



**TRANSFORMING THE
WAY THE WORLD DOES
BUSINESS**



*The brand that accounts for **USD 4 trillion** world trade out of estimated total **USD12 trillion***

One name that accounts for
1/3rd of 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 open their first office in a WTC

**One address that is shared by
Fortune 500[®] companies**



Zhengzhou Colombo Bahrain Panama Kuala Lumpur Athens Denver Dublin Geneva Paris Los Angeles New York

One branded complex that is a
Landmark in the region it serves



Railway and Highway in Zurich; Subway Station in Boston; Monorail in Seoul; etc

**One Catalyst that builds communities
and drives infrastructure growth**



One network that connects 330 Cities across 100 Countries

**The most powerful business enabler in
the world is now in the **NCR** ...**



in Partnership with

**The most *Dynamic*
Real Estate brand in the region**



WORLD TRADE CENTER



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A brand known for building and delivering “values”



- Innovative concepts and break through designs with **Flexi Homes, Code Green** and **energy efficient buildings**
- Embodies quality and on time delivery in record period of 36 months.
- High returns to investors
- Pioneering the philosophy of **Mainstream Green**
- Leading the construction industry with concepts of modularity and standardization
- Bringing core values of **equity, ecology** and **identity** though to ever walk of life.



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A brand recognized for its “sustainable products”

**CNBC World's best
Office Development**



INTERNATIONAL
COMMERCIAL
PROPERTY
AWARDS

in association with



cnbcarabia.com

BEST INTERNATIONAL
OFFICE DEVELOPMENT

Spire Edge
by A.N. Buildwell Pvt. Ltd.

2009



SPIRE EDGE, MANESAR



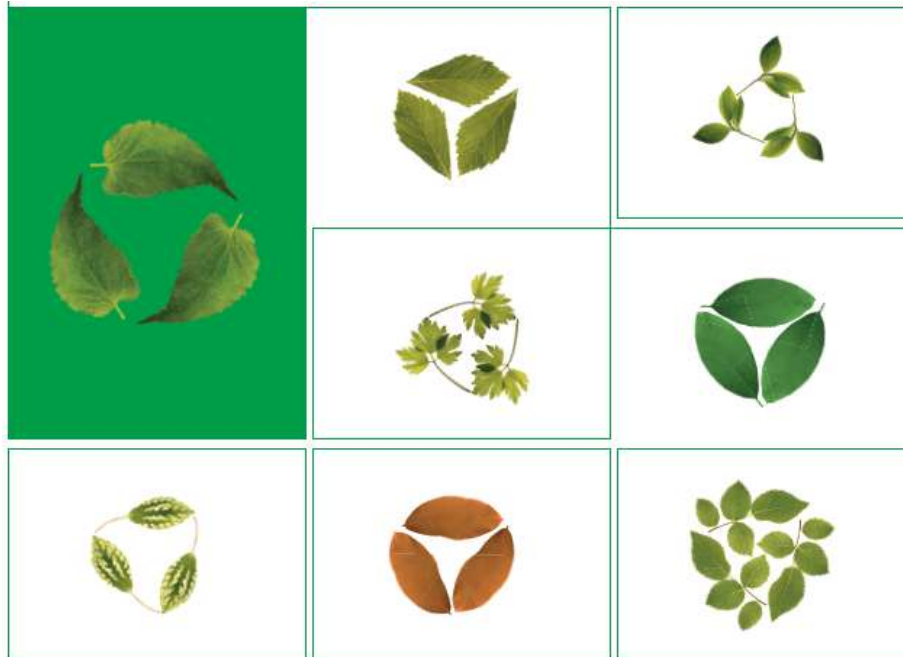
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**WINNER:
THE WORLD'S BEST
OFFICE DEVELOPMENT**



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SPIRE WORLD



WORLD TRADE CENTER



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&



SPIRE WORLD

Bring to you ..



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An **INVESTMENT** that gives you



1. SECURITY OF INVESTMENT
2. HIGH RETURNS
3. CAPITAL APPRECIATION
4. PRIDE OF OWNERSHIP



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SECURITY OF INVESTMENT



- **David Rockefeller** in 1959 creates The Lower Manhattan Association and begins to promote the idea of **"World Trade And Finance Center"** in New York City along the East River of Manhattan.
- New York and New Jersey authorize the development of **World Trade Center** in 1962
- The first tenants move into North Tower of the WTC on **December 15, 1970**



“Trust of a

Global Powerbrand ”



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SECURITY OF INVESTMENT



"I suspect that many corporations have begun to understand that they have an important role to play in the lives of their communities."

David Rockefeller

American **Philanthropist and a Real Estate Mogul** David Rockefeller, the current patriarch of **The Rockefeller Family**, is an acknowledged name in the field of construction and real estate projects in the U.S. during the 20th century.

