

International Credit Capital



Investment Portfolio



International Credit Capital

About Us

International Credit Capital is an Investment Holding which has representative offices in Usa, Turkey, Hungary, Slovakia, UK, Malaysia and Ukraine.

In Georgia the holding owns several Companies:

LLC International Credit Capital - *Holding representative company in Georgia*

LLC ICC Global Financing - *Microfinance Organization*

LLC ICC Global - *Insurance Company*

LLC Global Franchising Group - *Franchise Development*

LLC Industry Development Group - *Hydro Power Plant Development and Manufacturing*

LLC Caucasus Trade - *Export - Import*

LLC Realtors Georgia - *Construction & Real Estate*

LLC AG Media Holding - *TV and Radio Stations.*

LLC Global Event Group - *Casinos and Entertainment*

LLC Hotel Network - *Hotel Development & Management*

Portfolio Summary

Hotel Development

1. Kings Garden Kempinski Hotel.
2. Lisi Hotel
3. Hotel on Tsamebuli Ave.
4. Kempinski Hotel in Historic Avlabari
5. Hotel On Tsamebuli Ave.
6. 25 Regional Hotels and Casinos

Real Estate

7. Vaja Sky Tower
8. Avlabari Apartments
9. Construction on Abashidze Str.
10. Construction on Apakidze Str.
11. Construction on Chavchavadze Ave.
12. Construction on Khosharauli Str.
13. Construction on Shartava Str.
14. Construction on Tsamebuli Ave.
15. Construction on Kavtaradze Str.
16. Construction on Nutsubidze Plateau.

Energy & Infrastructure

- 17 Mtkvari Cascade 4
- 18 Udzilaurta HPP
- 19 Barisakho HPP
- 20 Mleta HPP
- 21 Kvesheti HPP
- 22 Paldo HPP
- 23 Ghere HPP
- 24 Ghebi HPP
- 25 Mazhieti HPP
- 26 Chiora HPP
- 27 Sakaura HPP
- 28 Metekhi 1 HPP
- 29 Metekhi 2 HPP

Free Industrial Zone

30. Free Industrial Zone

Airlines

31. Air Eurasia

Franchising

32. Century 21
33. FASTSIGNS
34. Berlitz
35. UNIGLOBE
36. Auto Hub
37. Best Appart

Microfinance

38. ICC Global Financing

Insurance

39. ICC Global

Security Service

40. AG Security Service

TV And Radio

41. AG Media Holding

IT and Telecommunication

42. GEOSIM
43. City Phone

Agriculture

44. Agrar City

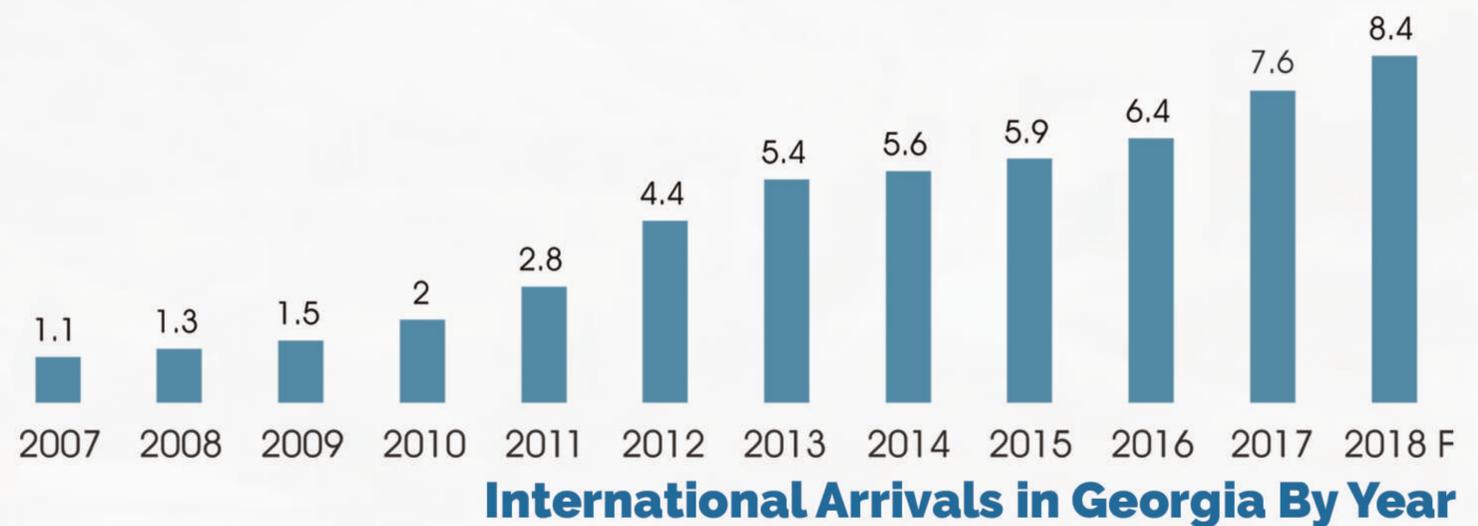
HOTEL NETWORK



Hotels & Hospitality

Overview of Georgia's Hospitality Sector

Hospitality is one of the fastest growing sectors of Georgian Economy. Over the recent years Georgia has seen a dynamic growth of international visitors, in 2017 the number of international visitors reached 7.9 million while the population of Georgia is 3.7 million people. Number of international tourists' arrivals is expected to grow by 8-10% during the next five years



Statistics (Tbilisi)

SUPPLY

In 2016, Tbilisi's hotel market supply comprised 302 hotels, offering guests 7,340 rooms and 15,937 beds.

Internationally-branded hotels provided 21% of the total room supply. According to the forecasted pipeline of future projects, this share will increase to 41% in 2019.

PERFORMANCE INDICATORS

In 2016, the Average Daily Rate (ADR) for international upscale brands amounts to USD 175, while international midscale branded hotels recorded USD 109. Local upscale and middle class and local budget/economy hotels are averaging USD 83 and USD 40, respectively.

At 70%, the highest hotel occupancy rate in Tbilisi occurs at international upscale branded hotels, followed by international midscale brands with 64%, local upscale and middle class hotels with 60%, followed then by local budget/economy class hotels with an occupancy rate of 56%.

In 2016, RevPAR in international upscale brands amounted to USD 123, while international midscale branded hotels and local upscale and middle class hotels stood at USD 70 and USD 50, respectively. Local budget/economy class RevPAR stood at USD 22

Kings Garden Kempinski Hotel.

HOTELS & HOSPITALITY PROJECTS





Location: *Mirza Shapi Str. Tbilisi, Georgia*

Coordinates: 41.686518, 44.811022

Land Area: 9200 m²

The total area of the complex: 31 099.89 m²

Hotel Rooms Space: 3 173.17 m²

Commercial space: 2 208.39 m²

Office Space: 242.1 m²

Apartment space: 5 331 m²

Number of Floors: 7

Number of Hotel Rooms: 61

Number of Apartments: 23

Construction work duration: 15 Month

Balconies: 4 500.11m²

Ladders and Hallways: 4290.59 m²

Storage: 766.8 m²

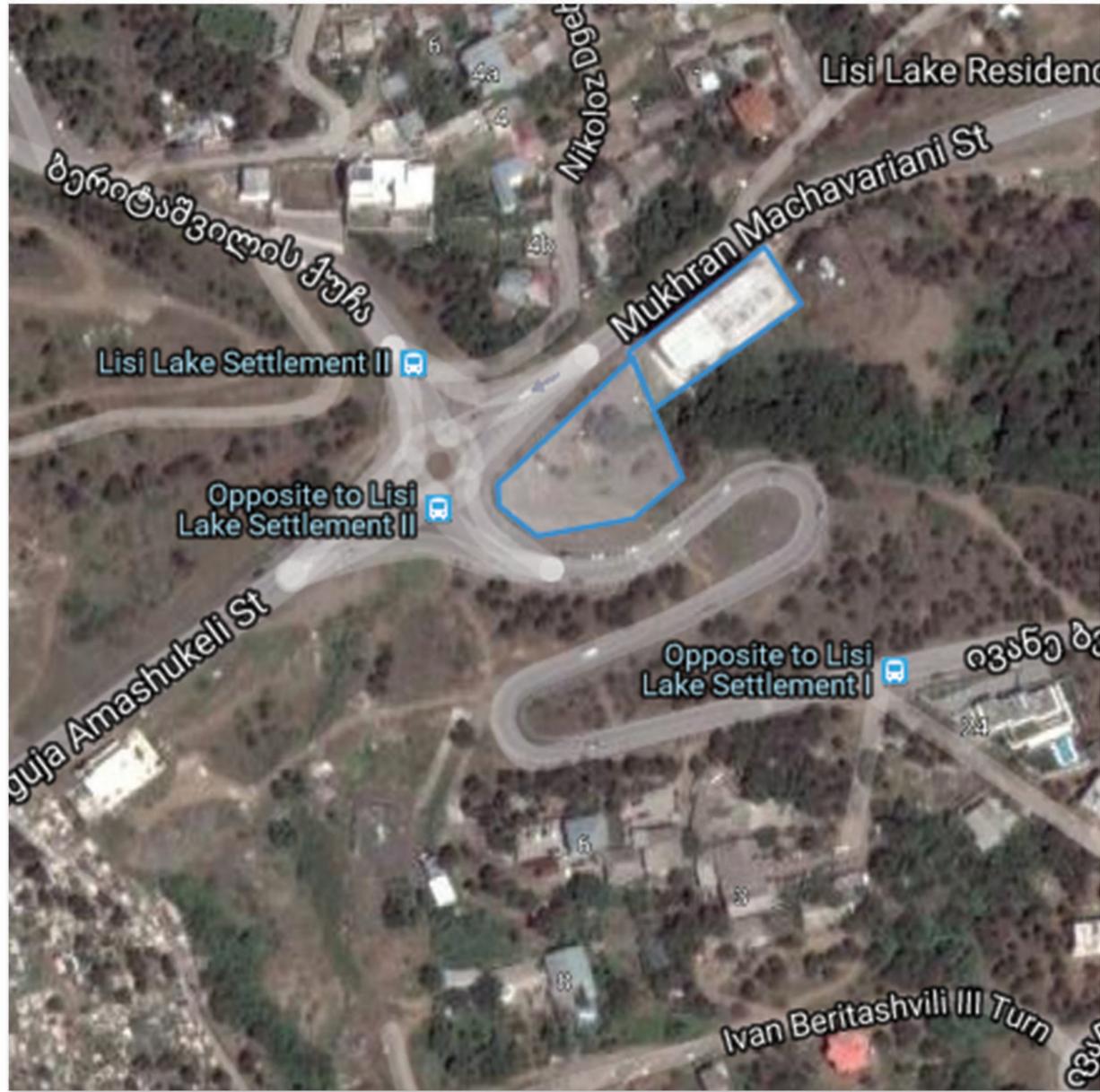
Additional Space: 6 329.38 m²

Parking Space: for 164 (cars): 4 258.35m²



*ALL permits and licenses already obtained, agreements are signed and construction work can be started immediately
Additionally the project includes Master Franchise of Kempinski Hotels S.A.*





Location: Machavariani Str. Tbilisi, Georgia

Coordinates: 41.736522, 44.747993

Land Area: 1414 m²

The total area of the complex: 6 667.6 m²

Hotel Rooms Space: 3 193.5 m²

Office Space: 445.7 m²

Balconies: 138 m²

Ladders and Hallways: 1 287.9m²

Additional Space: 1 602.5 m²

Number of Floors: 7

Number of Hotel Rooms: 105

Construction work duration: 6 month

CURRENT SITUATION



Hotel on Tsamebuli Ave.



