The World Trade Center: A 21st-Century Renaissance of New York
NEW YORK SKYLINE
WITH WTC

Old World Trade Center: Night View

New World Trade Center: Night View
ONE GLOBAL NETWORK

330 CITIES. 100 COUNTRIES.

LANDMARKS OF PROSPERITY.

1 MILLION MEMBER COMPANIES.

HOME TO FORTUNE 500 COMPANIES.

WORLD TRADE CENTER®
THE BRAND

The brand that accounts for USD 4 trillion of World Trade in estimated total USD 12 trillion

1/3 of total Global Trade
One global name present in 100 countries across 6 continents

One brand that houses **1 Million** businesses across the globe
When expanding to any new country companies like Adobe, PWC, Merrill Lynch prefer to open their first office in a WTC

One address that is shared by Fortune 500® companies

One branded complex that is a Landmark in the region it serves
One **Catalyst** that builds communities and drives infrastructure growth

Railway and Highway in Zurich; Subway Station in Boston; Monorail in Seoul; etc
Transformational Impact of WTC

The city’s first landmark in 1979. The DWTC has acted as a platform for business growth in DUBAI.

- “DRIVING NATION’S ECONOMY”

The DWTC recognized on 100 Dirham's currency notes of UAE.
THE WTC ADVANTAGE

The WTC Brand:
The high-profile WTC name, along with typically high-image events and large volumes of people who visit WTCs provides implicit value to tenants.

Concentration of Services:
WTCs consolidate international trade agencies and private sector firms involved in global trade and commerce, providing single-point access.

Real Estate Premiums:
Due to the high caliber of their international clients, as well as the draw of co-located facilities, WTCs typically achieve premium rental rates and demand.

Redevelopment Impact:
Because of scale or government sponsorship, WTCs in most cases dramatically upgrade local real estate patterns, providing strong investor ROI.

Economic Impact:
With hotel, conference and exhibition facilities WTCs attract substantial out-of-town visitation, producing positive fiscal impact for their communities.
WTC SEOUL

Seoul is the capital of South Korea. The city proper has a population of 10.3 million, with nearly 22 million in the metropolitan area, making it the fourth largest metro area in the world. Major industries in this global city include electronics, telecommunications, automobile production, chemical & shipbuilding.

Due to density and government policies, Seoul is one of the most digitally wired cities in the world. WTC Seoul attracts an estimated 2.1 million overnight visitor-days and 1.1 million day-trip visitor days annually. The combined estimated direct, indirect and induced spending associated with WTC Seoul equals $1.9 billion annually (2006 dollars). Fiscal impact (i.e. new city taxes): $386.9 million. The complex, which recently underwent a six-year, $1 billion expansion, consists of a 2 million square ft Convention and Exhibition Center (COEX), a 54-story Trade Tower, a 42-story Asia European Meeting (ASEM) tower, two Intercontinental Hotels with 530 and 649 rooms respectively, a 280- unit residential tower, and the COEX Mall. With a performing arts hall, 500,000 square feet of retail, a 230,000 square-foot multiplex movie theater and an aquarium, COEX Mall is the largest under-ground shopping and cultural center in Asia.

Average Office Lease Rates: WTC: $69.58 PSF, MARKET: $56.61 PSF Difference: 22.9%
WTC BOSTON

Boston is the state capital of Massachusetts and the regional new England hub for finance, government, professional services, higher education and medical facilities. Its port is the oldest continually active major port in the western Hemisphere and its Logan International Airport is the 6th busiest in the nation. Boston is also one of the most historic cities in U.S. WTC Boston attracts an estimated 1 million over night visitor days annually. The combined estimated direct, indirect and induced spending associated with WTC Boston equals $582.8 million annually (2006 dollars). Fiscal impact (i.e. new city taxes): $ 142.9 Million. WTC Boston houses the U.S Export Assistance Centre and offers one of the largest venues in the northeast U.S for the international meetings, Exhibitions and conventions. WTC Boston works with the state of Massachusetts, the Massachusetts Port Authority, Local Universities, Industry Associations, Foreign consulates and foreign world trade centre to host visiting trade delegations.