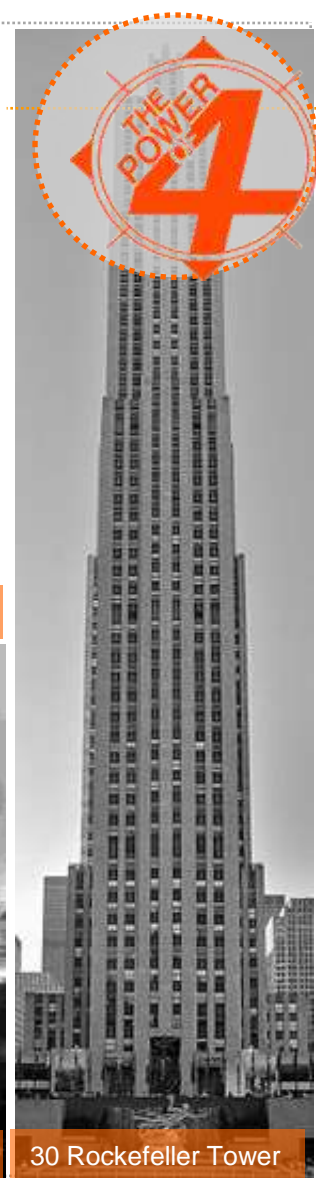
"A Legacy of Trust"



River Side Church



Rockefeller Tower



30 Rockefeller Tower



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SECURITY OF INVESTMENT



“The WTCGP has been instrumental in helping DUNMORE find international opportunities to support our global goals.”

JOHN JORDON
Vice President Sales
DUNMORE Corporation

“ With WTC San Diego trade research team added new member firms and today we have over 40+ offices throughout Asia.”

STEVE AUSTIN
Resident, Integra International

“The WTC of Greater Philadelphia, **provides resources and international reach far beyond what any small business could develop alone.**”

LORRAINE H. KELLER, Ph.D., CEO., Technical Vision Inc.



“Transforming Trade”



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SECURITY OF INVESTMENT



Delivered in record time, **Spire Edge** has not only been awarded the World's best office development), it is also North India's first operational World Trade Center and **India's first** LEED Platinum rated Mainstream Green building.



***“Delivered to
International Standards”***



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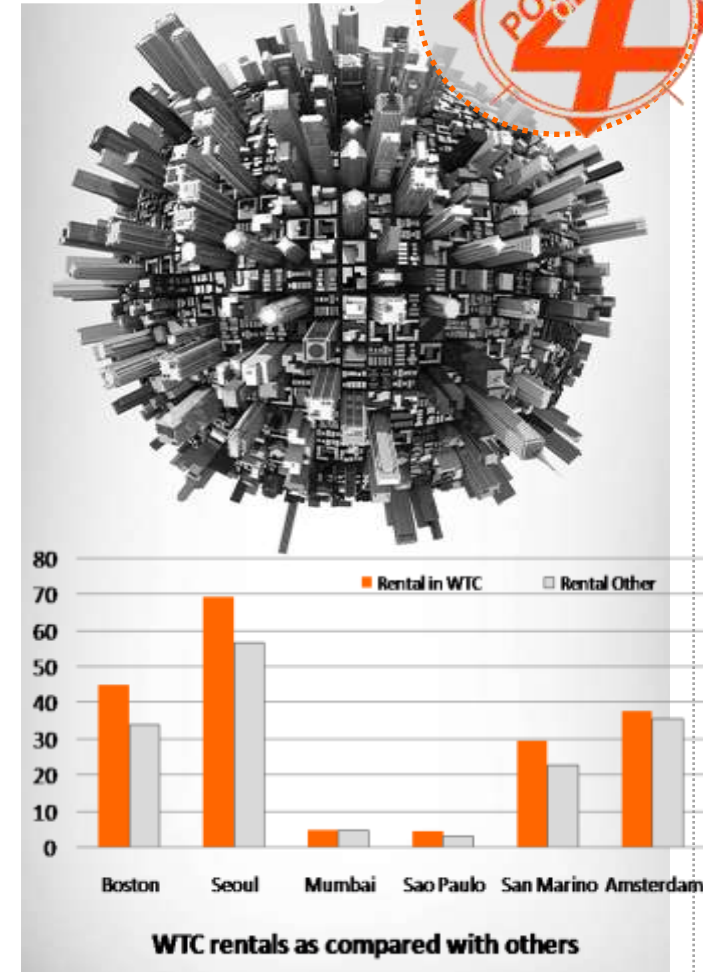
HIGH RETURNS



An investment that brings a percentage difference

WTC delivers **18% Higher Rental**
& **33% Higher Occupancy**
than the market on an average.

