



February 06, 2026

BSE Limited Phiroze Jeejeebhoy 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 herewith the Investors Presentation on the un-audited Financial Results of the Company for the quarter ended December 31, 2025.

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

Kindly take the information on record.

Thanking You,
Yours faithfully,

For Gateway Distriparks Limited

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

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Gateway Distriparks Limited

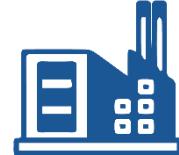
Investor Presentation
for the quarter ended
31st December 2025

Services across
the value chain
of multimodal
logistics



Network of 10
Container
Terminals

Strategically located
to serve all the
major industrial &
manufacturing
zones of India



Large fleet of trains
and trailers



Best in industry
infrastructure and
equipment enabling
tech-assisted efficient
operations



Aligned with Western
Dedicated Freight
Corridor

~25 acres land acquired near Pithampur, Indore for development of a **new ICD** (in-principle approval received), with planned capacity of **~120,000 TEUs p.a.** – at capex of **Rs. 150 crore**

Swapping of lease of **3 old model rakes to new higher capacity higher speed rakes** to be implemented by **31st March 2026**

Purchase of **3 new higher capacity higher speed rakes**, to be delivered by **31st May 2026**

Operations at **MMLP New Ankleshwar** commenced in **October 2025**

The Company has declared **Second Interim Dividend** for FY26 of **Rs. 0.75 per share** and **Special Interim Dividend** of **Rs. 1.25 per share**. The special interim dividend is a one-time, non-recurring dividend payout, in recognition of the Company achieving a **net debt-free position** for the first time since inception, and marking **30 years** since the **acquisition of land for its first facility**, the **Nhava Sheva CFS**.

Rail linked Inland Container Depots (ICD)

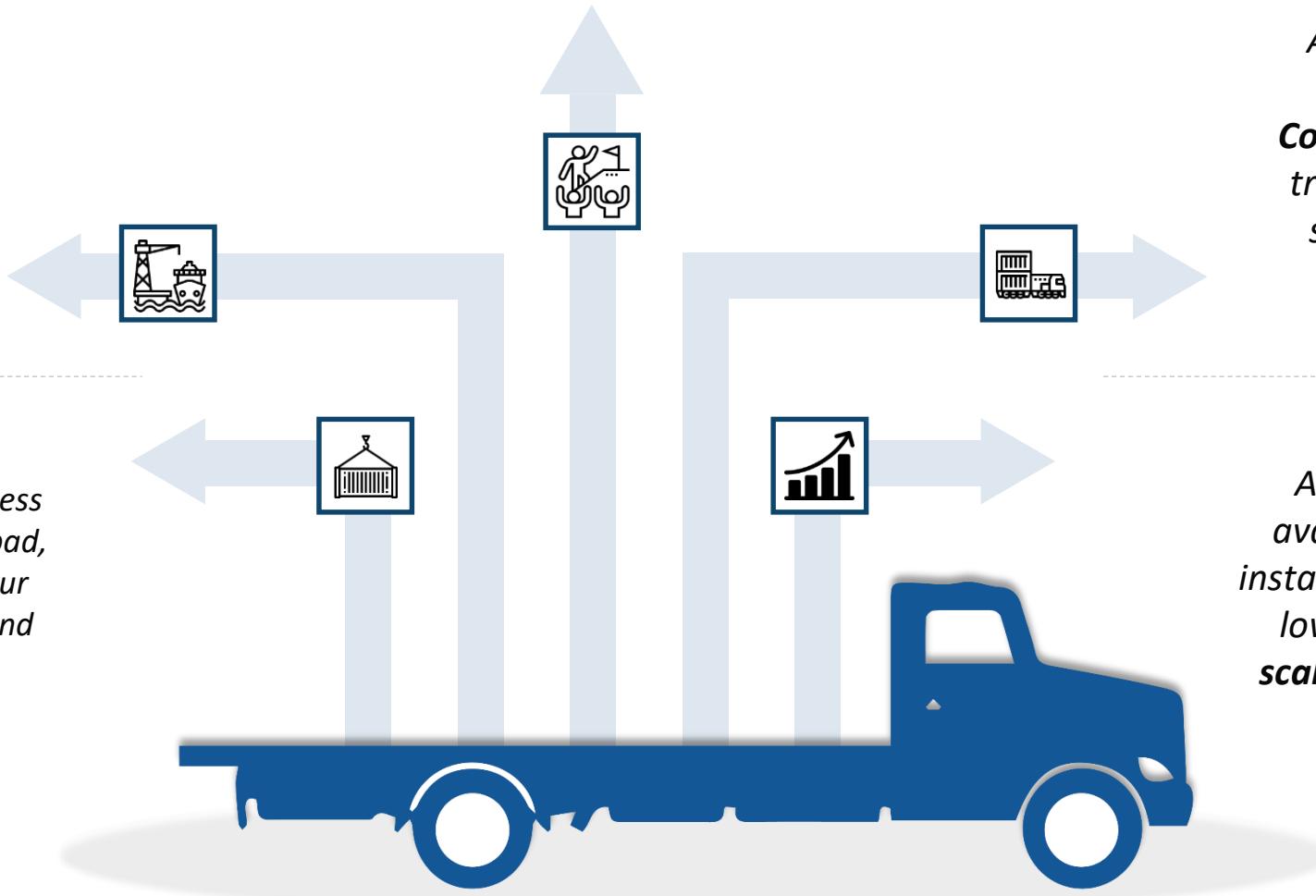
*A strong **early mover advantage** in creating a network of ICDs, catering to northern markets and offering **hub and spoke** model of operations*

Company offers rail transportation services for EXIM containers between its ICDs and the key ports of JNPT, Mundra, Pipavav and Kandla with a license to operate on the pan-India Railways network