Average Office Lease Rates: WTC : $ 45 PSF , MARKET : $ 33.75 PSF Difference : 33.3%
The City of São Paulo, with a population 20.2 million, is now the 6th largest city in world and the financial and industrial center of Brazil. Founded in the 1500s by the Portuguese, the city is the central business hub of the State of São Paulo, the richest and most populous state in the country. The state is responsible for more than half of Brazil’s manufacturing output, and a third of its coffee output. WTC São Paulo attracts an estimated 500,000 overnight visitor-days and 312,500 day-trip visitor days annually. The combined estimated direct, indirect and induced spending associated with the WTC São Paulo equals $371.6 million annually (2006 dollars). Fiscal impact (i.e. new city taxes): $33.6 million. WTC São Paulo was built for $230 million and financed by 34 pension funds and the Servlease Group. Most of its facilities are contained in its 26-story office tower, including 209,000 square feet of office space, 184,000 square feet of retail (the Decoration and Design Center); the 300-room Gran Melio São Paulo Hotel; a 40,000 square-ft trade mart; and a 30,240 square ft Convention center with a 550-seat auditorium. Average Office Lease Rates: WTC : $ 46.3 PSF , MARKET : $ 38.28 PSF Difference : 20.9%
W TC San Diego is located in San Diego, the second largest city in the U.S. state of California. A Pacific port city, San Diego’s economy is composed of agriculture, biotechnology, computer sciences, electronic manufacturing, defense industries, financial services, tourism and maritime related industries. Its three largest economic sectors are defense, manufacturing and tourism, respectively. WTC San Diego is a public/private partnership between the Port of San Diego, the San Diego County Regional Airport Authority, the City of San Diego, the County of San Diego and the regional business community. It serves a region of 3.3 million people with 3,000 exporters ($16 billion in annual exports), 1,500 importers ($35 billion in annual imports), and more than 100 foreign companies with nearly 40,000 employees. WTC San Diego has provided 15,000 hours of trade counseling to more than 2,000 companies, resulting in more than $250 million in sales by these companies. Additionally, more than 1,000 new jobs have been created as a direct result of services provided by the WTC San Diego.
WTC COLOMBO

With over 750,000 square feet of prime office and retail space, the World Trade Center, Colombo is an international business complex on par with premium grade buildings in major cities around the world. Built to the highest standards, this impressive landmark comprises two 39 storey towers connected by a 4 storey retail block. It has attracted prestigious local, international and multinational companies as tenants, making it the most sought after business address in Sri Lanka. With its prime location in the heart of the city in the Central Business District (CBD) and easy access to all main banks, major five star hotels, government offices, shops and the headquarters of some of the largest businesses, this towering business complex is Sri Lanka’s tallest and most impressive commercial landmark. With a prestigious tenant base numbering over 120 local, international and multinational brand names, the WTC is a building designed for the 21st century in providing not only the ‘best address’ but a conducive environment for businesses to thrive.
The WTC Bogotá was founded in 1986 and since then is member of the World Trade Centers Association (WTCA) family. It has worked under the ideals of the WTCA, with the firm purpose of promoting international trade and positioning Bogotá as a destination for international business. Collocated with WTC Bogotá, the Bogotá Royal Hotel at the WTC, first hotel of the Royal Chain opens its doors. Currently, the chain has 13 hotels of which 8 are located in the capital city of Colombia (including the Radisson Brand), offering members a wide range of hosting solutions, events, services and unique benefits of the Hotels Royal Chain concierge services, with more than 50 available spaces for business meetings, conferences and seminars, in 8 splendid Hotels in Bogotá.
WTC Mumbai is located in Cuffe Parade and was built in 1970. It consists of two towers, MRVDC and IDBI. MRVDC was at 156m, the tallest building in South Asia until the 2010 completion of The Imperial, Mumbai. The port of Mumbai, on India’s west coast, handles 60% of India’s maritime cargo.

Mumbai is India’s commercial and entertainment center, accounting for 25% of industrial output and 70% of its capital transactions. WTC Mumbai is certified in trade services by the WTCA, and specializes in trade data, education and trade missions. It offers an exhibition facility and a World Trade Club.