***“Higher Occupancy.
Longer Leases.
Higher Rents.”***



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HIGH RETURNS



WTC offers its investors
guaranteed returns @ 12% per annum
till the time of possession

***“Attractive
Investment”***

**A SAFE INVESTMENT
FOR THE FUTURE
NEEDS TO BE BUILT ON A
SOLID FOUNDATION TODAY**



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CAPITAL APPRECIATION



WTCs are high profile developments that convey a **premier international business address** and are **highly desirable** locations for business tenants to occupy



***“Catalysts to
Regional Growth”***



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CAPITAL APPRECIATION



WTC Noida is a Mainstream Green

office Complex designed to consume up to **30% lesser energy**, resulting in **higher financial & environmental benefits** to the owners, and health benefits to its occupants

50% WATER EFFICIENCY IN AIR CONDITIONING SYSTEM.

- 20.5 lac litre open water tank to provide for 100% water top-up requirements for the entire HVAC system.

SPIRE EDGE PROVIDES

28-DAY WATER BACKUP
FOR UNINTERRUPTED BUSINESS OPERATIONS.

A MINIMUM NATURAL DAYLIGHT FACTOR IS ACHIEVED IN AS MUCH AS **98% OF OCCUPIED BUILDING.**

MORE THAN 30% ENERGY SAVINGS COMPARED TO NON-ASHRAE COMPLIANT BUILDINGS.

***“Mainstream Green
For Long Term Asset Value”***



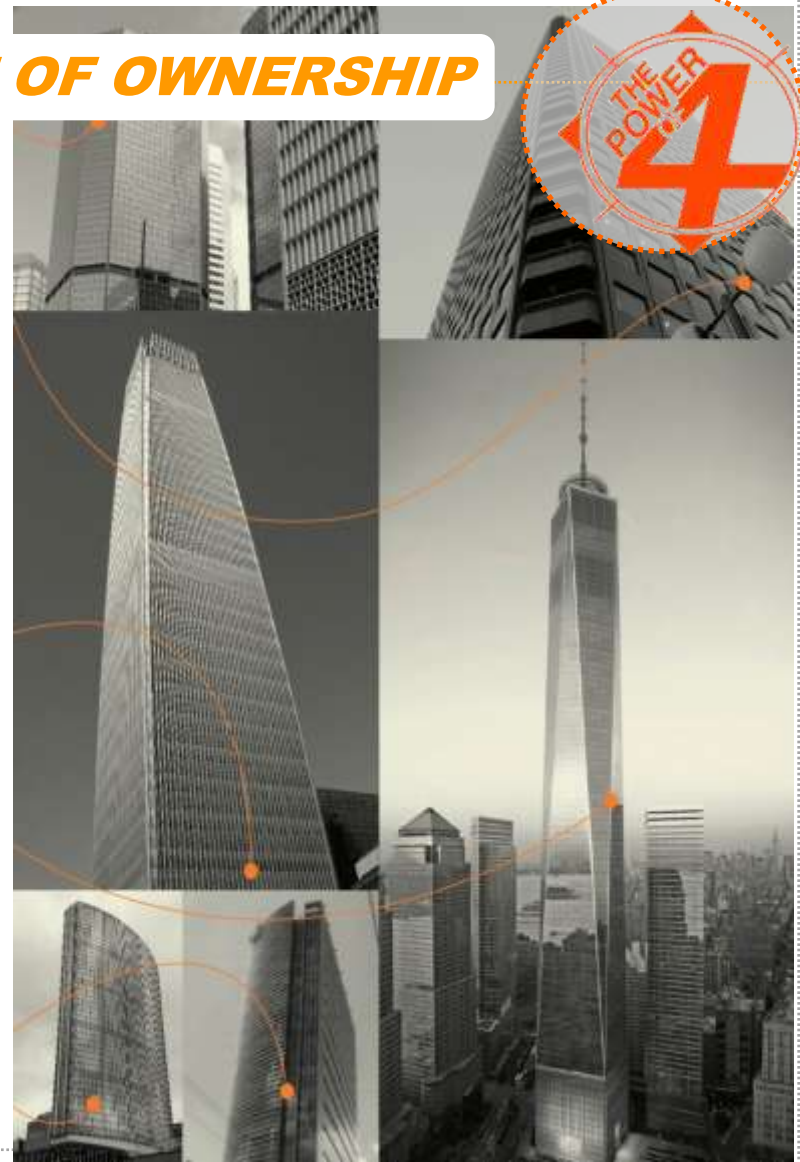
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PRIDE OF OWNERSHIP



WTCs serve as

- **Landmarks** in the region that they serve.
- **Exclusive symbols** of International Connectedness and Competitiveness

***“Creating Landmarks
of Prosperity”***



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PRIDE OF OWNERSHIP



WTC Club

- offers investors a **Unique opportunity** to own much more than just a real estate property.
- Join the league of world leaders who are helping **define the future of the world** through business



***“Exclusive Membership
to Global Investors’ Club ”***



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“e_xperience”



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Dubai in 1979



Dubai Present Day

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

**“Transformational
Impact”**



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The DWTC Recognized on 100 Dirham notes

“Driving a nation’s economy !”