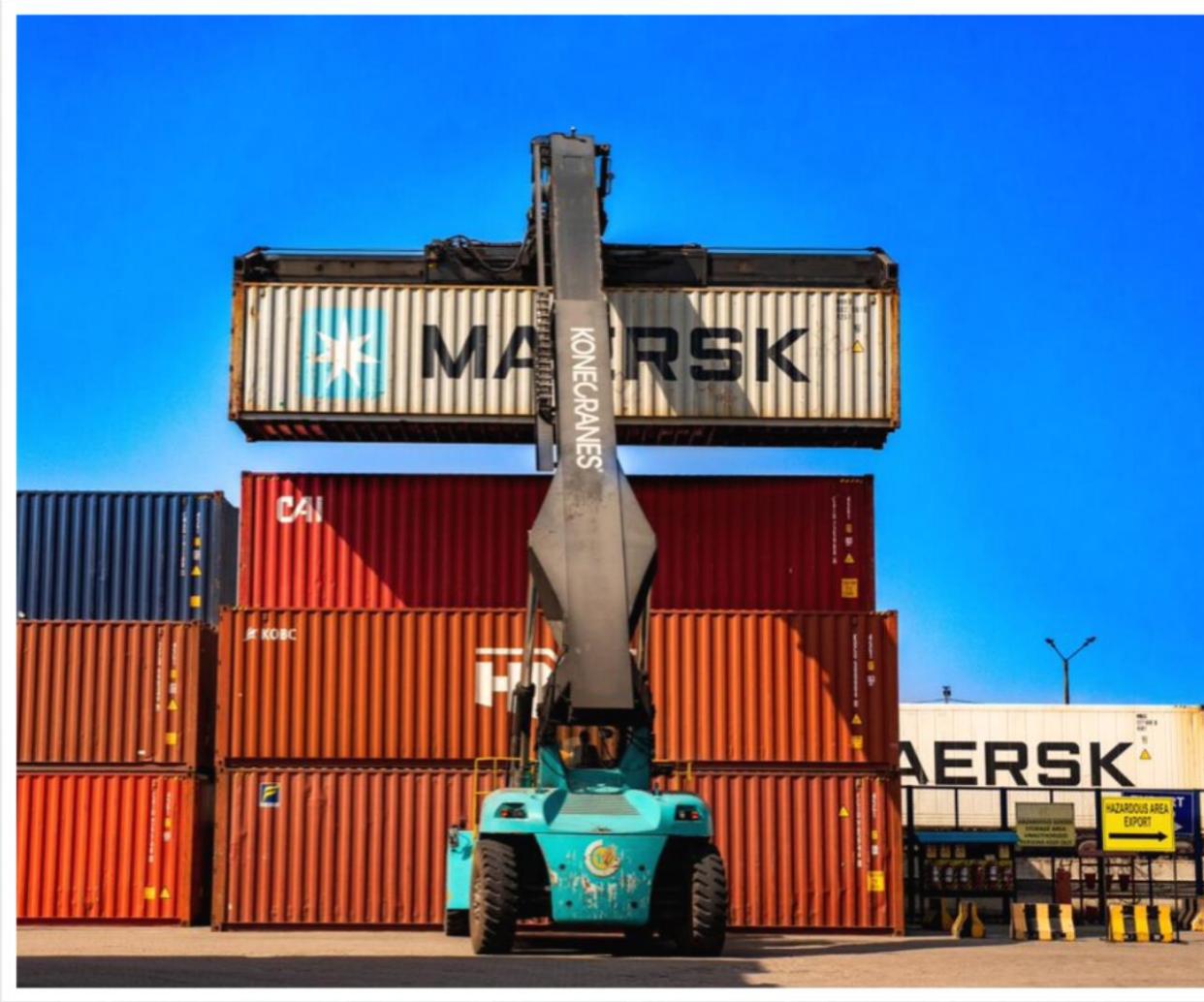
ICDs catering to the EXIM business are located at Gurgaon, Faridabad, Ludhiana, Ahmedabad, Kashipur and upcoming in Ankleshwar and Indore

*Aligned with **Western Dedicated Freight Corridor** due to improved transit times and modal shift from road to rail*

*Adequate land bank available to double the installed capacity with very low capex – **providing scalability for long-term growth***



Container Freight Stations (CFS)



Company operates **four CFSs** which caters to Nhava Sheva, Chennai, Visakhapatnam and Kochi.



Offer various services like container yards, container handling, transportation, storage, bonded & general warehousing, empty handling & storage, and other VAS



The important sources of revenue in the CFS business include handling & transport, terminal services, warehousing, cargo consolidation, first/last mile delivery and other VAS



Rail Transportation



ICD & CFS



Warehousing



Road Transportation

- Operating 34 rakes - 21 owned and 13 on long term lease
- License to operate on Pan-India Railways Network
- Regular services between JNPT, Mundra, Pipavav, Kandla and hinterland ICDs in North India
- Dedicated Block Train services
- Reefer rail transportation services

- Pick up & Drop of containers to/fro the port by Rail & Road
- Container yards for handling of containers for both Customs Clearance as well as DPD containers
- Cargo consolidation services
- Container maintenance & repair facilities
- Value added services

- Available at both ICD & CFS
- General, Bonded and Domestic CT-PAT Compliant warehousing
- Racking facilities available with adequate forklift equipment
- Inventory Management
- Customized solutions like Variable Pressure Clamp Forklifts, Garment on Hangar, Palletizing /unitizing and Shrink Wrapping

- First & Last Mile connectivity by road for end to end multimodal services
- GPS enabled tracking & route planning
- Fleet of over 560+ trailers to carry both 20 & 40 feet containers
- CNG enabled vehicles for reaching emission restricted zones

Strategically Located Facilities



- *JV with Chakiat Group (GDL 60%, Chakiat 40%) - Additional 20 acres of Land available for future expansion
- ^Ankleshwar MMLP operates under asset-light model with GDL as the exclusive container train operator

Note: Maps not to scale. All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness

ICD Terminals	Land (Acres)	Design Capacity (TEU's)	Installed Capacity (TEU's)
Gurgaon, HR	90	5,00,000	3,00,000
Ludhiana, PB	60	3,00,000	2,00,000
Faridabad, HR	65	3,00,000	1,50,000
Ahmedabad, GJ	40	2,00,000	1,20,000
Kashipur, UK	41	1,50,000	60,000
Indore, MP	25	Under Construction Planned Capacity ~1,20,000	

Rail-ICDs located in the North-West region of the country, which contributes to majority of container traffic on west coast

CFS Terminals	Land (Acres)	Installed Capacity (TEU's)
Nhava Sheva, Mumbai, MH	35	2,40,000
Chennai, TN	19	1,50,000
Krishnapatnam, AP	35	-
Kochi, KL (Joint Venture)*	7 + 21	50,000
Visakhapatnam, AP	25	85,000

CFS business located in areas that are prominent hubs for EXIM traffic and account for major part of container movement

Strategic Partnership: Exclusive 15-Year Container Train Operations at MMLP Ankleshwar



- In August 2025, Gateway Distriparks Limited (GDL) has entered a 15-year exclusive agreement with the Sawariya Group of Industries to exclusively operate container train services at the 120-acre Multi-Modal Logistics Park (MMLP) New Ankleshwar, Gujarat.
- The partnership significantly strengthens GDL's Western India footprint through an asset-light expansion model, leveraging direct connectivity to the Western Dedicated Freight Corridor (DFC).