Location: *Tsamebuli Ave. Tbilisi, Georgia*

Coordinates: *41.687501, 44.823165*

Land Area: *2 172m²*

Estimated total area of the complex: *8 600 m²*

Number of Floors: *8*

Required permit acquisition time: *6 month*

Kempinski Hotel in Historic Avlabari



Location: Tsurtsunia Str. Tbilisi, Georgia

Coordinates: 41.692321, 44.820749

Land Area: 13 266 m²

Estimated total area of the complex: 33 000 m²

Required permit acquisition time: 6 month



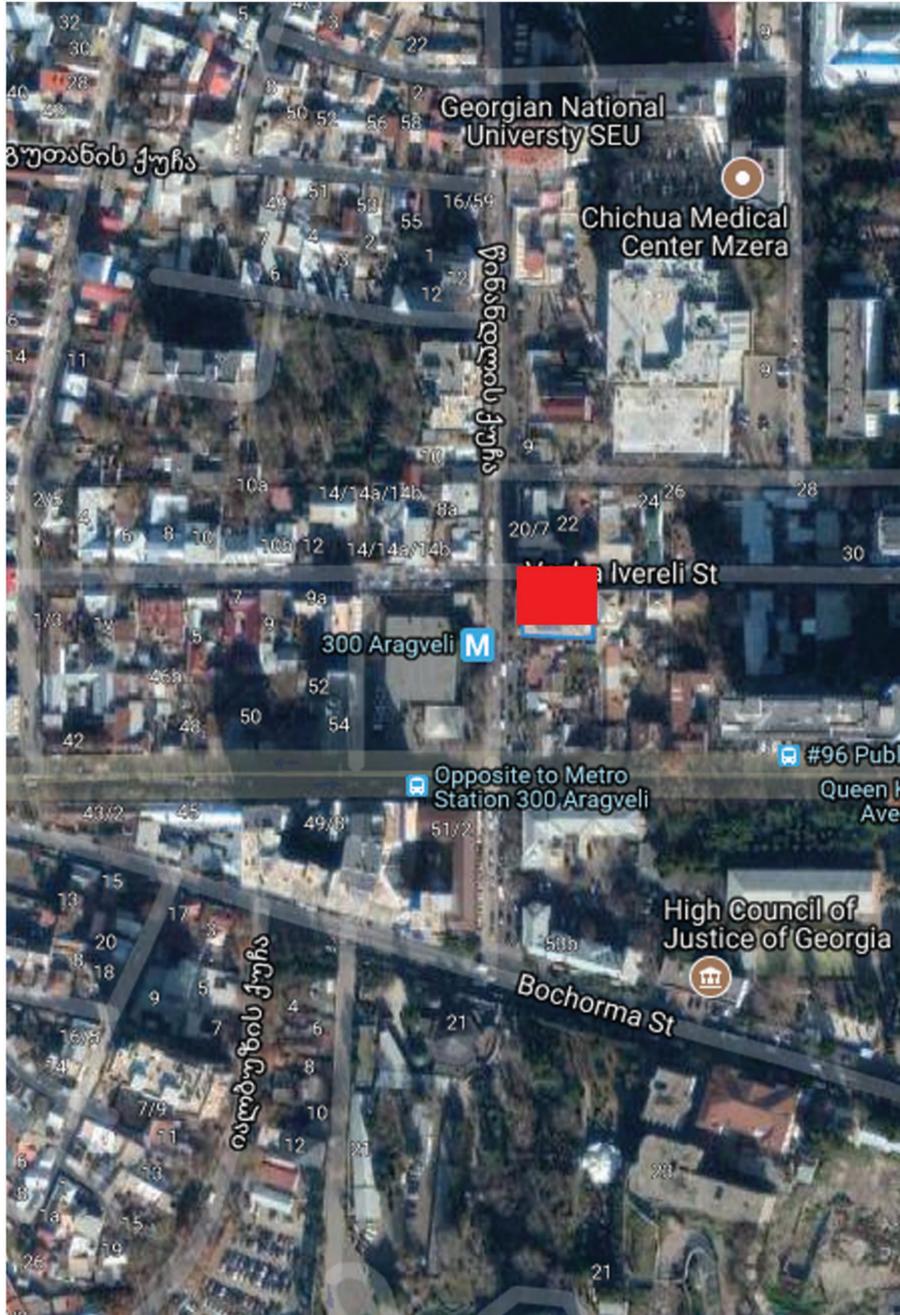
Based on the Master Franchise Kings Garden project of the Kempinski Hotels S.A. It is possible to develop this project under Kempinski brand.

Hotel On Iverieli Str.

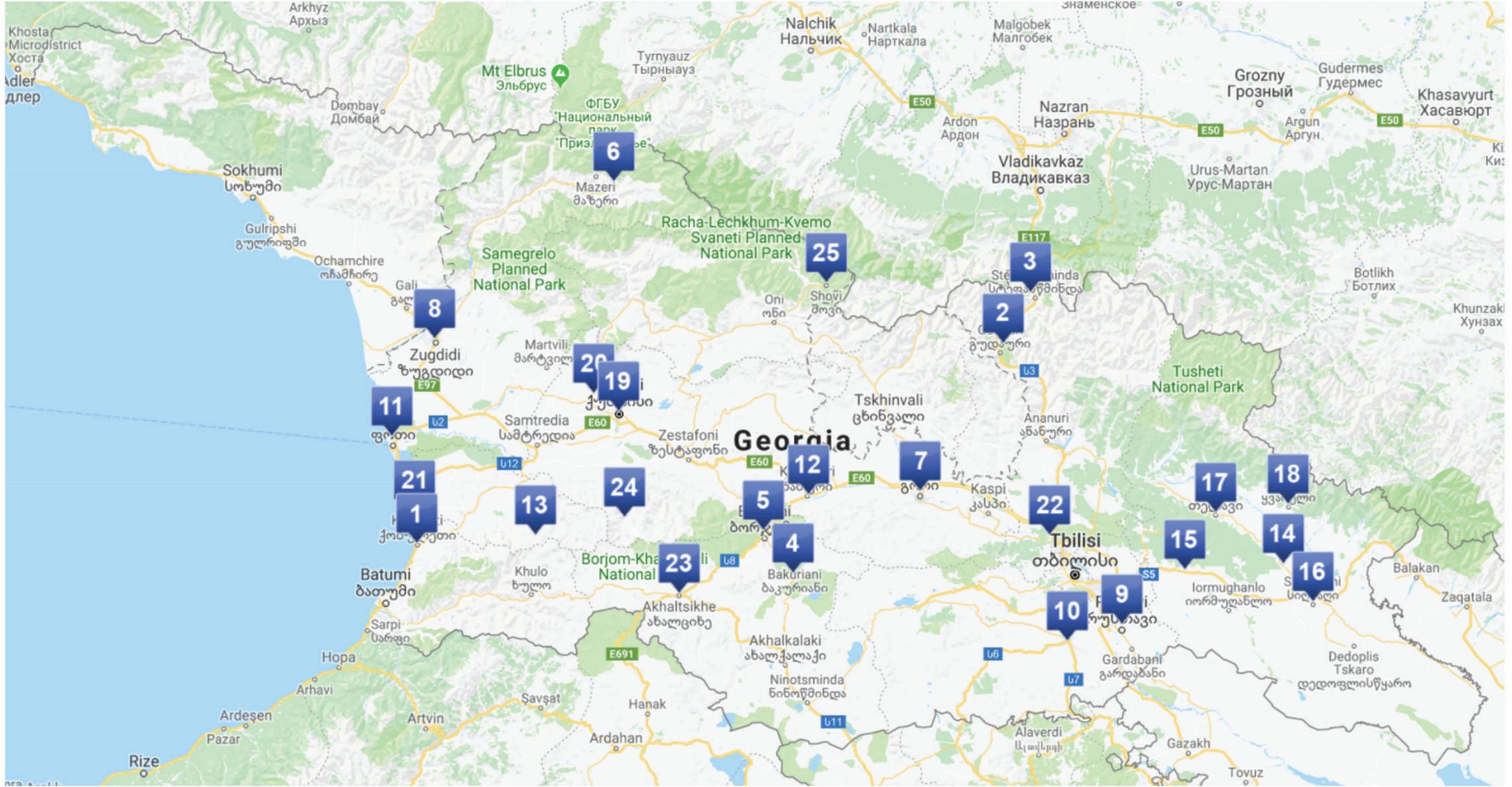
Location: Iverieli Str. Tbilisi, Georgia
Coordinates: 41.688016, 44.827914
Land Area: 780m²

Estimated total area of the complex: 5000 m²
Number of Floors: 7
Number of Hotel Roomes: 80

HOTELS & HOSPITALITY PROJECTS



25 Regional Hotels and Casinos



Hotel and Casino Development in Following Regions:

- | | |
|--------------------------------------|--|
| 1. Kobuleti - Hotel & Casino | 14. Gurjaani - Hotel |
| 2. Gudauri - Hotel & Casino | 15. Sagarejo - Hotel |
| 3. Kazbegi - Hotel | 16. Signagi - Hotel & Casino |
| 4. Bakuriani - Hotel & Casino | 17. Telavi - Hotel & Casino |
| 5. Borjomi - Hotel & Casino | 18. Kvareli - Hotel |
| 6. Mestia - Hotel & Casino | 19. Kutaisi - Hotel & Casino |
| 7. Gori - Hotel | 20. Tskaltubo - Hotel |
| 8. Zugdidi - Hotel | 21. Shekvetili - Hotel & Casino |
| 9. Rustavi - Hotel | 22. Mtsketa - Hotel & Casino |
| 10. Marneuli - Hotel | 23. Akhaltsikhe - Hotel |
| 11. Poti - Hotel | 24. Sairme - Hotel |
| 12. Khashuri - Hotel | 25. Racha - Hotel |
| 13. Bakhmaro - Hotel | |





REALTORS

GEORGIA

Construction and Real Estate

Overview of Georgia's Real Estate Sector

The real estate market and construction industry are one of the most rapidly growing industries of the Georgian economy. Construction in Georgia enjoyed high rates of output and employment growth over the past few years, with the strong upward trend expected to continue. The construction business continues to attract increasing investment and banks are continuously increasing their lending to the sector. A high demand for residential and commercial space has been followed by the evolvement of many construction and development companies. Even though the prices for real estate have increased more than four times since 2003, demand yet continues to exceed existing supply across all sectors. As a result, the Georgian real estate market has become quite sophisticated and offers development opportunities virtually across all real estate sectors residential, office, retail, hotel and warehouse markets.

Statistics

AVARAGE HOUSHOLD SIZE

In EU countries, the average household size is 2.4 people. In 2015, the average Georgian household stood at 3.4 (preliminary data). Though considerably higher in comparison, this number dropped by 11% from 2005 to 2015. In the future, this number is expected to move closer to the European standard (2.4), which will generate an increasing demand for residential real estate.

MORTRAGE LANDING

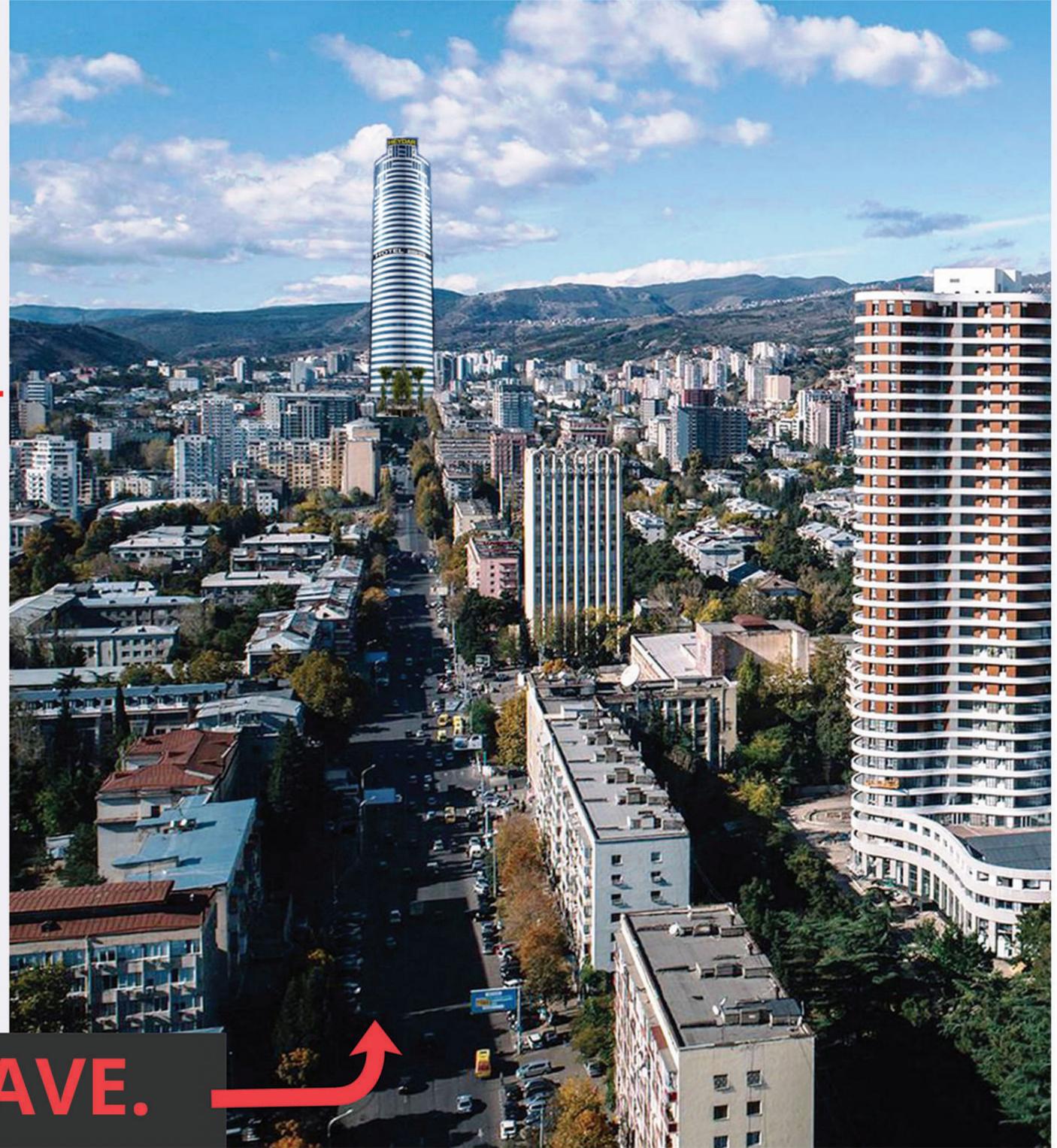
In 2015, mortgage loan issuance dropped 24% from the previous year to USD 413 million, with the largest proportion being issued in December (USD 132 million).

Concurrently, the number of total outstanding mortgages increased by 6% to USD 950 million.

BENCHMARKING

In 2015, the average listing price of new housing supply in Tbilisi was USD 703 p/m². In Batumi the figure stood at USD 671 p/m², while in Kutaisi it was USD 447 p/m²

Vaja Sky Tower

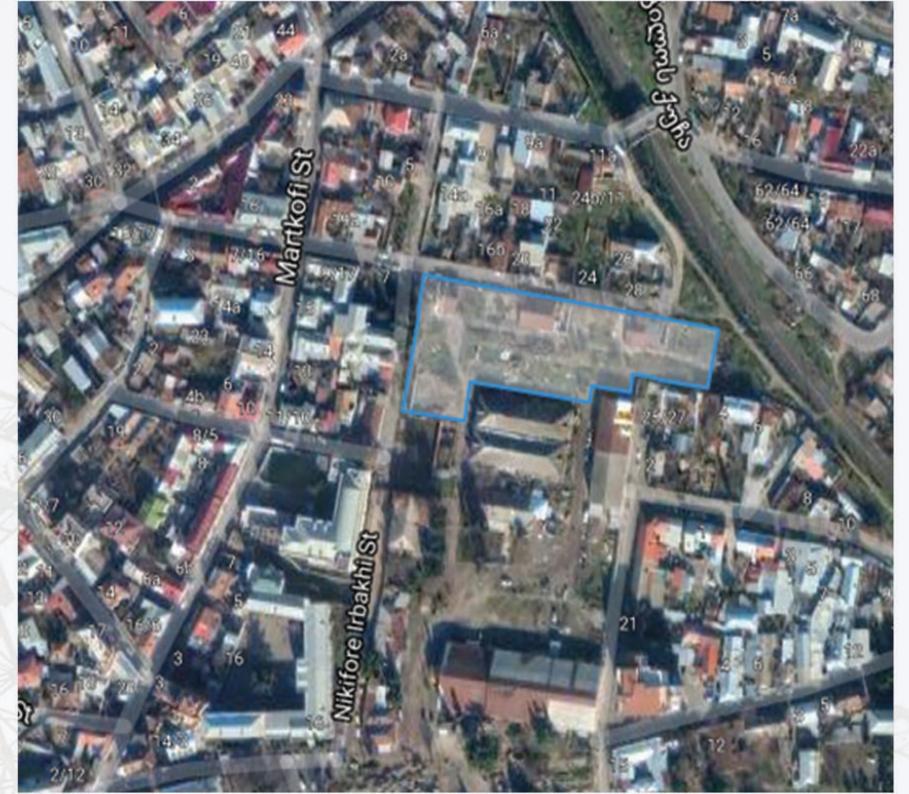


VAJA PSHAVELA AVE.

