



55th WTCA Global Business Forum

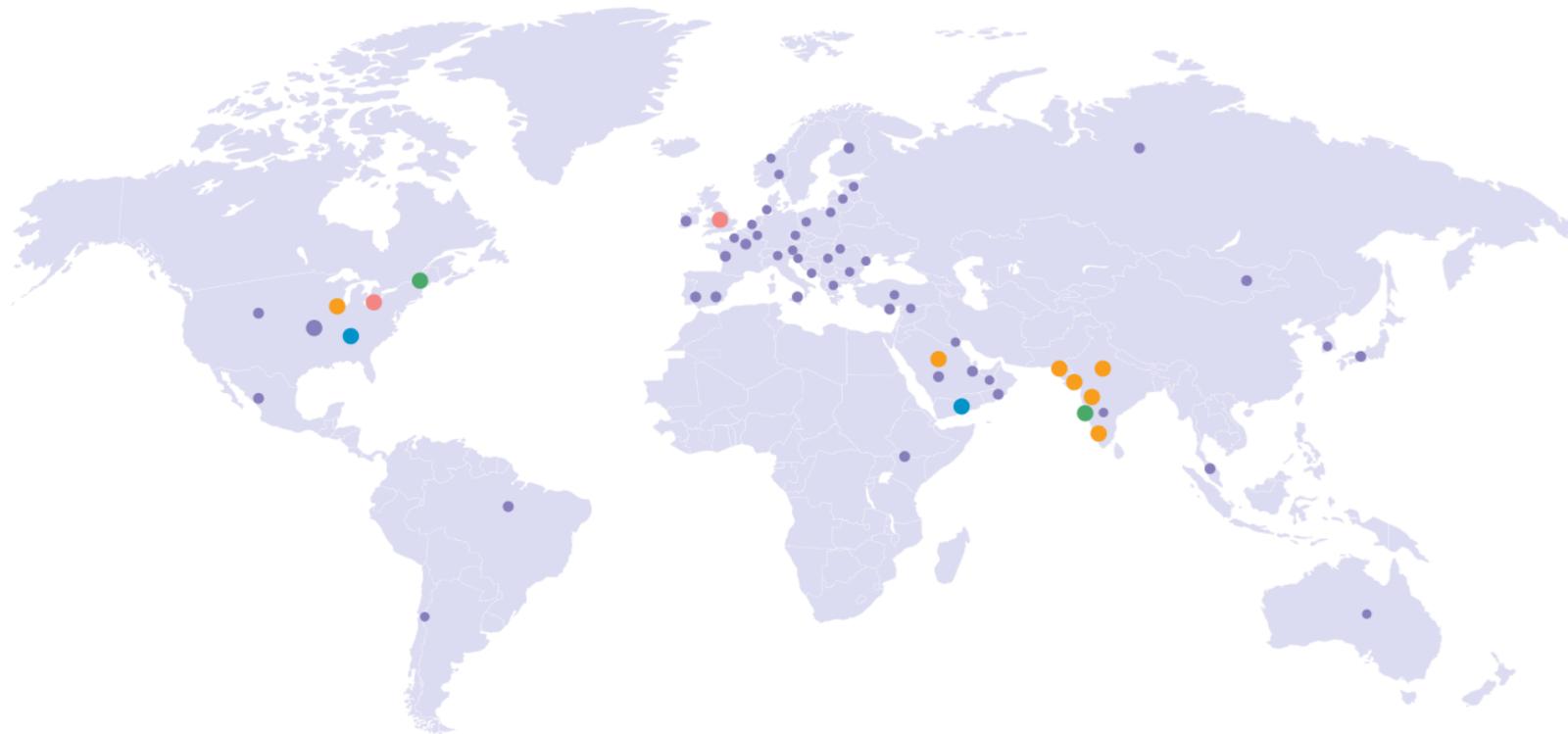
April 6th to 9th 2025 Marseille France



Welspun World A Global Conglomerate

Leading Tomorrow Together

Since 1985, Welspun World has been at the forefront of many industrial transformations. Today, we're a global powerhouse, constantly pushing the envelope across sectors like line pipes, textiles, infrastructure, steel, industrial warehousing and beyond.