MMLP Highlights:

- Developed by **Sawariya Group** (20+ years' logistics expertise), the facility near **Surat** serves key industrial hubs—**Ankleshwar GIDC, Panoli, Bharuch, Jhagadia, Dahej, and Hazira**.
- It offers ~200,000 TEU annual capacity, ~850,000 sq. ft. warehousing (expandable), **double-stack capability**, and handles **EXIM & domestic containers, bulk cargo, and multimodal services**.

Key Partnership Terms:

- **GDL** is the **exclusive container train operator** for all rail volumes, managing **rail operations**, while **Sawariya** oversees terminal and warehousing.
- **Domestic services** have commenced in October; the **ICD for EXIM cargo** will be operational by **early FY27**.

Strategic Impact



Asset-light, capex-free expansion in high-volume corridors.



Stronger presence along the Western & North-West industrial belt, complementing ICDs in **NCR, Ludhiana, Uttarakhand & Ahmedabad** for domestic operations.



Faster, greener, cost-efficient operations aligned with GDL's sustainability focus.

Trains



Trailers



Key Metrics

- **ICD Capacity** – 830,000 TEUs p.a.
- **CFS Capacity** – 525,000 TEUs p.a.
- **Total Warehouse Capacity** – ~1,62,000 sq. mt.

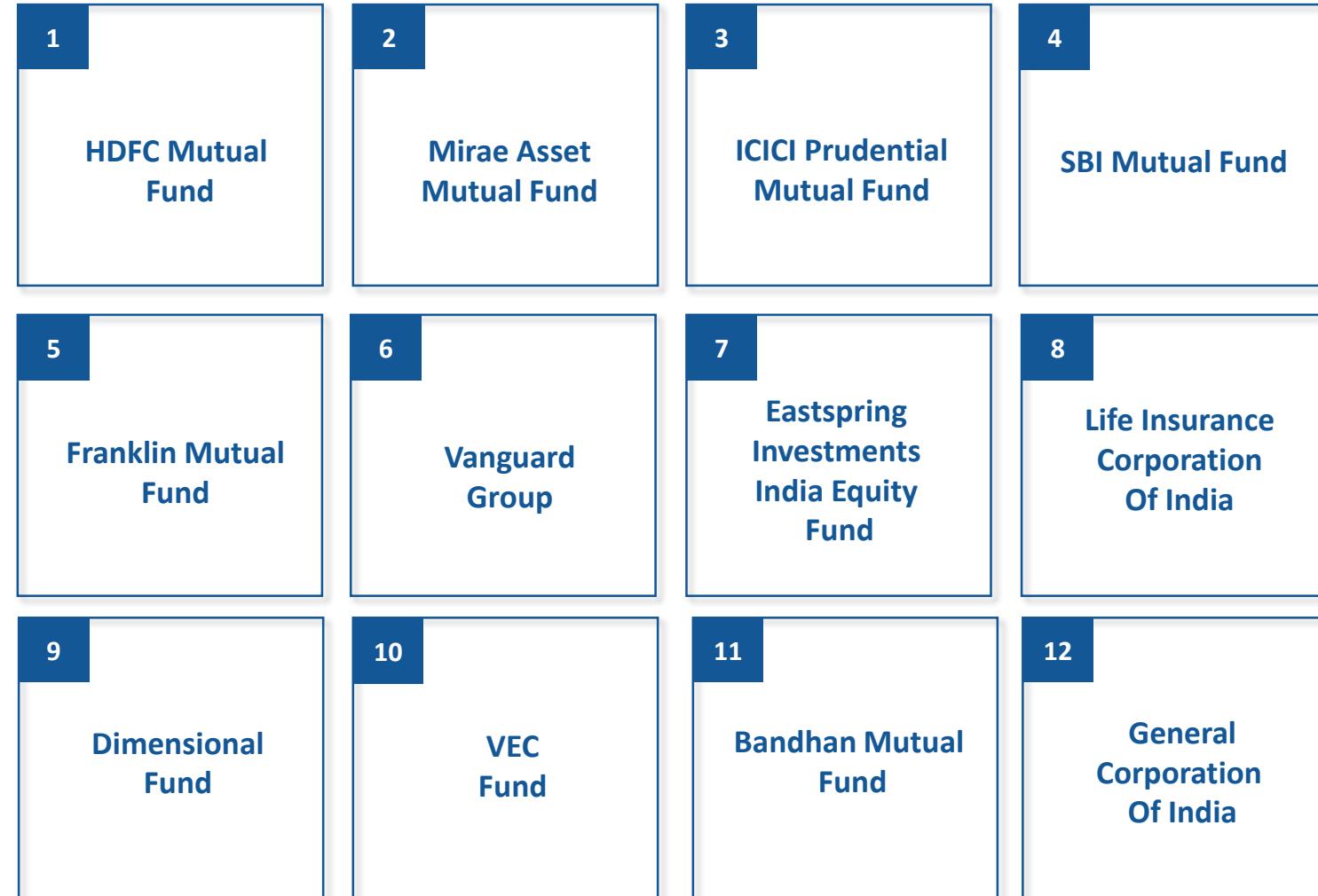
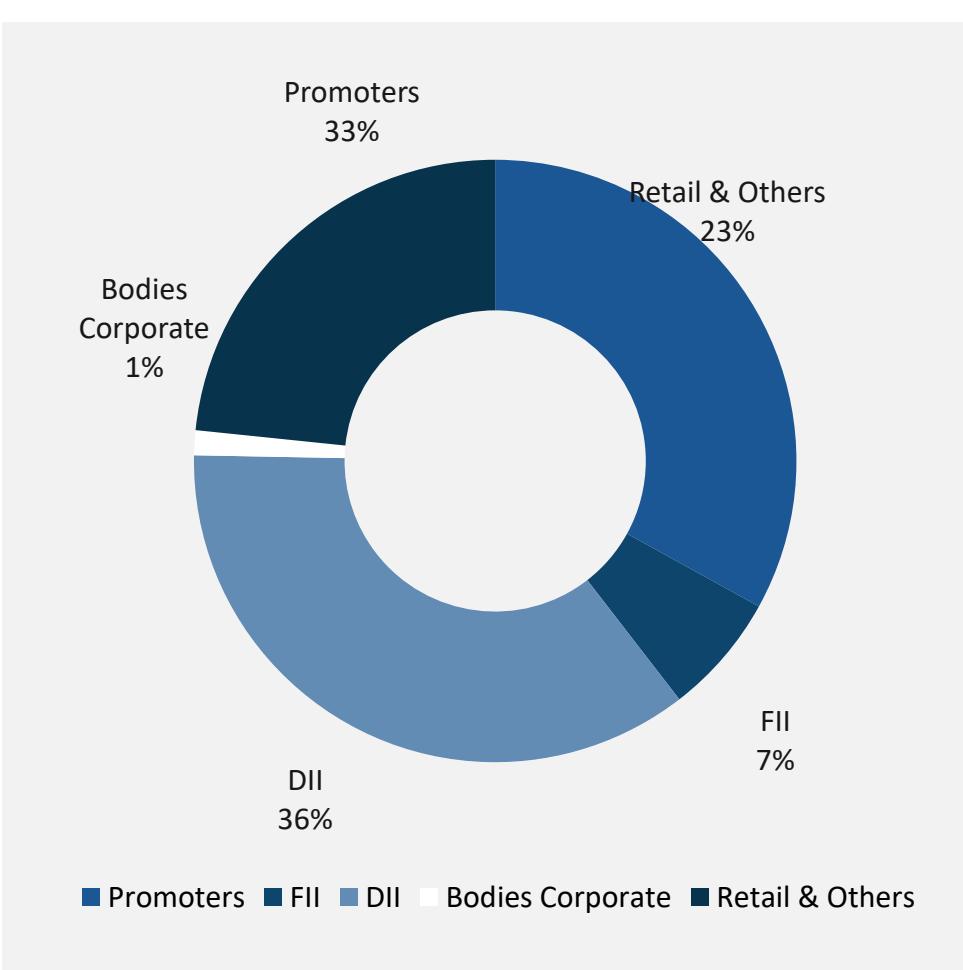
Equipment Bank

