



90% ECONOMY **100% SECURITY**

**WTC NOIDA DEVELOPMENT
COMPANY PVT. LTD.**

**HIGH-YIELD
NON-COVERTIBLE DEBENTURES (NCDs)**

THE EVOLUTION OF INDIAN REAL ESTATE

CHANGING WORKPLACE DYNAMICS, INTRODUCTION OF NEW POLICY & THE ADVENT OF REITs DRIVING RAPID TRANSITION OF CRE

Economic Growth & Demographics

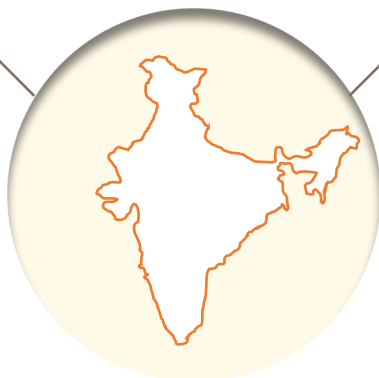
India by 2030

3rd Largest economy in the world with GDP \$7.5 trillion

89.8% Higher per capital median household income

600mn Urban Population

2nd Largest consumer market



Government Initiatives & Policies



\$286Bn FDI inflows into India between 2014-19

29% Y-o-Y growth in mobile phone manufacturing

40Mn Citizens to be skilled across industry sectors by 2022

\$1.5Bn Fund of Funds to promote startups

Indian RE is evolving

- Tech-oriented workplace shaping RE
- Tech disruptions driving improvements in operations & design

technology

- Institutional Investors chasing limited quality assets
- REITs: Alternate investment tools for high value real estate.

investment

- Demand for Grade A offices and integrated-use complexes
- Consolidation of development along select locations

supply

- Shifting demand from traditional work formats to new age solutions
- Evolution & adoption of the sharing economy

demand

302

MNSFT

REITable space in india

Potential investment opportunity

\$38.6BN

32.6

MNSFT

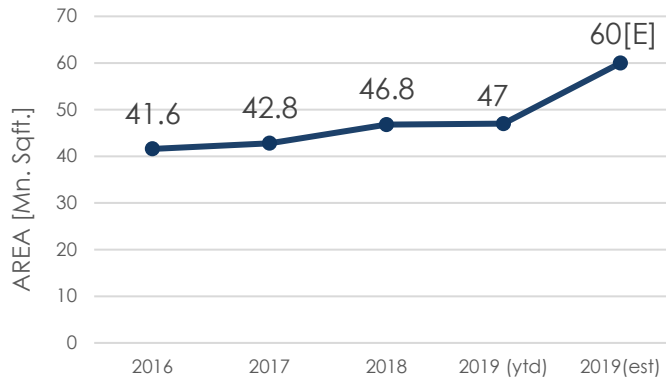
Embassy Office Parks- Asia's largest REIT listing

INDIAN CRE : HIGHER GROWTH TRAJECTORY

SUSTAINED DEMAND & GROWING INTEREST FROM INSTITUTIONAL INVESTORS BOOSTING SECTORAL GROWTH

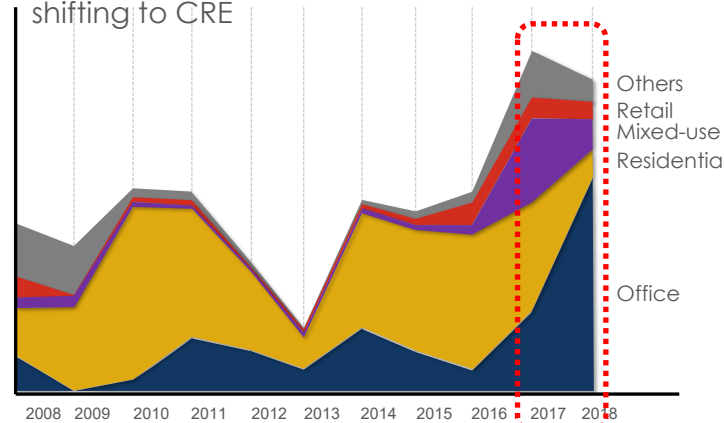
- 92% YOY growth in new completions in 2019 - JLL
- 30% YOY increase in gross office space absorption 2019 - CBRE
- 18% increase in avg. gross absorption projected for 2019-2023 - Colliers International
- 63% of Foreign PE funds inflow since 2015 - Anarock
- 96% of all PE investments as Equity investment vs. Structured Debt - Anarock