● Warehouse ● Manufacturing facility ● Corporate Headquarters ● Stores ● Marketing Offices

50+ Country Network

\$5Bn Annual Revenue

\$1.4Bn Fixed Asset Base

30,000+ Employees

1,00,000+ Shareholders

Welspun One

Incorporated in 2019
India's First Warehouse Retail Fund
Asset Under Management USD854mn
Portfolio of 22Mn Sft of Grade Asset

Building For Abundance



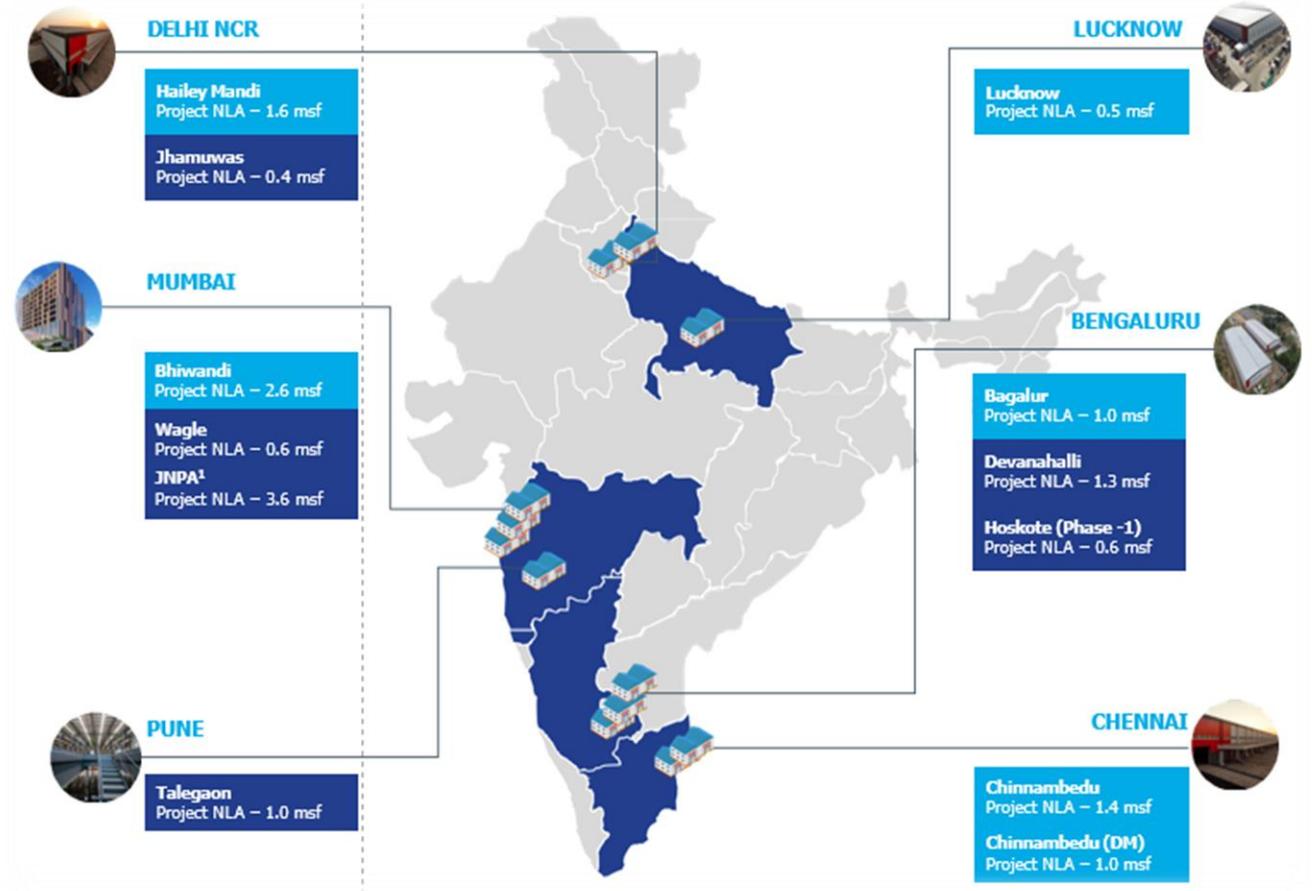
Building India's tallest urban logistics
anchored mixed use development



