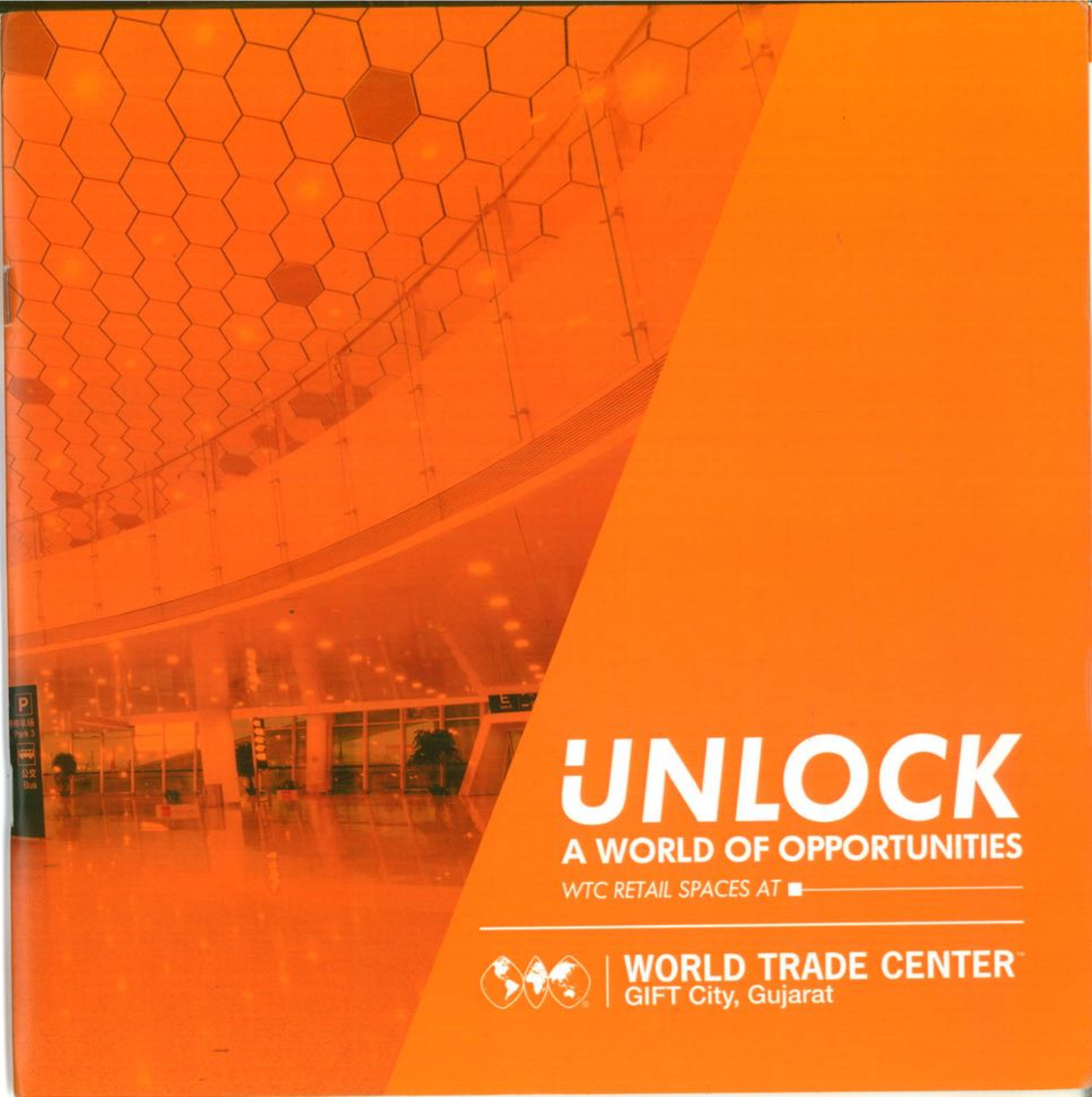




UNLOCK

A WORLD OF OPPORTUNITIES

WTC RETAIL SPACES AT ■



WORLD TRADE CENTER™
GIFT City, Gujarat



STUDIOS



OFFICES



RETAIL



BUSINESS CLUB



SERVICED
APARTMENT

POSITION YOUR PRODUCT, WHERE THE DEMAND IS.