Record absorption of Indian Office space



Source: Colliers International

Institutional Investments shifting to CRE



Thickness of shape indicates amount of investment in relevant segment

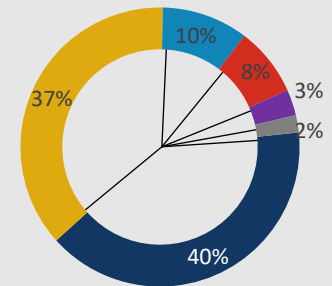
Cap Rate for Commercial Assets

8.8%

-Asia Pacific Capital Markets
June 2019- Knight Frank

Office real estate defying economic slowdown

- JLL Research

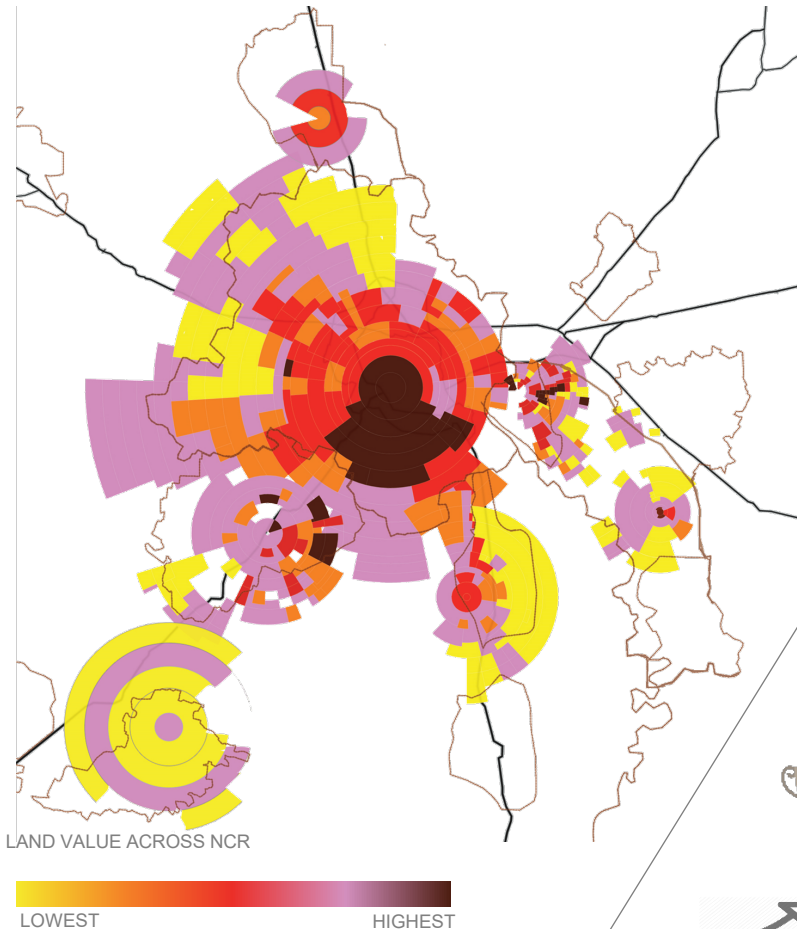


Distribution of Institutional Investments 2013-19

Source: IBEF

DELHI NCR : RE LANDSCAPE

COMPREHENSIVE RE OFFERING AND PROMISING DEMOGRAPHICS FORECAST A DOMINANT RE OUTLOOK FOR THE REGION



Source: Ministry of Commerce & Industry, Govt

- 64% YOY growth in net transactions -Knight Frank Research
- YTD net absorption at 10 year peak -Cushman & Wakefield

EXPANDING ECONOMY



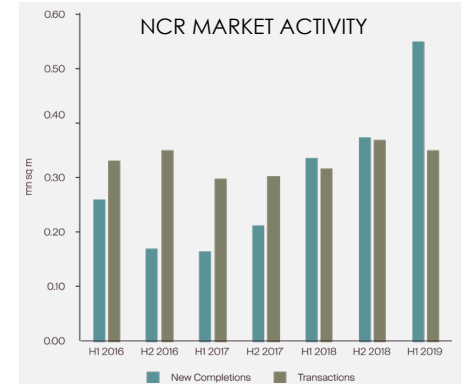
Gross Domestic Product (GDP): US\$ 370 Bn CAGR of 12.2% [2011-12 to 2017-18]



At 3.65 Lakh – Delhi has 3 times the average national per capita income.



6.5% p.a. GDP growth rate projected till 2035.



2.17x

increase in pre-commitment -Cushman & Wakefield

11%

YOY increase in weighted avg. rental

-Knight Frank Research

WTC NOIDA DEV. CO. : IMPACTING INDIAN RE

PART OF A DIVERSIFIED GROUP WITH A FOCUS ON REAL ESTATE DEVELOPMENT & URBAN TRANSFORMATION

WorkLife3.0

greenoffice
effect



green
life
magazine

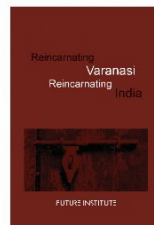


WORLD TRADE CENTERS
ASSOCIATION



LIVABLE
CITIES

FUEL
@100



GROUP VERTICALS

VIRIDIANRED

PROACTIVE
CONSTRUCTION PVT. LTD.

FUTUREINSTITUTE

VIRIDIAN FOUNDATION VERBINDO
BE DOING BUSINESS

entrepreneurial-spark | VIRIDIAN
VENTURES



RED OS IS A PLATFORM FOR REAL ESTATE THAT COMBINES STRATEGIC COMMERCIAL ASSETS WITH ENABLING BUSINESS SERVICES & INVESTMENT TOOLS TO DELIVER SUSTAINABLE GROWTH AND RESILIENCE.

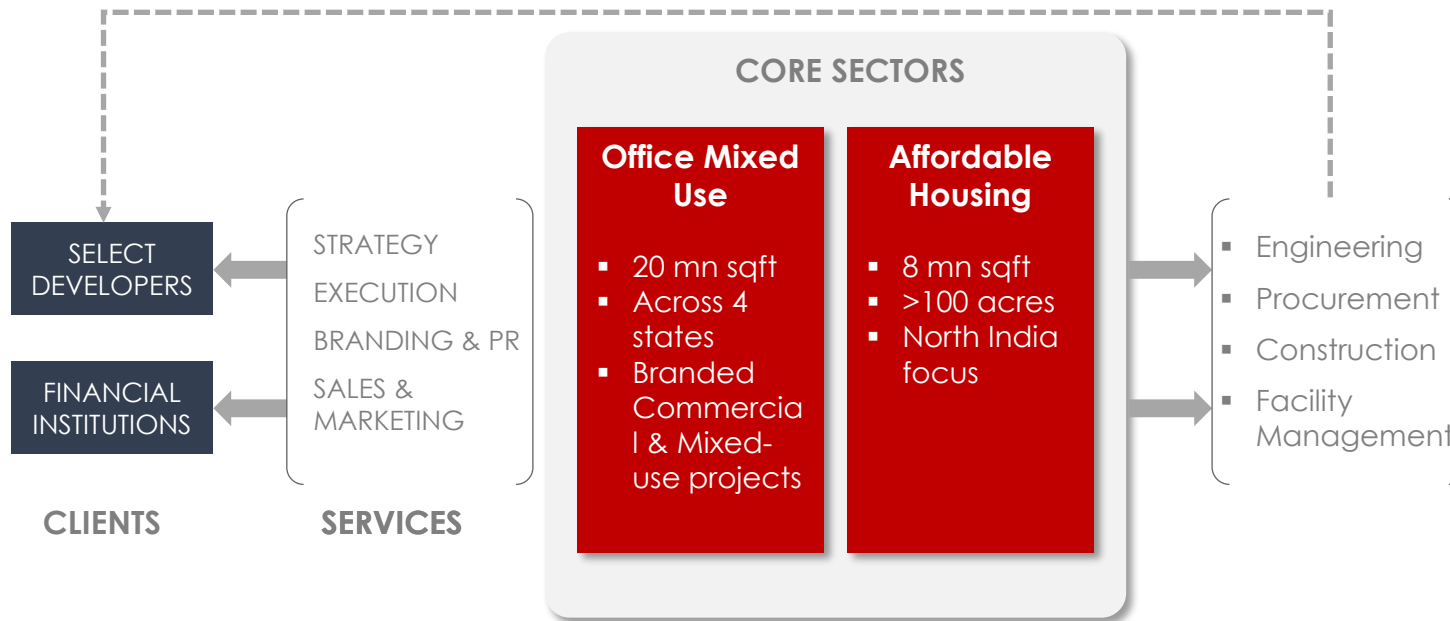
RED OS provides its investors and customers one-point access to an ecosystem of integrated commercial developments in multiple locations across India's emerging markets.