Building India's largest port-based warehouse
with JNPA¹ as a co-developer



Delivered India's largest sort centre for Delhivery
with 200 docks covering 700k+ sf



Raise Capital

Buy Asset

Build Asset

Lease Asset

Manage AUM

Welspun One

Building best in class and innovative new age real estate solutions

Building For Abundance

Proxima



Big box first mile logistics/ light industrial

Pulse



Multi-story, urban logistics with anchored mixed use

Gateway



Mega infra led (port/ airport/ multi-modal) logistics



WORLD TRADE CENTER® THANE

SEAMLESS CONNECTIVITY TO CITY'S EVERY PRIVILEGE



ENTERTAINMENT

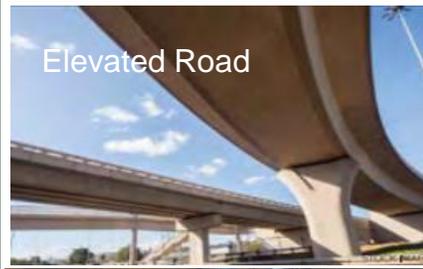
- Viviana Mall - 0.75 km
- Korum Mall - 1.6 km
- R-Mall Thane - 2.6 km

CONNECTIVITY

- Wagle Estate - 4.3 km
- TCS Olympus - 6.8 km
- Powal - 17.8 km
- International Airport - 23.2 km
- BKC - 24.4 km
- Borivali - 26.6 km
- Navi Mumbai international airport - 30.6 km



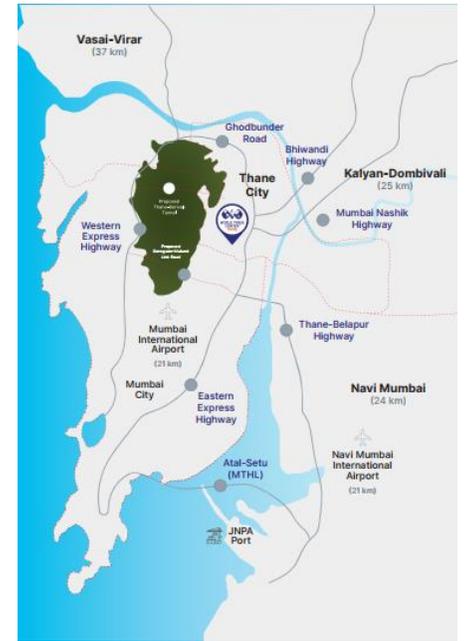
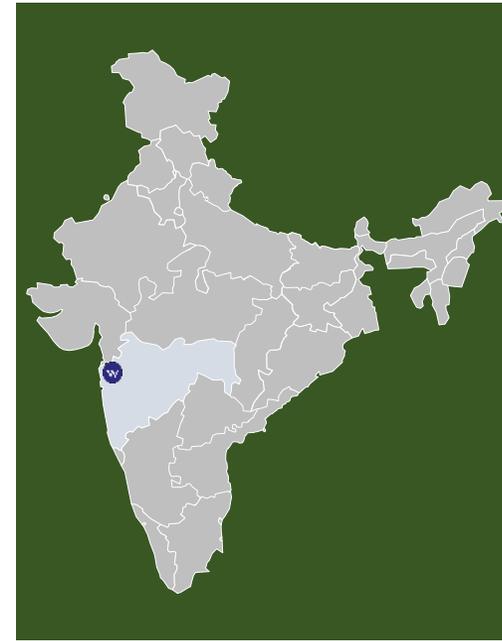
Metro



