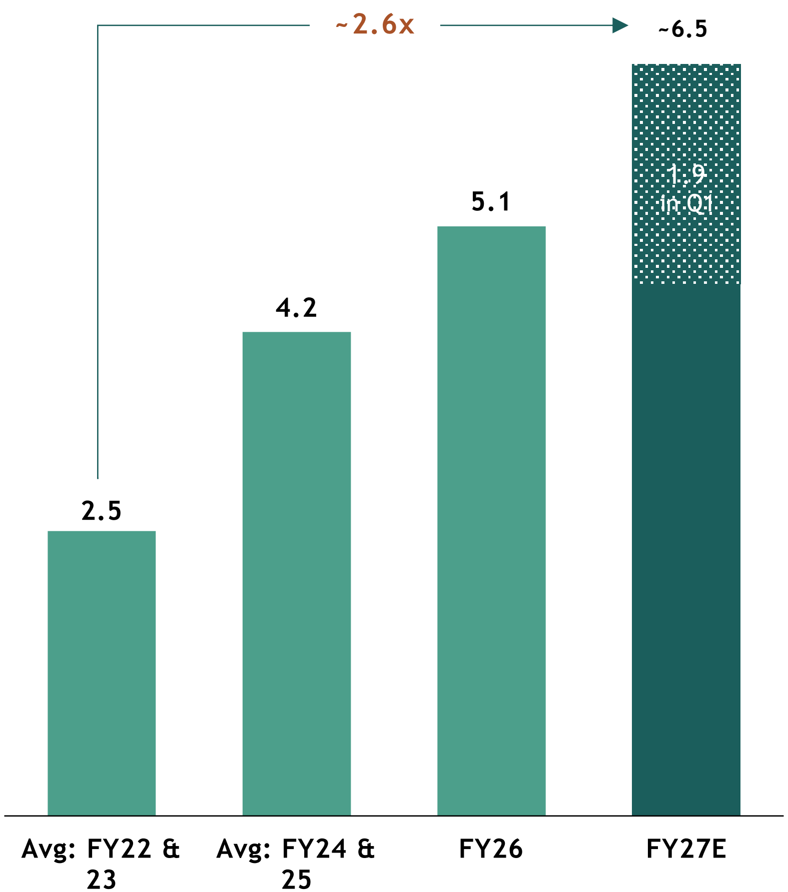
## Annual Development Track Record

*(msf)*




## Annual Leasing Track Record

*(msf)*

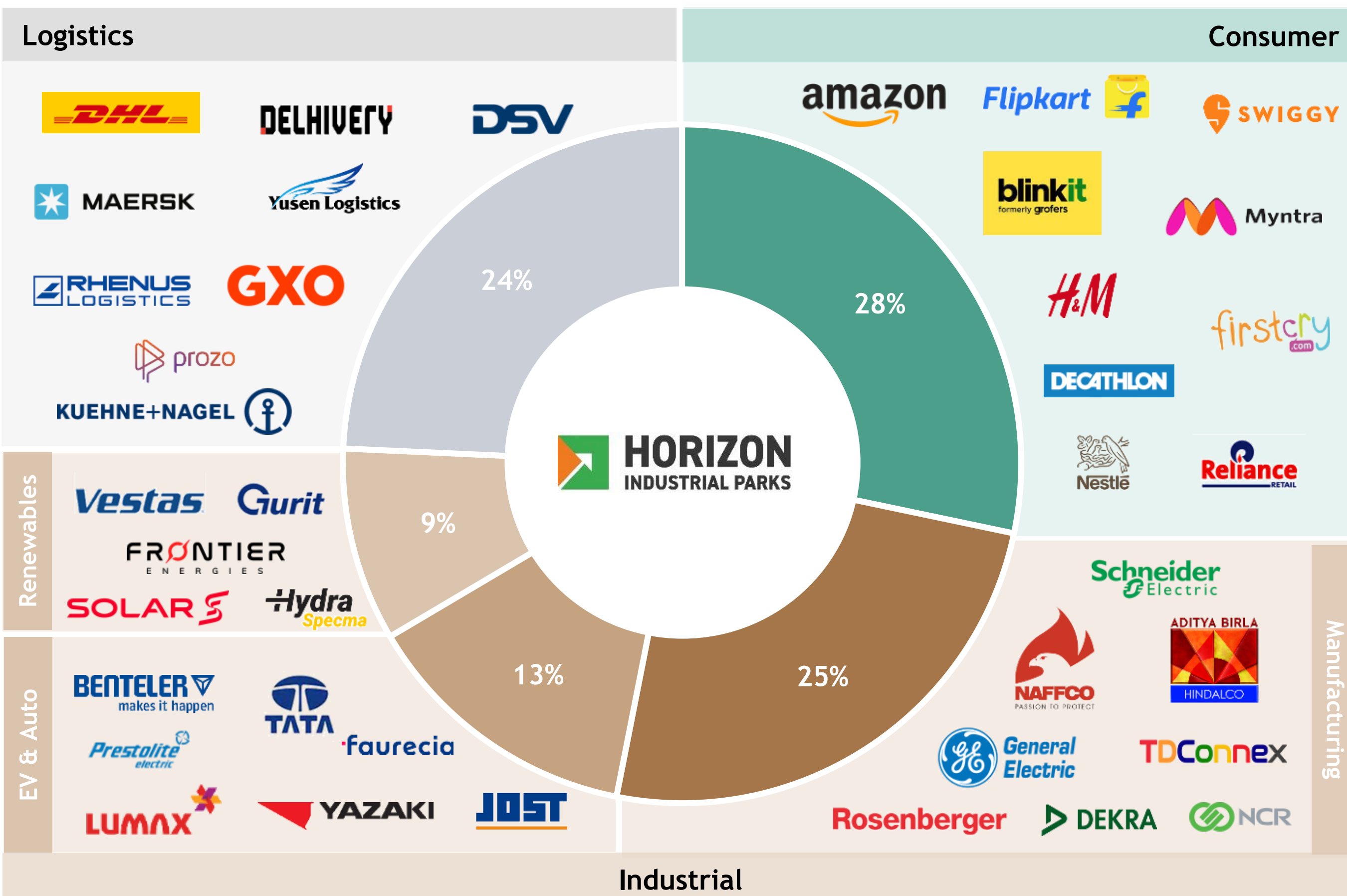


# Horizon is high-growth platform with multiple embedded growth levers

| | | |
|---|---|---|
| 1 Contractual Growth (~30 msf) | **~5%** Annual Contractual Rent Growth | **~12%** Re-leasing spreads achieved historically |
| 2 Large Parks Development (~25 msf) | ▪ Land<br>▪ Approvals<br>▪ Financing | **~6 msf** Annual throughput |
| 3 In-city Development (~6 msf) | **2-3x** Rentals vs Large Parks | **~2 msf** Annual throughput |
| 4 Value Added Services | **16 MW** Solar Installation Underway | Energy Solutions<br>Staff Accommodation<br>On-site Hotel |

# Horizon caters to every sector of the Indian economy

## High Credit Quality + Long leases >> Strong Cash Flow Visibility




**>120**

Customers

**~54%**

Fortune 500 Customers[1]