WORLD TRADE CENTER™
NOIDA

WTC NOIDA DEV. CO. : FULL SERVICE DEVELOPER

COMPREHENSIVE PLATFORM PROVIDING SERVICES AND ADVISORY ACROSS RE DEVELOPMENT & RELATED FUNCTIONS



Total Land Area	>200 acres	Area under construction	40 lakh sqft
Launched Land	66.22 acres	Delivered Area	22 lakh sqft
RERA Registered Projects	13	Leased area	20 lakh sqft
Launched Area	83 lakh sqft	Area under leasing	2 lakh sqft
Sold Area	72 lakh sqft	Leasing EOIs signed	8 lakh sqft
Upcoming Pipeline	90 lakh sqft		

Professionals across development, advisory & management functions

450+

SQFT under various stages of development across commercial, integrated use & residential sectors.

28mn

86%

Sales in launched area

WORLD TRADE CENTERS ASSOCIATION

AN ECOSYSTEM OF GLOBAL CONNECTIONS



WORLD TRADE CENTERS
ASSOCIATION

324

CITIES

91

COUNTRIES

1

GLOBAL NETWORK



**ONE GLOBAL
NETWORK THAT
CONNECTS
1,000,000
BUSINESSES.**

**CREATING
POSITIVE
ECONOMIC
IMPACT FOR
BUSINESSES,
INVESTORS AND
REGIONAL
COMMUNITIES.**

WORLD TRADE CENTERS:

- | Bring investments to the regions in which they operate
- | Boost local economy by enhancing value
- | Grow trade through an extensive network of international businesses

Home to Fortune
500 companies

WORLD TRADE CENTERS ASSOCIATION

TRANSFORMING THE WAY THE WORLD DOES BUSINESS



SECURITY OF INVESTMENT

TRUST OF GLOBAL POWERBRAND
An ecosystem that helps a business generate consistent demand

CAPITAL APPRECIATION

CATALYSTS TO REGIONAL BUSINESS AND INFRASTRUCTURE GROWTH
Planned formats with long-term needs in mind leading to long term value addition



HIGH RETURNS

HIGHER OCCUPANCY
LONGER LEASES
Preferred place of business- with formats that cater to all needs

PRIDE OF OWNERSHIP

A LANDMARK DEVELOPMENT
A business circle that gives dedicated clients

33%

Higher Occupancy*

Higher Rentals*

10%



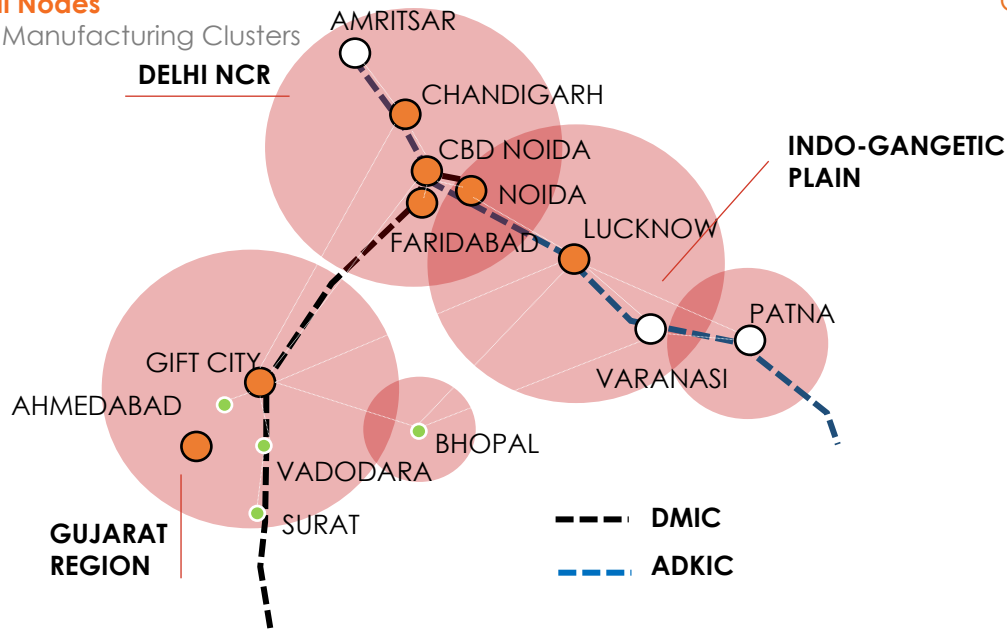
Landmarks of prosperity with the power to transform economies

