JNPT: STRATEGIC PORT LOCATION WITH ESTABLISHED SUPPLY CHAIN

India’s largest and global top 40 container port

- Largest port on western coast of India
- Handles 40%+ entire Indian volumes
- Part of premium ‘Greater Mumbai’ region

- Annual cargo handling capacity of ~ 5 Mn TEU
- Global standard draught of 14 m – expandable to 15 m

- Planned capacity expansion to 7.2 Mn TEU by 2019
- Planned capacity expansion to 10 Mn TEU by 2022

- Highest TEU per Quay length in Asia
- Highest parcel size per vessel in India: ~ 2900 TEU
- Best in class berth productivity of 80+ GMPH

- Highest yard throughput in Asia: ~ 24000 TEU / Ha
- Well established logistic chain in port region: 32 CFS
JNPT : THE MOST PREFERRED GATEWAY TO INDIA

JNPT retained traffic in competitive environment…

…and the further growth limited only by the installed capacity

Cargo handling capacity of 5 Mn TEU

JNPT Market Share

70% 52%
JNPT TO DOUBLE ITS CAPACITY TO 10 MN TEU BY 2022

First phase construction of ~ 2 mn teu To be completed by 2019

Capacity expansion is complemented by Port Led Industrialization

PLANNED CAPACITY

2 Container berths
2 Shallow draught berth
2 Liquid berths
Operated by Port Authority

2 Container berths
Operated by APMT

3 Container berths
NSICT & NSIGT
Designed capacity of 1 Mn & 0.6 Mn TEU, respectively

Fourth container terminal operated by PSA – 2 km quay length
Chabahar Port, Iran

277 Ha of multi-product SEZ and FTWZ

Existing

Planned
PORT LED INDUSTRIALIZATION IS A KEY FOCUS FOR JNPT

JNPT SEZ has excellent last mile and hinterland connectivity

SEZ / FTWZ is within 5km from port operations area

...and is well connected with rest of India

Roads

NH-4B : 4 Lane national highway, widening to 6/8 Lane under process by NHAI
SH-54 : 4 Lane state highway, widening to 6/8 Lane under process

Railways

9 Railway sidings with capacity of 27 rakes / day
Multiple CFS with rail connectivity to port
Direct connectivity with proposed Delhi-Mumbai Dedicated Freight Corridor (DFC)

Inland Waterways

Coastal movement handled separately through shallow water berth
Dedicated coastal terminal construction in progress

Airways

JNPT SEZ is 60 Km away from existing airport
Planned Navi Mumbai airport is 15 km from SEZ
PROPOSED MASTER PLAN FOR SPECIAL ECONOMIC ZONE

JNPT has secured SEZ notifications and other regulatory clearances

277 Ha of multiproduct SEZ focusing on engineering, pharma and warehousing
JNPT SPECIAL ECONOMIC ZONE IS AN ATTRACTIVE INVESTMENT DESTINATION

LOCATION ADVANTAGE
- SEZ proposed in the large port and Economic Capital of India (Mumbai)
- Maharashtra is one of the most industrialized and investor friendly state
- Established connectivity through road, rail, coastal shipment network

MINIMAL REGULATORY RISKS
- SEZ is proposed in the port owned land free from any encumbrances
- Environmental Clearances already received

EXECUTION CERTAINTY
- Master planning and Detailed engineering already completed
- All Civic authorities / Stake holder have been on boarded
- Utilities being developed by reputed EPC and PMC consultants

SEZ INCENTIVES
- SEZ and FTWZ notification already received and thus making it eligible for Duty exemptions, Tax exemptions and FDI norm relaxations

EARLY INVESTMENT BENEFITS IN FTWZ
- FTWZ launched at Rs 4000/m2 for long term lease
- Easy availability of customized plot sizes for co-developers
1. Location Advantage