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Introducing...

WORLD TRADE CENTER[®] NOIDA AT TEC ZONE, GREATER NOIDA



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“India: Urban Hotspots Drive Growth”

30% of India is urbanized

53 Million plus cities in 2011 which eventually would exceed 80 by 2030

3 megacities of populations in excess of 10 Mn

“NCR: The Next Capital of Commerce”



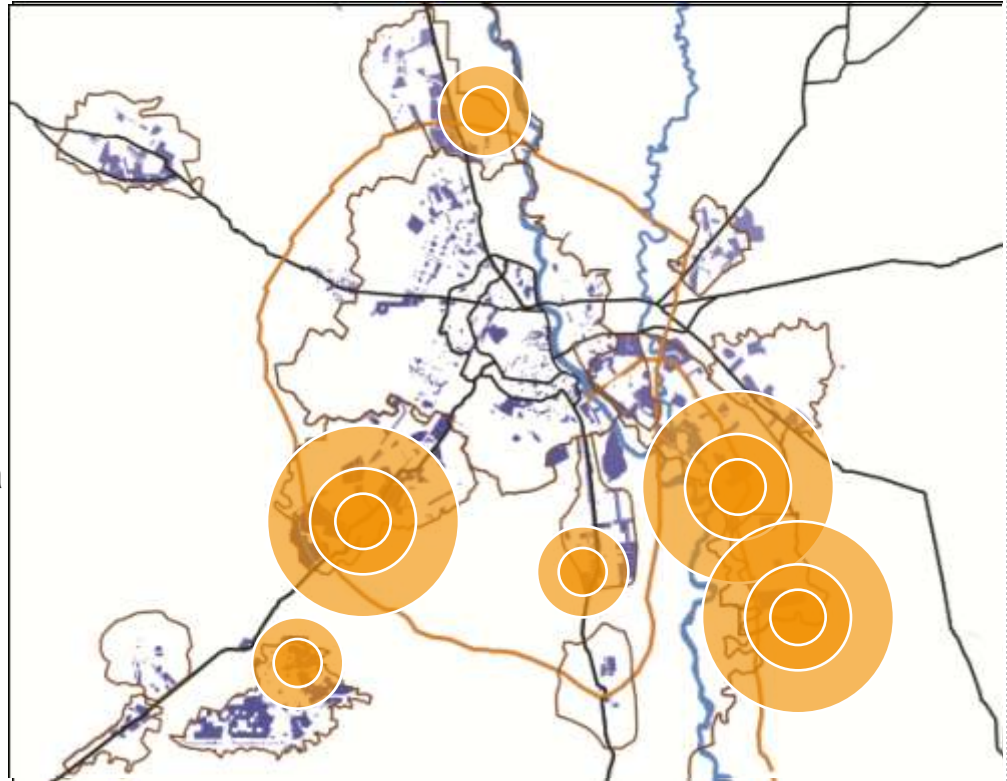
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✓ **50% urbanised NCR
contributes to 80% of the
region's GDP**

This is where the Jobs are!

- CBD Noida + Greater Noida + Yamuna Expressway
- Faridabad. Gurgaon/Manesar Region



***“NCR : the emerging
economic hub ”***



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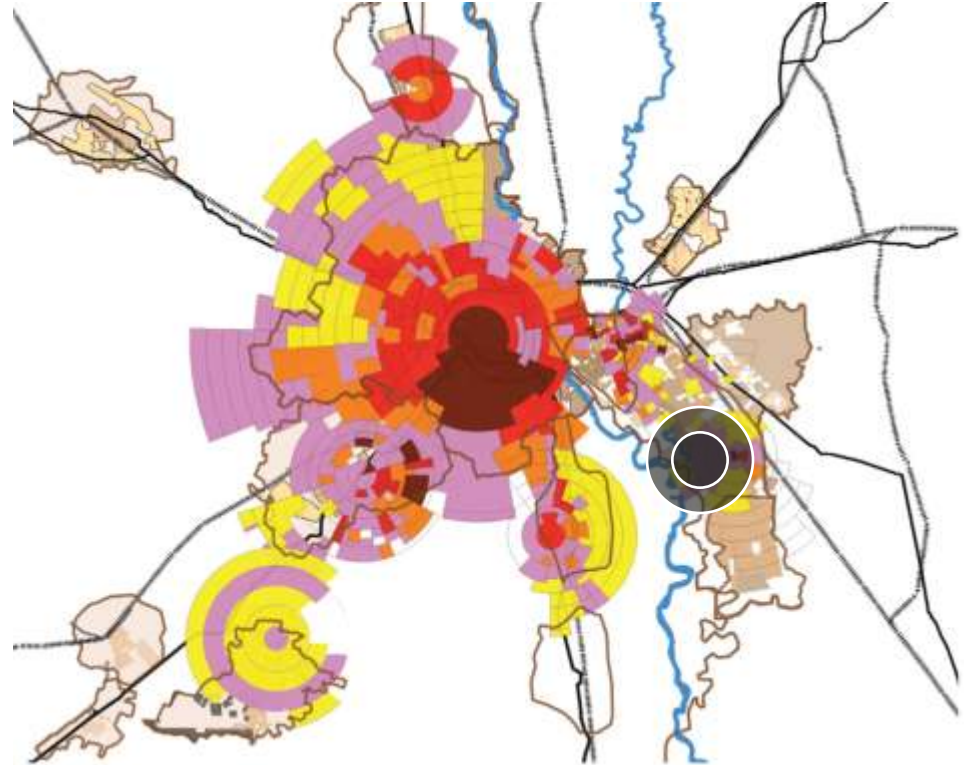
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✓

