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RED OS
THINK
BEYOND
WALLS

PHILOSOPHY

THINK BEYOND WALLS

It is when we unthink real estate to be few walls placed adjacent to each other, dry and lifeless. Instead be unrestricted by physical structures, addresses, borders and geographies, which enables businesses to have unparalleled avenues of growth and connectivity to an exclusive range of business and physical spaces across the globe.

Real Estate that Enables. Services that Deliver.

THE NETWORK

THAT CREATES AN IMPACT

30% HIGHER RENTALS

13% HIGHER OCCUPANCY

319 CITIES
88 COUNTRIES
1 GLOBAL NETWORK

A LEGACY OF 75 YEARS

HOME TO FORTUNE 500 COMPANIES

ATTRACTS HIGH FOOTFALL 2.45 MILLION

CBD

WHERE WORLD DOES BUSINESS

As financial activities accelerate some characteristics surface which are common among all the CBDs globally. Firstly, it becomes the ambition of those who are ambitious. As a result the land prices and the rents start to rise. As the business open their offices; employment start to rise. Foreseeing the certainty of the large number of individual coming to a CBD for work, transportation and other infrastructures are designed from day one of planning.

30% YoY GROWTH GLOBALLY IN CBDs

95% OF MOST EXPENSIVE OFFICE SPACES ARE IN CBD GLOBALLY

83% MORE CONNECTED ARE THE CBDs GLOBALLY COMPARED TO OTHER AREAS

≥ 97% OCCUPANCY RATE IN CBDs GLOBALLY

OPPORTUNITIES MULTIPLY

WHEN THE LARGEST BUSINESS NETWORK MEETS A POTENTIAL BUSINESS DISTRICT

EXPERIENCE 2X

THE POWER OF 4

SECURITY RETURNS GROWRH PRIDE

RENTAL OCCUPANCY ADDRESS DEMAND

RED OS

Real Estate That Enables
Services That Deliver


UNTHINK
BOUNDARIES

WORLD TRADE CENTERS ASSOCIATION

A GLOBAL NETWORK
CONNECTING 1 MILLION BUSINESSES ACROSS

319 CITIES | 88 COUNTRIES

LANDMARKS OF PROSPERITY

World Trade Centers are landmarks of prosperity in the region in which they lie. As a result, WTCs in CBDs globally, are the preferred business address for global companies, small and medium enterprises as well as startups.

30% HIGHER LEASE RATE* & 13% HIGHER OCCUPANCY*

10%

DIFFERENCE
IN MUMBAI*

AVERAGE OFFICE LEASE RATES
WTC: $5 PSF
MARKET: $4.55 PSF

5.8%

DIFFERENCE
IN AMSTERDAM*

AVERAGE OFFICE LEASE RATES
WTC: $37.77 PSF
MARKET: $35.69 PSF

30%

DIFFERENCE
IN SAN MARINO*

AVERAGE OFFICE LEASE RATES
WTC: $29.74 PSF
MARKET: $22.88 PSF

33.3%

DIFFERENCE
IN BOSTON

AVERAGE OFFICE
LEASE RATES
WTC: $45 PSF
MARKET: $33.75 PSF

WTC SAO PAULO
COMMANDS*

12.9%

HIGHER
OCCUPANCY

WTC SEOUL
COMMANDS*

6.1%

HIGHER
OCCUPANCY

*Based on surveyed World Trade Center operations in 2007 and 2012, as published in WTCA brochure 2016.