Location: Euli Str. Tbilisi, Georgia
Coordinates: 41.722829, 44.716047
Land Area: 5 465 m²
The total area of the complex: 55 870 m²
Commercial space: 3 100 m²
Office space: 23 100 m²
Apartment space: 26 100 m²

Balconies: 2 700 mm²
Parking Space: 13 200 m²
Additional Space: 13 200 m²
Number of Floors: 41
Construction work duration: 28 Month

Avlabari Apartments.



Location: *Irbakhi Str. Tbilisi, Georgia*

Coordinates: *41.694794, 44.820822*

Land Area: *7 773.5 m²*

Apartment space: *5 298.1 m²*

Balconies: *658.5 m²*

Parking Space: *1 163.1 m²*

Number of Floors: *5*

Construction work duration: *12 Month*

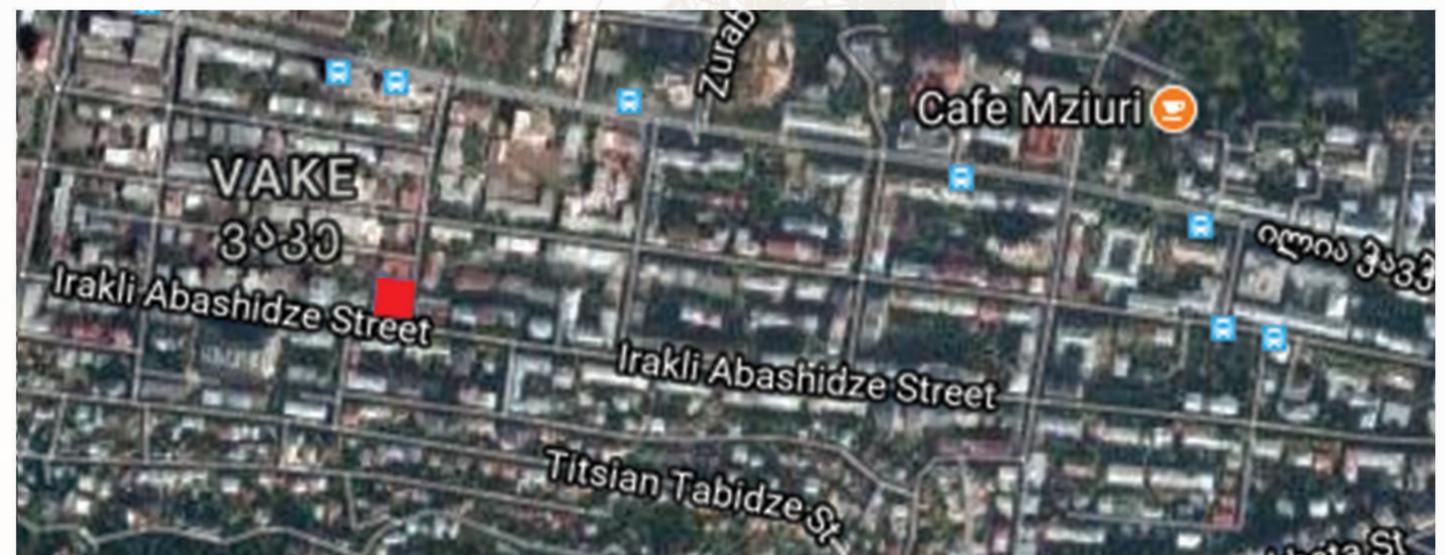


Construction on Abashidze Str.

CONSTRUCTION AND REAL ESTATE PROJECTS

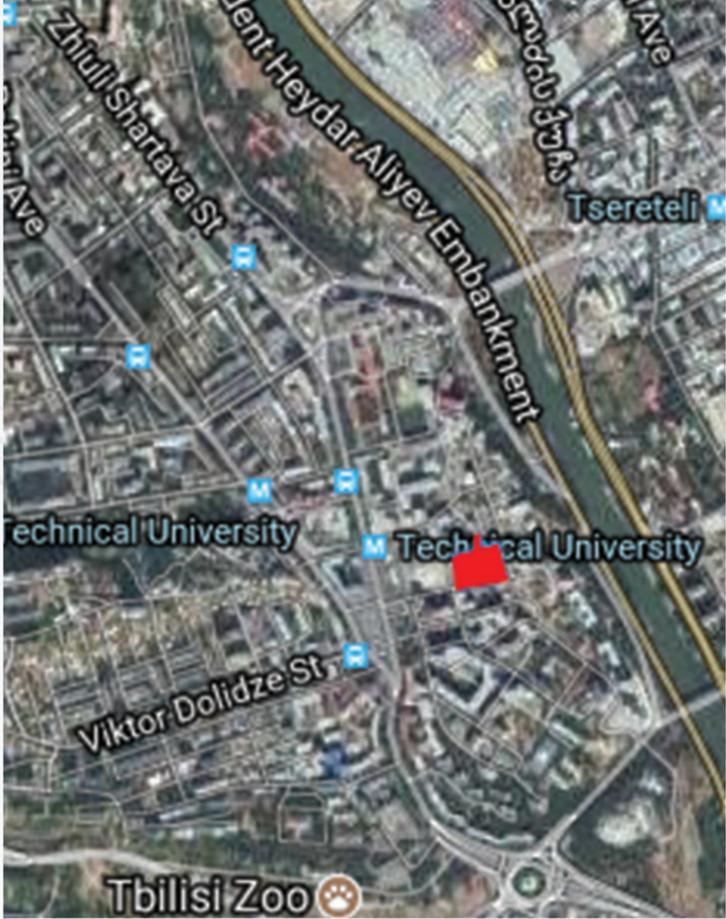


Location: Abashidze Str. Tbilisi, Georgia
Coordinates: 41.708663, 44.758355
Land Area: 1 267 m²
The total area of the complex: 10 214.1 m²
Commercial space: 621.1 m²
Apartment space: 6 140.5 m²
Balconies: 935 m²
Parking Space: For 52 (cars): 1 566.4 m²
Number of Floors: 11
Construction work duration: 10 Month



ALL permits and licenses already obtained, agreements are signed and construction work can be started immediately.

Construction on Apakidze Str.



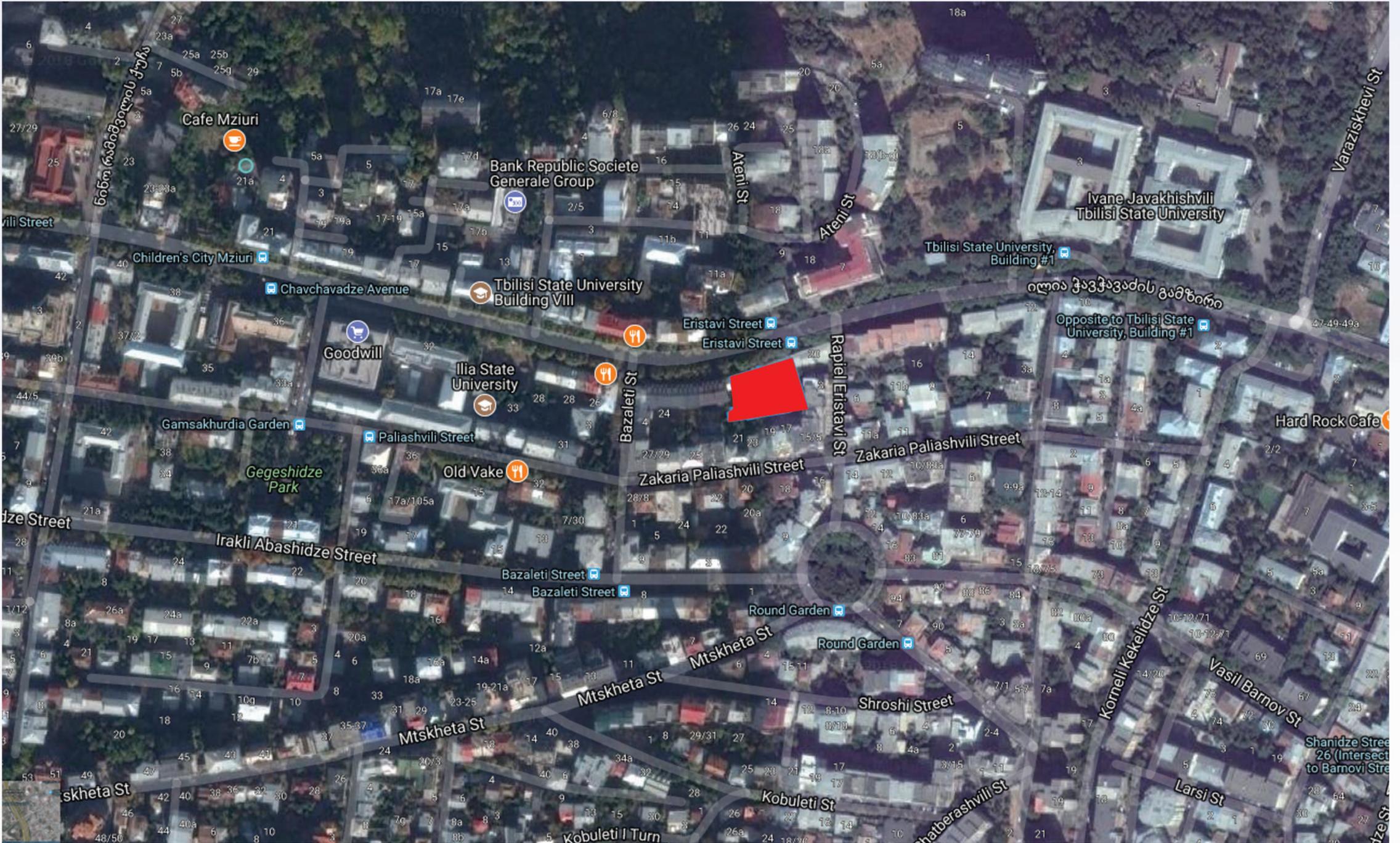
Location: Apakidze Str. Tbilisi, Georgia
Coordinates: 41.719845, 44.780875
Land Area: 7 604 m²
The total area of the complex: 16 269.6 m²
Office space: 9 480.1 m²
Balconies: 3 021.8 m²
Storage space: 225.1 m²
Number of Floors: 7
Construction work duration: 10 Month



ALL permits and licenses already obtained, agreements are signed and construction work can be started immediately.

Construction on Chavchavadze Ave.

CONSTRUCTION AND REAL ESTATE PROJECTS



Location: Chavchavadze Ave. Tbilisi, Georgia

Coordinates: 41.708731, 44.774244

Land Area: 1414 m²

Estimated total area of the complex: 6 000 m²

Required permit acquisition time: 10 month

Construction on Khosharauli Str.



Location: Khosharauli Str. Tbilisi, Georgia

Coordinates: 41.733104, 44.781218

Land Area: 5988 m²

Estimated total area of the complex: 36 000 m²

Required permit acquisition time: 3 month



Construction on Shartava Str.



Location: Shartava Str. Tbilisi, Georgia

Coordinates: 41.731632, 44.771244

Land Area: 1900 m²

The total area of the complex: 18 089.1 m²

Commercial space: 1 358.7 m²

Apartment space: 10 341.5 m²

Balconies: 2 502.5 m²

Parking Space: for 55 (cars): 1 865.4 m²

Number of Floors: 17

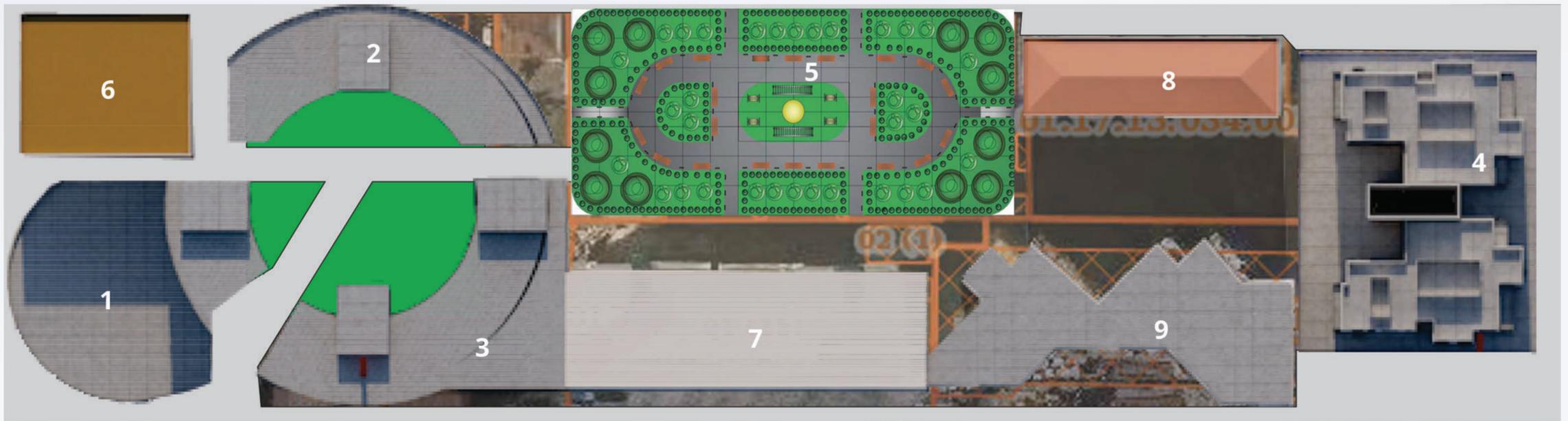
Total numbers of apartments and offices: 162

Construction work duration: 20 Month



ALL permits and licenses already obtained, agreements are signed and construction work can be started immediately.