WTC NOIDA DEV. CO. : GROWTH ENGINES

ACROSS INDIA'S URBAN AGGLOMERATIONS & EMERGING MICRO- ECONOMIES

AMRITSAR DELHI KOLKATA INVESTMENT CORRIDOR

- **1,839 km** Eastern Dedicated Freight corridor
- **20 cities** across 6 states
- **24 Industrial Nodes**
- Integrated Manufacturing Clusters



DELHI MUMBAI INDUSTRIAL CORRIDOR

- **1,540 km** Western Dedicated Freight Corridor [WDFC]
- **24 Nodes** across 7 states
- **\$90bn** estimated investment outlay

- Integrated development ecosystem of Trade Infrastructure and services
- Enabling regions attract investment and providing access to global markets

- AHMEDABAD |
- AMRITSAR |
- BHOPAL |
- CHANDIGARH |
- FARIDABAD |
- GIFT CITY |
- LUCKNOW |
- NOIDA |
- NOIDA CBD |
- PATNA |
- SURAT |
- VARANASI |
- VADODARA |



A unique Hub & Spoke strategy

Exclusive licenses at strategic locations along the DMIC & ADKIC Corridors

13

4

WTC NOIDA DEV. CO. : MARQUEE BRANDED RE

PARTNERING IN INDIA'S GROWTH THROUGH JOINT POLICY INITIATIVES



**INDIA'S
UPCOMING
MOBILE
CAPITAL**



India's first Mobile Open Exchange zone to be at Noida

TNN | Jul 30, 2018, 12:51 IST

✉ 🖨 A- A+



PM Narendra Modi (File photo)

Courtesy: *Times of India, 29 July, 2018

LUCKNOW: PM Narendra Modi laid the foundation stone of country's first Mobile Open Exchange (MOX) zone in Noida at the ground breaking ceremony on Sunday. The UP government had signed an MoU with World Trade Centre, Noida at UP Investors' Summit to develop a Tech Zone which would act as a catalyst for growth of mobile and allied sectors in the state.



MOBILE OPEN-EXCHANGE

TECH ZONE, GREATER NOIDA.

A U.P. GOVERNMENT INITIATIVE

A unique self-contained ecosystem transforming the region into a hub for Mobile & Communication

India's

1st

Mobile Open Exchange



WTC NOIDA DEV. CO. : MARQUEE BRANDED RE

BUILDING ON A RECORD OF SUCCESSFUL DELIVERY & LEASING CAPABILITIES BEYOND RE



OPTIEMUS INFRACOM LIMITED | COSMO FERRITES LIMITED | BELLSTAR TRADING PVT. LTD. | HUAV TECH
ZEBRONICS | MOBI ANTENNA TECHNOLOGIES | EOXS SYSTEMS INDIA PVT. LTD | BALAJI ENTERPRISES
IRVINE TECHNOLOGIES PVT. LTD | REDHAWK HK LTD. | ORIGINE INDIA POWER

15 lakh+

Sqft area delivered and leased from day one.

Home to

15,000+

Employees

8 lakh+

Sqft EOIs already signed

WTC NOIDA DEV. CO. : MARQUEE BRANDED RE

INTEGRATED USE COMMERCIAL DEVELOPMENTS THAT ADDRESS THE NEEDS OF NEW AGE BUSINESS AND BOOST ASSET VALUE

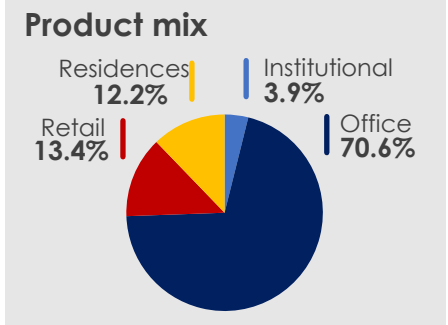


Project Portfolio

Total Land Area	>200	acres
Launched Land	66.22	acres
No. of RERA Projects	13	
Saleable Area Portfolio	157.55	Lakh sqft
Launched Area	83.35	Lakh sqft

