

330 CITIES. 100 COUNTRIES.
LANDMARKS OF PROSPERITY.
1 MILLION MEMBER COMPANIES.
HOME TO FORTUNE 500 COMPANIES.
ONE GLOBAL NETWORK.



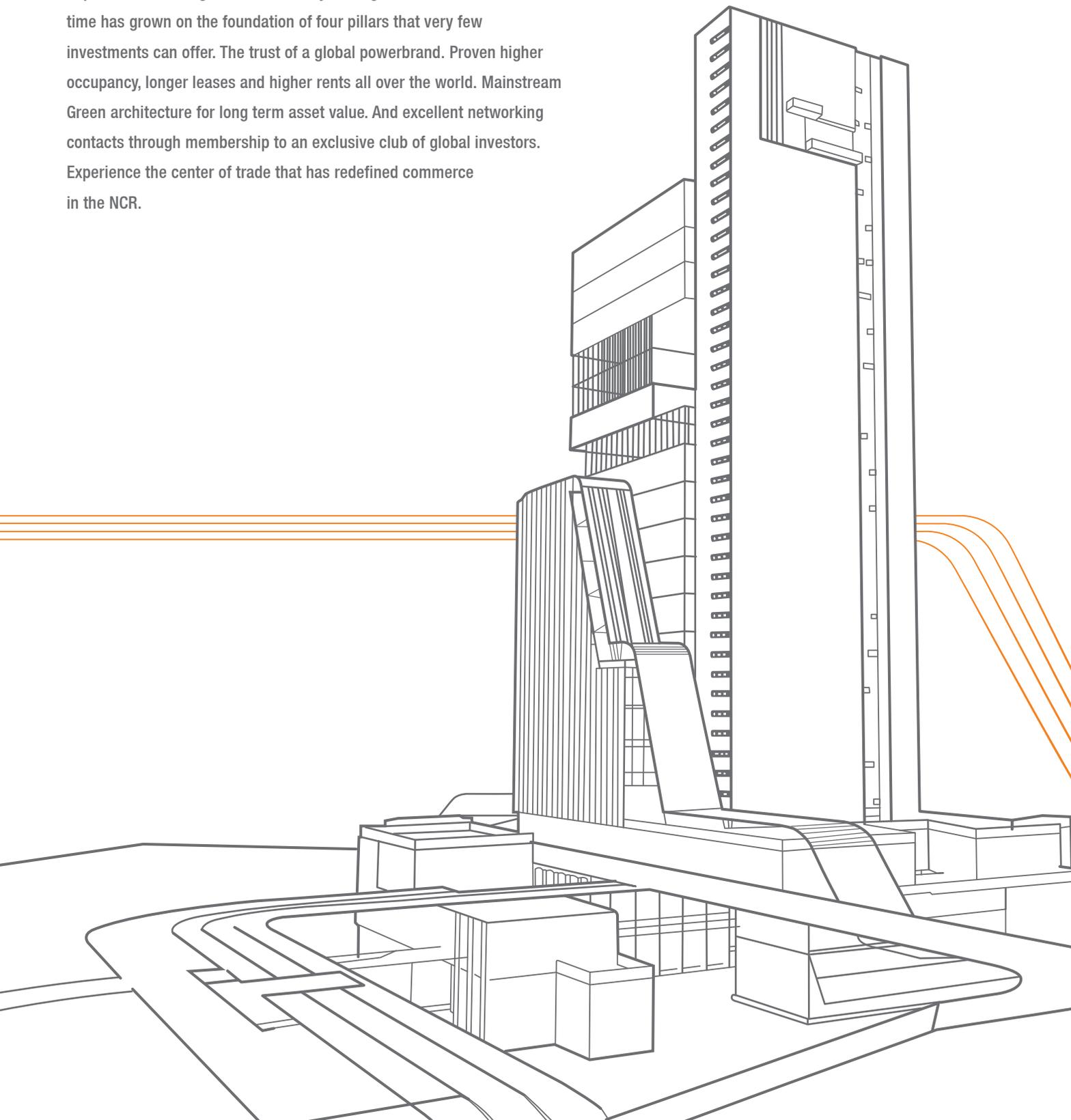
WORLD TRADE CENTER™
NOIDA

A VIRIDIANRED DEVELOPMENT



STAND TALL ON THE FOUNDATION OF PROSPERITY

In keeping with its legacy all over the world, the World Trade Center Noida has outperformed all other commercial ventures in the NCR by unprecedented margins. And its ability to surge so far ahead in such little time has grown on the foundation of four pillars that very few investments can offer. The trust of a global powerbrand. Proven higher occupancy, longer leases and higher rents all over the world. Mainstream Green architecture for long term asset value. And excellent networking contacts through membership to an exclusive club of global investors. Experience the center of trade that has redefined commerce in the NCR.