Elevated Road



Tunnel





WORLD TRADE CENTER®
THANE

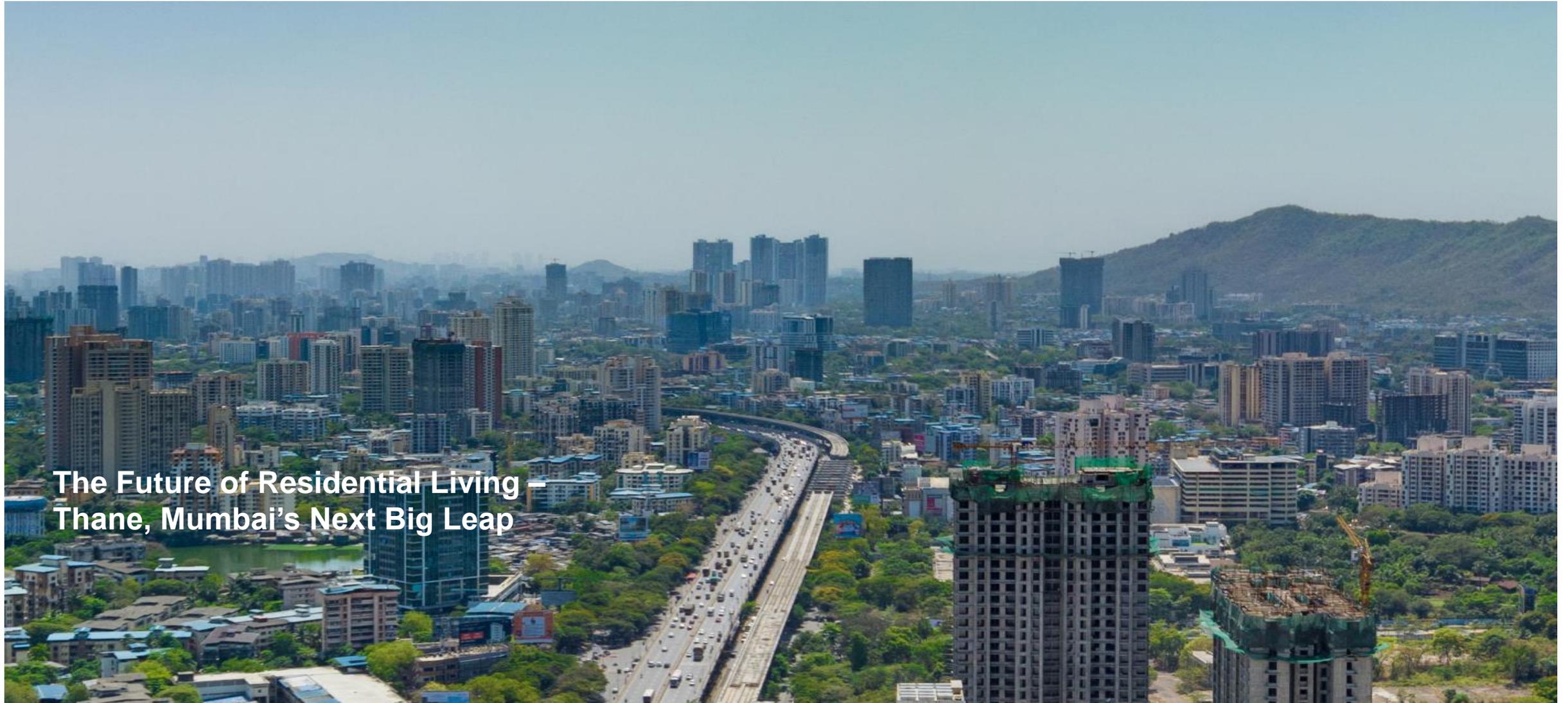


A NEW VERSION
OF CENTRAL BUSINESS DISTRICT
TAKES SHAPE AT
THANE

The city of lakes – Thane, has attracted a plethora of corporate and retail companies due to its competitive rentals and constantly improving infrastructure. Its incomparable location advantages to Mumbai are leading many corporates and businesses to set up their offices here. Now, Thane hosts top corporates like TCS, DIL Ltd, Bayer India, Aditya Birla Financial, Voltas and many more. The city is crowned with best in class residential developments, socializing avenues, Malls, IT Parks, Schools and hospitals, and has close proximity to hills, forest parks and nature.



WORLD TRADE CENTER®
THANE



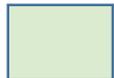
**The Future of Residential Living –
Thane, Mumbai's Next Big Leap**



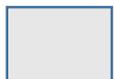
WORLD TRADE CENTER® THANE

1.20 Million Sft Unique Mixed Use Development in Thane, India Fastest growing Urban Centre in Mumbai Metropolitan Region India