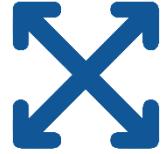
- **Train Sets** – 34 (21 owned, 13 leased)
- **Tractor Trailers** – 560+

Shareholding Information

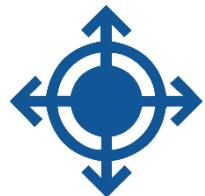


Shareholding Pattern December 2025

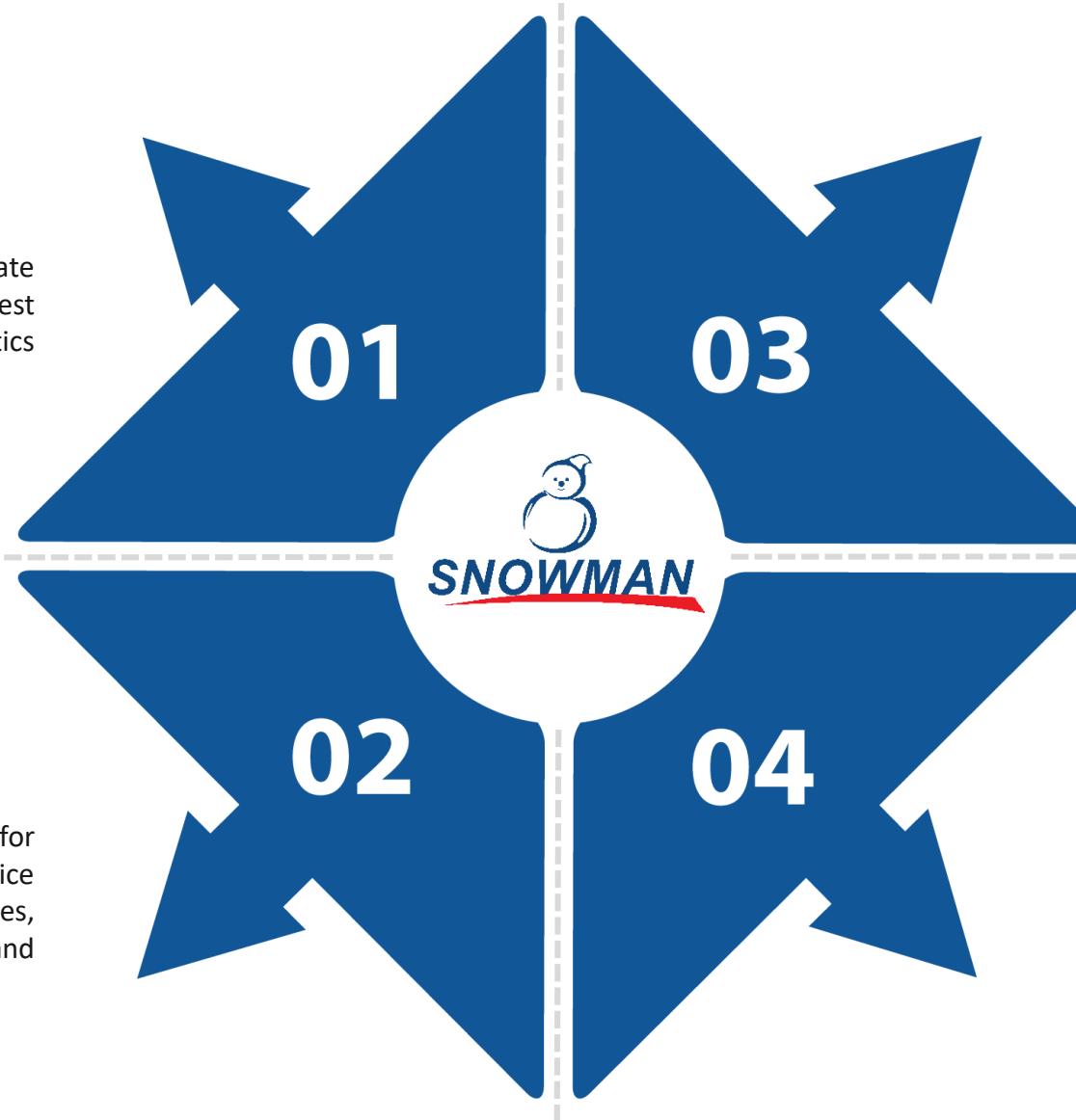




Snowman Logistics Limited, an associate company of GDL (50.01% stake), is the largest integrated temperature-controlled logistics service provider in India.



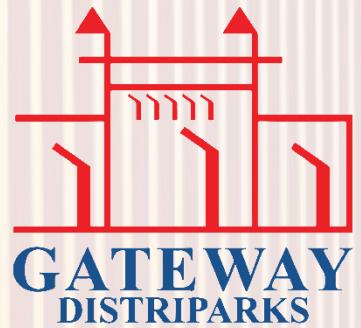
Snowman provides chain management for pharma, vaccines, e-commerce, quick service restaurants, seafood, poultry, dairy, batteries, industrial products, and it continues to expand in new locations.



Snowman has a nationwide network of temperature controlled warehouses, and a large fleet of refrigerated vehicles. It also operates dedicated warehouses for large e-commerce companies.