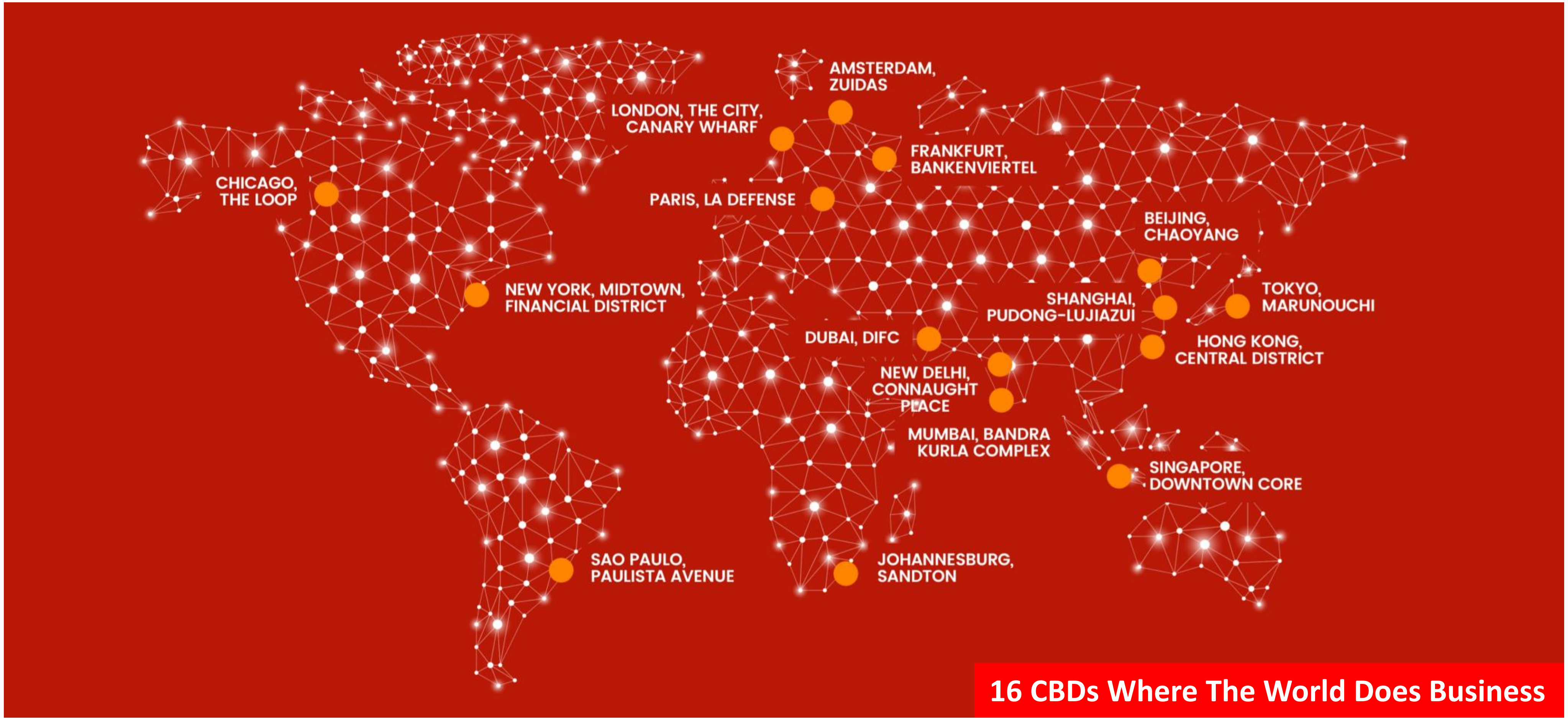
GLOBAL

CENTRAL BUSINESS DISTRICTS

BEST PERFORMING

GLOBAL CBDs

World Trade Centers are landmarks of prosperity in the region in which they lie. As a result, WTCs in CBDs globally, are the preferred business address for global companies, small and medium enterprises as well as startups.



CBDs THAT SHAPED THE WORLD ECONOMY

NEW YORK, MIDTOWN

LA DEFENSE OF PARIS

SHIN JUKU, TOKYO

CENTRAL AREA, SINGAPORE

CBD DUBAI

SHEIKH ZAYED ROAD

The success of Dubai can be attributed to the development of the Sheikh Zayed Road. This is situated on the E11 highway forming the main artery of the city. If we name any high rising skyscraper, most likely it would be found here. For most of the skyscrapers of Dubai including Emirates tower and World Trade Centre are located here on Sheikh Zayed road.

LANDMARKS THAT CONTRIBUTED TO DUBAI'S SUCCESS

- Dubai World Trade Center
- Emirates Tower
- Jumeirah Tower
- API World Tower
- Dubai Tower
- White Crown Tower