Construction on Tsamebuli Ave.



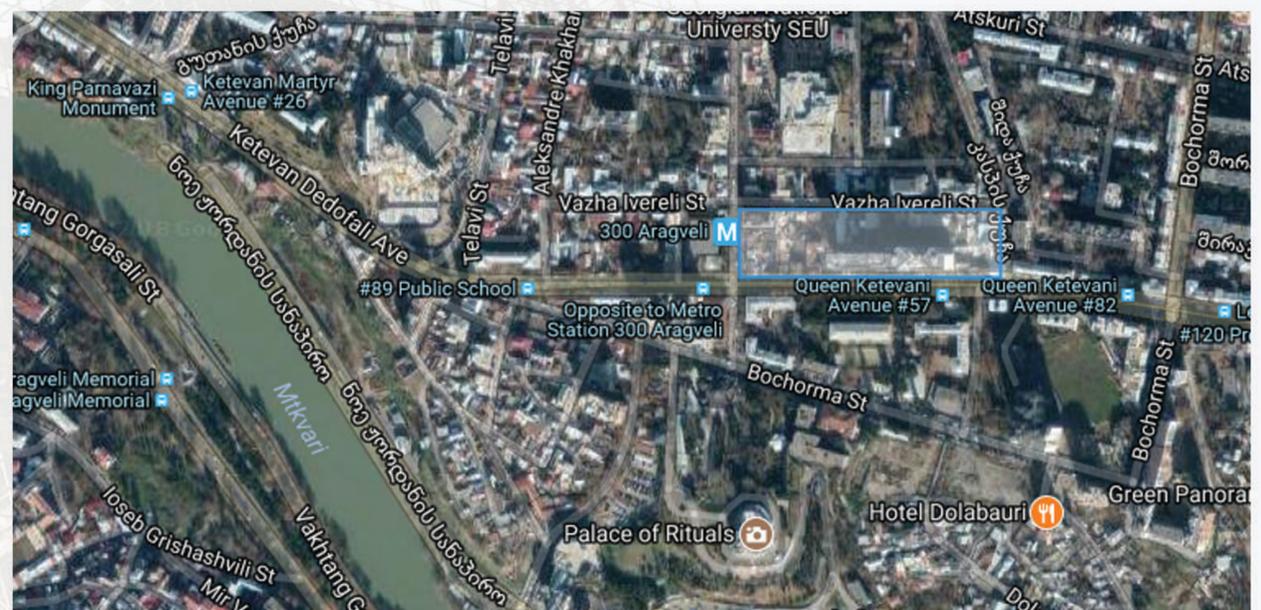
1. Project Site
2. Alternative Project Site
3. Alternative Project Site
4. Alternative Project Site
5. Park / Square
6. Existing Building
7. Existing Building
8. Existing Building
9. Existing Building

Location: Tsamebuli Ave. Tbilisi, Georgia

Coordinates: 41.687555, 44.828054

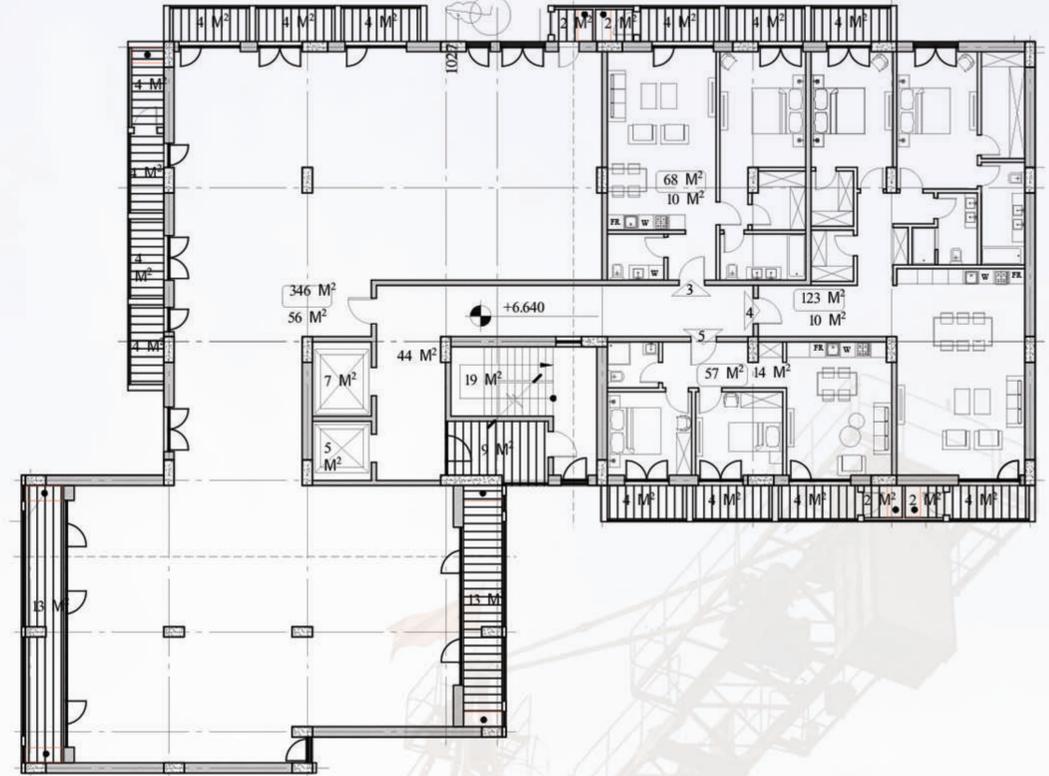
Estimated total area of the complex: 20 000 m²

Required permit acquisition time: 6 month



Construction on Kavtaradze Str.

CONSTRUCTION AND REAL ESTATE PROJECTS



Location: Kavtaradze Str. Tbilisi, Georgia

Coordinates: 41.720265, 44.724011

Land Area: 3369 m²

The total area of the complex: 13704 m²

Commercial space: 740 m²

Apartment space: 7730 m²

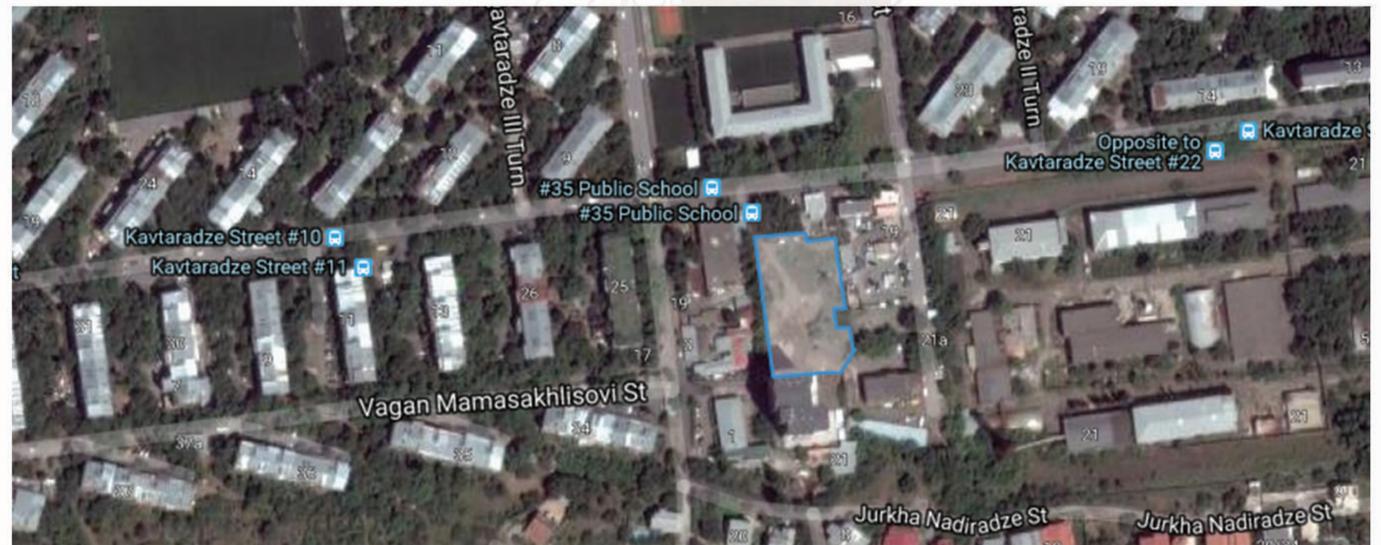
Balconies: 2048 m²

Parking Space: for 49 (cars): 1822 m²

Number of Floors: 17

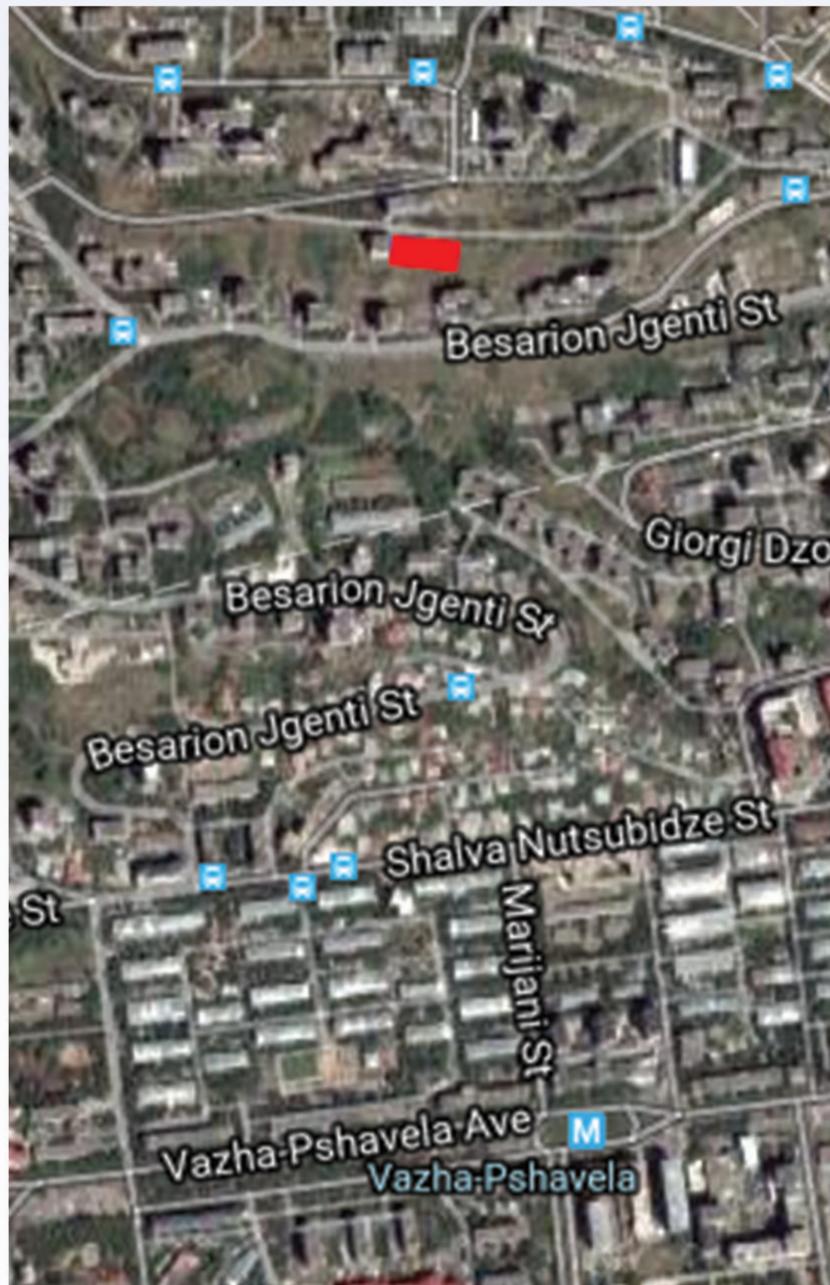
Total numbers of apartments and offices: 88

Construction work duration: 15 Month



ALL permits and licenses already obtained, agreements are signed and construction work can be started immediately.

Construction on Nutsubidze Plateau.



Location: Nutsubidze Plateau 4. Tbilisi, Georgia

Coordinates: 41.732111, 44.727858

Land Area: 1466 m²

The total area of the complex: 10 678.1 m²

Commercial space: 1 358.7 m²

Apartment space: 6 383.7 m²

Balconies: 1 290.8 m²

Parking Space: for 64 (cars): 1 914 m²

Number of Floors: 14

Total numbers of apartments and offices: 63

Construction work duration: 15 Month



Energy & Infrastructure

Overview of Georgia's Energy Sector

Georgia is one of the most promising countries for hydroelectric power generation in Europe, offering a wealth of opportunities for investors. There are more than **26,000** rivers in the country and 300 are deemed to have significant hydropower potential, with the ability to generate in excess of **15,000 MW**. This is more than five times the capacity of existing hydropower plants in Georgia.

