

OUTSMART THE FUTURE



Presenting the new hotspot
at India's First International
Financial Services Centre

BIFC

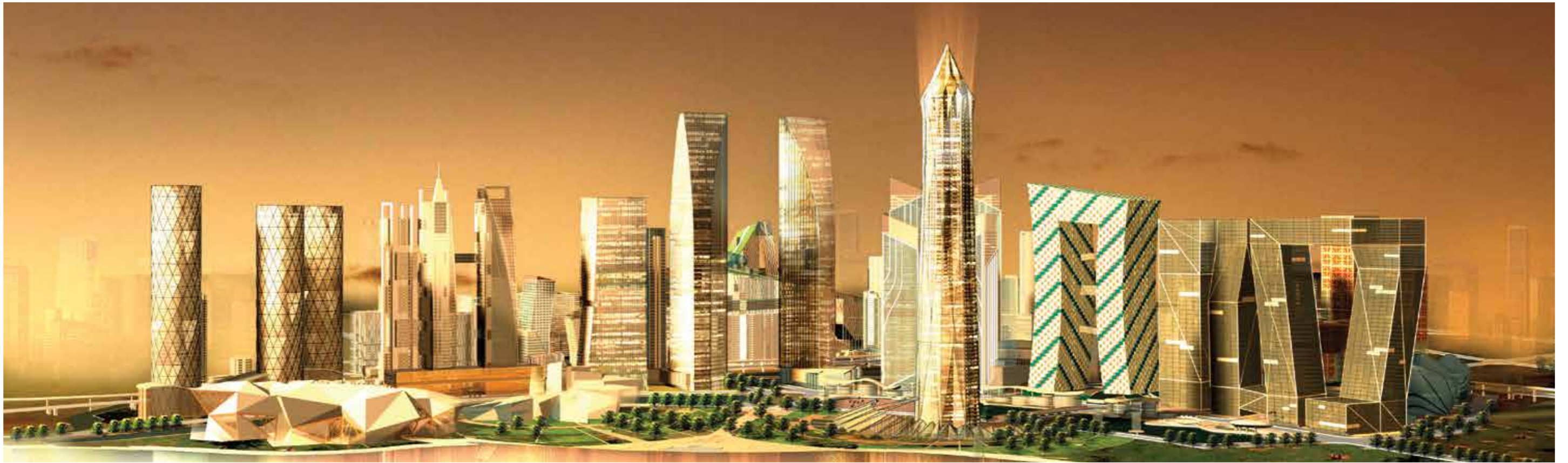
BRIGADE
INTERNATIONAL
FINANCIAL CENTRE



A GLOBAL FINANCIAL HUB

In developed countries, International Financial Services Centres provide suitable regulatory regimes and create a business environment that increases capital flow.

Gujarat International Finance Tec-City Company Ltd., (GIFT) is an ambitious project and India's First Global Financial & IT services hub. A visionary project envisaged to be at par with top global financial centres, GIFT will cater to India's large financial services potential by offering global firms world-class infrastructure and facilities. The finest quality of life that GIFT offers will attract top talent.



GIFT CITY INDIA'S FIRST SMART CITY

GIFT City is an integrated development spread across 900 acres. It will have commercial buildings (SEZ and non-SEZ areas) that include Offices, Hotels and Retail Spaces along with Residential and Social Infrastructure for sustenance.

GIFT City will cater to India's large financial services sector by offering global firms world-class infrastructure and unmatched facilities. It aims to attract top talent from across the globe by providing the finest quality of life.

With everything from state-of-the-art infrastructure to an environment that enriches business synergies, GIFT City is poised to be an ideal place for booming Financial & IT service enterprises who plan to take on the world.

The Smart City, which will get completed in multiple phases would offer top-notch facilities to its occupiers along with a host of financial benefits.



Business

GIFT City offers businesses a hi-tech space with all amenities imaginable equipped with the right ambience and environment - a combination that makes for the perfect ecosystem for growth of business.



Quality of Life

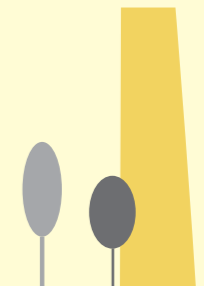
GIFT City is equipped with some of the latest technology known to man. From the latest public transport, automated waste collection to an efficient district cooling system, GIFT City has the best amenities available for its occupants.