**~40%**

Repeat Business

**Horizon caters to key pillars of Indian economy: consumption, industrial & logistics**

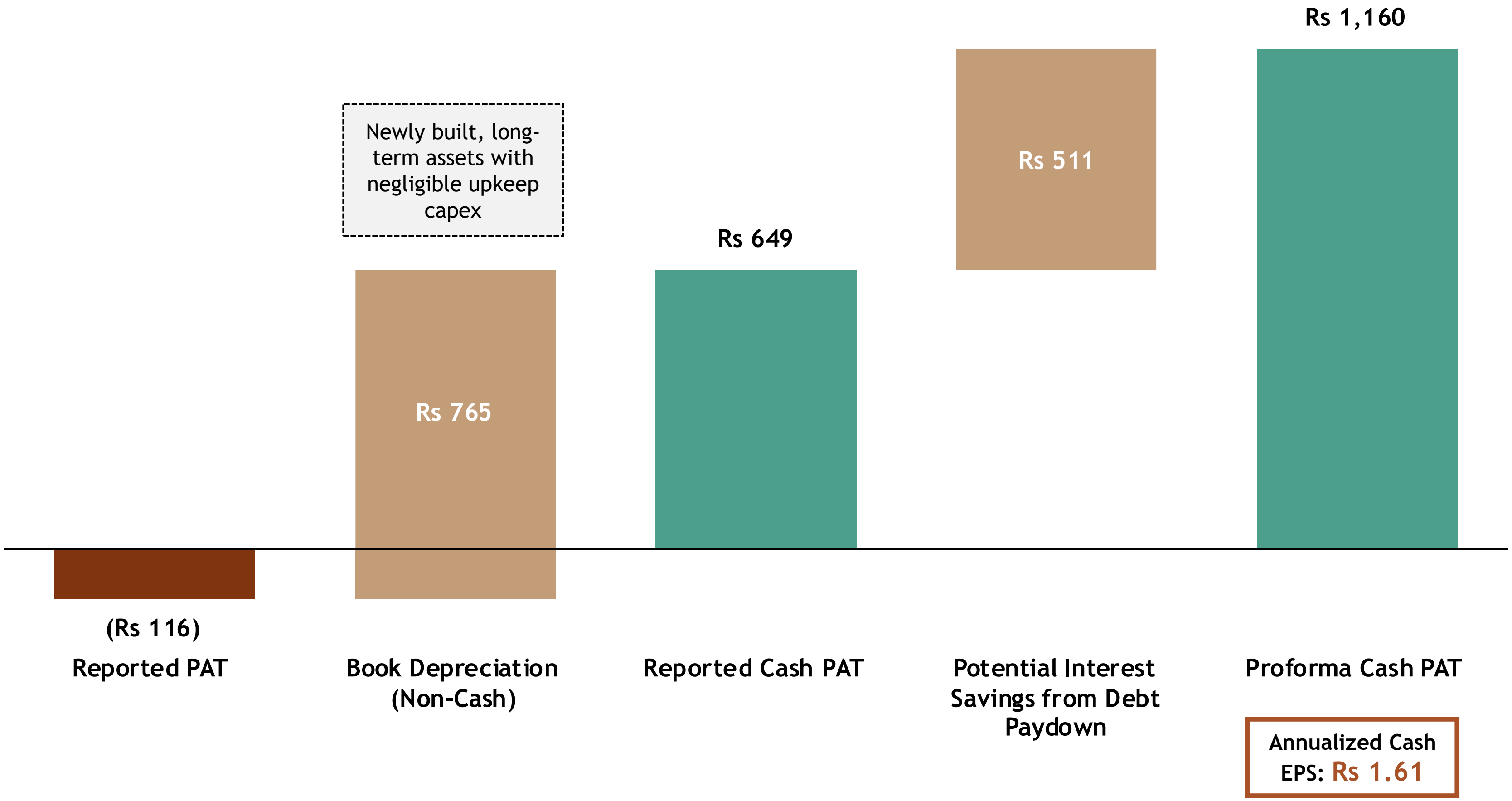
Note: Sectoral split basis rents as of Jun'26. Includes end tenants of 3PL customers.

1) Basis area leased.

# Proforma Cash PAT of Rs 1,160M reflects true ongoing profitability after adjusting non-cash book depreciation & interest savings from debt repayment

## Proforma PAT for Q1’FY27

*Rs million*



# Appendix

# Our industrial and logistics parks are built to global standards and are future-ready to meet our customers’ requirements

- Sector and client agnostics infrastructure is suitable for both industrial and warehousing tenants


*Horizon Dobbaspet I, Bangalore*

## Our Key Specifications

- Large floor plates
- 12m clear heights enables 2x storage
- 1.2m high plinth for efficient loading / unloading
- Parking for peak traffic
- 12m road + 16m apron for efficient turning radius
- FM2 floor; 5-10 ton capacity allows vertical storage
- Fire-fighting infrastructure

# State-of-the-art multi use in-city centers built to global specification

- Multi-level structure with ramp access for 20-feet trucks, dedicated loading / unloading areas on every floor


*Horizon Pimpri, Pune*

**Grade A Specifications**

- G+3 Pre-cast RCC building
- Ramps access (20ft truck)
- Modular floor plates (~6 ksf individual units)
- Dedicated loading / unloading area on all floor
- 3-ton load on ground floor / 1.5-ton on top floors
- ~5m floor to floor height
- Ample parking on terrace
- Fire-fighting infrastructure
- Dedicated goods & passenger lifts

# Horizon has three core offerings: fulfillment centers, industrial facilities, and multi-use in-city centers

## Horizon's Core Offerings …


Bulk storage solutions linking manufacturers with retailers and consumers


Built-to-suit and plug-and-play facilities for assembly, light engineering, and manufacturing


Multi-use facilities around dense residential clusters enabling close proximity to consumers

## … Integrated with a Comprehensive Business Ecosystem

- Turnkey Solutions
- Energy Solutions
- Staff Accommodation
- Cold Storage
- On-site Hotel