Meanwhile, electricity consumption in Georgia has been growing by an average of **4%** annually over the past 7 years, reaching 13.1 TWh in 2017. The World Bank expects the Georgian economy to grow by **4.6%** on average during 2018-2020. If such an outlook is maintained, electricity consumption growth may surpass the levels seen over the last seven years.

As a result of this consistent growth, the energy sector has received an average of **12%** of total FDI over the past 5 years, according to data from the National Statistics Office of Georgia.

Advances

STRONG DEMAND GROWTH PROSPECTS

Domestic Demand growth, which is expected to grow in line with GDP, requires an extension of Power generation by around 65% until 2025

Georgia is surrounded by countries with a projected structural power deficit (e.g. Turkey, Southern Districts of Russia) or expensive power generation, opening up attractive export opportunities

STRONG DEMAND GROWTH PROSPECTS

75% of economically viable hydropower potential not yet exploited (Approximately 25TWh)

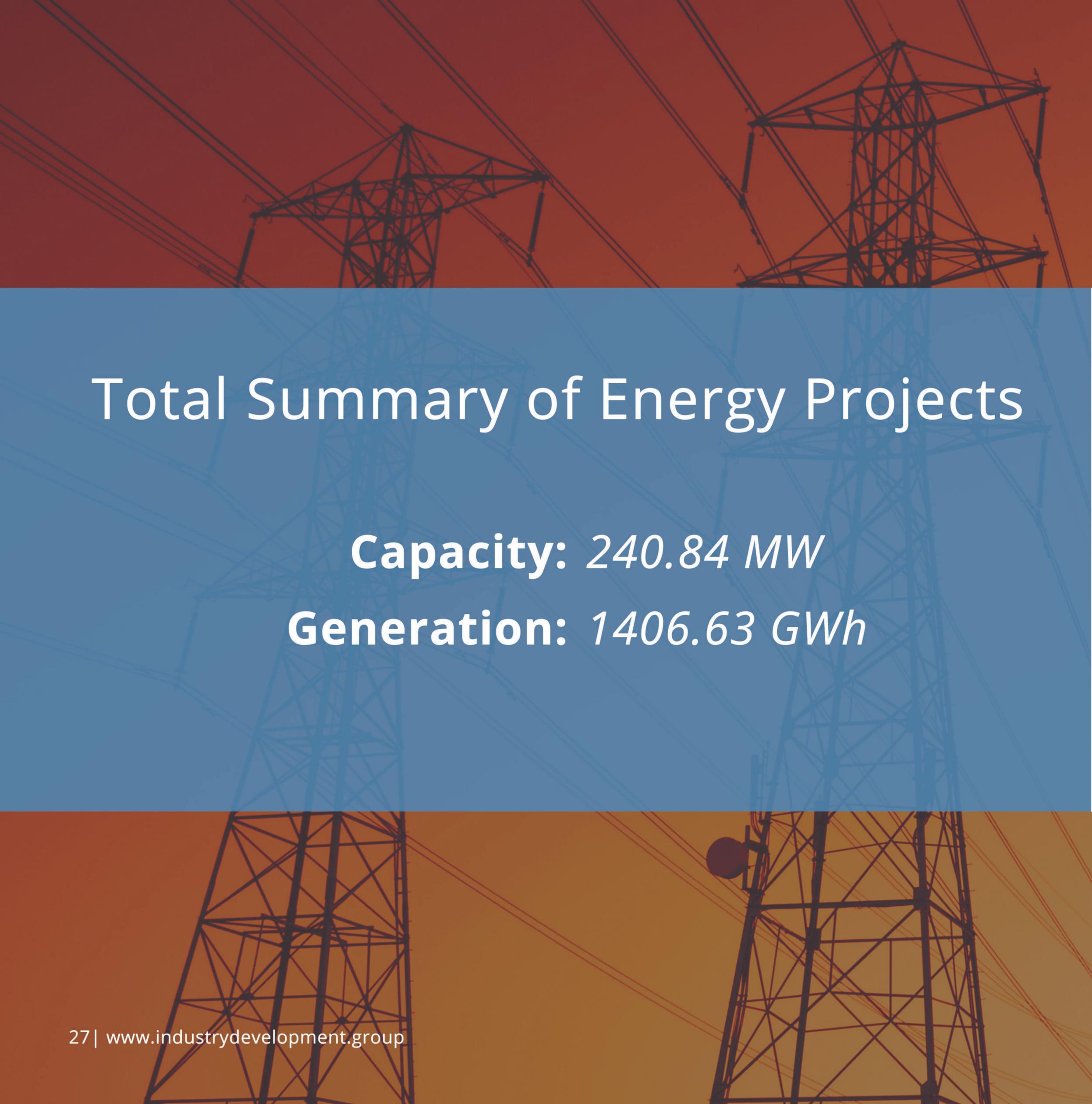
In addition to hydro, there is considerable generation potential from wind, solar and other renewable sources

STRONG DEMAND GROWTH PROSPECTS

Renewable projects are based on Build-Own-Operate (BOO) principle

No tariff set for the newly built Renewable energy Plants- investor is free to choose the market and negotiate the price

New and simplified rules for development of renewable energy projects



Total Summary of Energy Projects

Capacity: *240.84 MW*

Generation: *1406.63 GWh*

Mtkvari Cascade 4

Location: *Kartli*
River: *Mtkvari*

HPP List:
Ponichala 1 HPP
Ponichala 2 HPP
Nagebi HPP
Rustavi HPP

Total Installed Capacity MW: *78.1*
Total Generation,GWh: *614.9*

Current Status

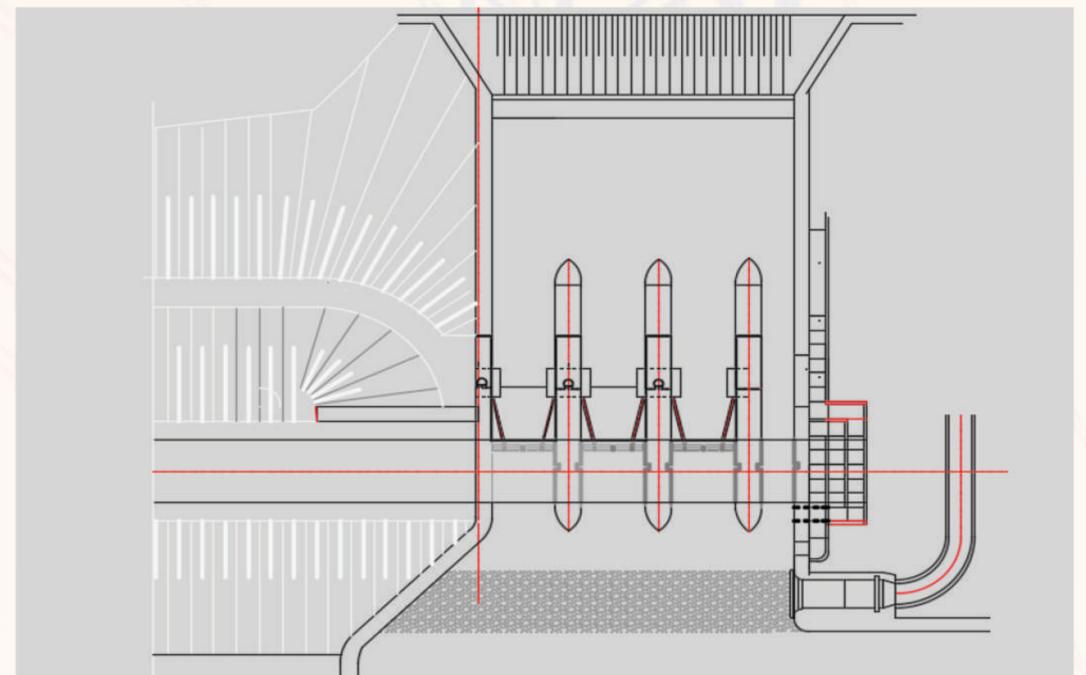
MOU: 
Pre-feasibility: 
Feasibility: 

Udzilaurta HPP

Location:	Mtskheta-Mtianeti
River:	Fshavis Aragvi
Installed Capacity MW:	8.48
Generation,GWh:	41.48
Winter generation (8 month), GWh:	19.1
Summer generation (4 month), GWh:	22.38
Elevation:	1253.0-1142.0
Type Of HPP:	Day/Night - regulation
Net Head:	109
Water Discharge:	9.5
Volume of reservoir mln/m3:	0.37
Efficiency rate:	55.86%

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓
Tarrif, US Cent:	<i>In the process of negotiation between 6 USD cents</i>



Barisakho HPP

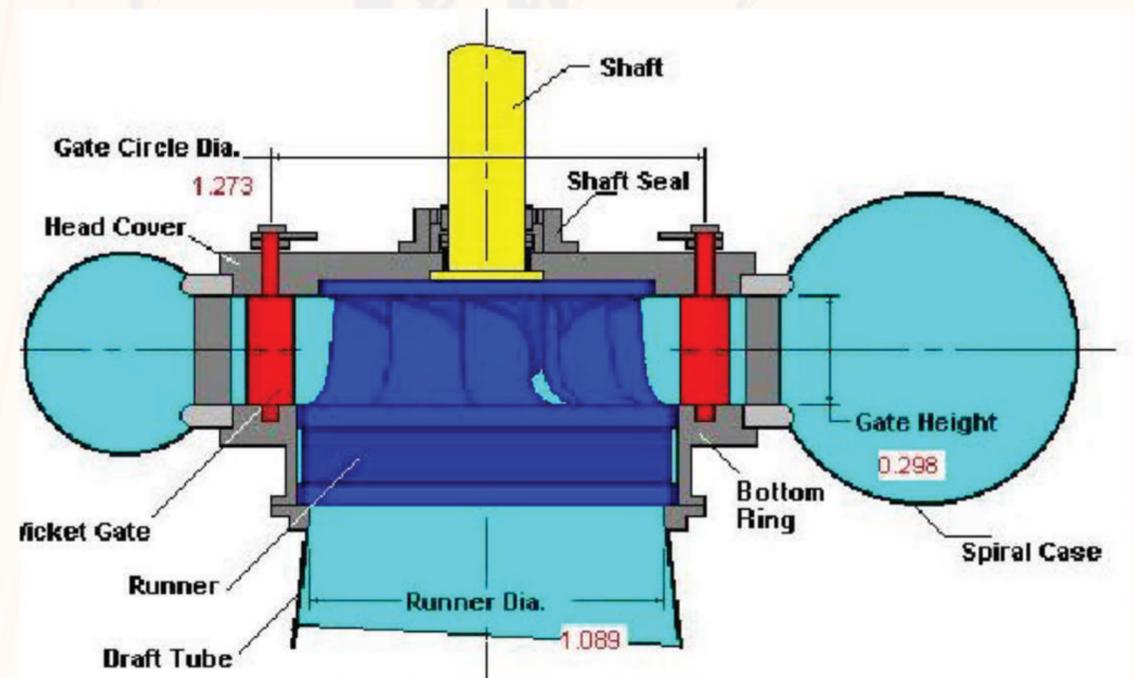


Location:	Mtskheta-Mtianeti
River:	Khevsureti Aragvi
Installed Capacity MW:	13.52
Generation, GWh:	64.33
Winter generation (8 month), GWh:	30.58
Summer generation (4 month), GWh:	33.75
Elevation:	1498.0-1295.4
Type Of HPP:	Day/Night - regulation
Net Head:	197.18
Water Discharge:	8.0
Volume of reservoir mln/m3:	-
Efficiency rate:	54%

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓

Tarrif, US Cent: *In the process of negotiation between 6 USD cents*



Cascade on the River Tetri Aragvi

Mleta HPP

Location:	<i>Mtskheta-Mtianeti</i>
River:	<i>Khevsuretis Aragvi</i>
Installed Capacity MW:	4.88
Generation,GWh:	31.3
Winter generation (8 month), GWh:	17.5
Summer generation (4 month), GWh:	13.80
Elevation:	1563.73-1468.0
Type Of HPP:	<i>Run of the river</i>
Net Head:	93.81
Water Discharge:	6
Volume of reservoir mln/m3:	-
Efficiency rate:	54.3%