Smart Urban Infrastructure

GIFT City is built to adhere strongly to green building principles and every structure aims to achieve the highest standards of efficiency in terms of energy, waste management, quality of space and material efficiency.

For more info: www.giftgujarat.in





WHAT IS AN INTERNATIONAL FINANCIAL SERVICES CENTRE?

Step towards reforming the Indian financial sector

An IFSC caters to customers outside the jurisdiction of the domestic economy. Such centres deal with flows of finance, financial products and services across borders. London, New York and Singapore can be counted as global financial centres. Many emerging IFSCs around the world, such as Shanghai, Dubai and now GIFT City in India, are aspiring to play a global role in the years to come.

GIFT City is at present, the only International Financial Tec-City which will carry out direct dealings in the international market. It is a development which has both residential as well as commercial real estate planned, and is slated to be a globally benchmarked International Financial Services Centre.



IFSC IN INDIA

The Government of India has approved GIFT City as an International Financial Services Centre.

The recent Union Budget 2018 has given several major tax incentives to International Financial Services Centres (IFSCs) and this will give a huge impetus to India's first IFSC at Gujarat International Finance Tec-City (GIFT). These incentives will go a long way in making GIFT IFSC a major global financial hub on the lines of London, Dubai, Hong Kong & Singapore.

Services provided by an IFSC

Asset Management and global portfolio diversification undertaken by pension funds, insurance companies and mutual funds

Wealth Management

Global Tax Management and cross-border tax liability optimisation (provides a business opportunity for financial intermediaries, accountants and law firms)

Global and Regional Corporate Treasury Management operations that involve liquidity investment & management, fundraising and asset-liability matching

Risk Management operations such as insurance and reinsurance

Merger and Acquisition activities among trans-national corporations

Activities in GIFT City

Offshore Banking

- Foreign currency lending
- Receiving of deposits
- Issuing of securities
- Over The Counter (OTC) trading in derivatives for risk management and speculative purposes
- Venture capital

Corporate Treasury Management

- Managing foreign exchange transactions
- Hedging operations
- Raising and investing of cost

Fund Custody, Administration and Custody

- Custody of corporate funds
- Trust companies
- Asset management
- Hedge funds
- Investment counsellors and portfolio managers

Securities Trading

- Regional financial exchange
- Securities trading
- Futures and options trading
- Commodities trading

Insurance, Assurance and Reinsurance

- Life and non-life insurance business
- Assurance companies
- Captive insurance
- Reinsurance and related operations

Others

- International business companies
- Back office operations
- Ship management & maritime operations
- Export finance companies
- Companies involved in lending activities, trade finance activities, international leasing, foreign exchange dealers and international factoring
- Representative offices
- Money changers and brokers

GIFT CITY MASTER PLAN

BIFC BRIGADE INTERNATIONAL FINANCIAL CENTRE

Grand Mercure Hotel



- Commercial - Office Space
- Commercial - Hotel Space
- Residential - Tower Space
- Social
- Utility / Amenity
- Green Space
- Metro Stations
- Domestic Tariff Area
- GIFT Boundary
- SEZ Boundary





BRIGADE INTERNATIONAL FINANCIAL CENTRE

At GIFT City, Gujarat

Brigade International Financial Centre, set within GIFT City's 900 acre financial master plan, is a thoughtfully designed office ecosystem that will cater to the futuristic needs of the Global Financial & IT services sector. With a total development of over half a million sq.ft. underway, the first phase of 3,15,000 sq.ft., has already been launched. The 14-storeyed office tower will soon be the most sought after office space within GIFT City.

Brigade International Financial Centre is Brigade's first ever project in an **International Financial Services Centre.**

The Group is proud to be partnering GIFT in this visionary initiative.

Space ideally suited for:

- Indian and Multinational Banks
- Insurance Firms
- Foreign Exchange Companies
- Financial Technology Firms
- Financial Support Services



Brigade in partnership with GIFT has embarked on an ambitious project, to develop Brigade International Financial Centre and Grand Mercure Hotel in GIFT City, Gujarat.

Brigade's First IFSC project



Double-height Reception Lobby



Common Cafeteria

Project Details

Land Extent - 2 acres approximately

Total Development - 3,15,000+ sq.ft.