...And that is where the land values are the highest !

The Radial Corridors guide the development pattern and the land value within NCR



***“NOIDA : the next
MEGACITY”***



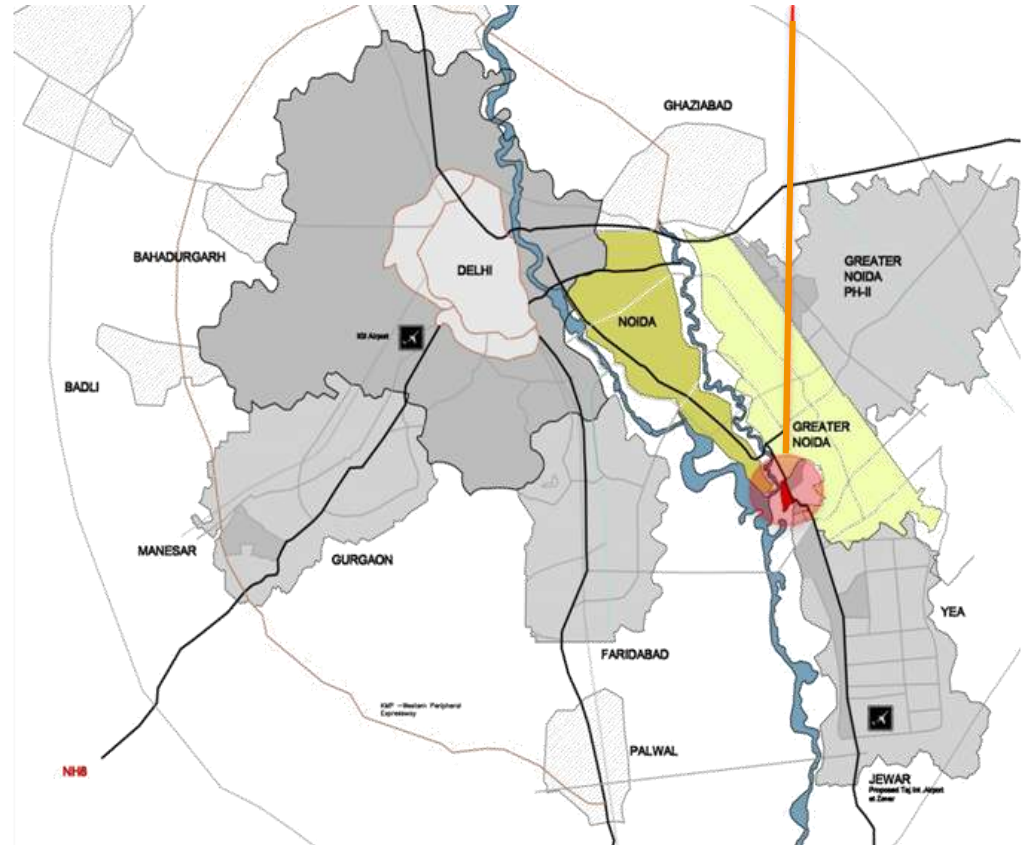
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- **4th largest** IT-BPO destination in India
- **50** IT/ITES MNCs present
- Considered **best location** in country to start semiconductor operation
- Supply of trained & **educated manpower**
- Infrastructure planned in conjunction with **real estate development**
- Superior connectivity



“The New Business Destination”



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TECHZONE 1: An Enviab le Neighborhood