Project Status

Under Delivery	~40	Lakh sqft
Area with OC	~22	Lakh sqft



WTC NOIDA DEV. CO. : MARQUEE BRANDED RE

ENABLING CREATION OF LONG TERM ASSET VALUE FOR A GROWING CUSTOMER BASE ACROSS GLOBAL GEOGRAPHIES

11,500+

CUSTOMERS

38+

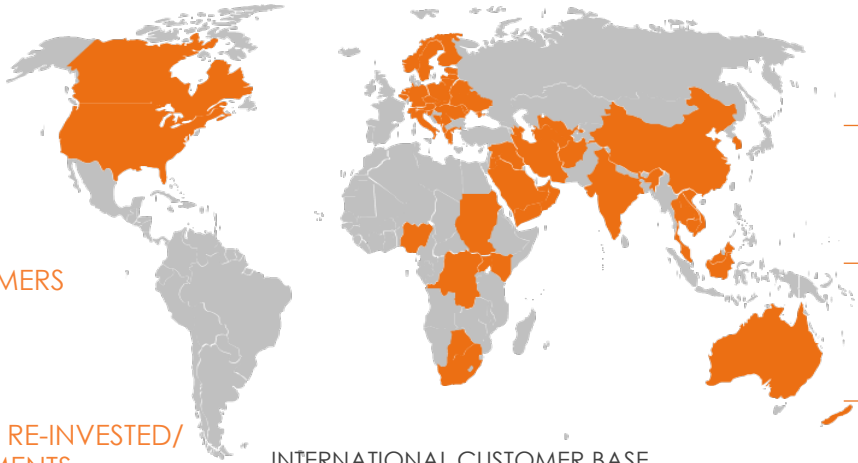
COUNTRIES

22%

OVERSEAS CUSTOMERS

18%

CUSTOMERS HAVE RE-INVESTED/
MULTIPLE INVESTMENTS



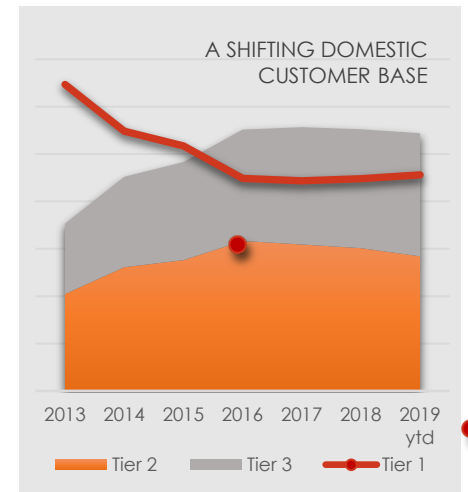
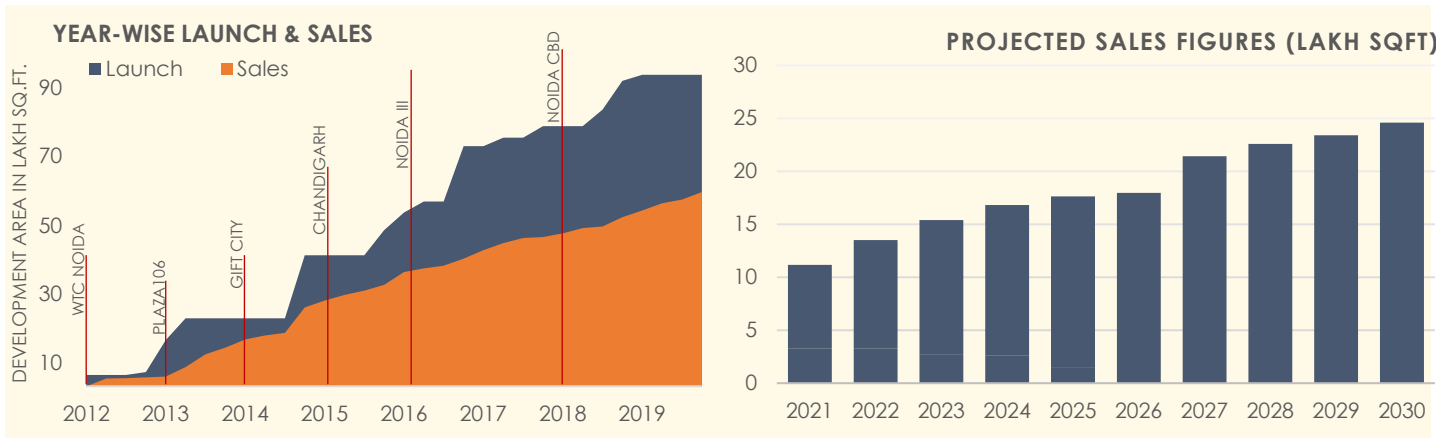
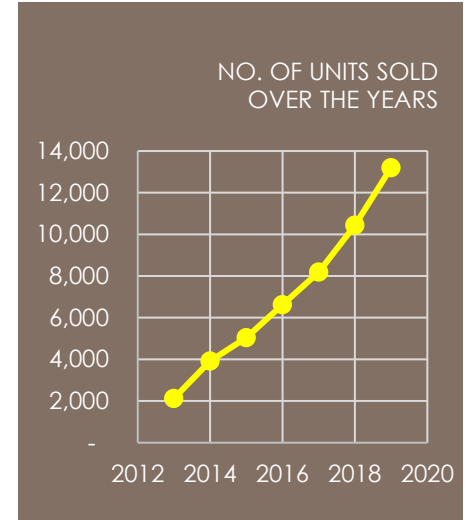
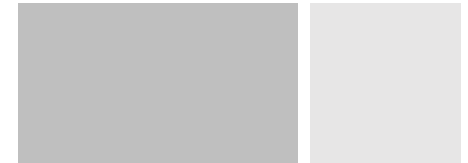
INTERNATIONAL CUSTOMER BASE

72 lakh sqft
area sold

40 lakh sqft
area under delivery

22 lakh sqft
OC area

20 lakh sqft
Leased area



WTC NOIDA DEV. CO. : MARQUEE BRANDED RE

EXCEPTIONAL BRAND RECOGNITION IN A CROWDED MARKETPLACE



TODAY,
GUJARAT BECOMES THE
INTERNATIONAL CAPITAL
OF COMMERCE.
AND YOU'RE IN THE MIDDLE OF IT.

GIFT CITY IS CONNECTING TO
ONE MILLION GLOBAL BUSINESSES.



AND YOU'RE IN THE MIDDLE OF IT.


CLICK HERE OR SMS "CONNECT" TO 56677




WORLD TRADE CENTER
CHANDIGARH

MAKE IT BIG

JOIN THE LEAGUE



LET YOUR BUSINESS
SPAN 100 COUNTRIES.
STAND TALL.



