

LOGOS India invests Rs 700 crore in Casagrand Distripark

Largest assets transaction so far in the warehousing space in India



BENGALURU: In the largest warehousing asset transactions so far, LOGOS India, a joint venture platform with Assetz Property, has bought a 2.2 mn sft of warehousing assets in Chennai from Casagrand Distripark (CGD) in a deal valued at Rs 700 crore.

The deal is the first investment in the space by LOGOS India, a warehousing and logistics investment platform. The transaction includes two fully leased warehousing assets in Chennai-Sriperumbudur and Mahindra World City.

“This is a strategic acquisition for LOGOS. The parks are very well located with access to one of the country’s largest ports, meaning they can efficiently service the high-volume consumption markets of the greater Chennai region and the industrial corridors of Southern India.,” said Mehul Shah, CEO, LOGOS India.

Aventus Capital was the exclusive financial advisor to Casagrand Distripark on the transaction.

“We are witnessing significant interest from global investors in the Indian warehousing space in recent times with major players partnering with developers to create large platforms,” Prateek Jhavar, director and head, infrastructure & real assets at Aventus Capital said.

CGD builds and operates multi-product warehousing and industrial parks. The firm plans to develop multiple high-grade logistics and warehousing parks across key locations in Bangalore, Coimbatore and Hyderabad.

“This event hallmarks our journey through the complete infrastructure lifecycle of land -acquisition, development, leasing and the final step of exiting to a marquee,” said Motiram Prasad, MD, Casagrand Distripark.

In October 2017, LOGOS India raised \$400million (about Rs 2600 cr) from Canada’s Ivanhoé Cambridge and QuadReal Property Group in one of the largest deals in the sector in India to develop modern logistics facilities across the country.

"The \$650 million fund includes debt and equity and would invest to build and manage specialized logistics and industrial parks in major warehousing hubs in the country including Delhi, Bengaluru and Mumbai over the next five years," said Shah.

Sydney headquartered LOGOS Group entered into a partnership with Singapore-based Assetz Property Group in August to launch its operations in India and raise a new fund. The two partners set up a standalone platform, LOGOS India, to potentially develop assets worth \$1 billion.

The venture, known as the LOGOS India Logistics Venture, is focused on developing and owning high-quality, modern logistics facilities in targeted cities across India. The joint venture firm, in which LOGOS group and Assetz Property Group are equal partners, plans to develop around 20 million square feet of warehouse and logistics space across major logistic hubs over the next five years.

The implementation of the Goods & Services Tax (GST) has propelled India's logistics and warehousing absorption to an all-time high of over 24 million sq ft in 2018, recording a growth rate of over 40% compared to 2017, data from CBRE South Asia showed. Overall in 2018, Mumbai, followed by NCR, Bengaluru and Chennai dominated leasing, accounting for more than 70% of the space absorbed.

Link: <https://realty.economictimes.indiatimes.com/news/allied-industries/logos-india-invests-100-million-in-casagrand-distripark/68149890>