WTC DUBAI

THE SECRET OF DUBAI'S FINANCIAL SUCCESS

KEY INDICATORS OF LAST YEARS PERFORMANCE

103 Major Trade Shows & Conferences

$1.5BN Generated for event industries

3.3% Share of Emirate's GDP

84K Jobs supported in a year

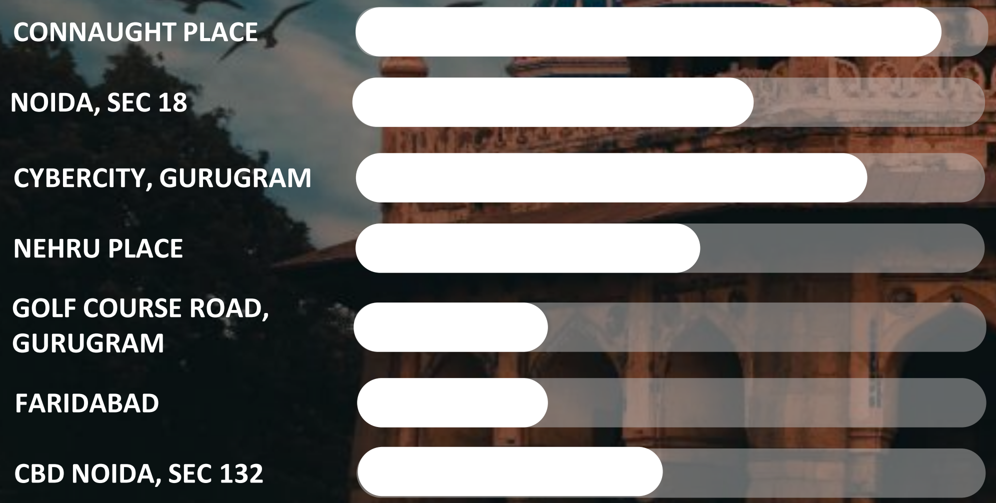
$3.5BN Contributed to Dubai's local economy

No wonder it was featured on the 100 Dirham bank note. For 20 years starting the day of building, it held the record of being the tallest building of in Dubai*. The Dubai World Trade center has played a pivotal role in the growth of international business in the Middle East.