EXPERIENCE



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



SECURITY OF INVESTMENT

TRUST OF A GLOBAL POWERBRAND. DELIVERED TO INTERNATIONAL STANDARDS.

The World Trade Center Association is a global network of office complexes across 330 cities in 100 countries and serves over 1 million member companies today.

Headquartered in New York, USA, the unilateral objective of WTC is to promote prosperity through international trade by providing a host of reciprocal services to help foster partnerships - group trade missions for access to global businesses and capital; trade information services and market research services for local business knowledge; trade education services; world-class office complexes; expo and conferencing facilities; short term office space; stay facilities and much more.

For its centers in Delhi NCR, WTC has partnered Viridian RED, the name behind India's first LEED Platinum rated Mainstream Green IT Complex, SPIRE EDGE, Manesar*. Delivered in record time, Spire Edge has not only been awarded as The Word's Best Office Development (IPA, San Diego, USA), it is also North India's first operational World Trade Center.

WTC MANESAR'



LEED PLATINUM
GREEN BUILDING



HIGH RETURNS

HIGHER OCCUPANCY. LONGER LEASES. HIGHER RENTS. RETURNS SAFEGUARDED AGAINST MARKET DOWNTURNS.

The exceptional facilities and services of World Trade Center Complexes attract some of the biggest names from business. In addition, the high-profile WTC name; the multiple high-image events hosted here and the large volumes of people who visit WTC, Complexes together provide implicit value to tenants.

A comprehensive independent analysis by C.H. Johnson Inc. states that WTC complexes were found to outperform similar buildings in their markets when it came to rentals and occupancy. The World Trade Center brand attracts higher rents, faster sales, longer leases and higher occupancy, making them not only the most preferred business hubs, but a lucrative investment destination as well.

WTC BUILDINGS ON AVERAGE ENJOY 33% HIGHER OCCUPANCY AND 18% HIGHER RENTAL

San Marino:

Average office lease rates
WTC: \$29.74 psf
Market: \$22.88 psf

% Difference:

30.0%

Seoul:

Average office occupancy
WTC: 100 percent
Market: 94.3 percent
% Difference: 5.7%

Average office lease rates
WTC: \$69.58 psf
Market: \$56.61 psf

% Difference:

22.9%

Boston:

Average office lease rates
WTC: \$45 psf
Market: \$33.75 psf

Average office occupancy
WTC: 98 percent
Market: 89.2 percent
% Difference: 9.9%

% Difference:

33.3%

Sao Paulo:

Average office occupancy
WTC: 96 percent
Market: 85 percent
% Difference: 12.9%

Average office lease rates
WTC: \$46.3 psf
Market: \$38.28 psf

% Difference:

20.9%

Amsterdam:

Average office lease rates
WTC: \$37.77 psf
Market: \$35.69 psf

% Difference:

5.8%

Mumbai:

Average office lease rates
WTC: \$5 psf
Market: \$4.5 psf

% Difference:

10%





CAPITAL APPRECIATION

CATALYSTS TO REGIONAL BUSINESS AND INFRASTRUCTURE GROWTH. MAINSTREAM GREEN ARCHITECTURE FOR LONG TERM ASSET VALUE.

As trade catalysts, WTC Complexes facilitate international trade and thus contribute to development of regional business communities, creating thousands of job opportunities and enabling millions of dollars of business for the regional community.

And as real estate projects, WTC buildings are high profile developments that convey a premier international business address and are highly desirable locations for business tenants to occupy.

It has often been demonstrated that WTC Complexes also influence the infrastructure development in the region. As a result the value appreciation of WTC properties is faster than the average market and stays consistently higher.

WTC Noida is a Mainstream Green Office Complex that's designed to consume up to 30% lesser energy, resulting in higher financial benefits to the owners, health benefits to its occupants, environmental benefits towards the earth and creating long term asset value for the investors.

Amsterdam:

The WTC has inspired plans for a land bridge that will cover 1.2 kms of adjacent highway and rails, as well as the expansion of the Zuid/WTC rail station, to be fully inter-modal by 2020.