Structure - 2 Basements + Ground + 14 floors

Floor Plate - 2,323 sq.m. (25,000 sq.ft.)

Office Units - 92.9 sq.m. (1000 sq.ft.) onwards

Car Parking Ratio - 1:1000 sq.ft. (SBA)

Amenities - Landscaped garden, common cafeteria & double-height lobby

Architect - RSP

Project USPs

- Part of a 900 acre Smart City which offers the occupants, world-class infrastructure for round the clock operations
- IFSC / SEZ benefits
- Grade A specifications
- LEED Gold pre-certified
- Well connected to Ahmedabad and Gandhinagar

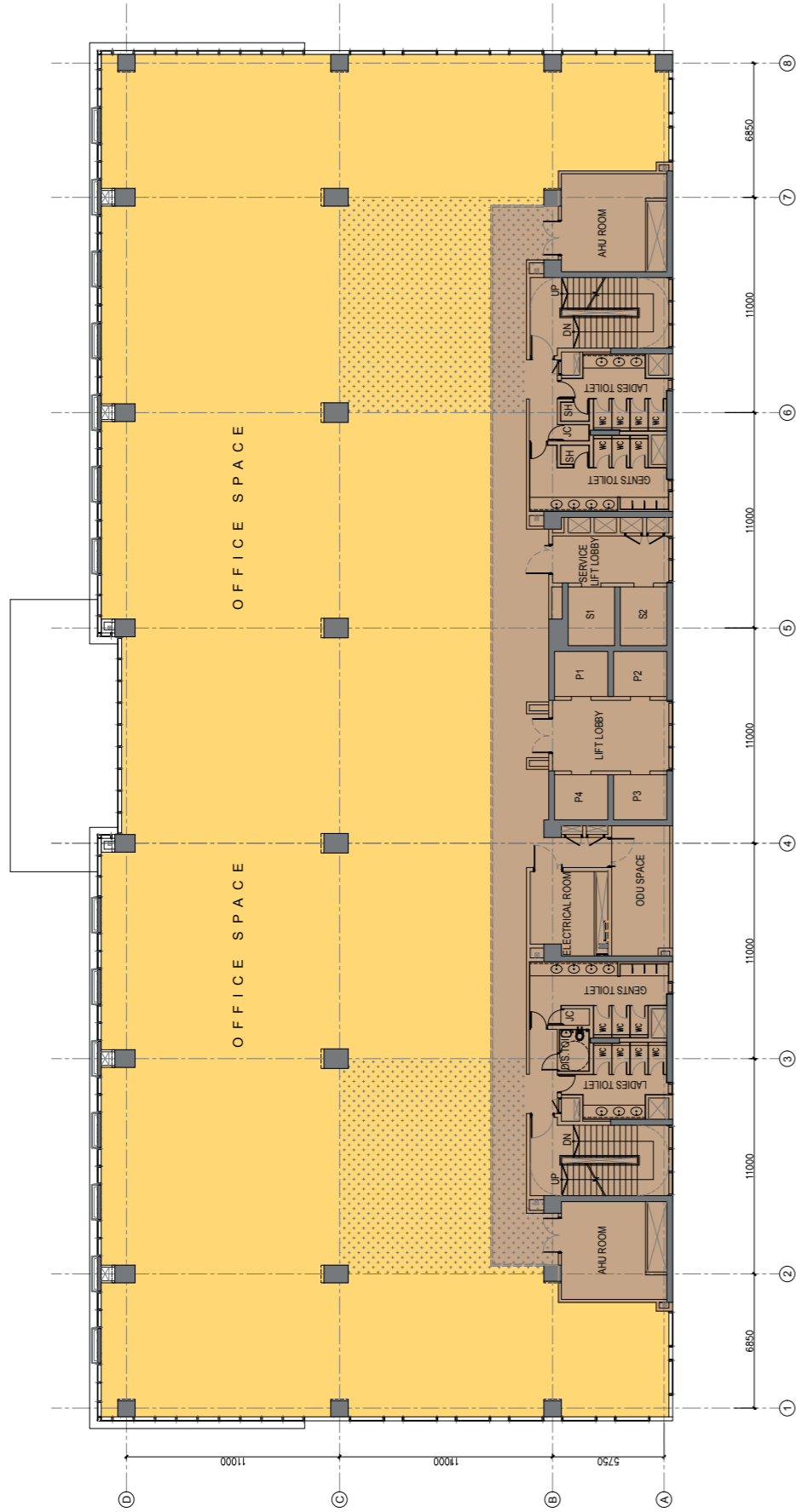
Featured Benefits

- Single window clearance
- Centralised power and 24hr power backup
- Reliability - 99.999% which means outage of 5.3 minutes/annum
- District cooling system
- Water infrastructure