Yamuna Expressway



Metro Connectivity



F1- Circuit



NIIT at Techzone -1



Gautam Buddha University



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THE PROTOTYPE



WORLD TRADE CENTER®
NOIDA
AT TEC ZONE, GREATER NOIDA



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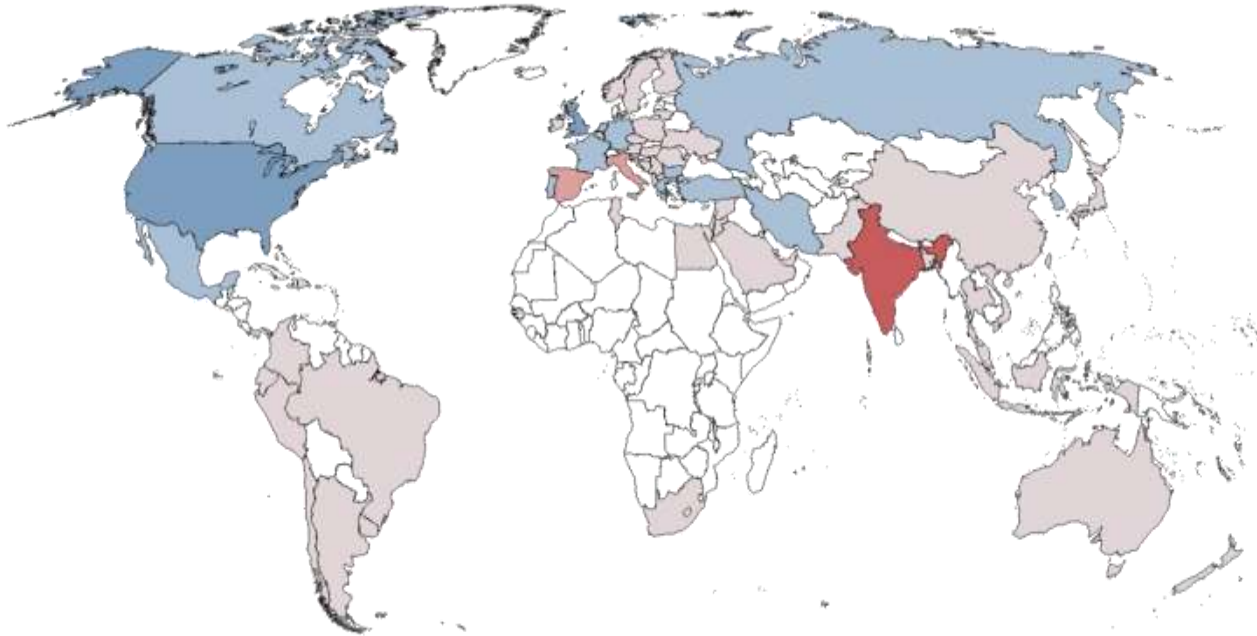


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201 ENTRIES FROM
39 COUNTRIES.

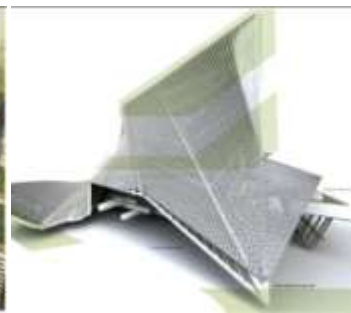
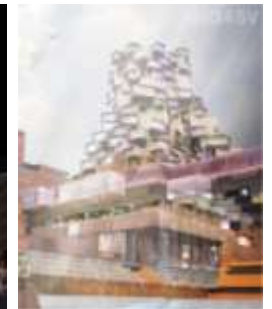
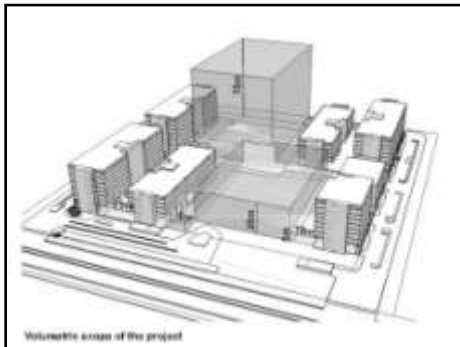
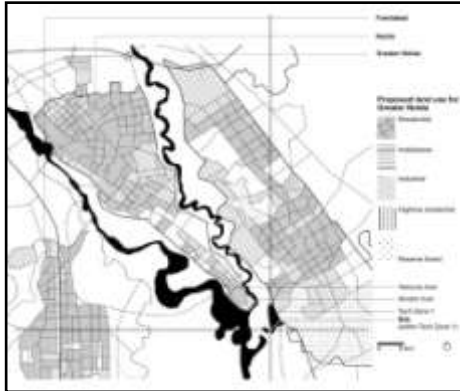
WHICH ONE WILL BE THE NEXT LANDMARK?