[More information available on Snowman's website](#)

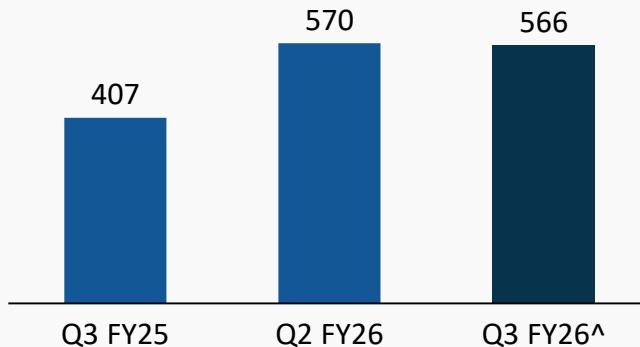


Financial Performance

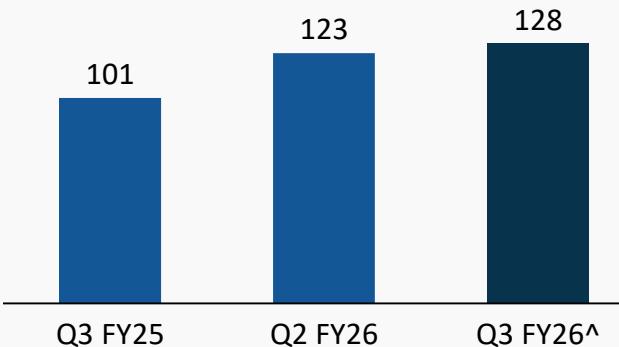
Consolidated Financials – Q3 FY26 with Exceptional Item



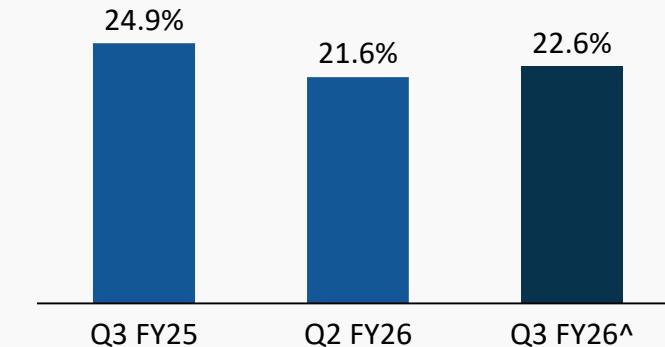
Total Income* (Rs. Crs)



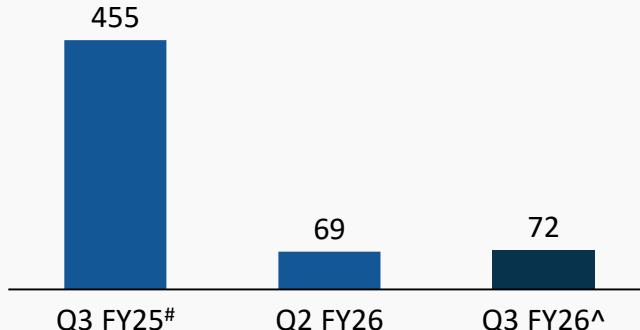
EBITDA* (Rs. Crs)



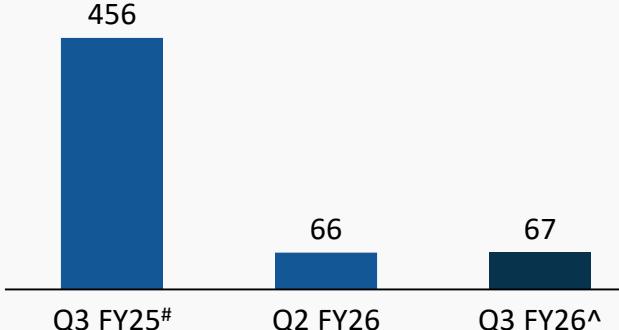
EBITDA Margin* (%)



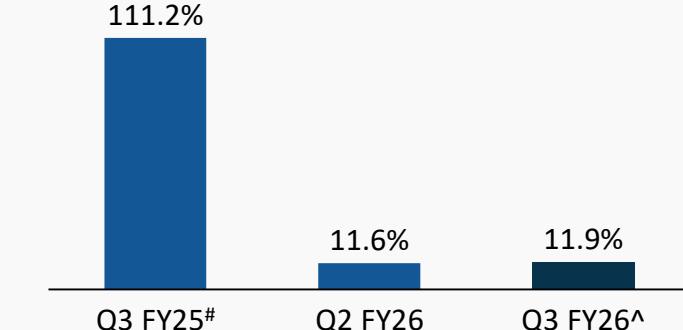
PBT (Rs. Crs)



PAT (Rs. Crs)



PAT Margin (%)



Notes:

*Includes Other Income

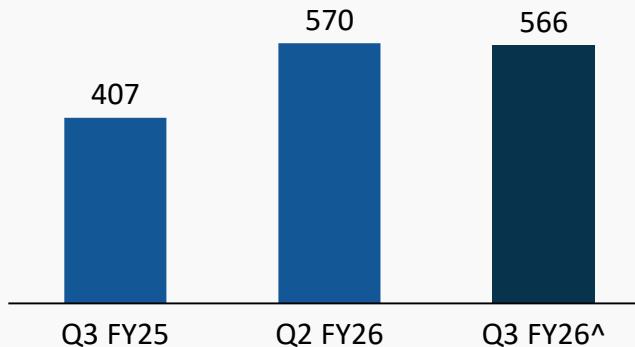
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[^]The fair value of assets acquired and liabilities assumed have been determined on a provisional basis and accounted for in accordance with Ind AS 103 - Business Combinations. Also, the Company has remeasured its previously held stake in its erstwhile Associate, Snowman at its acquisition-date fair value as per Ind AS 103 and fair valuation gain of Rs. 390.8 crore has been recognised as an exceptional item.