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓

Tarrif, US Cent: *In the process of negotiation between 6 USD cents*

Kvesheti HPP

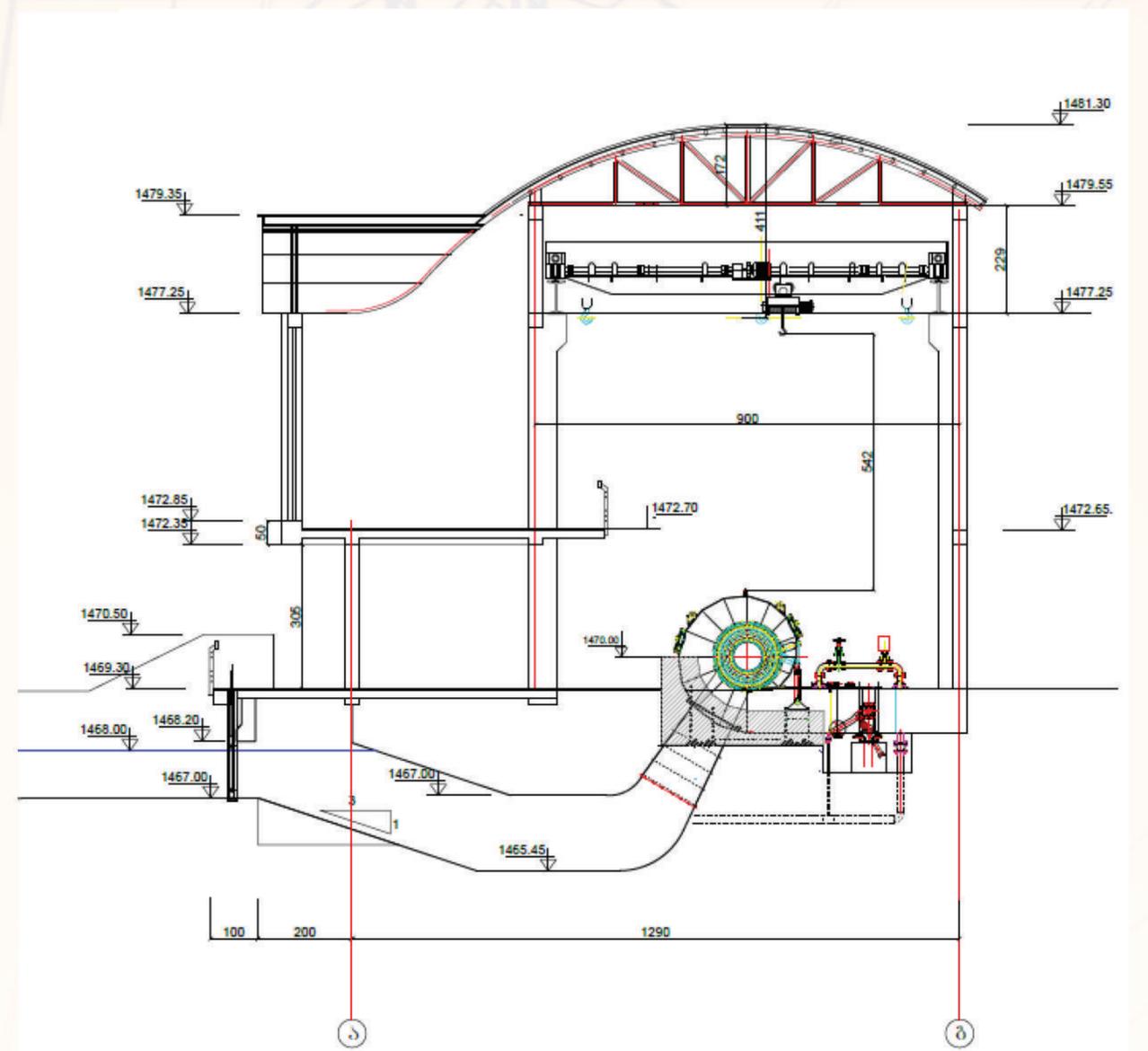
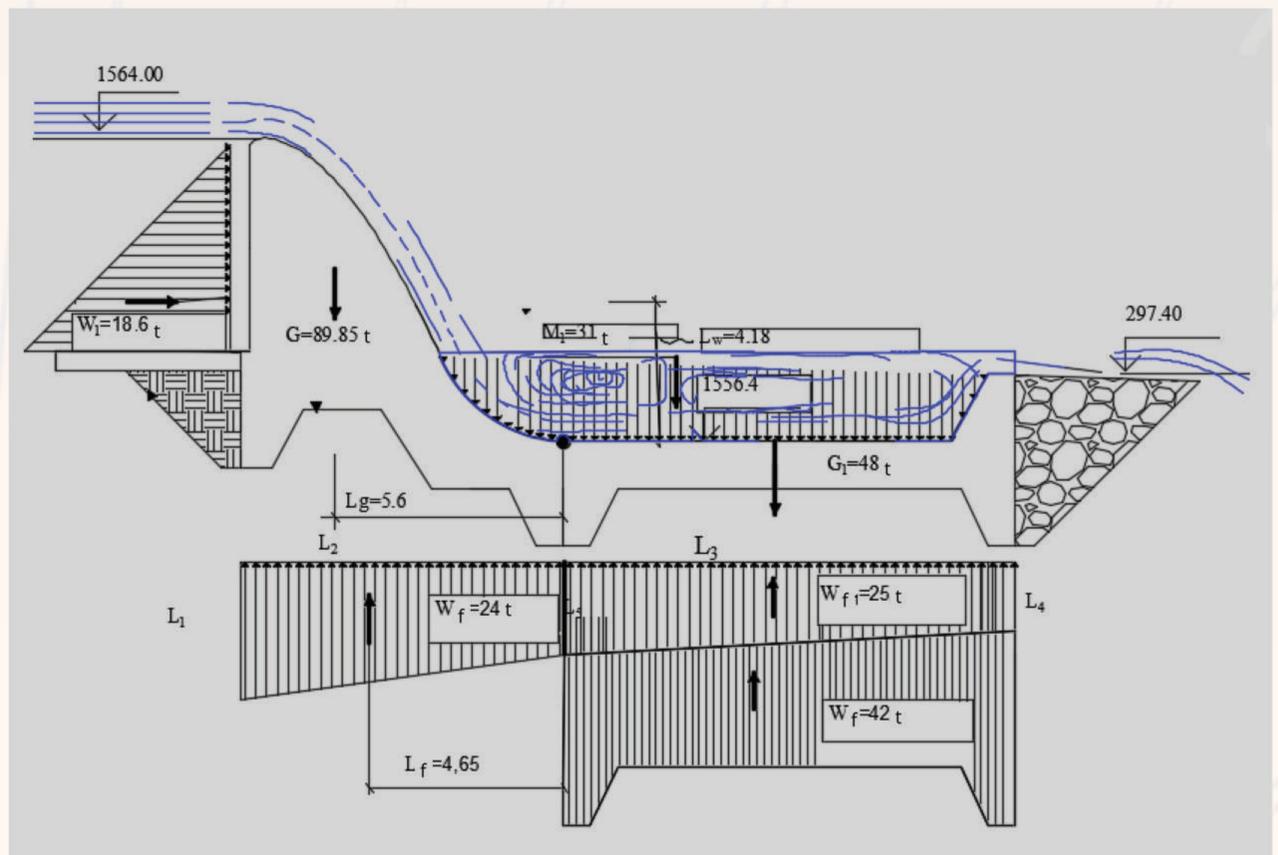
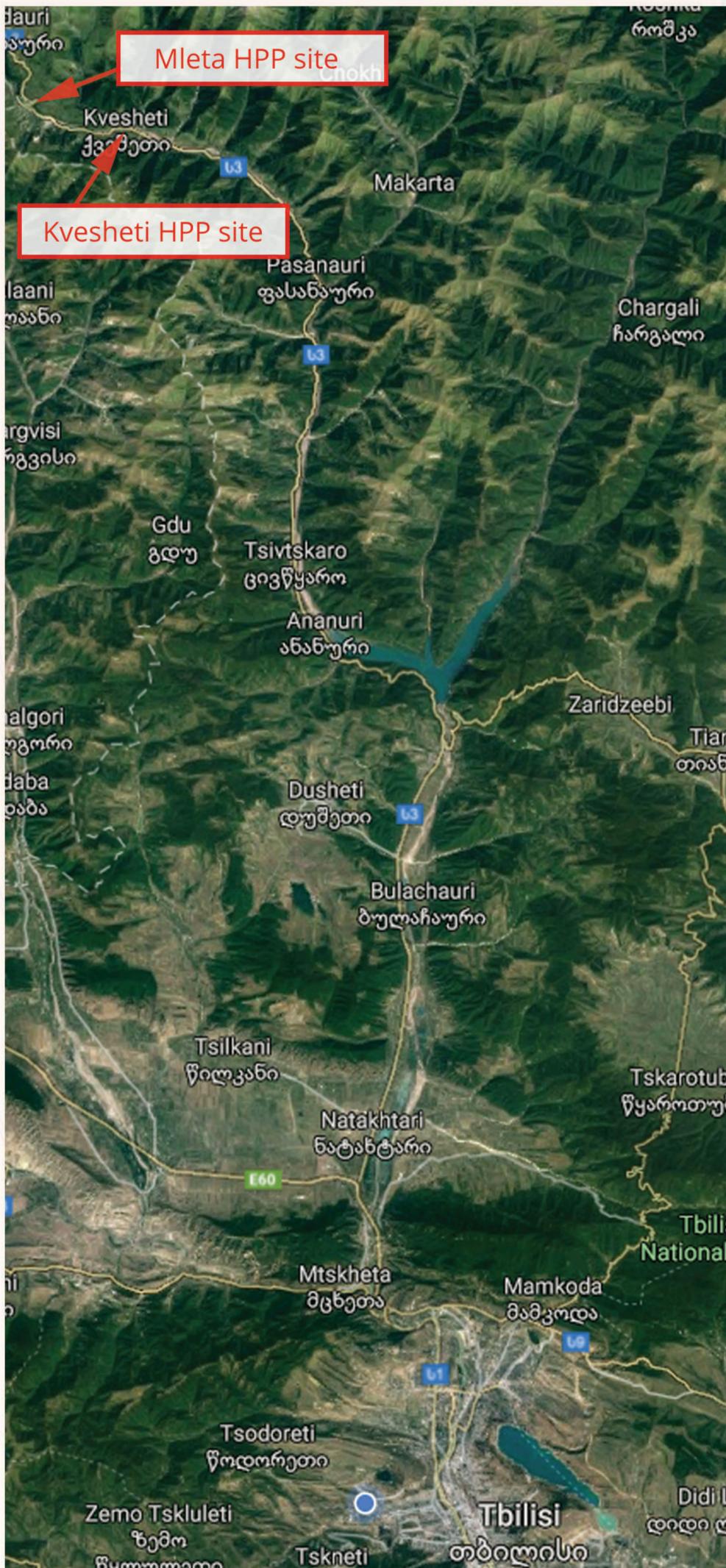
Location:	<i>Mtskheta-Mtianeti</i>
River:	<i>Khevsuretis Aragvi</i>
Installed Capacity MW:	10.37
Generation,GWh:	69.87
Winter generation (8 month), GWh:	47.29
Summer generation (4 month), GWh:	22.58
Elevation:	1467.0-1311.0
Type Of HPP:	<i>Run of the river</i>
Net Head:	153.42
Water Discharge:	8.7
Volume of reservoir mln/m3:	-
Efficiency rate:	77%

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓

Tarrif, US Cent: *In the process of negotiation between 6 USD cents*





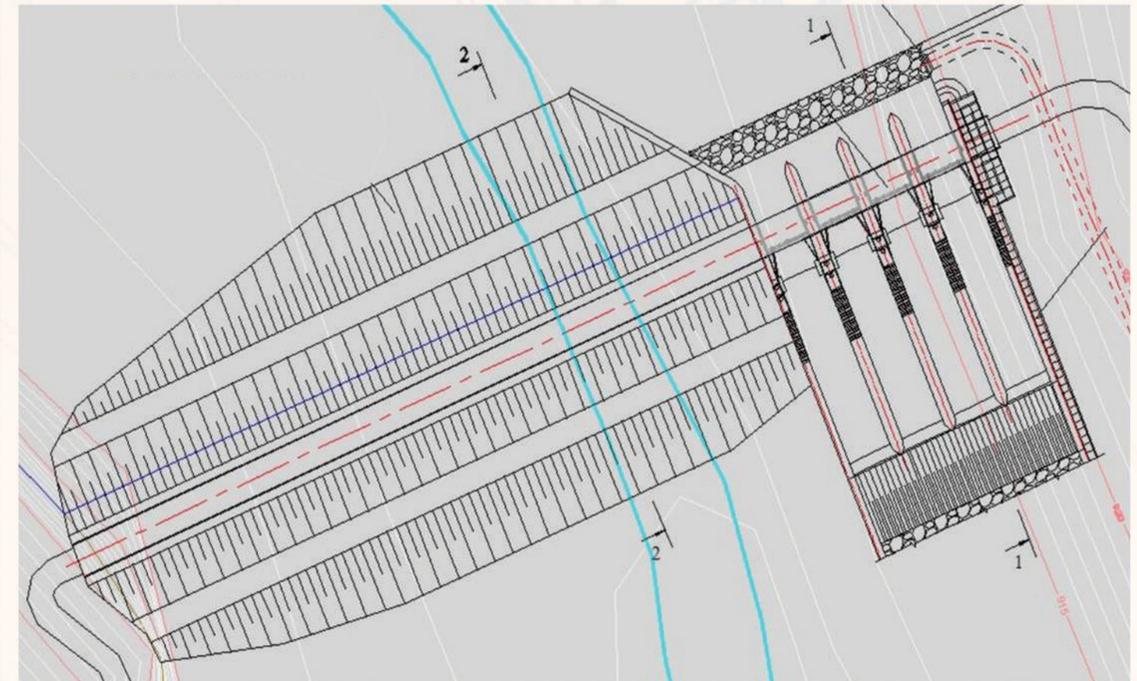
Paldo HPP

Location:	<i>Kakheti</i>
River:	<i>Iori</i>
Installed Capacity MW:	7.4
Generation, GWh:	48.16
Winter generation (8 month), GWh:	29.29
Summer generation (4 month), GWh:	18.87
Elevation:	943.0-883.9
Type Of HPP:	<i>Day/Night - regulation</i>
Net Head:	53.39
Water Discharge:	16.0
Volume of reservoir mln/m3:	-
Efficiency rate	74%

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓

Tarrif, US Cent: *In the process of negotiation between 6 USD cents*



Ghere HPP



Location:	Racha
River:	Chanchakhi
Installed Capacity MW:	9.41
Generation,GWh:	41.3
Winter generation (8 month), GWh:	13.52
Summer generation (4 month), GWh:	27.78
Elevation:	1602.0-1420.0
Type Of HPP:	Day/Night - regulation
Net Head:	179.5
Water Discharge:	6.0
Volume of reservoir mln/m3:	0.07
Efficiency rate:	44%

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓

Tarrif, US Cent: *PPA signed with Govern-ment for 6 USD cent per kW for 8 months (Septem-ber-April)*



Ghebi HPP

Location:	<i>Racha</i>
River:	<i>Rioni</i>
Installed Capacity MW:	<i>14.34</i>
Generation,GWh:	<i>70.95</i>
Winter generation (8 month), GWh:	<i>29.56</i>
Summer generation (4 month), GWh:	<i>41.39</i>
Elevation:	<i>1550.0-1360.0</i>
Type Of HPP:	<i>Day/Night - regulation</i>
Net Head:	<i>181.93</i>
Water Discharge:	<i>9.0</i>
Volume of reservoir mln/m3:	<i>0.36</i>
Efficiency rate:	<i>49%</i>