 Office

 Experience Centre

 Retail F&B

 Urban Distribution Centre





WORLD TRADE CENTER®
THANE

**Design Beyond
Limits**

**Creation Beyond
Imagination**



Iconic Address



High Performance
Facade



100% Power Backup



Advance Security
Features



Intelligent Building



2B+G+14

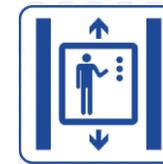
70
Mtr



Professional
Facility Management



Multi Level Car Park



Destination
Controlled Lift



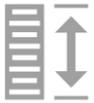
Public Transport
connect



WORLD TRADE CENTER®
THANE

Inspiring Spaces , Unmatched success Boundless Opportunities

World class Office Spaces



Floor Height 4.20 m



11.0 m x11.0 m Grid



500 Car Park



2.5 mps Elevators



EV Charging



Modular & Scalable





WORLD TRADE CENTER®
THANE

Elevated spaces for Elevated Thinking

Roof Top Club& Dining where
business meets the skyline





WORLD TRADE CENTER®
THANE

Recharge Refresh Reignite

Social Amenities designed for
prestige and crafted for Comfort



F&B



Serviced Offices



Gym



Health Club



ATM



Concierge





WORLD TRADE CENTER®
THANE

Built for Trust , Designed to grow, Driven to perform

Urban Distribution centers are Reliable,
scalable and Unstoppable



Floor Height 4.50 m



Floor Load 1000 Kg



52 Loading Docks



3.5T Goods Lift



EV Charging



Modular & Scalable





WORLD TRADE CENTER®
THANE

Where Dreams Take Shape, One Idea at a Time

**Experience Centre – Materials , Services
& Dreams – All Under One Roof**





WORLD TRADE CENTER®
THANE

Uncompromised Security, Ultimate Peace of mind

Best in Class Safety & Security



FAPA





WORLD TRADE CENTER®
THANE

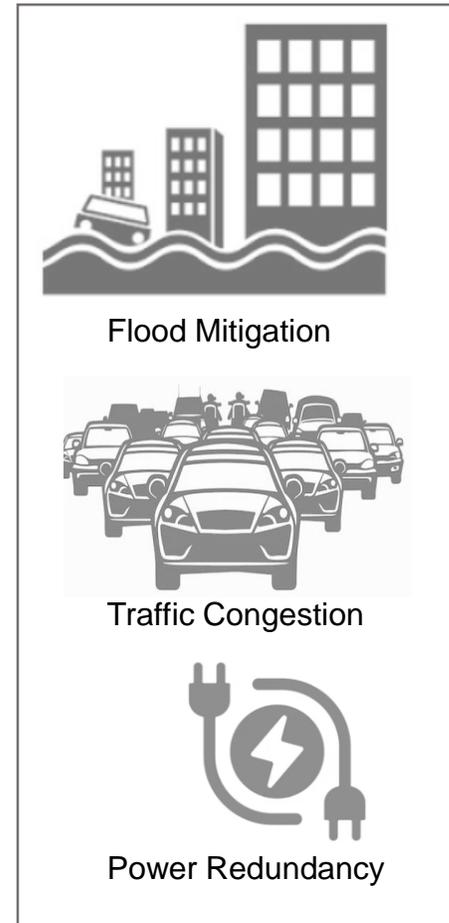
Workspace for All



Universal Accessibility



Resilient Infrastructure





Designed For Future



Save Water

- Low-flow fixtures for 34% reduction
- Water supply pump IE3 class efficiency



Recycle

- 100% organic waste treated in OWC
- Zero discharge of water



Clean Energy

- Solar PV installation on roof (provisioned)
- EV charging infrastructure



Ecology

- 2000+ native plant species - green cover



Sustainable Construction

- 36% green building materials
- Top soil preservation
- Construction waste diverted for recycling



Save Energy

- BEE-3 star rating appliance & BEE-5 star rating DG sets
- 31% energy offset by renewable power



USGBC LEED and IGBC Platinum Rating

- Energy-efficient lighting & cooling systems



Rain Water Harvesting

- 100% Rain water Harvesting and utilization



GO DIGITAL

RESTAURANT Cafe RETAIL ATM
WORLD TRADE CENTER



*artist impression



RETAIL
ELECTRONICS
ECOMMERCE
FURNITURE
FAST FASHION
F&B
OFFICES

RESTAURANT

CAFE

RETAIL

ATM

Gate 1

MENU
FOOD

COFFEE

That's a wrap ~ Thank you!"