WTC RETAIL ■

The world markets have come to a very interesting point, where the greatest growth potential lies in the emerging economies. The Indian Retail market is one of the most attractive avenues for international investors, simply for the immense potential it presents for growth and consolidation. Improving demographics, rising disposable income levels and expansion of organized retail contribute to creating a bright picture for the future of retail in India.

The infinite potential of the ever so fast and dynamic Indian retail industry can only be tapped by finding the right market for your products. And if you hold the key to unlock a new, unexplored market, then there's no limit to how far you can go.

10
LAC

Captive workforce
within Gift City

20*
LAC

Additional footfalls
driven by WTC



India's First IFSC
on the lines of DIFC

*Estimated at 10% of average footfall generated by prominent WTCs across the globe

SET YOUR SIGHTS ON THE CITY THAT IS SETTING THE STANDARD.

GIFT CITY ■

The epicenter of commerce in India has shifted. And it has landed in India's first financial hub, GIFT City in Gujarat. Modeled to be the smartest city in India with regulations that are focused entirely to facilitate business, GIFT City is at an incomparable vantage point in comparison to any other city in the country. It seeks to be at or above par with globally benchmarked financial centers, and aims at enabling economic growth through relocation and centralization of India's financial and IT sectors and providing the turn-key location for global firms.

As an approved International Financial Services Center, the only one so far, GIFT City opens new avenues for businesses and creates a world of opportunities that never existed before.





GIFT CITY, GUJARAT – A SMART DESTINATION FOR NEW AGE BUSINESS



World Class
Roads



Utility Tunnel For
Routing All Utility Services



Zero Discharge
City



Samruddhi Sarovar Designed
To Provide 15 Day Drinking Water Backup



99% Power
Reliability



Fire And Life Safety
Emergency Response Centre



District Cooling
System



Multi-level Car Parking



Automated Waste
Collection System





BE AT THE LOCUS OF BUSINESS AND REACH EVERYWHERE

PART OF THE AHMEDABAD - GANDHINAGAR METROPOLITAN REGION

A comprehensive plan for encouraging industries, IT & financial services that includes:

- Special Investment Regions (>100 sq. km.)
- Industrial Areas (50-100 sq. km.)
- Delhi Mumbai Industrial Corridor

AGMR is set to be a strategic region for industry and commerce, and will give Gujarat its ultimate economic boost.

GIFT City is located in AGMR, giving it unmatched access to all traditional nodes.

- 15 min drive from the international airport
- 30 mins away from Sabarmati Railway Station
- Easy access from S.G. Road, S.P. Singh Road and Airport Road





LET YOUR ADDRESS BE A LANDMARK FOR EVERYONE ELSE.

WORLD TRADE CENTER, GIFT City

A powerful fabric of commerce that runs through 330 cities and 100 countries – The World Trade Center Association is a network of office complexes across the world that fuels the development of businesses by connecting them to other businesses, government agencies, growth opportunities and the pulse of global commerce.

World Trade Center, GIFT City is the first-of-its-kind institution in Gujarat that brings with it the 75 year legacy of the World Trade Center Association and a powerful medium for corporations to give maximum exposure to their business. It offers a platform to small and large corporations to access the best opportunities in business with a physical and virtual infrastructure that places them in the most exclusive realm for business and helps them achieve a new level of competitiveness.



HAVE A GLOBAL CUSTOMER BASE WAITING, EVEN BEFORE YOU ARRIVE.

WTC RETAIL

World Trade Centers around the world are known to be the most dynamic centers of business activity. At WTC GIFT City, a Retail Space is your key to unlock possibilities that never existed before.

As an integrated complex, the World Trade Center consists of different formats – Offices, Residential Spaces and Retail Spaces – formats that together create a complete ecosystem, where the needs of one format feed the demand for another. As a part of this demand and supply cycle you not only get a prestigious venue for your business but an opportunity to

A Business Magnet attracting businesses from around the world

- A Fabric of Global Commerce
- 330 Cities
- 100 Countries
- One Million Businesses
- Fortune 500 Companies

cater to a customer base of thousands of business executives and delegates, working or visiting the complex on a frequent basis.