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓

Tarrif, US Cent:	<i>PPA signed with Govern- ment for 6 USD cent per kW for 8 months (Septem- ber-April)</i>
------------------	--



Mazhieti HPP

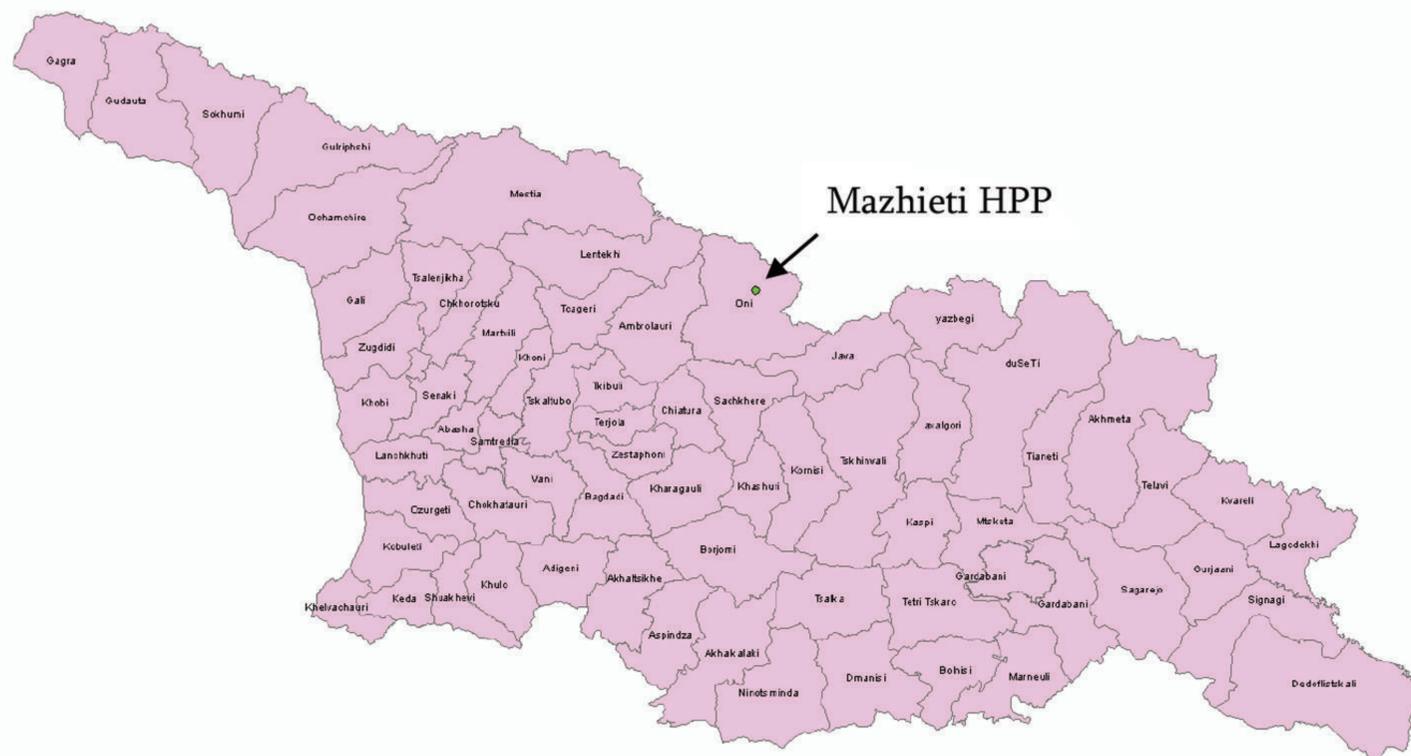


Location:	Racha
River:	Sakaura
Installed Capacity MW:	12.28
Generation,GWh:	63.26
Winter generation (8 month), GWh:	18.65
Summer generation (4 month), GWh:	44.61
Elevation:	1280.0-994.0
Type Of HPP:	Day/Night - regulation
Net Head:	200.37 7.0
Water Discharge:	0.07
Volume of reservoir mln/m3:	-
Efficiency rate:	52%

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓

Tarrif, US Cent:	PPA signed with Govern- ment for 6 USD cent per kW for 8 months (Septem- ber-April)
------------------	--



Chiora HPP

Location:	<i>Racha</i>
River:	<i>Chveshura</i>
Installed Capacity MW:	<i>14.15</i>
Generation,GWh:	<i>68.4</i>
Winter generation (8 month), GWh:	<i>15.08</i>
Summer generation (4 month), GWh:	<i>53.32</i>
Elevation:	<i>1551.0-1310.69</i>
Type Of HPP:	<i>Run of the river</i>
Net Head:	<i>233.35</i>
Water Discharge:	<i>7.0</i>
Volume of reservoir mln/m3:	<i>--</i>
Efficiency rate:	<i>48%</i>

Current Status

MOU:



Pre-feasibility:

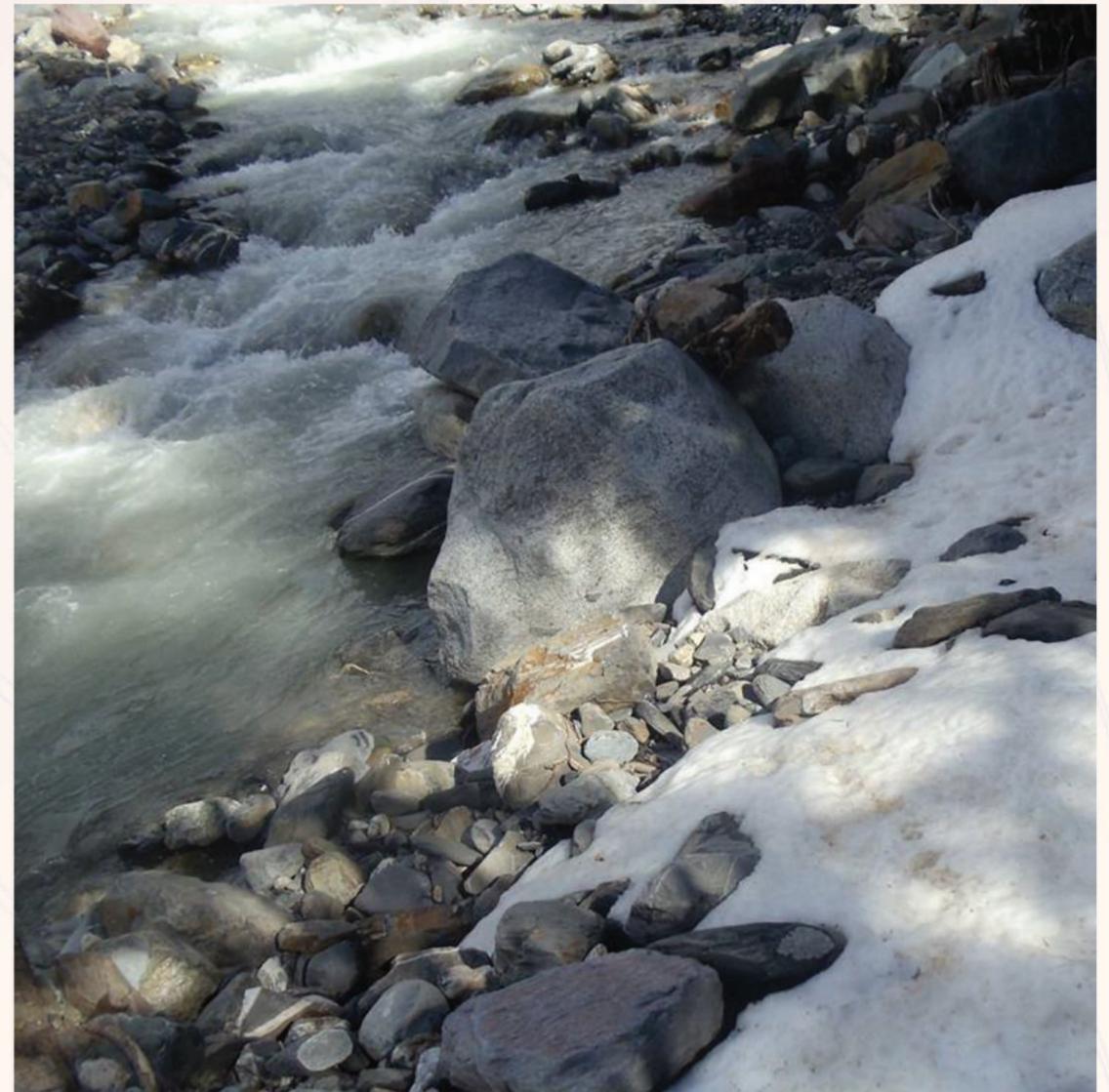


Feasibility:



Tarrif, US Cent:

*PPA signed with Govern-
ment for 6 USD cent per kW
for 8 months (Septem-
ber-April)*



Sakaura HPP



Location:	<i>Racha</i>
River:	<i>Sakaura</i>
Installed Capacity MW:	<i>11.58</i>
Generation, GWh:	<i>59.38</i>
Winter generation (8 month), GWh:	<i>28.6</i>
Summer generation (4 month), GWh:	<i>30.78</i>
Elevation:	<i>994.0-857.75</i>
Type Of HPP:	<i>Run of the river</i>
Net Head:	<i>130.95</i>
Water Discharge:	<i>10.0</i>
Volume of reservoir mln/m3:	<i>--</i>
Efficiency rate:	<i>51%</i>

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓

Tarrif, US Cent:	<i>PPA signed with Govern- ment for 6 USD cent per kW for 8 months (Septem- ber-April)</i>
------------------	--



Metekhi 1 HPP

Location:	<i>Kartli</i>
River:	<i>Mtkvari</i>
Installed Capacity MW:	<i>36.73</i>
Generation,GWh:	<i>145.6</i>
Winter generation (8 month), GWh:	<i>87.36</i>
Summer generation (4 month), GWh:	<i>52.42</i>
Elevation:	<i>535.0-316.0</i>
Type Of HPP:	<i>Day/Night - regulation</i>
Net Head:	<i>17.75</i>
Water Discharge:	<i>220.0</i>
Volume of reservoir mlm/m3:	<i>10.5/5.4</i>
Efficiency rate:	<i>40%</i>

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓

Tarrif, US Cent:	<i>PPA signed with Govern- ment for 6 USD cent per kW for 8 months (Septem- ber-April)</i>
------------------	--

Metekhi 2 HPP

Location:	<i>Kartli</i>
River:	<i>Mtkvari</i>
Installed Capacity MW:	<i>19.6</i>
Generation,GWh:	<i>87.7</i>
Winter generation (8 month), GWh:	<i>52.62</i>
Summer generation (4 month), GWh:	<i>31.57</i>
Elevation:	<i>315.75</i>
Type Of HPP:	<i>Day/Night - regulation</i>
Net Head:	<i>10.5</i>
Water Discharge:	<i>220.0</i>
Volume of reservoir mlm/m3:	<i>10.5/5.4</i>
Efficiency rate:	<i>45%</i>

Current Status

MOU:	✓
Pre-feasibility:	✓
Feasibility:	✓

Tarrif, US Cent:	<i>PPA signed with Govern- ment for 6 USD cent per kW for 8 months (Septem- ber-April)</i>
------------------	--



FREE INDUSTRIAL ZONE

Due to the attractive investment and business environment, strategic geographical position, easy accessibility to the regional and European markets and other various advantages of the country, our group decided to establish Free Industrial Zone in Georgia.

Key Advantages of establishing Free Industrial Zone in Georgia

Logistical Advantages

Excellent logistical hub for expansion to Caucasus, EU and Central Asian markets
Distributional and Manufacturing hub reaching 900 million Market size
Accessible Sea Port
Railway and roads connecting to Caucasus, CIS, EUROPE
International forwarding services/shipping lines and multimodal transportation.

Startup Advantages

Company Registration in 1 day
100% foreign ownership allowed
No initial capital required
No minimum investment required
No foreign exchange controls
No state auditing required
Fast and easy bank account opening