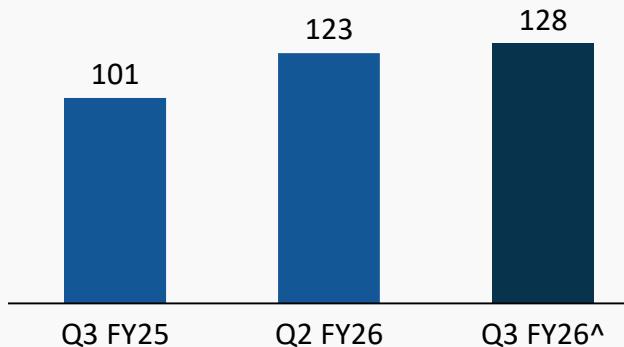
Consolidated Financials – Q3 FY26 without Exceptional Item



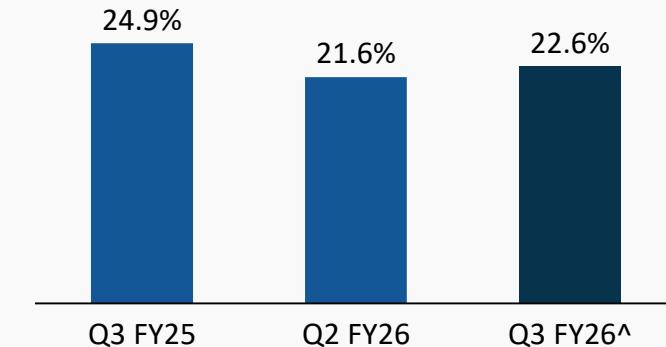
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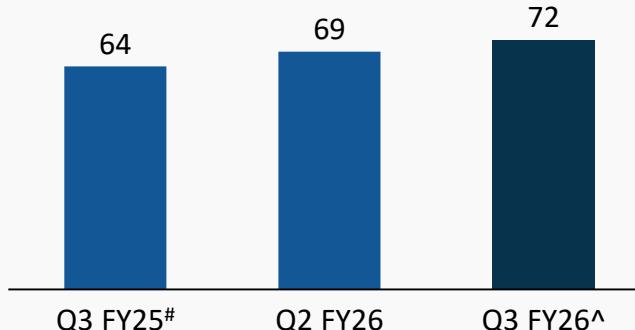
EBITDA* (Rs. Crs)



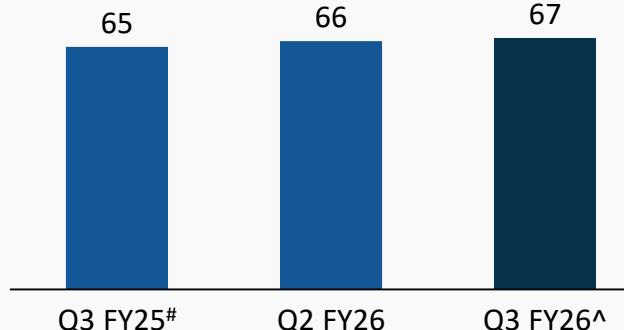
EBITDA Margin* (%)



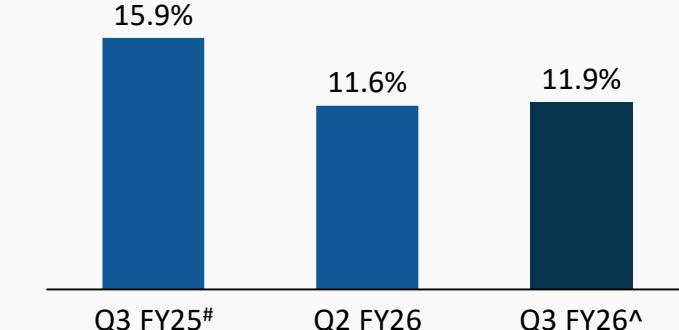
PBT (Rs. Crs)



PAT (Rs. Crs)



PAT Margin (%)



Notes:

*Includes Other Income

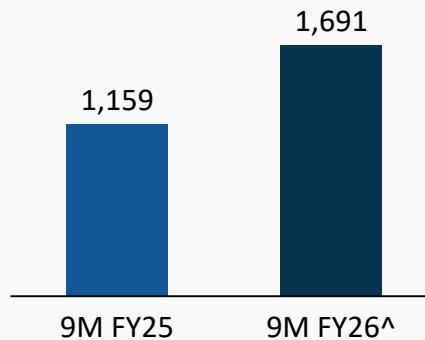
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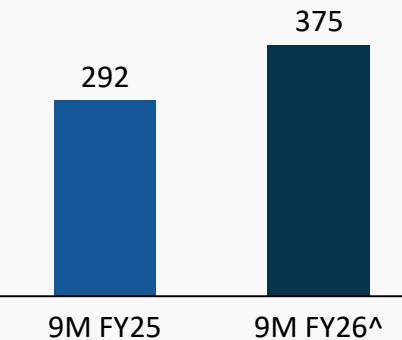
Consolidated Financials – 9M FY26 with Exceptional Item



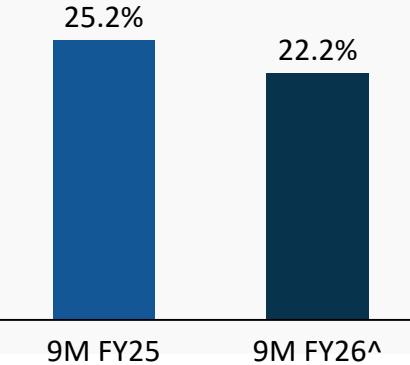
Total Income (Rs. Crs)



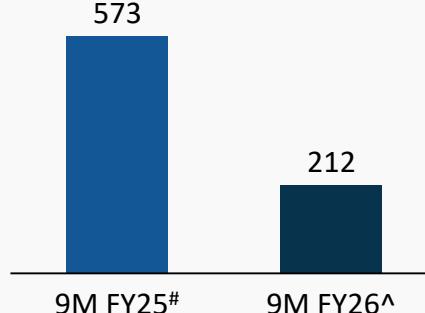
EBITDA* (Rs. Crs)



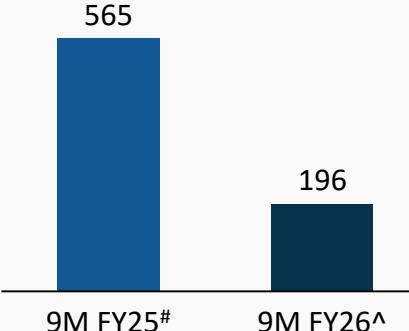
EBITDA Margin* (%)



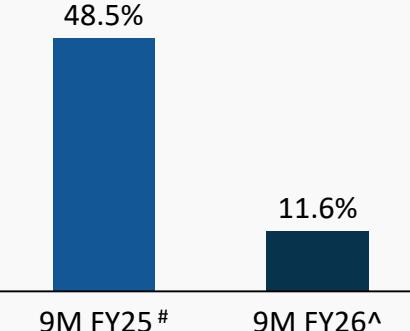
PBT (Rs. Crs)



PAT (Rs. Crs)



PAT Margin (%)



Notes:

*Includes Other Income

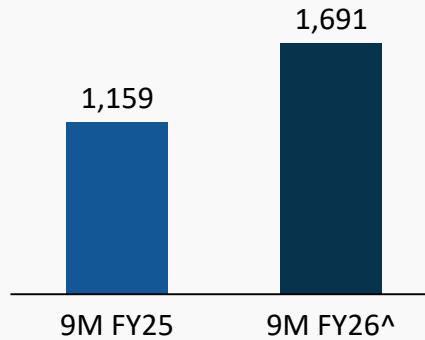
[#]9M FY26 Financials include Total Revenue of INR 464.7 crores, EBITDA of INR 69.7 crores, Net Loss of INR 2.2 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.