WORLD TRADE CENTER[®]
NOIDA

Channel Partners

750+

400+

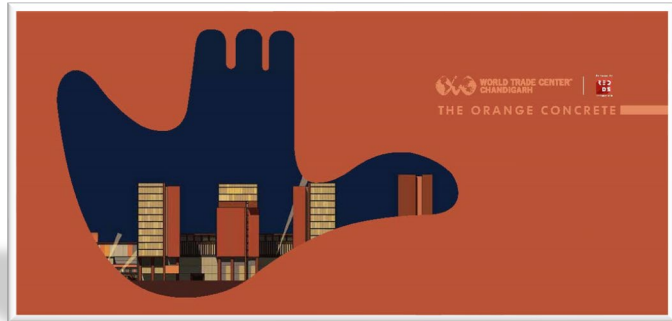
Events Annually

50K+

Annual Events Reach

WTC NOIDA DEV. CO. : MARQUEE BRANDED RE

360 DEGREE MARKETING CAMPAIGNS THAT ACHIEVE MAXIMUM PENETRATION ACROSS DOMESTIC & INTERNATIONAL GEOGRAPHIES



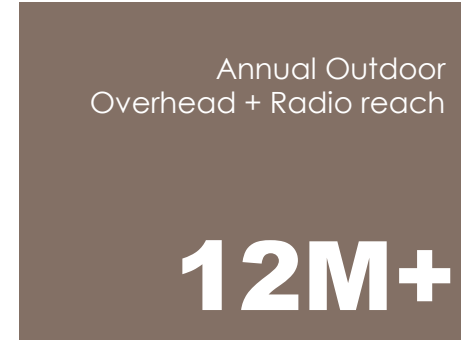
25M+

Annual Press + PR reach



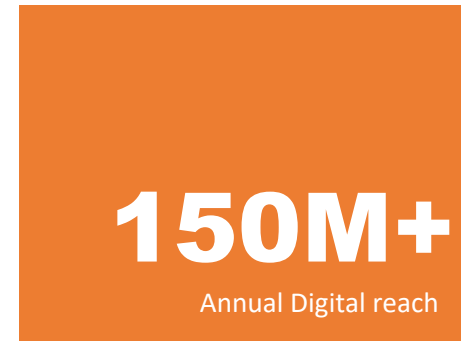
Annual Outdoor Overhead + Radio reach

12M+



150M+

Annual Digital reach



CONFIDENTIAL | NOT FOR CIRCULATION

PRESS + PR

GEOGRAPHY: PAN India
ACTIVITIES: Stories, press release, ads etc.



REACH: 25M+

OOH / RADIO

GEOGRAPHY: PAN India
FREQUENCY: 100+ sites at any given time.
Radio primarily for product launch.



REACH: 12M+

DIGITAL

GEOGRAPHY: India + Target International markets.
ACTIVITIES: SEO, SEM, Content/Email Marketing, etc.



REACH: 150M+

EVENT

GEOGRAPHY: India + Target International markets.
ACTIVITIES: Product Launches, Regional & Channel Activation, Exhibition/Expos etc.



REACH: 50K+

WTC NOIDA DEV. CO. : HIGH-YIELD NON-COVERTIBLE DEBENTURES (NCDs)



90% ECONOMY **100% SECURITY**

WTC NOIDA DEV. CO. : HIGH-YIELD NCDs

TERMS OF ISSUE

PARTICULARS	DESCRIPTION					
Issuer	WTC Noida Development Company Pvt. Ltd. (WTCN)					
Type of Instrument	Unlisted, Secured, Redeemable, Non-Convertible Debentures (NCD)					
Mode of Issue	Private Placement					
Issue Size	Rs 117.35 Cr.					
Face Value	Rs 5 lakhs					
Minimum Application	5 units of INR 5 lakh each (Min. investment of INR 25 lakhs only)					
Series						
Series Name	Series A	Series B	Series C	Series D	Series E	
Tenure	2 yrs	3 yrs	3 yrs	4 yrs	4 yrs	
Coupon Rate (p.a.)	12.5%	12.5%	6%	12.5%	6%	
Redemption Bonus (p.a.)*	Nil	7.5%	27%	10%	36%	
Annualized return (p.a.)	12.5%	15%	15%	15%	15%	
	*Redemption Bonus is on principal amount, payable at maturity					
Principal Repayment	On maturity of Tenure					

25lakhs

Minimum Investment Amount

Investment Tenure Options

2-4yr

7.5%-36%

Redemption Bonus Options*

WTC NOIDA DEV. CO. : HIGH-YIELD NCDs

TERMS OF ISSUE

PARTICULARS	DESCRIPTION
Collateral and Security	<ul style="list-style-type: none"> Total cover of 1.15x of principal value in form of real assets First Charge on identified land assets admeasuring 21,180 sqmt of viz. portion of land at Plot No 13-B in Sector Techzone, Greater Noida (being developed as an IT Park). Land is part of a larger, duly Sanctioned project being developed in multiple phases, with earlier phases having received OC and other phases currently under construction. Gross Cash Flow generating potential of project to come up on these land assets when fully developed is estimated at approx. 2.8 times value of NCD raise
End Usage of Funds	<ul style="list-style-type: none"> Meeting costs of Land, Licensing, Approvals for present and upcoming projects of Issuer Meeting Project development expenses, Project related obligations for present and upcoming projects of Issuer General Corporate purposes
Debenture Trustee	M/s Orbis Trusteeship Services Private Limited
Valuation Agent	Nand Kishore Bhardwaj (IBBI Registered)

1.15x

Total cover on principal value

Estimated cover from project's gross cash flows

2.8x

WTC NOIDA DEV. CO. : HIGH-YIELD NCDs

SAMPLE CASH FLOWS- SERIES A

Date	Outstanding	Redemption	Interest	Cash Flow
1-Feb-21	25,00,000			-25,00,000
01-Mar-21	25,00,000			-
01-Apr-21	25,00,000		50,514	50,514
01-May-21	25,00,000		25,685	25,685
01-Jun-21	25,00,000		26,541	26,541
01-Jul-21	25,00,000		25,685	25,685
01-Aug-21	25,00,000		26,541	26,541
01-Sep-21	25,00,000		26,541	26,541
01-Oct-21	25,00,000		25,685	25,685
01-Nov-21	25,00,000		26,541	26,541
01-Dec-21	25,00,000		25,685	25,685
01-Jan-22	25,00,000		26,541	26,541
01-Feb-22	25,00,000		26,541	26,541
01-Mar-22	25,00,000		23,973	23,973
01-Apr-22	25,00,000		26,541	26,541
01-May-22	25,00,000		25,685	25,685
01-Jun-22	25,00,000		26,541	26,541
01-Jul-22	25,00,000		25,685	25,685
01-Aug-22	25,00,000		26,541	26,541
01-Sep-22	25,00,000		26,541	26,541
01-Oct-22	25,00,000		25,685	25,685
01-Nov-22	25,00,000		26,541	26,541
01-Dec-22	25,00,000		25,685	25,685
01-Jan-23	25,00,000		26,541	26,541
01-Feb-23	-	25,00,000	26,541	25,26,541
			Return (INR)	6,25,000
			Return (%)	25.00%

