

Ecobox Industrials Asset V Private Limited

September 05, 2025

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Long-term bank facilities	100.00	CARE BBB-; Stable	Assigned

Details of instruments/facilities in Annexure-1.

Rationale and key rating drivers

The rating assigned to bank facilities of Ecobox Industrials Asset V Private Limited (EIAPL-V) derives comfort from the experienced sponsor, Rava Partners, with an established track record in developing and managing warehousing spaces. The rating also favourably factors in the locational advantage of warehouse being constructed in Bhiwandi, Maharashtra, with good connectivity and proximity to major ports and industrial areas. The rating also considers the completed funding tie-up, infusion of significant portion of promoters' equity contribution and comfortable sanction terms of the debt availed.

However, the rating is constrained by execution risks emanating from nascent stage of construction, exposure to market risk with no letter of intent (LOI) signed yet, asset concentration risk, and competition from other players in the industry. CARE Ratings Limited (CareEdge Ratings) expects that the extensive experience and track record of sponsors is likely to benefit the entity in completing the project timely without substantial cost overrun. As stated, sponsors are likely to continue to extend adequate support for project funding and contingencies, if any.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors

- Timely completion of the project without cost overrun and leasing tie-up of over 50% of leasable area.

Negative factors

- Significant time and/or cost overruns in the project execution.
- Considerable delay in the lease tie-ups post completion of the project.
- Any regulatory action impacting the execution or credit profile of the company.

Analytical approach: Standalone

Outlook: Stable

The Stable outlook reflects CareEdge Ratings' expectations that the company will continue to benefit from the strong track record of its sponsors in developing and leasing warehouses which will aid timely completion of the project.

Detailed description of key rating drivers:

Key strengths

Strong track record of sponsors

The company is promoted by Rava Partners (100% shareholders of Ecobox Group), the real estate arm of Singapore-based Hillhouse Investments, which has incorporated the Ecobox platform for developing warehousing portfolio in India with a committed funding of ~USD 200 million for acquisition of both operational and under-construction commercial warehousing assets in India. The acquisitions are supported by Logicap Advisors, backed by Alta Capital, who is the sole fund manager of Rava Partners in India. Currently, Ecobox Group's portfolio spans ~3.5 million square feet (msf) across Pune (Maharashtra) and Sri City (Andhra Pradesh) and an under-construction portfolio of ~1.56 msf across Chennai and Mumbai. The established experience and financial resourcefulness of sponsors and promoters in the warehousing space is expected to aid the entity in identifying and timely completing warehousing assets with healthy occupancy levels.

Favourable location

EIAPL-V is developing a Grade A single block warehouse in Bhiwandi, ~50 Km from Mumbai. The location is favourable for warehouses due to its strategic proximity to major ports such as Jawaharlal Nehru Port Trust and access to key highways, ensuring efficient connectivity for logistics. It offers cost-effective real estate compared to Mumbai and Thane, with ample scalable warehouse space. The area also benefits from a skilled and affordable labour force, modern logistics parks equipped with advanced technology, and strong government support to enhance infrastructure. Additionally, major e-commerce and industrial players

¹Complete definition of ratings assigned are available at www.careratings.com and other CARE Ratings Limited's publications.

have established warehouses, making Bhiwandi a prime hub for efficient and scalable supply chain operations. The favourable location is likely to translate into high demand for the under-construction warehouse with healthy lease rentals.

Comfortable funding pattern and sanctioned terms of bank debt

Total project cost is estimated at ₹165 crore, including land, and is projected to be funded through debt of ₹100 crore and balance through sponsor's contribution. The financial closure is achieved, and entire equity contribution has been infused by the promoter/sponsor. As on July 31, 2025, ~55% of the project cost incurred has been met through a mix of external debt and sponsor's contribution. Overall, project's debt to equity ratio is expected to remain moderate at 1.5x. After the asset becomes operational in FY27, the company is expected to have moderately leveraged financial risk profile with lease rental discounting (LRD) debt to rental of 7-8x. The sanctioned debt has favourable repayment schedule with a moratorium period of 21 months from date of first disbursement and bullet repayment of ₹100 crore due on March 31, 2027. With the project expected to be completed by July 2026, the entity is likely to have sufficient flexibility to commence leasing and convert the construction finance into LRD facility. All lease rental inflows are also expected to be routed through a designated escrow account with a defined waterfall mechanism ensuring debt servicing takes priority over other outflows.