MUMBAI REGION SPECIFICALLY OFFERS READY SUPPLY BASE, SKILLED MANPOWER & LOGISTICS FACILITIES

Favourable factors of production in Greater Mumbai Region

01. Highly industrialized and investor friendly state of Maharashtra provides conducive ecosystem

02. Mumbai division has highest no. of pharma auto & electronic component factories – supported by robust Supply Chain

03. High literacy, engineering and science graduates provide skilled manpower at reasonable wage rate
   Lowest labor disruptions in Maharashtra

04. Affordable electricity rates with 0% planned outage

05. Close proximity to one of the largest ports, airports and established logistics solutions in Mumbai division
2. Minimal Regulatory Risks

JNPT SEZ HAS LOW REGULATORY RISKS-
KEY APPROVALS HAVE ALREADY BEEN SECURED BY THE PORT

Utilities are planned in advance

**Dedicated JNPT SEZ team for Utility planning and execution**
JNPT is an authority to raise basic infrastructure as per government guidelines

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<th>Utilities</th>
<th>Details</th>
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<td>- Assured industrial &amp; common water supply</td>
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<td>- Subsidized rate for water</td>
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<td>- 1 MLD supply capacity to be available at site by May 2017</td>
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<td><strong>Electricity</strong></td>
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<td>- Assured uninterrupted power</td>
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<td>- Private power purchase agreements</td>
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<td>- Availability of power at multiple tapping points</td>
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<td>- 1 MVA power supply to be available at site by May 2017</td>
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<td><strong>Rail Connectivity</strong></td>
<td>- 9 Railway Slidings Western node for dedicated freight corridor</td>
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<td>- 6/8 Lane Highways Western Node of Golden Quadrilateral</td>
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<td><strong>Communication</strong></td>
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<td>- Mobile and fixed line phones</td>
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<td><strong>Effluent Treatment</strong></td>
<td>Industry specific Effluent treatment &amp; Solid Treatment Plants planned in zones</td>
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**Approvals for constructions and infrastructure are secured**

- Water: Assured water supply from reservoir 5 km NE to SEZ. 1 MLD supply capacity to be available at site by May 2017
- Power: Assured uninterrupted electricity supply. 1 MVA power supply to be available at site by May 2017
- Civic infra: Pre-approved common parking, Customs offices, Commercial and Admin spaces
- Other Industrial infra: Water treatment plan, wastewater treatment plan, solid waste treatment, quality check and testing labs
3. Execution Certainty

LAND DEVELOPMENT & UTILITY INFRA PROJECTS ALREADY UNDERWAY

EPC, PMC and JNPT SEZ teams are ensuring on-time construction

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4. SEZ Incentives

GOVERNMENT OF INDIA PROVIDES ATTRACTIVE FINANCIAL INCENTIVES TO THE SEZ INVESTORS

**Incentives to developers / co-developers**

- Exemption from customs/excise duties for development of SEZs for authorized operations
- Income Tax exemption on income derived from the business of development of the SEZ in a block of 10 years in 15 years under Section 80-IAB of the Income Tax Act
- Exemption from Central Sales Tax (CST)
- Exemption from Service Tax (Section 7, 26 and Second Schedule of the SEZ Act)
- Exemption from Stamp duty, electricity duty and provision of 100% VAT reimbursement on the goods procured from the DTA

**Incentives to unit holders**

- Duty free import of goods for development, operation and maintenance of SEZ units
- 100% Income Tax exemption on export income for SEZ units’ for first 5 years, 50% for next 5 years thereafter and 50% of the ploughed back export profit for next 5 years
- Exemption from Central Sales Tax, Service Tax
- Single window clearance for Central and State level approvals
- Exemption from State sales tax and other levies as extended by the respective State Governments
- External commercial borrowing by SEZ units up to US $ 500 million in a year without any maturity restriction through recognized banking channels.
POTENTIAL OPPORTUNITIES TO CONSIDER

Co-developer/ Investor in the Industrial Park
- Master lease land parcel from port and sub lease it to industries

Co-developer / Investor in the FTWZ
- Master lease land parcel and sub lease it to logistic service providers
- Develop and operate 3rd party logistic facilities

Investments in setting up units within the dedicated clusters

We will be happy to provide any further information to evaluate these or any other investment option.
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