* From 1979 - 99

DELHI NCR

SUCCESSFUL CBDs



CBD Impact and Land Value Influence Zone

CBD NOIDA

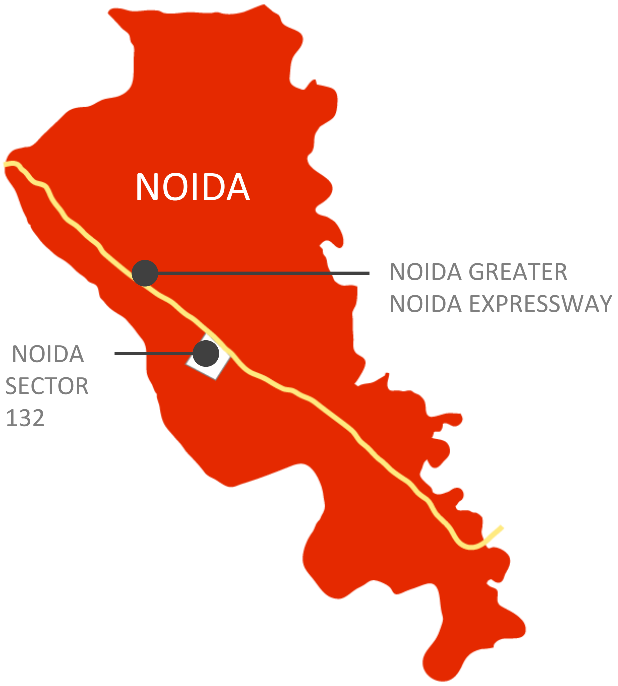
SECTOR 132

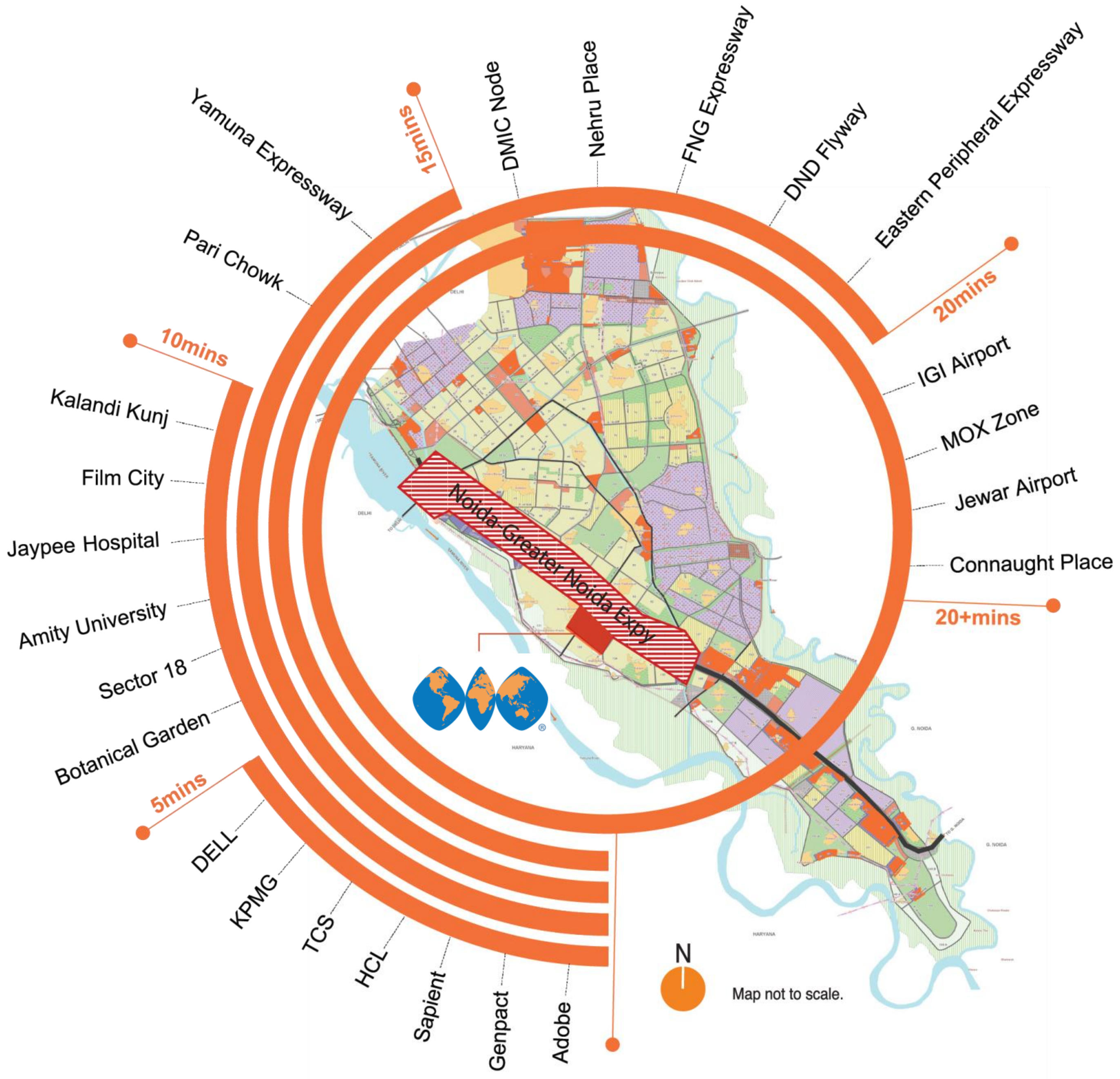
Noida sector 132 has emerged as the most promising commercial district in the region today. From systematically planned infrastructure that large corporates seek to a conducive environment for SMEs to grow, Noida sector 132 meets all the requirements to be an IT/ITeS hub.

SECTOR 132

LOCATION & PROXIMITY

Sector 132 is located right on the Noida Greater Noida Expressway, which forms the major artery of the city.
It is immediately surrounded by Fortune 500 companies like Adobe, Dell, Sapient and many such organizations.





RENTAL GROWTH~

—

2X Average rental growth compared to NCR.

HIGH OCCUPANCY*

—

11% Higher occupancy vs NCR

ADDRESS

—

Fortune 500 Hub, **Sec 132** is home to Adobe, Dell, Sapient and many more.

HIGH DEMAND^

—

NOIDA CBD dominates with **2/3rd** share of leasing market.

~ Colliers report 16 Jan 17. *C&W Sep 2018 GGN=~ NCR. ^ Colliers quarterly update NOIDA offices - Q3 2018

WTC IS HERE & DELIVERING

20 L SQ. FT. OPERATIONAL BY Q1 2019.


2X
OPPORTUNITY

RENTAL OCCUPANCY ADDRESS DEMAND

SECURITY OF INVESTMENT*

TRUST OF A GLOBAL POWER BRAND.

NOIDA CBD dominates $2/3^{rd}$ of Noida leasing.

HIGHER RETURNS ^

13% HIGHER OCCUPANCY.

30% HIGHER RENTAL.

11% Higher Occupancy Vs NCR (Gurgaon).

CAPITAL APPRECIATIONˇ

CATALYST TO REGIONAL DEVELOPMENT.

2X average rental Growth as compared to Delhi CBD.

PRIDE OF OWNERSHIP~

A LANDMARK DEVELOPMENT.