Key weaknesses

Project execution risk emanating from under-construction warehouse

The company is currently developing a Grade A single block warehouse with a potential leasable area of ~5.02 lsf on a 13-acre land parcel in Bhiwandi, Maharashtra, with a total project cost of ~₹165 crore, including cost of land. Of this, the company has incurred ~55% as on July 31, 2025, largely pertaining to land acquisition and initial construction, exposing the company to project execution risks. Also, this is the first warehouse construction being undertaken by the company. However, the company has a fixed-price construction contract with the EPC contractor, which mitigates the cost overrun risk to a large extent. Timely completion of the project without cost overrun will be key monitorable.

Exposure to market risk and single tenant concentration risk

As the warehouse block is under construction, there are no leasing tie-ups in place. Accordingly, the company is exposed to leasing risk. The company is constructing single block warehouse making it susceptible to single tenant concentration risk post completion of the project. However, leasing progress is expected with advancement in execution and additionally, favourable location and strong track record of sponsors in developing and managing warehouses mitigates marketing risk to certain extent.

Exposure to competition

The vicinity is surrounded by mid and large-sized warehouses and therefore such competition could exert pressure on the rental rates and occupancy going forward. However, comfort is derived from project's location and sponsor's extensive experience in warehousing space, which mitigates the risk to certain extent.

Liquidity: Adequate

The company's liquidity position is supported by no debt servicing obligations in the construction phase and an undisbursed sanctioned limit of over ₹70 crore available as on July 31, 2025, which is expected to be sufficient to meet the project's funding requirements. While the company faces refinancing risk in FY27, timely progress on project execution and leasing will be monitorable. Additionally, presence of strong sponsors willing to support the business provides additional comfort.

Assumptions/Covenants: Not applicable

Environment, social, and governance (ESG) risks: Not applicable

Applicable criteria

[Definition of Default](#)

[Liquidity Analysis of Non-financial sector entities](#)

[Rating Outlook and Rating Watch](#)

[Financial Ratios – Non financial Sector](#)

[Rating methodology for Debt backed by lease rentals](#)

[Rating methodology for Real estate sector](#)

About the company and industry

Industry classification

Macroeconomic indicator	Sector	Industry	Basic industry
Consumer discretionary	Realty	Realty	Real estate-related services

Incorporated in July 2024, EIAPL-V is engaged in constructing and leasing warehousing projects. The company is held by Ecobox Asset VI Pte Ltd (Singapore), which is a subsidiary of Ecobox Industrial Assetco Holdings Pte Ltd., which is ultimately held by Hillhouse Investments, a Singapore-based private equity fund. The company is currently developing a Grade-A warehousing facility at Bhiwandi, Mumbai, consisting of one single block, which is currently under construction.

Brief Financials (₹ crore)	March 31, 2025 (A)
Total operating income	0.00
PBILDT	-0.08
PAT	-0.08
Overall gearing (times)	-1.10
Interest coverage (times)	0.00

A: Audited; Note: these are latest available financial results

Status of non-cooperation with previous CRA: Not applicable

Any other information: Not applicable

Rating history for last three years: Annexure-2

Detailed explanation of covenants of rated instrument / facility: Annexure-3

Complexity level of instruments rated: Annexure-4

Lender details: Annexure-5

Annexure-1: Details of instruments/facilities

Name of the Instrument	ISIN	Date of Issuance (DD-MM-YYYY)	Coupon Rate (%)	Maturity Date (DD-MM-YYYY)	Size of the Issue (₹ crore)	Rating Assigned and Rating Outlook
Fund-based - LT-Term Loan	-	-	-	31-03-2027	100.00	CARE BBB-; Stable

Annexure-2: Rating history for last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2025-2026	Date(s) and Rating(s) assigned in 2024-2025	Date(s) and Rating(s) assigned in 2023-2024	Date(s) and Rating(s) assigned in 2022-2023
1	Fund-based - LT-Term Loan	LT	100.00	CARE BBB-; Stable	-	-	-	-

LT: Long term

Annexure-3: Detailed explanation of covenants of rated instruments/facilities – Not applicable

Annexure-4: Complexity level of instruments rated

Sr. No.	Name of the Instrument	Complexity Level
1	Fund-based - LT-Term Loan	Simple

Annexure-5: Lender details

To view lender-wise details of bank facilities please [click here](#)

Note on complexity levels of rated instruments: CareEdge Ratings has classified instruments rated by it based on complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for clarifications.

Contact us

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