The Arcade houses under one roof, a wide variety of shops, showrooms and services. Several State Governments have set up their Emporia, reflecting their cultural uniqueness and projecting the unity in diversity, that is India. The Arcade is a real Indian window to the world. Annual exports from Mumbai exceed $30 billion. WTC Mumbai has successfully assisted in the creation of more than 3,000 new jobs by companies that have used their services.

As a direct result of the role played by WTC Mumbai, foreign direct investment in the Mumbai region was estimated at $11 billion.

Average Office Lease Rates: WTC: $ 5 PSF, MARKET: $ 4.5 PSF, Difference: 10%
WTC Bangalore is located in one of the world’s most integrated lifestyle enclave – Brigade Gateway, designed by the world’s leading architects; HOK, New York. It is a signature building with 32 levels comprising of 1 million+ sq.ft of pure business space. It has a helipad and sky bridges connecting WTC Bangalore with Sheraton hotel Bangalore, Orion Mall and multiplex. It has a 9 level parking to accommodate 2250 cars. WTC Bangalore has the ideal Infrastructure for handling international trade activities. WTC Bangalore has received appreciation and participation from government bodies, national and regional trade promotional organizations and foreign diplomats. WTC Bangalore creates a perfect platform for business community to get connected with new business opportunities and expand their business across nations. WTC Bangalore facilitates trading opportunities across diverse sectors such as Aerospace, Agro-food processing, Automobiles, Biotechnology, Coffee, Education, Energy, Engineering, Information Technology, Infrastructure, Minerals, Petro-chemicals, Pharmaceuticals, Readymade Garments, Silk Products, Tourism and many more.
One network that connects 330 Cities across 100 Countries

The most powerful business enabler in the world is now in the **NCR**...
A LOCATION WITH AN EDGE

- CENTRALLY LOCATED TO DELHI, GURGAON, FARIDABAD AND NOIDA
- WELL CONNECTED BY YAMUNA EXPRESSWAY, EASTERN PERIPHERAL EXPRESSWAY AND FNG CORRIDOR
- OPPOSITE GAUTAM BUDDHA UNIVERSITY, NIT TECHNOLOGIES AND WIPRO
- NEXT TO BUDDH INTERNATIONAL F1 CIRCUIT, SPORTS CITY AND NIGHT SAFARI
- GREATER NOIDA, THE 4TH LARGEST IT-SEZ DESTINATION IN INDIA

WORLD TRADE CENTER
NOIDA
A SPIRE INITIATIVE
TECHZONE 1: An Enviable Neighborhood

- Yamuna Expressway
- Metro Connectivity
- F1 Circuit
- NIIT at Techzone 1
- Gautam Buddha University
"Mainstream Green Centre for long term Asset Value"

WTC Noida is a Mainstream Green office Complex designed to consume up 30% lesser energy, resulting in higher financial & environmental benefits to the owners, and health benefits to its occupants.
An INVESTMENT that gives you

THE POWER OF 4

- CAPITAL APPRECIATION
- SECURITY OF INVESTMENT
- PRIDE OF OWNERSHIP
- HIGH RETURNS

WORLD TRADE CENTER
NOIDA
A SPICE INITIATIVE
PERFORM IN AN ARENA THAT WILL HAVE THE WHOLE WORLD CHANTING YOUR NAME.

SPIRE ONE AT WTC, NOIDA

STAND TALL

Access the best opportunities in commerce in 300 cities and 100 countries with a physical and virtual infrastructure that has the whole world applauding your every business decision.

Stand Tall with Spire One at the World Trade Center, Noida that connects you to a world of networking that only an exclusive few are invited to.