Investment Tenure

2yr

Coupon Rate

12.5%

Return on Investment

25%

WTC NOIDA DEV. CO. : HIGH-YIELD NCDs

SAMPLE CASH FLOWS- SERIES B

Date	Outstanding	Redemption	Interest	Cash Flow	Date	Outstanding	Redemption	Interest	Cash Flow
1-Feb-21	25,00,000			-25,00,000	01-Feb-23	25,00,000		26,541	26,541
01-Mar-21	25,00,000			-	01-Mar-23	25,00,000		23,973	23,973
01-Apr-21	25,00,000		50,514	50,514	01-Apr-23	25,00,000		26,541	26,541
01-May-21	25,00,000		25,685	25,685	01-May-23	25,00,000		25,685	25,685
01-Jun-21	25,00,000		26,541	26,541	01-Jun-23	25,00,000		26,541	26,541
01-Jul-21	25,00,000		25,685	25,685	01-Jul-23	25,00,000		25,685	25,685
01-Aug-21	25,00,000		26,541	26,541	01-Aug-23	25,00,000		26,541	26,541
01-Sep-21	25,00,000		26,541	26,541	01-Sep-23	25,00,000		26,541	26,541
01-Oct-21	25,00,000		25,685	25,685	01-Oct-23	25,00,000		25,685	25,685
01-Nov-21	25,00,000		26,541	26,541	01-Nov-23	25,00,000		26,541	26,541
01-Dec-21	25,00,000		25,685	25,685	01-Dec-23	25,00,000		25,685	25,685
01-Jan-22	25,00,000		26,541	26,541	01-Jan-24	25,00,000		26,541	26,541
01-Feb-22	25,00,000		26,541	26,541	01-Feb-24	0	26,87,500	26,541	27,14,041
01-Mar-22	25,00,000		23,973	23,973				Return (INR)	11,25,000
01-Apr-22	25,00,000		26,541	26,541				Return (%)	45.00%
01-May-22	25,00,000		25,685	25,685					
01-Jun-22	25,00,000		26,541	26,541					
01-Jul-22	25,00,000		25,685	25,685					
01-Aug-22	25,00,000		26,541	26,541					
01-Sep-22	25,00,000		26,541	26,541					
01-Oct-22	25,00,000		25,685	25,685					
01-Nov-22	25,00,000	-	26,541	26,541					
01-Dec-22	25,00,000		25,685	25,685					
01-Jan-23	25,00,000		26,541	26,541					

*Redemption Bonus is on principal amount, payable at maturity

Investment Tenure

3yr

Coupon Rate

12.5%

Redemption Bonus *

7.5%

WTC NOIDA DEV. CO. : HIGH-YIELD NCDs

SAMPLE CASH FLOWS- SERIES C

Date	Outstanding	Redemption	Interest	Cash Flow	Date	Outstanding	Redemption	Interest	Cash Flow
1-Feb-21	25,00,000			-25,00,000	01-Feb-23	25,00,000		12,740	12,740
01-Mar-21	25,00,000			-	01-Mar-23	25,00,000		11,507	11,507
01-Apr-21	25,00,000		24,247	24,247	01-Apr-23	25,00,000		12,740	12,740
01-May-21	25,00,000		12,329	12,329	01-May-23	25,00,000		12,329	12,329
01-Jun-21	25,00,000		12,740	12,740	01-Jun-23	25,00,000		12,740	12,740
01-Jul-21	25,00,000		12,329	12,329	01-Jul-23	25,00,000		12,329	12,329
01-Aug-21	25,00,000		12,740	12,740	01-Aug-23	25,00,000		12,740	12,740
01-Sep-21	25,00,000		12,740	12,740	01-Sep-23	25,00,000		12,740	12,740
01-Oct-21	25,00,000		12,329	12,329	01-Oct-23	25,00,000		12,329	12,329
01-Nov-21	25,00,000		12,740	12,740	01-Nov-23	25,00,000		12,740	12,740
01-Dec-21	25,00,000		12,329	12,329	01-Dec-23	25,00,000		12,329	12,329
01-Jan-22	25,00,000		12,740	12,740	01-Jan-24	25,00,000		12,740	12,740
01-Feb-22	25,00,000		12,740	12,740	01-Feb-24	0	31,75,000	12,740	31,87,740
01-Mar-22	25,00,000		11,507	11,507				Return (INR)	11,25,000
01-Apr-22	25,00,000		12,740	12,740				Return (%)	45.00%
01-May-22	25,00,000		12,329	12,329					
01-Jun-22	25,00,000		12,740	12,740					
01-Jul-22	25,00,000		12,329	12,329					
01-Aug-22	25,00,000		12,740	12,740					
01-Sep-22	25,00,000		12,740	12,740					
01-Oct-22	25,00,000		12,329	12,329					
01-Nov-22	25,00,000		12,740	12,740					
01-Dec-22	25,00,000		12,329	12,329					
01-Jan-23	25,00,000		12,740	12,740					