Key Specifications

- Designed as per NBC conforming to GIFT norms
- External glass façades with low e-value
- Flat slab construction with 3.9m slab to slab height
- 4 passenger lifts and 2 service lifts
- Covered car parks in 2 basements
- Power with 100% backup
- Centralised air-conditioning
- Column span 11m x 11m

TYPICAL FLOOR PLAN (SINGLE TENANCY)



TYPICAL FLOOR PLAN (MULTIPLE TENANCY)





OVER 3 DECADES OF BUILDING POSITIVE EXPERIENCES

Incorporated in 1986, Brigade Group is a leading real estate developer in South India. Headquartered in Bengaluru, Brigade Group has branch offices across South India and a representative office in Dubai. Its diverse business portfolio spreads across residential, office, retail and hospitality domains.

Brigade Group pioneered the concept of Integrated Lifestyle Enclaves in Bengaluru. These Integrated Enclaves are designed to be self-contained - communities with homes, offices, shopping spaces, entertainment facilities, recreational clubs, parks, schools and convention centres, everything that substantially enhances one's quality of life. Apartments across various budget ranges - penthouses, villas, value homes & retirement homes complete the bouquet of Brigade Group's residential offerings. Brigade Group is among the few developers who also enjoy a reputation of developing Grade A commercial properties. Some of the Group's commercial development includes, the World Trade Center Bengaluru and Kochi, Software and IT parks, SEZs and stand-alone offices having reputed international clients operating from them.

Brigade Group enjoys a good reputation in the hospitality & retail domain with international hotels & world-class malls in its portfolio. The Brigade School and Group's active involvement in the CSR sphere complete the company's ambition to be a responsible and fulfilling corporate citizen.

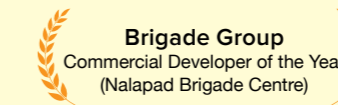


An award-winning brand, Brigade Group has developed integrated enclaves, villas, premium residences, luxury apartments, office buildings, SEZs, software parks, malls, clubs, spas, hotels and serviced residences.

9th Realty Plus Excellence Awards (South) 2017



Realty Plus Conclave & Excellence Awards (South) 2016



Global Real Estate Brand Awards 2016



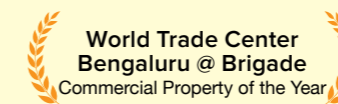
7th Realty Plus Excellence Awards (South) 2015



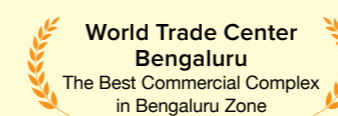
CREDAI Real Estate Awards 2015



6th Realty Plus Excellence Awards 2014



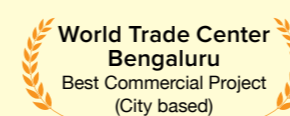
CREDAI Real Estate Awards 2013



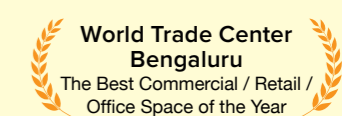
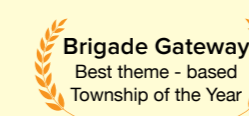
Asia Pacific Region - Forbes



CNBC AWAAZ Real Estate Awards 2012



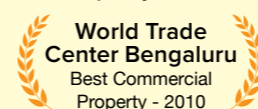
CREDAI Real Estate Awards 2012



Realty Plus Excellence



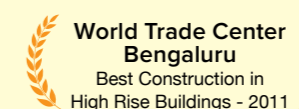
Property World



ET Asia Retail Congress 2012



ACCE-BILLIMORIA Award



Platinum Awards of Excellence by Construction World in 2012



and many more...



For space enquiries
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BrigadeGroup.com

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Project funded by  **AXIS BANK**

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