A Coveted Address Sector **132 Noida CBD**

*Subject to changing market sentiments and risk involved in investing in an immovable asset. ^Based on surveyed World Trade Center operations in 2007 and 2012, as published in WTCA brochure 2016. ˇSubject to changing market sentiments and risk involved in investing in an immovable asset. Source – www.wtca.org As per global connection 1, a special report issued by WTCA, 2014. ~It is not an offer of membership. All membership are on paid basis and tariff differ from centre to centre. ~Colliers report 16 Jan 17. *C&W Sep 2018 GGN=~ NCR. ^ Colliers quarterly update NOIDA offices - Q3 2018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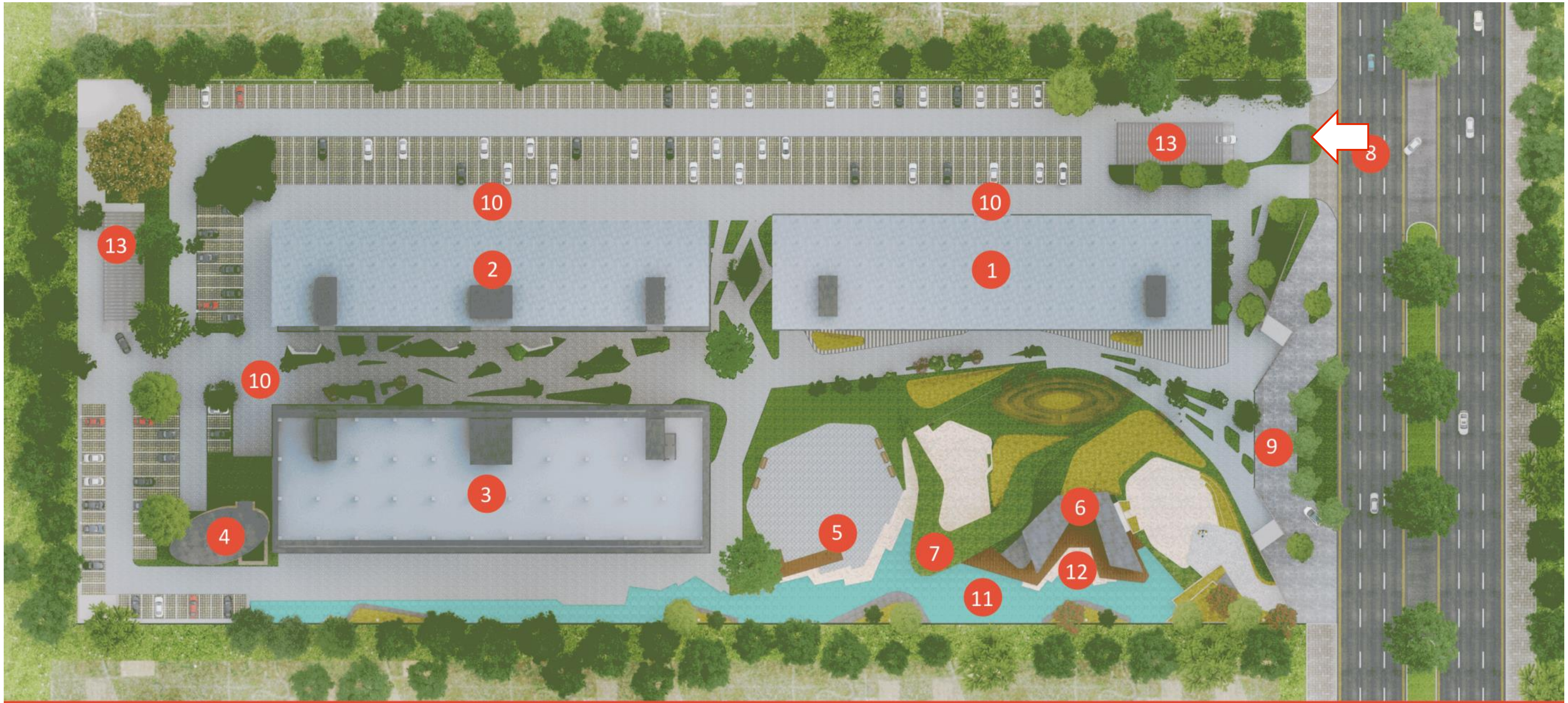
WORLD TRADE CENTER™
NOIDA CBD

ANNEXURES

SITE LAYOUT

WORLD TRADE CENTER™
NOIDA CBD



1 Tower A (G+10)
2 Tower B (G+12)
3 Tower C (G+12)
4 Cafe
5 Landscape Feature
6 Restaurant
7 Space Frame
8 Vehicular Entry/Exit
9 Pedestrian Entry/Exit
10 Tower Drop-off
11 Water Body
12 Deck
13 Basement Ramp