# In Q1'FY27, Horizon generated Rs 1,610 million operational EBITDA and Rs 649 million cash profit

| Rs million | Q1'FY27 | Q1'FY26 | Growth (YoY) |
|---|---|---|---|
| Revenues from Operations | Rs 2,005 | Rs 1,629 | 23% |
| Asset EBITDA | 1,844 | 1,496 | 23% |
| *Asset EBITDA Margin %* | *92%* | *92%* | |
| Corporate Overheads | (234) | (308) | |
| **Corporate EBITDA** | **Rs 1,610** | **Rs 1,188** | **36%** |
| *EBITDA Margin %* | *80%* | *73%* | |
| Other Income | 400 | 99 | |
| Finance Cost | (1,313) | (1,353) | |
| Depreciation | (765) | (571) | |
| Tax | (47) | (18) | |
| **Net Loss** | **(Rs 116)** | **(Rs 655)** | |
| Cash Profit | Rs 649 | (Rs 84) | |
| Add: Potential Interest Savings from Debt Repayment | 511 | - | |
| Proforma Cash PAT | Rs 1,160 | (Rs 84) | |

# Continuous focus on renewable energy with on-site solar, pilot BESS installation, open access solutions and EV charging infrastructure

On-site solar - 38 mw capacity installed / under-installation


EV charging stations: >150 EV chargers (1 mw capacity)


BESS – pilot installation underway in Pune

Open access: 15mw 3rd party open access projects underway

# Sustainability isn't an afterthought — it's built into our assets from design stage and maintained over their life

**GRESB**
5 Star Rating with 90+ Score

**>90% assets are IGBC / LEED Platinum Certified**
IGBC Green Champion Award for pioneering adoption of green logistics parks

ISO 45001 : 2018

ISO 27001 : 2022

ISO 9001 : 2015

ISO 14001 : 2015

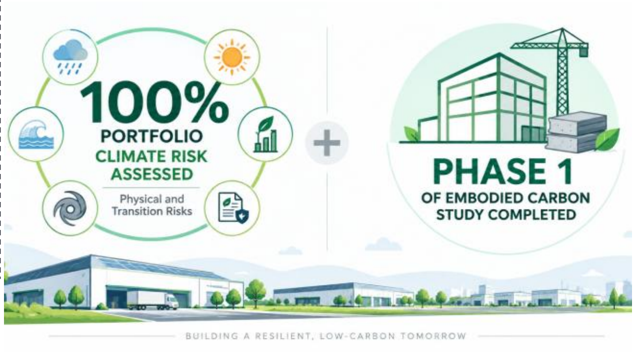
Amongst first industrial & logistics space to achieve all four ISO certifications for quality, environmental, health & safety

Roof-top solar capacity of 38mw

>150 EV chargers installed

>430 Rainwater harvesting pits and >20 ponds

100% wastewater reused
100% common area waste managed



# Reputed board members with significant experience across businesses

**Anshu Prakash**

- 35+ years experience
- Retd. IAS Officer
- Former Telecom Secretary
- Director, Reliance Retail

**Asheesh Mohta**

- 24+ years experience in real estate investment
- Head of Blackstone Real Estate India
- Director, Nexus Select Trust, Ventive Hospitality

**Michael Holland**

- 21+ years experience
- Former CEO, Embassy Office Parks REIT's manager
- Former Country Manager and MD, JLL India

**Alok Jain**

- 17+ years experience in real estate and engineering sector
- MD, Real Estate – Blackstone
- Previously at NVIDIA Graphics

**Sangeeta Singh**

- Retd. IRS Officer
- Previously a Member of CBDT
- Director, Adani Power, Belrise Industries

**Urvish Rambhia**

- 19+ years experience
- CA and Masters in Commerce
- Previously at Blackstone, Morgan Stanley, Ivanhoe Cambridge

Independent Directors

# Highly scalable platform led by seasoned leadership

**Urvish Rambhia**
Chief Executive Officer

**RK Narayan**
Chief Investment Officer

**Kunal Shah**
Chief Financial Officer

**Mahendra Waghule**
Chief Development Officer

**Pooja Malik**
Chief Leasing Officer

**Taruna Mahajan**
Executive VP — Marketing

**Swati Karmarkar**
Executive VP — Legal

**Mitesh Garg**
Executive VP — Technology

**Nikhil Navalkar**
Senior VP — Operations

**Prapti Zaveri**
Director — Investor Relations

**In-House Capabilities**

- ~240 member team with end-to-end execution capabilities
- Collective industry experience of over 250 years
- Core team has been with platform since inception


Website: https://www.hiparks.com/

Contact us at: investor.relations@hiparks.com

Address: Horizon Industrial Parks Ltd Floor 15, Tower 1, One World Center Lower Parel, Mumbai 400 013