Boston:

The arrival of WTC revived a 1,000-acre "Seaport District" which included apartments and condominiums, hotels, retail centers, office buildings, meeting and convention facilities, industrial properties and a new subway station.



Seoul:

Thanks largely to WTC Seoul and the associated development it spawned in the south-west Kangnam Business District (KBD), the KBD is now predicted to surpass the Central Business District (CBD) as the city's commercial and financial center. The KBD is home to new-economy type businesses, such as information technology and pharmaceuticals, and recently announced plans to build a \$205 million, 6.7 kilometer monorail.

Sao Paulo:

The first major investment venture in the Brooklin area, just six miles from the city center, The WTC inspired development of the second largest commercial, shopping and entertainment district in the city. In recent years, Brooklin has become home to many large multinationals, including the 30-story Bank of Boston South American headquarters, completed in 2002.



PRIDE OF OWNERSHIP

CREATING LANDMARKS OF PROSPERITY. MEMBERSHIP TO AN EXCLUSIVE CLUB OF GLOBAL INVESTORS.

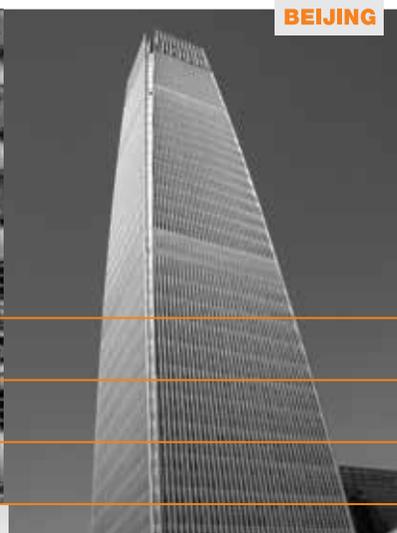
WTCA is a network that creates a positive impact on regional and international businesses, and brings together both government and private bodies to facilitate the smoother flow of business. It creates a powerful lobby of like-minded entrepreneurs that can influence policy and legislation, making it a premium real estate address that never fails to deliver, be it business for its members or premiums for its investors.

As branded complexes, WTC Complexes are landmarks in the regions that they serve. There can be only one WTC facility in a city and this makes it an exclusive symbol of international connectedness and competitiveness in the region.

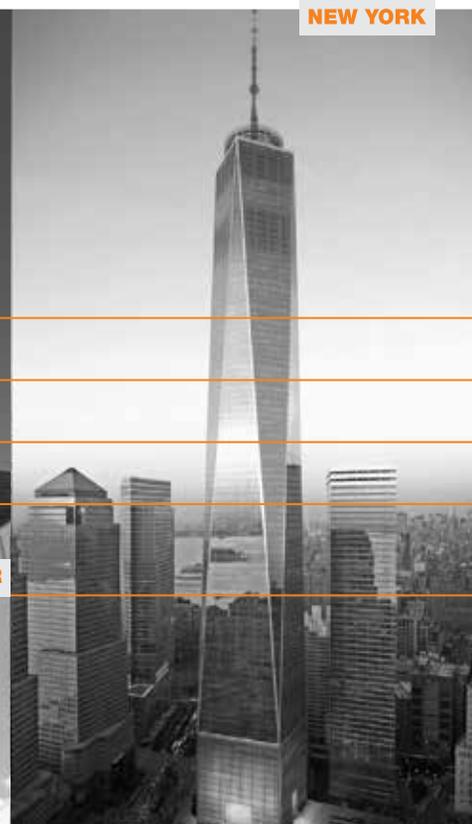
The WTC Club offers its investors a unique opportunity to own much more than just a real estate property. Membership to the local WTC Club ensures you get similar facilities across the world. It's like having your own office in cities such as London, New York, Tokyo, Hong Kong, Beijing or any of the 330 WTCs. It's an invitation to join a league of world leaders who are helping define the future of the world through business.