- Iconic 120m tall tower on Yamuna Expressway
- WTC Enabled business and convention centre
- Privileged access to venture accelerator services @ VAS
- Executive WTC Club Experience
- Efficient modular floor plate with 15 ft floor to floor height
- 360 degree sunset views of the Yamuna floodplain
- Helping access
- Terrace bar, sky deck and auditorium

WORLD TRADE CENTER® NOIDA

A SPIRE INITIATIVE
### COMMERCIALS  
*(7 years return plan)*

<table>
<thead>
<tr>
<th>Project</th>
<th>Virtual WTC Signature (Ground Floor)</th>
<th>Virtual WTC Signature (First Floor)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project type</td>
<td>Unfurnished</td>
<td>Unfurnished</td>
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<tr>
<td>Area (Approximate small unit size)</td>
<td>350</td>
<td>350</td>
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<tr>
<td>Card Rate (Per Sq. Ft.)</td>
<td>7500/- (after 300 discount)</td>
<td>6950/- (after 300 discount)</td>
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<tr>
<td>Gross Investment Size</td>
<td>26,25,000</td>
<td>24,32,500</td>
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#### Payment Plans

<table>
<thead>
<tr>
<th>WTC Noida</th>
<th>WTC Noida</th>
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<tbody>
<tr>
<td>Assured Return till possession*</td>
<td>12%</td>
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<tr>
<td>Minimum Rental Assurance</td>
<td>3</td>
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<tr>
<td>(After possession in years)</td>
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<tr>
<td>Assured rental (per sq.ft per month)</td>
<td>56.25</td>
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#### Investment calculations based on Amount to be invested

| Invested Amount                                | 26,25,000                                    | 24,32,500                                    |
| Area                                          | 350                                           | 350                                           |
| Total Investment Amount(INR)**                 | 26,25,000                                    | 24,32,500                                    |
| Time till possession in months                | 48                                            | 48                                            |
| Assured Return till possession                | 12%                                           | 12%                                           |
| Monthly Assured Return                        | 26,250                                       | 24,325                                       |
| Total Assured return (1)                      | 12,60,000                                     | 11,67,600                                    |
| Rental amount                                 | 56.25                                         | 52                                            |
| Monthly rental                                | 19,687.5                                      | 18,200                                       |
| Assured rental Time period                    |                                               |                                               |
| (In Months)                                   | 36                                            | 36                                            |
| Total Assured rental (2)                      | 7,08,750                                      | 6,55,200                                      |
| Total Returns (1+2) (INR)                     | 19,68,750                                     | 18,22,800                                    |
| % age Return                                  | 75.0%                                         | 75.0%                                         |

*Other payment plans also available for WTC Noida (Kindly refer to Application form for payment plan details)*

** Service tax and other Govt. charges as Applicable.

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**CALL RAJESH @ 9646313400 for further details**
## PAYMENT PLANS

<table>
<thead>
<tr>
<th>(95% DOWN PAYMENT) 12% P.A RETURN</th>
<th>(50% - 25% - 20%) 11% P.A RETURN</th>
<th>(20%) 10% P.A RETURN</th>
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</thead>
<tbody>
<tr>
<td>PAYMENT</td>
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<td>PAYMENT</td>
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<tr>
<td>DATE</td>
<td>AMOUNT</td>
<td>DATE</td>
</tr>
<tr>
<td>On Booking</td>
<td>2 lacs</td>
<td>On Booking</td>
</tr>
<tr>
<td>30 Days from Booking</td>
<td>10% (Including booking amount)</td>
<td>30 Days from Booking</td>
</tr>
<tr>
<td>60 Days from Booking</td>
<td>85%</td>
<td>60 Days from Booking</td>
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<tr>
<td>On Possession</td>
<td>5%</td>
<td>1 year from Booking</td>
</tr>
<tr>
<td>2 year from Booking</td>
<td>25%</td>
<td>12 months from Booking</td>
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<tr>
<td>On Possession</td>
<td>5%</td>
<td>24 months from Booking</td>
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<tr>
<td>36 months from Booking</td>
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<td>36 months from Booking</td>
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<tr>
<td>Returns will start from date 95% payment received</td>
<td>Returns will start from date 50% payment received</td>
<td>Returns will start from date 20% payment received</td>
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<tr>
<td>Tax @ 3.708% on Investment</td>
<td>IF PAID 95% IN 1 YEAR, RETURN UPGRADE TO 12%</td>
<td>IF PAID 95% IN 1.5 YEAR, RETURN UPGRADE TO 11.5%</td>
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<tr>
<td></td>
<td>Returns will start from date 50% payment received</td>
<td>TDS will be deducted on payouts</td>
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