Taxation Advantages

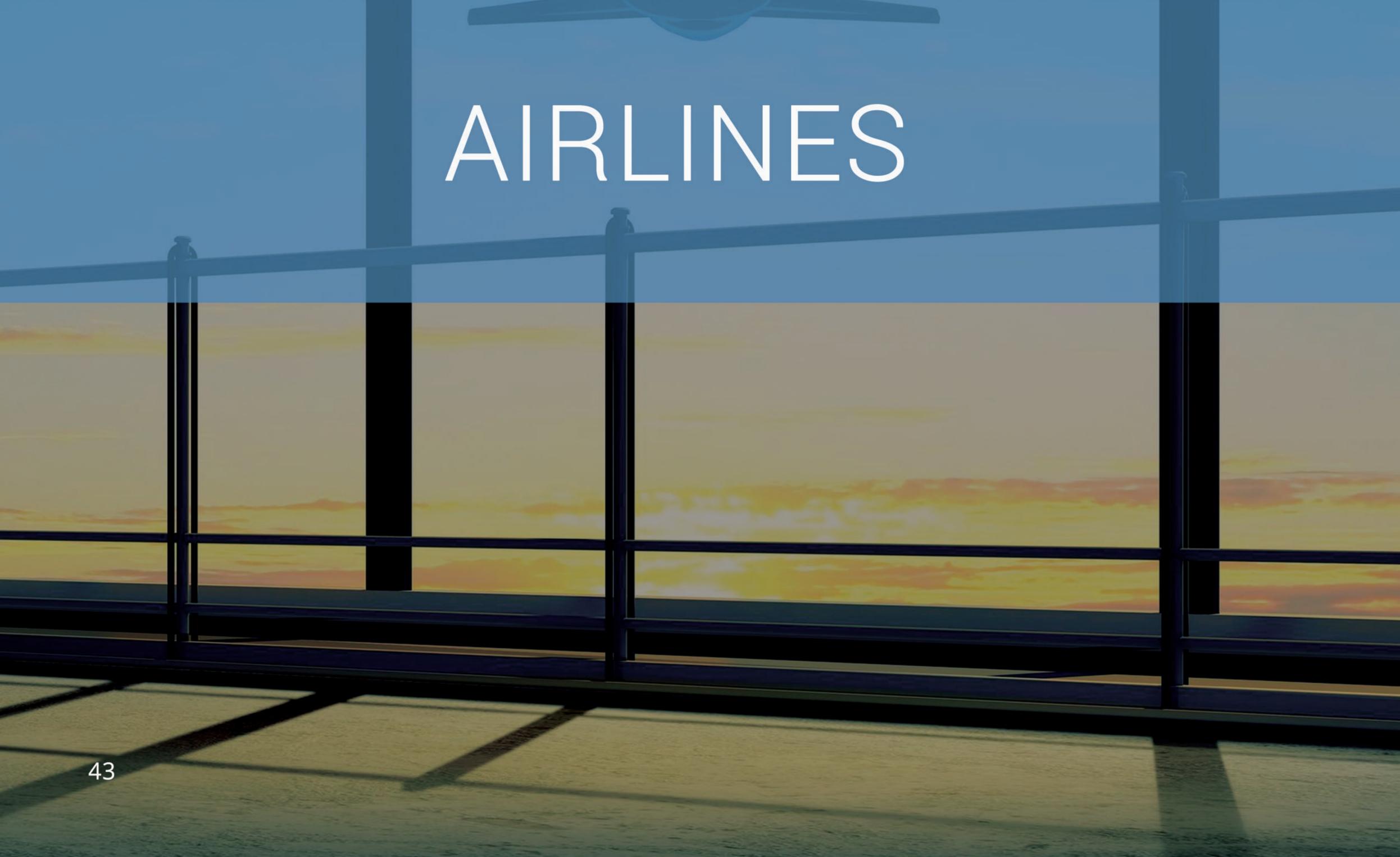
100% permanent exemption from Corporate Profit, Dividend, Property taxes and VAT
100% permanent exemption from import/export of all cargo
100% capital and profit repatriation
Double taxation with many countries
Free Trade regime with the CIS countries and Turkey
DCFTA (Deep and Comprehensive Free Trade Agreement) with EU
Free Trade regime with EFTA (Switzerland, Liechtenstein, Iceland, Norway)
Preferential Trade (GSP with USA, Canada, Japan)

Operational Advantages

Cheapest tariffs on licenses and services
Lowest electricity cost in the region.
Simple and fast customs procedures.
Licenses issued by KFIZ – no additional industrial licenses needed
No price control or mark-up
No limitations or quotas on import/export
Fast procedures for getting Certificate of Origin for all industries



AIRLINES



Air Eurasia

“**Air Eurasia**” is a niche player focused on serving the busy Europe-Asia (India and Pakistan) and route via Tbilisi (Georgia) as the hub as well as meeting the needs of the growing demand for economical and higher quality passenger and cargo service linking Europe, Middle East and Asia and incorporating the rapidly expanding markets of Caspian, Black seas and Caucasus region destinations. Using the under-utilised Tbilisi as a hub is one of the unique selling propositions of “**Air Eurasia**” as it reduces operating costs and transit and travelling times.

The company will provide **high quality, economically priced service** to the customers traveling from Asia and Middle East to European destinations and vice versa **by decreasing the duration of flights by two to five hours on average** (as compared to similar 1 stop flights) **at the same or lower price than competitors**. Fares offered by the company will be at lower end of those offered by its competition. Higher load factors, combined with greater efficiency in operational costs, will enable the company to be highly competitive from cost perspective.

The Unique Selling Propositions of “EURASIAN AIRWAYS” are:

- A. Location
- B. Strategy – aggressive and focused
- C. Senior Management team – small, experienced and totally committed

The three Unique Selling Propositions of “**Air Eurasia**” yield the following Key SuccessFactors:

1. Tbilisi - convenient transit destination: Tbilisi (Georgia) is a crossroad of flight routes linking Europe with Southern/Central Asia, Middle East and European part of Russia because of favorable geographical location;

2. Lower ticket price:

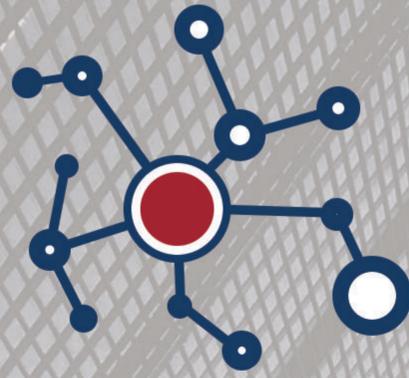
- a. Proximate location of Tbilisi from both European and Asian destinations (4-5 hours’flight time) ensures maximal round-the-clock utilisation of the aircraft and this leads to lower per seat costs;
- b. Flying via Tbilisi shortens flight distances between European and Asian destinations compared to other hubs (e.g. Doha, Dubai, Istanbul) and this leads to lower flight costs (fuel, air-navigation, crew salaries etc.)
- c. Relatively inexpensive skilled labour force and low labour costs leads to lower per passenger costs;

3. Larger economies of scale by utilizing large, high passenger capacity aircraft for short-haul flights (short-haul flights are also more comfortable for passengers).

4. Better air safety and shorter transit times because of relatively low intensity of air traffic in the Georgian airspace (refer to Section 1.2.2: Tbilisi International Airport);

5. Reduced likelihood of flight delays, cancellations and disruptions because of favourable meteorological conditions all year round ;

6. Best choice of routes and planes to ensure maximum load factor will be ensured by experienced management team with proven track record at (i) start-ups and (ii) in the airline industry.



GLOBAL FRANCHISING

GROUP

FRANCHISING

Century 21

As the iconic brand and franchisor with the largest global network in the residential real estate industry, **CENTURY 21®** enables Franchisees to provide best-in-class brokerage services to all who aspire to buy and sell real estate anywhere in the world.

Becoming part of the **CENTURY 21®** System, Gives the flexibility and entrepreneurial opportunity of being independently owned and operated along with the brand presence and buying power of the world's most iconic real estate brand.

- Global Exposure
- Comprehensive Training
- In-Market Support
- World-Class Marketing
- The Scale and Buying Power of a Global Partner



FASTSIGNS

As a growing \$29 billion industry, signage and graphics will be in demand as long as businesses need to be seen. **FASTSIGNS** will be there to create captivating, high-performing visuals for businesses around the world. **FASTSIGNS** offers entrepreneurs and current business owners an opportunity to meet a growing demand for eye-catching graphics and marketing through franchising.

Since opening in 1985, **FASTSIGNS** have grown into one of the most highly trusted names in the franchise industry. **FASTSIGNS** has 120+ corporate employees serving 675+ locations.



Berlitz

Berlitz revolutionized language instruction when it introduced the Berlitz Method® in 1878. Today, Berlitz is the leading brand in language services. In fact, the Berlitz name is as strong as many of the most trusted consumer brands in the world. Millions of people learn new languages the Berlitz way—at Berlitz Language Centers in more than 70 countries, at corporate sites and online.

The Berlitz Operations Manual and Language Center Management System™ gives franchisees access to Berlitz’s more than 130 years of successful experience in countries around the world. Franchisee’ll be able to offer the most in-demand languages, taught through the Berlitz Method. Other innovative products and services include Berlitz Cultural Consulting® courses, Berlitz Study Abroad® and campus-based ELS options, and Berlitz Kids® courses.

The ideal Berlitz franchisee has proven business experience and strong knowledge of the local market, has sufficient financial resources and is fluent in English as well as in the local language and business culture. A strong customer orientation and ability to master complex operating systems are also necessary, as is an interest in the Berlitz brand and products.



UNIGLOBE

UNIGLOBE Travel International Limited Partnership is the leading international travel management system specializing in providing travel services to small to mid-size enterprise (SME) and leisure clients through its network of franchised and member agencies.

The UNIGLOBE franchise model is designed to help new and established TMCs to maximize profits through efficient distribution systems and marketing support. UNIGLOBE franchisees benefit from alignment with a worldwide brand as well as ongoing professional development, training, networking and support.



Auto Hub - Franchise

Auto Hub is a full full-service automotive repair facility project, Which will offer it's customers following Services:

Onboard Computer Diagnostics, Electrical & Drivability Service & Repairs: *Alternator, Battery, "Check Engine" or "Service Engine Soon" lights, Climate Controls, Cruise Controls, Drivability Problems & Emission Failures, Electrical Wiring, Illuminated Dashboard Warning Lights, Instrument & Gauges, Major & Minor Tune-Ups, No Start Troubleshooting & Repair, Starter, Wiring, Lighting, Accessories*

Air Conditioning & Heating Service & Repairs: *Evacuate & Charge A/C, Thermostats, Heater Cores, Manual & Automatic HVAC Controls, Compressors, Condensers, Evaporators, Hoses & Belts*

Complete Brake System Service & Repairs: *ABS Diagnostics & Repair, Brake Rotors & Drums, Brake Pads & Shoes, Hose & Line Replacements, Power Boosters, Master Cylinders, Wheel Cylinders, Hydraulic & Power Assist Repairs, Brake Service, Repair or Replacement*

Engine & Cooling System Service & Repairs: *Lube, Oil and Filter Change, Maintenance Tune-up, Spark Plugs & Filters, Water Pumps, Timing Belts, Timing Chain, Emission Controls, Cylinder Head Service, Valves, Head Gaskets & Oil Seals, Radiators, Hoses & Belts, Compressors, Condensers, Evaporators & Hoses, Complete Engine Service, Repair or Replacement*

Drivetrain & Transmission Service & Repairs: *Clutches, CV Axles, U-Joints, Transfer Case Repair, 4 Wheel Drive, All Wheel Drive, Driveline Service, Differential Service & Repair, Transmission Coolers, Transmission Service, Repair or Replacement*

Auto Hub Will offer it's Franchisees full Automotive repair facility Business Model, Brand awareness, Support and Training Sessions.

Best Appart - Franchise

Best Appart Is a Appart hotel Project which will offer it's customers a home or office away from home, complete with separate living, dining and sleeping areas, separate work stations and fully equipped kitchens and laundry facilities.

These features, unique to apartment hotels, allow travellers to cook their own meals, do your their laundry, and relax with plenty of space. Best Appart will attract guests who stay for days, weeks or months at a time. The combination of flexible accommodation and services will make them feel like they never left home.

Best Appart Will offer it's Franchisees full Appart hotel Business Model, Brand awareness, Support and Training Sessions.

MICROFINANCE ORGANIZATION

ICC Global Financing

Microfinance Organization **ICC Global Financing** will be oriented on developing small and medium business loans market.

The company's mission is to provide customers with full range of quality, optimised and affordable financial services. To meet the growing demand for credit products of the population and ensure their living standards and a better future.

The company's best resources will be concentrated around its users,

ICC Global Financing will:

- Constantly follow the markets' requirements.
- Offer its customers specially designed credit products.
- Offer a flawless service during the whole product cycle.

ICC Global Financing will carry out the following activities:

- a) Issue microloans, including personal, collateral, unsecured and group loans (credits) or loans on property and other to legal entities and individuals, Issue credit cards for this purpose.
- b) Invest in state and public securities;
- c) Provide money transfer;
- d) Operate as an insurance agent;
- e) Provide consultation services on microcredit;
- f) Receive loans (credits) from resident as well as non-resident legal and individuals;

INSURANCE

ICC Global

ICC Global's activities will be clearly focused on its core business, the insurance business. It will operate as a progressive and highly risk-conscious insurer. Reliability, trustworthiness and solidarity are qualities which will benefit the Group not only in its relationships with customers, but also with business partners, employees and shareholders. Values such as honesty, integrity, diversity, equal opportunity and customer-orientation form the basis for business decisions at **ICC Insurance**.

ICC Global will offer the full range of insurance services, including:

- Health insurance
- Motor insurance
- Property insurance
- Cargo Insurance

Security Service

AG Security Service

AG Security Service will provide a diverse range of top quality Security Services:

Electronic Security Systems

On-site Guarding

Remote Guarding

Access Control

Security Systems Maintenance

System Design and Installation

Video Security Solutions

Protection of individuals (Bodyguarding)

Escort

TV And Radio

AG Media Holding

AG Media Holding will provide a diverse range of top quality licensed programming, Including:

Daily news

Talk shows

Sports Programs

TV Series

Film and Documentaries

Children's television shows

And other Entertainment programs

IT AND TELECOMMUNICATION

GEOSIM

GEOSIM is a SIM-card operating under the Georgian number and DATA SIM operating under Estonian code. offering unprecedented terms to customers when traveling abroad!

Totally customer saves 70-90% of roaming expences. Through the international SIM card they are able to significantly reduce telephone costs and avoid such problems as buying the various SIM cards in different countries, in other words, avoid the problems associated with roaming.

(The mobile communication services authorization number 300/1 issued by the National Communications Commission of Georgia).

City Phone

City Telecom company is a telephone communication operator in Georgia. Service is based on modern VOIP technology (Voice over IP – internet technology).Georgian National Communications Commissions has issued authorization #300/1 to the Company.

City Phone offers Tbilisi city telephone numbers 2 11 XX XX and numbers of non-geographical regions 7 06 444 XXX, which can be downloaded into smartphone and computer via application. Alternatively the company offers IP telephone together with the number. Service is designed both for corporate customers and physical persons.

Key Advantages:

- Lowest tariffs on local and international phone calls;
- Free conversations without any limit within the internal network;
- Active service in any country – everywhere where an internet is provided;

AGRICULTURE

Agrar City

The goal of his project is the creation of agricultural settlement in Georgia.

The project includes development of:

- Dairy farming;
- Poultry farming;
- Sheep farming;
- Fish farming;
- Pork farming;
- Greenhouses;
- Milk processing plant;
- Meet processing plant;
- Mineral water processing plant;
- Packaging workshop of agricultural products and cold storage;
- Warehouses;
- Quality Control Facility;



International Credit Capital

Investment Portfolio