For retail businesses involved in a multitude of segments ranging from restaurants and cafes to fashion stores to health and wellness centers, this is a brilliant platform. A ground floor location gives the advantage of easy access to a retail business, resulting in a high footfall and multiplying revenues by many folds.



SELECT COMMERCIAL MIX FOR A COMPLETE ECOSYSTEM

WTC RETAIL SPACES ■



CONVENIENCE STORES

Catering to the everyday needs of business executives in the complex and outside visitors.



GYM & HEALTHCARE

The best of healthcare facilities at a place where productivity matters most.



24X7 CAFÉ AND FOOD COURTS

Offering a social space for business leaders to meet, eat and connect.



TRAVEL DESKS

For global bookings with several thousand delegates constantly on the move.



FINE DINING RESTAURANTS

Offering the finest delicacies from world over to people from around the world.



MEDICAL FACILITIES AND PHARMACY

For essential medical facilities available 24/7.



FASHION AND LIFESTYLE STORES

Offering the most premium brands to the discerning.



ATM AND BANKS

Offering banking convenience where the biggest transactions take place every day.





NEW

SALE

\$

KEY FEATURES

- Approx 85000 sq.ft. (7840 sq.m.) of retail space
- Demarcated visitors' parking
- Direct access to the lawns and spill out spaces
- Strategic location with maximum frontage to ensure maximum footfall
- State-of-the-art fire & life safety system
- Centrally monitored security design with CCTV and PA System
- Coordinated estate security with external driveways and access control boom barriers





KEY BUSINESS DRIVERS

- Located at the World Trade Center – the focal point of business
- Part of 800 acres of integrated office, commercial cum residential complex
- Catchment of over 10 lakh workforce in the complex and the vicinity, including the residential and institutional areas across the highway
- 140 key serviced residences in the same complex
- An Auditorium, Business Center and Art Gallery in the complex – that serve as a platform for holding conferences, events, workshops and training programs in the complex, attracting footfall from around the world

20%

50%

80%

70%

EXPERIENCE

40%

100%

THE
POWER
OF
2





SECURITY OF INVESTMENT

TRUST OF A GLOBAL POWERBRAND ■

An ecosystem that helps a business generate consistent demand.

The World Trade Association is a global network of offices across 330 cities in 100 countries. Serving over 1 million member companies, it is undoubtedly a leading name in the business landscape, and enjoys the trust of investors around the world.