DENVER



BEIJING



NEW YORK

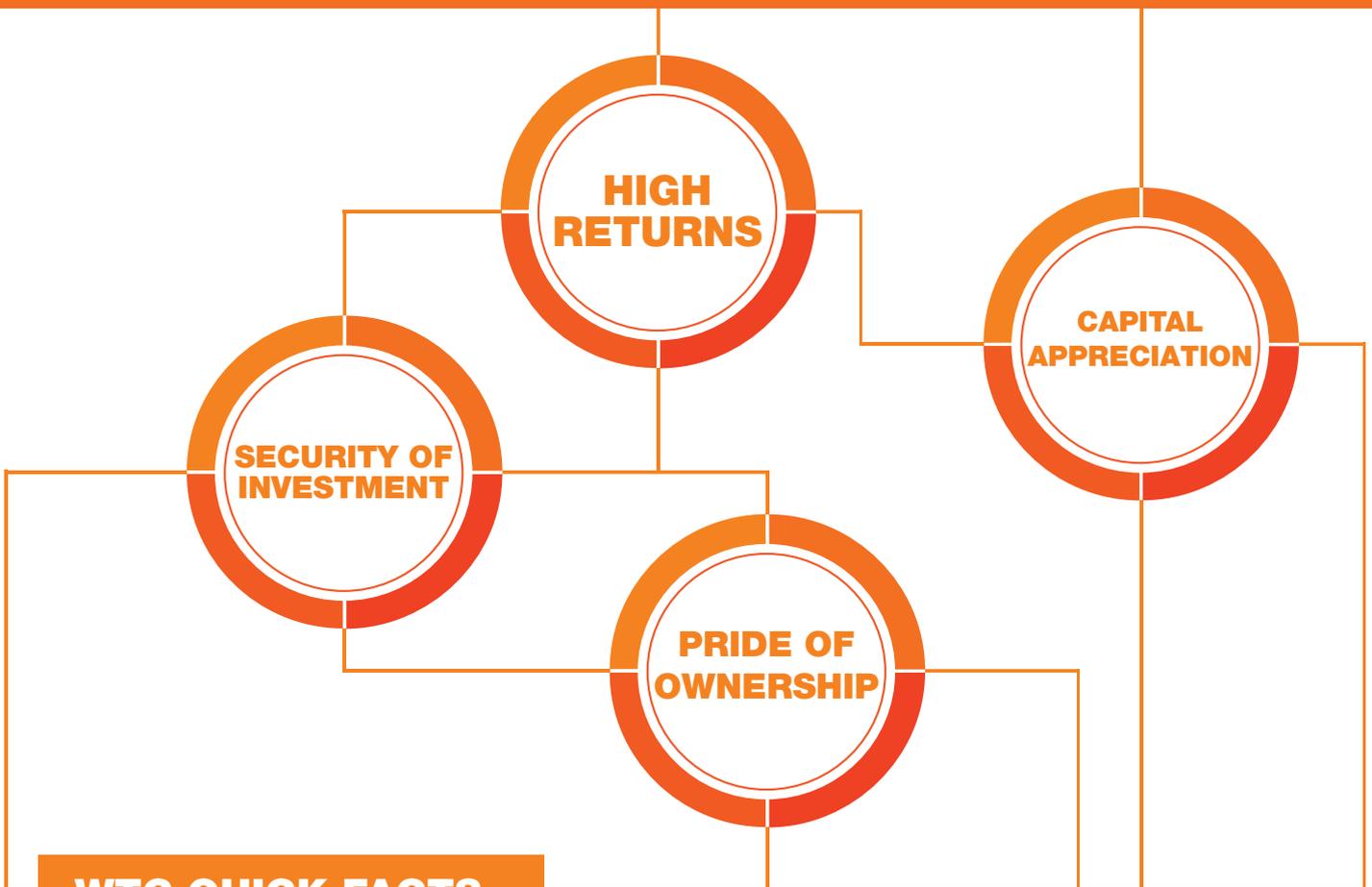


TOKYO



ROTTERDAM

SAN SALVADOR



WTC QUICK FACTS

- The largest network of offices and intellectual capital in the world
- Platform to access the most prominent industry leaders
- Unlimited business opportunities through trade shows, seminars and a host of reciprocal services available exclusively at the World Trade Center
- The WTC club – a physical and virtual networking space aimed solely at the growth of business
- The WTC enables billions of dollars of trade all over the world every year
- Organises special trade missions to and from the country of residence
- The World Trade Center has been proven to
 - ◆ Anchor the renewal of urban areas
 - ◆ Attract new business to a region
 - ◆ Boost regional trade and stimulate economic growth
 - ◆ Increase port, airport and hotel traffic
 - ◆ Serve as a draw for specialized trade shows
 - ◆ Increase the capabilities of the regional trade community



WORLD TRADE CENTER™ NOIDA

A VIRIDIANRED DEVELOPMENT

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