713 registrations from 67 countries.
1 GLOBAL LANDMARK

THE WINNERS

The jury has awarded
10 entries from 8 countries:
5 WINNING ENTERIES
5 HONORABLE MENTIONS



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SITE PLAN

WTC ONE

- Anchor Block (G+5)
- Multitenant Offices
- Global Offices
- Retail + WTC Studio

WTC TOWER

- Grand Lobby
- Seminars & Conferences
- Business Center
- Premium Offices

T1 & T2

- Multitenant Office
- Serviced Offices
- Retail

SOHO & STUDIOS

- Independent Duplex Units & Offices

HOTEL

- 165 Rooms
- Club, Specialty Restaurant, Fine Dining
- Banqueting
- Lobby/Reception

PROMENADE

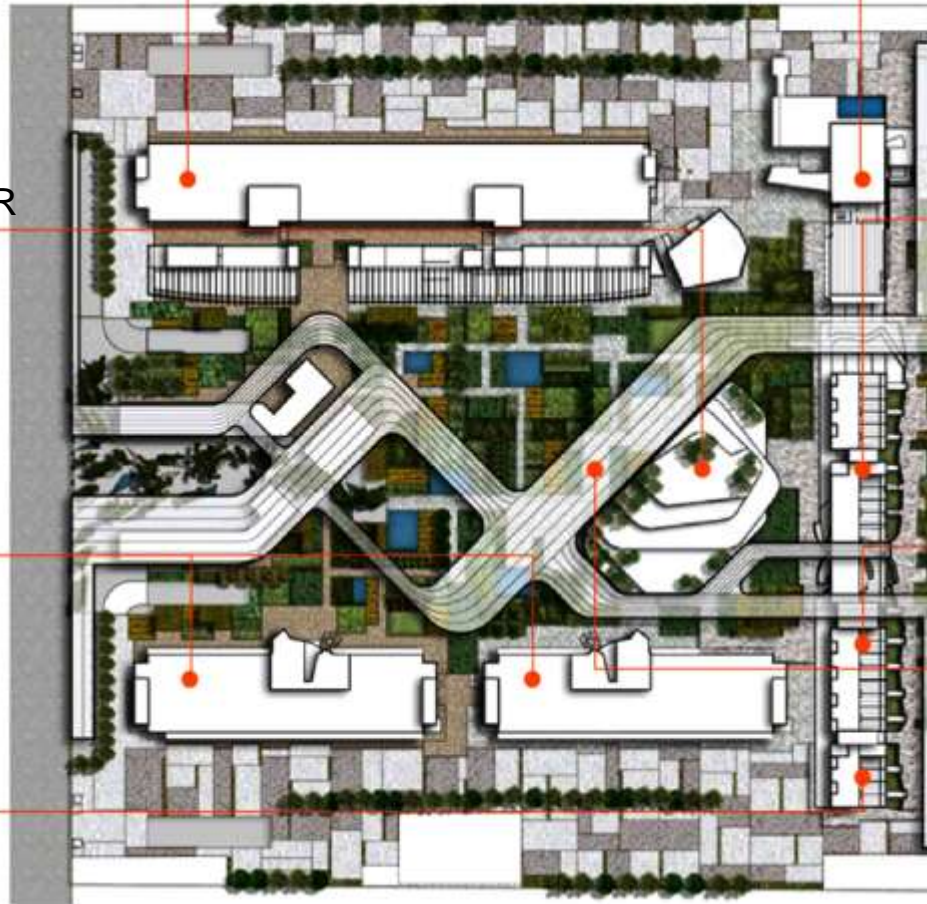
- Hotel
- Street & River Edge
- Residences

RESIDENCES

- Riverside WTC Residential Complex

ARMATURE

- mnemonic green thread that is DNA of iconic and metamorphosis of the WTC complex



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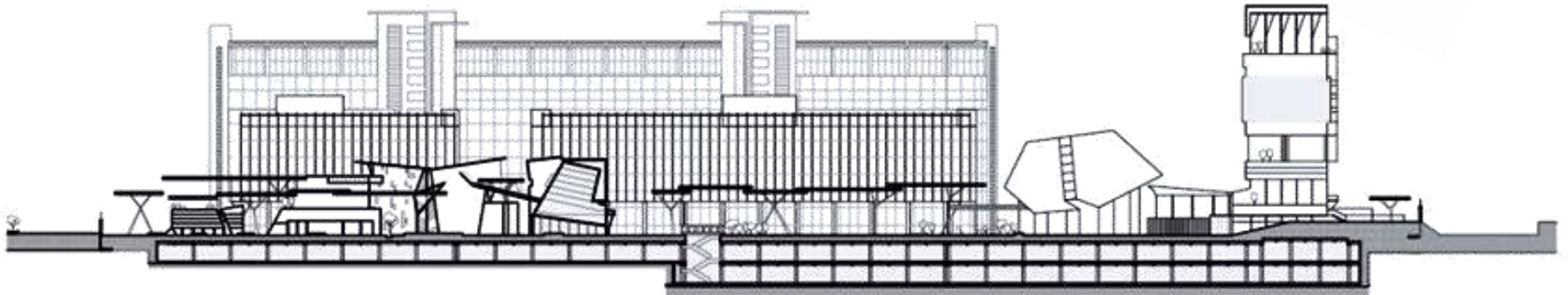
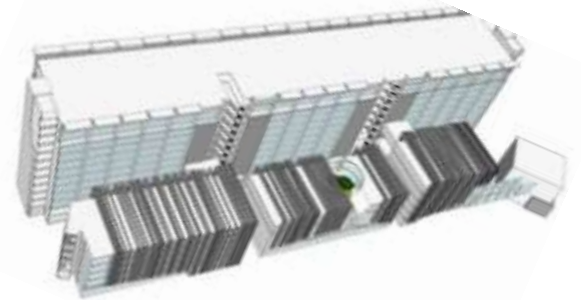
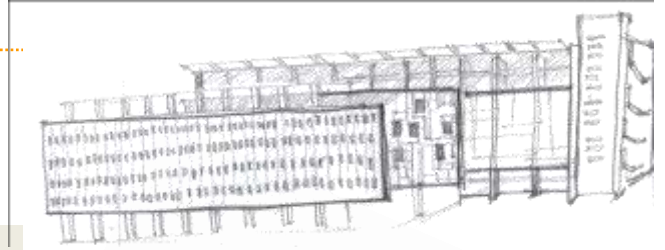
DESIGN PHILOSOPHY