WORLD TRADE CENTER™
NOIDA CBD

FLOOR PLANS

TOWER A & B

Ground and First Floor Level Plan

Typical - 2nd To 5th, 8th, 9th & 12th Floor Level Plan

6th, 7th,10th & 11th Floor Level Plan

TOWER C

Ground Floor Level Plan

Typical - 2nd to 5th, 8th & 9th Floor Level Plan

6th, 7th, 10th & 11th Floor Level Plan

N


PAYMENT PLANS
WTC NOIDA CBD

DOWN PAYMENT PLANS

WORLD TRADE CENTER™
NOIDA CBD

With 24% Discount*

Sr. No.	STAGE	PAYABLE
1	Booking amount	Rs. 2,00,000/-
2	Within 45 days of booking	95% of BSP, Less booking amount
3	On offer possession	5% of BSP + Other charges

With 16% Discount*

Sr. No.	STAGE	PAYABLE
1	Booking amount	Rs. 2,00,000/-
2	Within 45 days of booking	50% of BSP, Less booking amount
3	Within 12 months of booking	25% of BSP
4	Within 24 months of booking	20% of BSP
5	On offer possession	5% of BSP + Other charges

Commitment charges: 30 Rs./ Sq. Ft. +50% of actual rental for 3 years from offer of possession. Please refer to the booking application and agreement of the project issued by the developer for detailed pricing and term & conditions before making a decision of purchase. *T & C apply.

RETURN PLANS

WORLD TRADE CENTER™
NOIDA CBD

95% Down Payment With 12% Return*

Sr. No.	STAGE	PAYABLE
1	Booking amount	Rs. 2,00,000/-
2	Within 45 days of booking	95% of BSP, Less booking amount
3	On offer possession	5% of BSP + Other charges

50% Down Payment With 11% Return*

Sr. No.	STAGE	PAYABLE
1	Booking amount	Rs. 2,00,000/-
2	Within 45 days of booking	50% of BSP, Less booking amount
3	Within 9 months of booking	25% of BSP
4	Within 18 months of booking	20% of BSP
5	On offer possession	5% of BSP + Other charges

Commitment charges: 30 Rs./ Sq. Ft. +50% of actual rental for 3 years from offer of possession. Please refer to the booking application and agreement of the project issued by the developer for detailed pricing and term & conditions before making a decision of purchase. *T & C apply.

CONSTRUCTION LINKED PLAN

WORLD TRADE CENTER™
NOIDA CBD

Sr. No.	STAGE	PAYABLE
1	Booking Amount	Rs. 2,00,000/-
2	Within 45 Days Of Booking	20% of BSP, Less booking amount
3	On Commencement Of Excavation	10% of BSP
4	On Commencement Of Casting Of Plinth Level	10% of BSP
5	On Commencement Of Casting Of 1^{st} Floor	10% of BSP
6	On Commencement Of Casting Of 4^{th} Floor	10% of BSP
7	On Commencement Of Casting Of 7^{th} Floor	10% of BSP
8	On Commencement Of Casting Of 10^{th} Floor	10% of BSP
9	On Commencement Of Casting Of Top Floor Slab	10% of BSP
10	On Commencement Of Finishing Works	5% of BSP
11	On Offer Of Possession	5% of BSP + All other charges

Commitment charges: 30 Rs./ Sq. Ft. +50% of actual rental for 3 years from offer of possession. Please refer to the booking application and agreement of the project issued by the developer for detailed pricing and term & conditions before making a decision of purchase. *T & C apply.

24.12* LAKH

Returns From Day One – 10%, 11% & 12%

* T&C Apply; Project Name: WTC Noida-CBD. Project Location: A-02/1, Sector 132, Noida, District Gautam Budh Nagar, UP. RERA Registration No. UPRERAPRJ17623. Promoter: WTC Noida Development Company Private Limited; CIN No. U70109DL2007PTC162288. Co-Promoter: August Residency Private Limited; CIN No. U45200DL2008PTC176502. Contact Address: GF – 09, Plaza M-06, District Centre, Jasola, New Delhi-110025. Trade Marks: “World Trade Center”, “WTC”, WTC Logo are owned by ‘World Trade Centers Association, Inc, New York (WTCA). Promoter is using said trademarks and logo under License from WTCA.

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Thank You