*Redemption Bonus is on principal amount, payable at maturity

Investment Tenure

3yr

Coupon Rate

6%

Redemption Bonus *

27%

WTC NOIDA DEV. CO. : HIGH-YIELD NCDs

SAMPLE CASH FLOWS- SERIES D

Date	Outstanding	Redemption	Interest	Cash Flow	Date	Outstanding	Redemption	Interest	Cash Flow
1-Feb-21	25,00,000			-25,00,000	01-Feb-23	25,00,000		26,541	26,541
01-Mar-21	25,00,000			-	01-Mar-23	25,00,000		23,973	23,973
01-Apr-21	25,00,000		50,514	50,514	01-Apr-23	25,00,000		26,541	26,541
01-May-21	25,00,000		25,685	25,685	01-May-23	25,00,000		25,685	25,685
01-Jun-21	25,00,000		26,541	26,541	01-Jun-23	25,00,000		26,541	26,541
01-Jul-21	25,00,000		25,685	25,685	01-Jul-23	25,00,000		25,685	25,685
01-Aug-21	25,00,000		26,541	26,541	01-Aug-23	25,00,000		26,541	26,541
01-Sep-21	25,00,000		26,541	26,541	01-Sep-23	25,00,000		26,541	26,541
01-Oct-21	25,00,000		25,685	25,685	01-Oct-23	25,00,000		25,685	25,685
01-Nov-21	25,00,000		26,541	26,541	01-Nov-23	25,00,000		26,541	26,541
01-Dec-21	25,00,000		25,685	25,685	01-Dec-23	25,00,000		25,685	25,685
01-Jan-22	25,00,000		26,541	26,541	01-Jan-24	25,00,000		26,541	26,541
01-Feb-22	25,00,000		26,541	26,541	01-Feb-24	25,00,000		26,469	26,469
01-Mar-22	25,00,000		23,973	23,973	01-Mar-24	25,00,000		24,761	24,761
01-Apr-22	25,00,000		26,541	26,541	01-Apr-24	25,00,000		26,469	26,469
01-May-22	25,00,000		25,685	25,685	01-May-24	25,00,000		25,615	25,615
01-Jun-22	25,00,000		26,541	26,541	01-Jun-24	25,00,000		26,469	26,469
01-Jul-22	25,00,000		25,685	25,685	01-Jul-24	25,00,000		25,615	25,615
01-Aug-22	25,00,000		26,541	26,541	01-Aug-24	25,00,000		26,469	26,469
01-Sep-22	25,00,000		26,541	26,541	01-Sep-24	25,00,000		26,469	26,469
01-Oct-22	25,00,000		25,685	25,685	01-Oct-24	25,00,000		25,615	25,615
01-Nov-22	25,00,000		26,541	26,541	01-Nov-24	25,00,000		26,469	26,469
01-Dec-22	25,00,000		25,685	25,685	01-Dec-24	25,00,000		25,615	25,615
01-Jan-23	25,00,000		26,541	26,541	01-Jan-25	25,00,000		26,541	26,541
					01-Feb-25	0	27,50,000	26,541	27,76,541
								Return (INR)	15,00,000
								Return (%)	60.00%

*Redemption Bonus is on principal amount, payable at maturity



Investment Tenure

4yr

Coupon Rate

12.5%

Redemption Bonus *

10%

WTC NOIDA DEV. CO. : HIGH-YIELD NCDs

SAMPLE CASH FLOWS- SERIES E

Date	Outstanding	Redemption	Interest	Cash Flow	Date	Outstanding	Redemption	Interest	Cash Flow
1-Feb-21	25,00,000			-25,00,000	01-Feb-23	25,00,000	-	12,740	12,740
01-Mar-21	25,00,000			-	01-Mar-23	25,00,000		11,507	11,507
01-Apr-21	25,00,000		24,247	24,247	01-Apr-23	25,00,000		12,740	12,740
01-May-21	25,00,000		12,329	12,329	01-May-23	25,00,000	-	12,329	12,329
01-Jun-21	25,00,000		12,740	12,740	01-Jun-23	25,00,000		12,740	12,740
01-Jul-21	25,00,000		12,329	12,329	01-Jul-23	25,00,000		12,329	12,329
01-Aug-21	25,00,000		12,740	12,740	01-Aug-23	25,00,000	-	12,740	12,740
01-Sep-21	25,00,000		12,740	12,740	01-Sep-23	25,00,000		12,740	12,740
01-Oct-21	25,00,000		12,329	12,329	01-Oct-23	25,00,000		12,329	12,329
01-Nov-21	25,00,000		12,740	12,740	01-Nov-23	25,00,000	-	12,740	12,740
01-Dec-21	25,00,000		12,329	12,329	01-Dec-23	25,00,000		12,329	12,329
01-Jan-22	25,00,000		12,740	12,740	01-Jan-24	25,00,000		12,705	12,705
01-Feb-22	25,00,000		12,740	12,740	01-Feb-24	25,00,000	-	12,705	12,705
01-Mar-22	25,00,000		11,507	11,507	01-Mar-24	25,00,000		11,885	11,885
01-Apr-22	25,00,000		12,740	12,740	01-Apr-24	25,00,000		12,705	12,705
01-May-22	25,00,000		12,329	12,329	01-May-24	25,00,000	-	12,295	12,295
01-Jun-22	25,00,000		12,740	12,740	01-Jun-24	25,00,000		12,705	12,705
01-Jul-22	25,00,000		12,329	12,329	01-Jul-24	25,00,000		12,295	12,295
01-Aug-22	25,00,000		12,740	12,740	01-Aug-24	25,00,000	-	12,705	12,705
01-Sep-22	25,00,000		12,740	12,740	01-Sep-24	25,00,000		12,705	12,705
01-Oct-22	25,00,000		12,329	12,329	01-Oct-24	25,00,000		12,295	12,295
01-Nov-22	25,00,000	-	12,740	12,740	01-Nov-24	25,00,000	-	12,705	12,705
01-Dec-22	25,00,000		12,329	12,329	01-Dec-24	25,00,000		12,295	12,295
01-Jan-23	25,00,000		12,740	12,740	01-Jan-25	25,00,000		12,740	12,740
					01-Feb-25	0	34,00,000	12,740	34,12,740
								Return (INR)	15,00,000
								Return (%)	60.00%

*Redemption Bonus is on principal amount, payable at maturity

Investment Tenure

4yr

Coupon Rate

6%

Redemption Bonus *

36%



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