[^]The fair value of assets acquired and liabilities assumed have been determined on a provisional basis and accounted for in accordance with Ind AS 103 - Business Combinations. Also, the Company has remeasured its previously held stake in its erstwhile Associate, Snowman at its acquisition-date fair value as per Ind AS 103 and fair valuation gain of Rs. 390.8 crore has been recognised as an exceptional item.

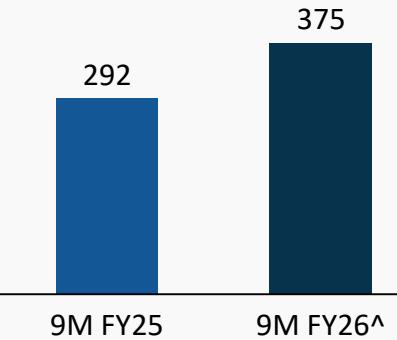
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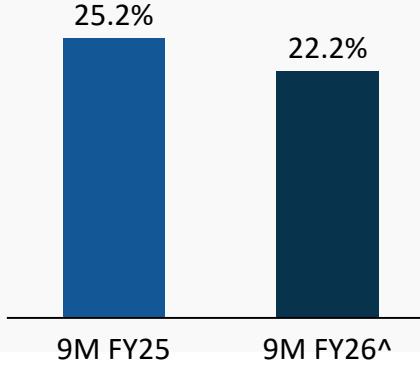
Total Income (Rs. Crs)



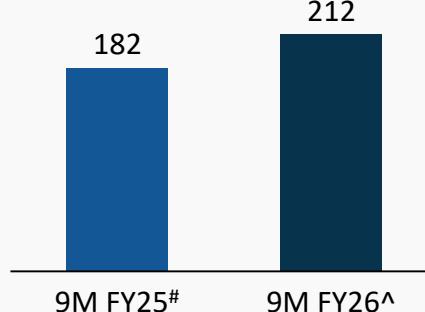
EBITDA* (Rs. Crs)



EBITDA Margin* (%)



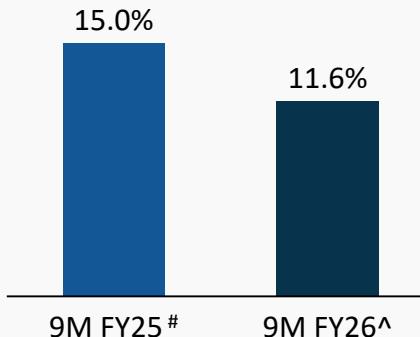
PBT (Rs. Crs)



PAT (Rs. Crs)



PAT Margin (%)



Notes:

*Includes Other Income

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Historical Trend (excluding Snowman Logistics)



The figures below are derived from the consolidated financials of Gateway Distriparks Limited excluding Snowman Logistics Limited

Particulars (Rs. In cr.)	Q1FY24	Q2FY24	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q2FY26	Q3FY26
Throughput (In TEU)	1,79,897	1,93,009	1,81,522	1,76,506	1,71,448	1,86,715	1,82,048	1,84,518	1,87,570	1,97,642	1,90,675
Revenue	370	399	393	375	353	390	393	398	389	413	414
EBITDA	101	106	100	90	89	101	100	102	98	103	104
Revenue/TEU	20,550	20,648	21,647	21,244	20,595	20,887	21,560	21,565	20,739	20,902	21,712
EBITDA/TEU	5,589	5,498	5,493	5,116	5,216	5,415	5,492	5,504	5,219	5,205	5,465
EBITDA %	27%	27%	25%	24%	25%	26%	25%	26%	25%	25%	25%

Quarterly Profit & Loss Statement with Exceptional Item



Particulars (Rs. Crs)	Q3 FY26^	Q3 FY25	Y-o-Y	Q2 FY26	Q-o-Q
Revenue from Operations	560.4	402.5	39%	567.3	-1%
Other Income	5.8	4.5		3.1	
Total Income	566.2	407.0	39%	570.4	-1%
Operating Expenses	360.3	257.1	40%	370.0	-3%
Employee Expenses	33.5	20.6		33.8	
Other Expenses	44.1	28.2		43.1	
EBITDA	128.2	101.2	27%	123.4	4%
EBITDA Margin (%)	22.64%	24.9%	-222 bps	21.64%	100 bps
Depreciation	38.6	26.3		38.9	
EBIT	89.6	74.9	20%	84.5	6%
Finance Cost	14.8	10.5		15.9	
Share of Profit/ (Loss) from Associate or JV	0.0	0.0		0.0	
Profit before Tax before Exceptional Items	74.8	64.4	16%	68.7	9%
Profit before Tax Margin (%)	13.2%	15.8%	-261 bps	12.0%	117 bps
Exceptional Items	-2.8	390.8 [#]		0.0	
Profit before Tax	72.0	455.16	-84%	68.7	5%
Profit before Tax Margin (%)	12.7%	111.8%	-9910 bps	12.0%	68 bps
Tax	4.9	-0.4		2.4	
Profit After Tax	67.2	455.6	-85%	66.3	1%
PAT Margin (%)	11.9%	111.9%	-10006 bps	11.6%	24 bps
EPS (in Rs.)	1.36	9.11		1.34	

Notes:

*Includes Other Income

[#]Q3FY26 Financials include Total Revenue of INR 145.0 crores, EBITDA of INR 24.1 crores, Net Loss of INR 1.9 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.