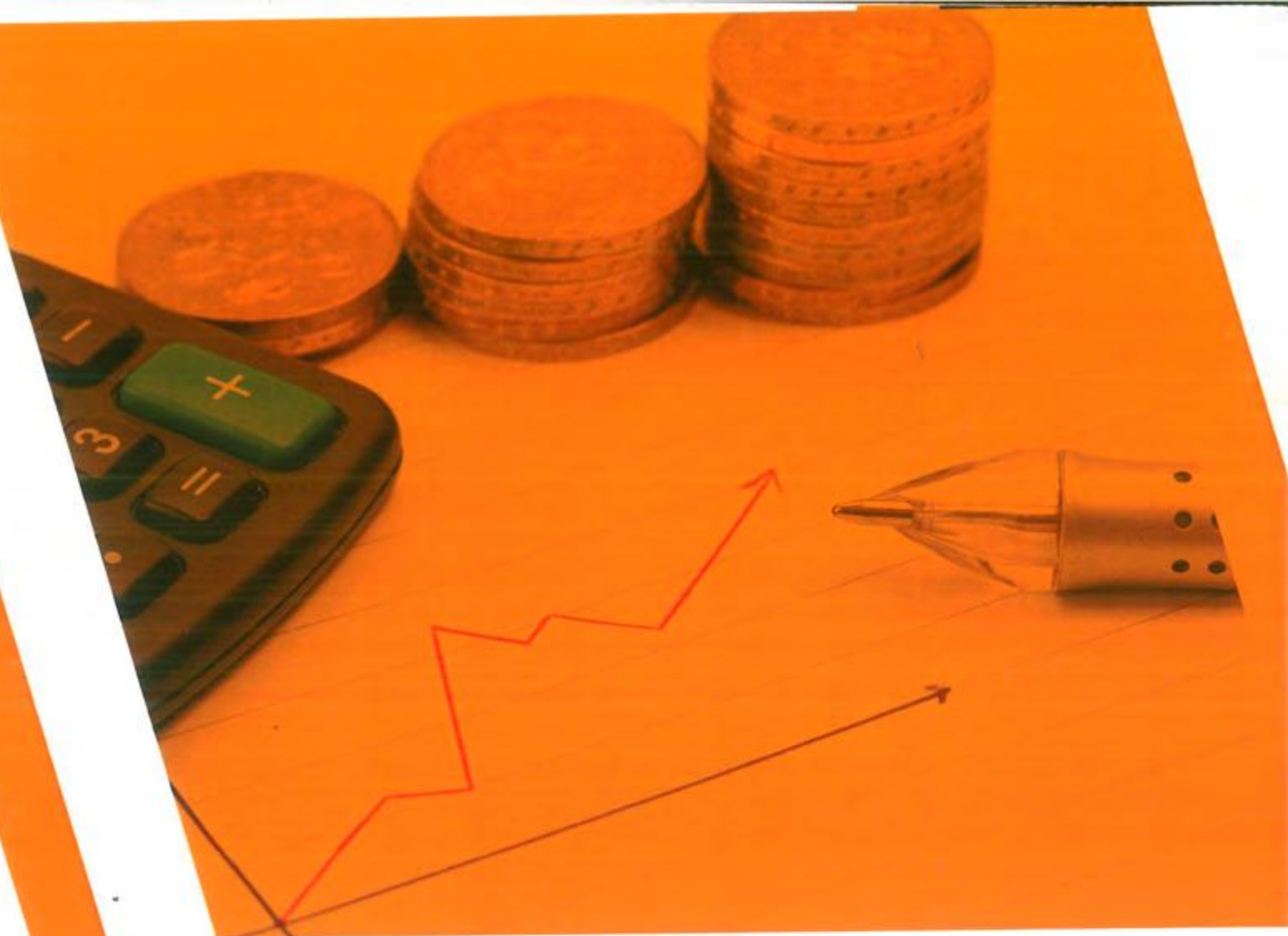
With an ecosystem that fulfills the needs of different formats, World Trade Center, GIFT City also creates the need for, and helps retail and services generate business. The excellent business prospects, with the backing of a global leader makes it an opportunity that promises exponential results.

HIGH RETURNS

HIGHER OCCUPANCY. LONGER LEASES. HIGHER RENTS. ■
Preferred place of business – with formats that cater to all needs.

WTC complexes around the world have been found to outperform similar buildings in their markets in terms of rents, sales, leases and occupancy, making them the most preferred business hubs, and Retail Spaces at WTC GIFT City present an opportunity that is unparalleled, to both the investor as well as the end user. The exceptional facilities and services of the complex will attract some of the biggest names from business. In addition, the multiple events hosted here and the large volumes of people visiting WTC Complexes, together will generate great demand for retail.





CAPITAL APPRECIATION

CATALYSTS TO REGIONAL BUSINESS AND INFRASTRUCTURE GROWTH.

**Planned formats with long term needs in mind – long term
value addition. ■**

WTC complexes are not just trade catalysts that contribute to the development of regional business but also high profile developments that convey a premier international business address. As a result the value appreciation of WTC properties is faster than the average market and stays consistently higher. World Trade Center, GIFT City has been strategically planned as a complex that offers a comprehensive service offering and caters to the different needs of its inhabitants, adding long term value to the retail spaces.

PRIDE OF OWNERSHIP

A LANDMARK DEVELOPMENT. ■

A business circle that gives you dedicated clients.

As branded complexes, WTC complexes are landmarks in the regions 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.

As part of a WTC, you become a part of a premier business circle that includes some of the best names in business as your dedicated clients.







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WORLD TRADE CENTER™
GIFT City, Gujarat



Registered/Correspondence Office: GF-09, Plaza M-6, District Centre, Jasola, New Delhi – 110 025
Gujarat Office: Zonal Facility Centre, Block-12, Road 1-D, Zone 1, GIFT City, Gandhinagar, Gujarat – 382 355
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