WTC NOIDA has been developed on the philosophy of

Plate of Life

The Work + Life Balance

intertwined activities that support the need of the mundance to
desire of souls in the form of built spaces for shopping,
browsing, absorbing and reinvigorating.



SITE SECTION



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Flexible office spaces

To be developed in phases with multiple modular IT Blocks, the complex will offer

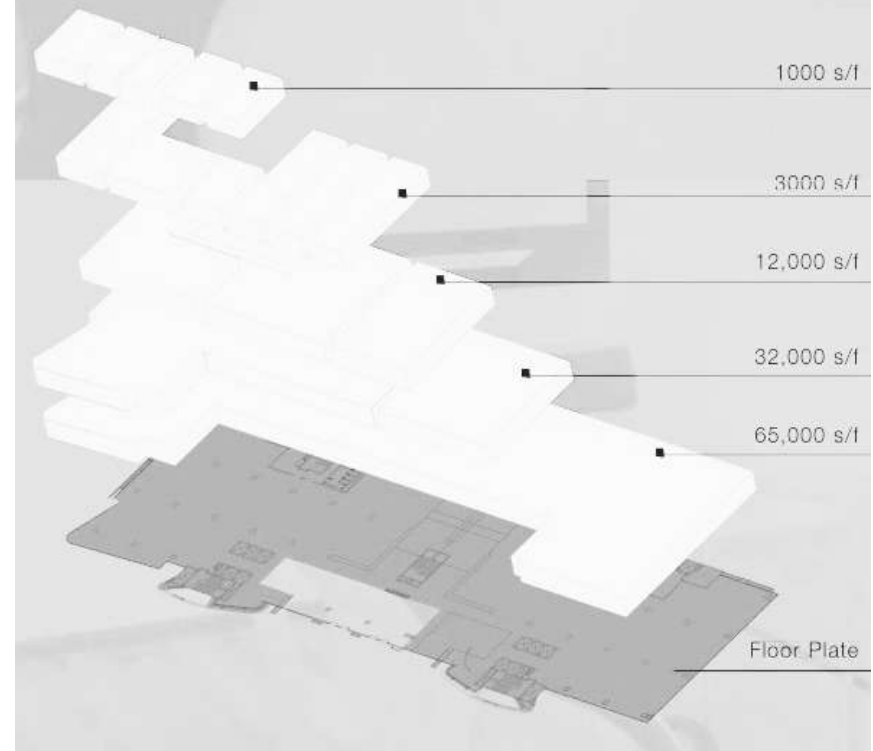
Scalable office spaces

starting from

- 1000sq.ft. up to 18,000sq.ft./ 36,000sq.ft. contiguous floor plates , or
- independent blocks 1.4 lakh sq.ft to 2.8 lakh sq.ft.

THE PRODUCT

FLOORSPACES THAT GROW WITH YOUR BUSINESS



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THE PRODUCT

Furnished office spaces

The complex will also offer

fully furnished offices

of differing sizes starting from

350sq.ft. compact setups

for consultants & self-employed professionals, to

1,000sq.ft. spacious workspaces with all amenities

for a fully-functional organisation.



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WTC NOIDA: THE NEW BUSINESS CAPITAL



NOIDA/GREATER NOIDA: THE NEXT MEGACITY

- Home to 50 IT/ITES MNCs and 4th largest IT-BPO destination in India, contributing nearly 10% of total exports (NASSCOM)
- 40 engineering & management institutes, including the 511 acre Gautam Buddha University campus, assure supply of educated manpower
- World class infrastructure – DND-Yamuna-Taj Expressway expressway, upcoming metro connectivity, and planned airport
- Fastest growing residential market in Delhi NCR
- Social infrastructure includes Sports City, the F1 racing track and 2500 acre of residential options

A PROJECT BY



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NOIDA
AT TECH ZONE, GREATER NOIDA

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