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Quarterly Profit & Loss Statement without Exceptional Item



Particulars (Rs. Crs)	Q3 FY26^	Q3 FY25	Y-o-Y	Q2 FY26	Q-o-Q
Revenue from Operations	560.4	402.5	39%	567.3	-1%
Other Income	5.8	4.5		3.1	
Total Income	566.2	407.0	39%	570.4	-1%
Operating Expenses	360.3	257.1	40%	370.0	-3%
Employee Expenses	33.5	20.6		33.8	
Other Expenses	44.1	28.2		43.1	
EBITDA	128.2	101.2	27%	123.4	4%
EBITDA Margin (%)	22.6%	24.9%	-222 bps	21.64%	100 bps
Depreciation	38.6	26.3		38.9	
EBIT	89.6	74.9	20%	84.5	6%
Finance Cost	14.8	10.5		15.9	
Share of Profit/ (Loss) from Associate or JV	0.0	0.0		0.0	
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Exceptional Items	-2.8	0.0		0.0	
Profit before Tax	72.0	64.4	12%	68.7	5%
Profit before Tax Margin (%)	12.7%	15.8%	-310 bps	12.0%	68 bps
Tax	4.9	-0.4		2.4	
Profit After Tax	67.2	64.8	4%	66.3	1%
PAT Margin (%)	11.9%	15.9%	-406 bps	11.6%	24 bps
EPS (in Rs.)	1.36	9.11		1.34	

Notes:

*Includes Other Income

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9MFY26 Profit & Loss Statement with Exceptional Item



Particulars (Rs. Crs)	9M FY26	9M FY25	Y-o-Y
Revenue from Operations	1,678.2	1,145.6	46%
Other Income	12.6	13.6	
Total Income	1,690.7	1,159.3	46%
Operating Expenses	1,087.7	730.9	49%
Employee Expenses	98.9	60.2	
Other Expenses	129.4	76.4	
EBITDA	374.7	291.7	28%
EBITDA Margin (%)	22.16%	25.2%	-301 bps
Depreciation	114.1	78.0	
EBIT	260.6	213.8	22%
Finance Cost	45.4	32.6	
Share of Profit/ (Loss) from Associate or JV	0.0	1.0	
Profit before Tax before Exceptional Items	215.2	182.2	18%
Profit before Tax Margin (%)	12.7%	15.7%	-298 bps
Exceptional Items	-2.8	390.8 [#]	
Profit before Tax	212.4	572.9	-63%
Profit before Tax Margin (%)	12.6%	49.4%	-3686 bps
Tax	16.8	8.2	
Profit After Tax	195.7	564.7	-65%
PAT Margin (%)	11.6%	48.7%	-3714 bps
EPS (in Rs.)	3.90	11.29	

Notes:

*Includes Other Income

[#]9MFY26 Financials include Total Revenue of INR 464.7 crores, EBIDTA of INR 69.7 crores, Net Loss of INR 2.2 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.

The fair value of assets acquired and liabilities assumed have been determined on a provisional basis and accounted for in accordance with Ind AS 103 - Business Combinations. Also, the Company has remeasured its previously held stake in its erstwhile Associate, Snowman at its acquisition-date fair value as per Ind AS 103 and fair valuation gain of Rs. 390.8 crore has been recognised as an exceptional item.

9MFY26 Profit & Loss Statement without Exceptional Item



Particulars (Rs. Crs)	9M FY26	9M FY25	Y-o-Y
Revenue from Operations	1,678.2	1,145.6	46%
Other Income	12.6	13.6	
Total Income	1,690.7	1,159.3	46%
Operating Expenses	1,087.7	730.9	49%
Employee Expenses	98.9	60.2	
Other Expenses	129.4	76.4	
EBITDA	374.7	291.7	28%
EBITDA Margin (%)	22.16%	25.2%	-301 bps
Depreciation	114.1	78.0	
EBIT	260.6	213.8	22%
Finance Cost	45.4	32.6	
Share of Profit/ (Loss) from Associate or JV	0.0	1.0	
Profit before Tax before Exceptional Items	215.2	182.2	18%
Profit before Tax Margin (%)	12.7%	15.7%	-298 bps
Exceptional Items	-2.8	0.0	
Profit before Tax	212.4	182.2	17%
Profit before Tax Margin (%)	12.6%	15.7%	-315 bps
Tax	16.8	8.2	
Profit After Tax	195.7	174.0	12%
PAT Margin (%)	11.6%	15.0%	-343 bps
EPS (in Rs.)	3.90	11.29	

Notes:

*Includes Other Income

^{9MFY26 Financials include Total Revenue of INR 464.7 crores, EBIDTA of INR 69.7 crores, Net Loss of INR 2.2 crores due to consolidation of accounts after Snowman Logistics went from being an Associate Company to a Subsidiary from December, 24 2024.}

^{We have excluded the fair value of assets acquired and liabilities assumed have been determined on a provisional basis and accounted for in accordance with Ind AS 103 - Business Combinations. Also, the Company has remeasured its previously held stake in its erstwhile Associate, Snowman at its acquisition-date fair value as per Ind AS 103 and fair valuation gain of Rs. 390.8 crore has been recognised as an exceptional item.}

Balance Sheet

ASSETS (Rs. Crs)	30-Sep-25	31-Mar-25	EQUITY AND LIABILITIES (Rs. Crs)	30-Sep-25	31-Mar-25
NON-CURRENT ASSETS	3,029.9	2,995.47	EQUITY	2,519.0	2,453.2
Property, Plant and Equipment	1,830.9	1,791.2	Equity Share capital	499.6	499.6
Capital Work In-Progress	10.5	62.5	Other equity	1,768.5	1,703.9
Right to use assets	315.4	305.7	Non-Controlling Interests	250.9	249.7
Intangible Assets	511.5	513.1	NON-CURRENT LIABILITIES	600.6	609.8
Financial Assets			Financial Liabilities		
Other	64.5	46.7	Borrowings	241.3	264.7
Deferred Tax Assets (net)	243.4	228.8	Lease Liability	325.9	313.3
Income tax assets (net)	19.9	20.2	Provisions	13.5	12.3
Non-Current Assets	33.8	27.3	Deferred tax liabilities (Net)	19.9	19.4
CURRENT ASSETS	487.1	431.2	CURRENT LIABILITIES	410.1	394.0
Inventories	13.9	15.0	Contract Liabilities	11.5	10.8
Contract Assets	6.1	6.0	Financial Liabilities		
Financial Assets			Borrowings	111.5	105.9
Investments	136.1	79.0	Trade Payables	191.1	170.9
Trade receivables	287.5	273.8	Lease Liability	37.7	36.3
Cash and cash equivalents	5.8	13.6	Other Financial Liabilities	30.9	45.4
Bank balances other than Cash	2.4	2.4	Other Current Liabilities	17.0	16.4
Other Financial Assets	1.2	1.0	Provisions	6.3	5.8
Other Current Assets	34.1	40.4	Income Tax Liability (net)	4.1	2.5
Asset classified as held for sale	12.8	30.3	TOTAL EQUITY & LIABILITIES	3,529.7	3,456.9
TOTAL ASSETS	3,529.7	3,456.9			

Note The acquisition cost of freehold land in the entity was originally Rs. 209.2 Crs. It was last revalued in the books to be Rs. 764.6 crores in March 2019 during GDL's purchase of stake held by Blackstone in the Rail business. This amount includes land improvements on all freehold land held by the entity. It has not been revalued since.

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