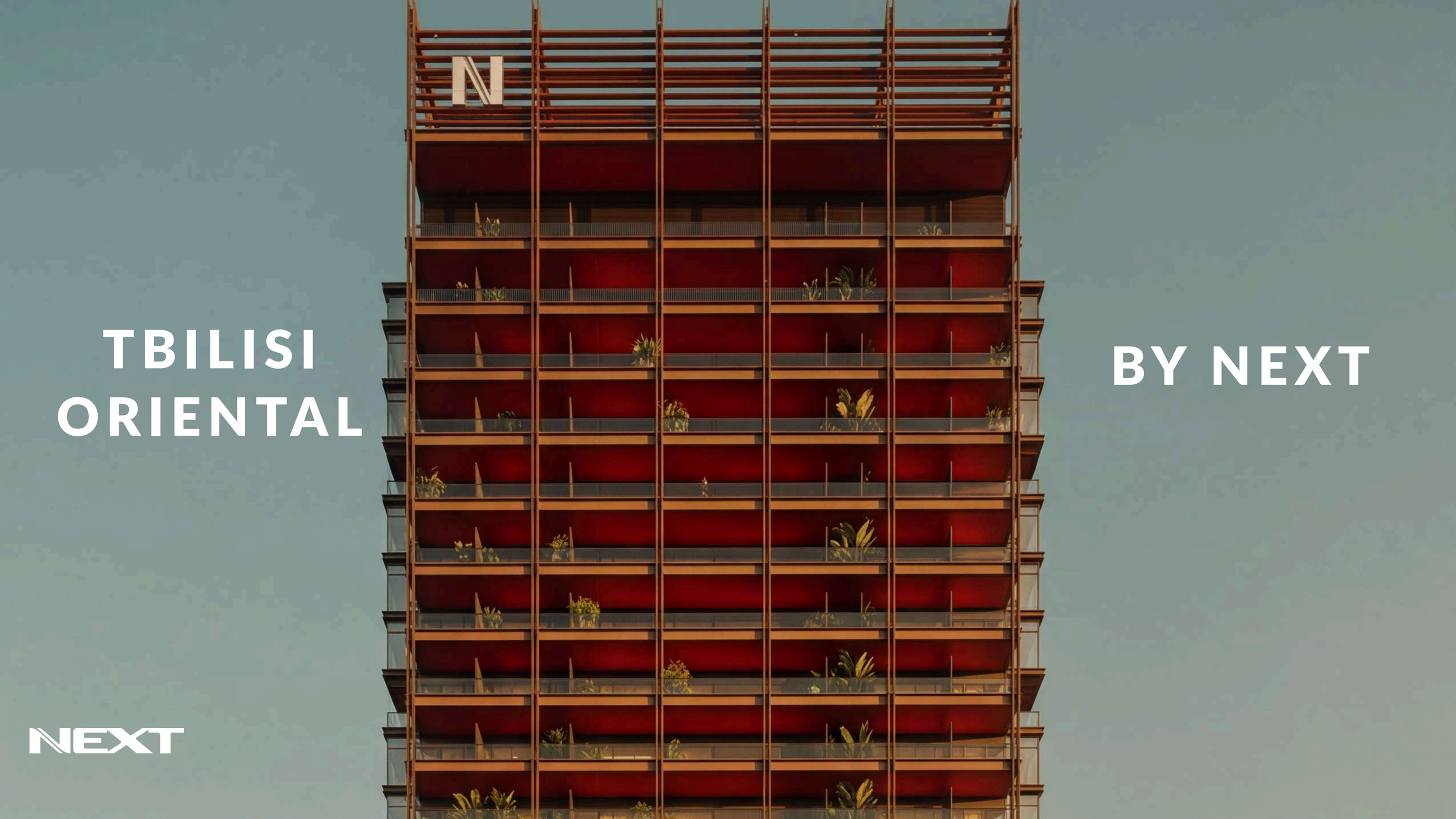
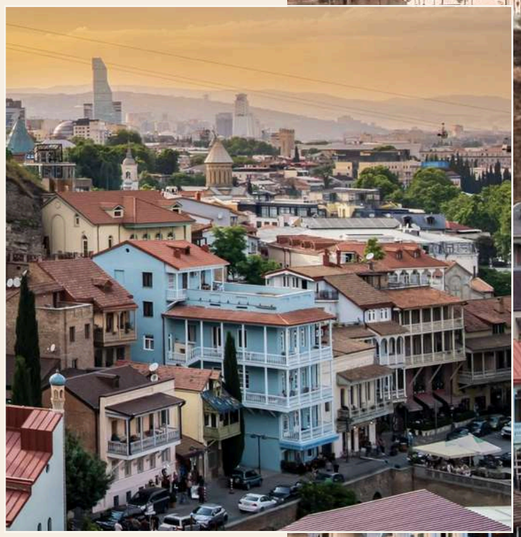
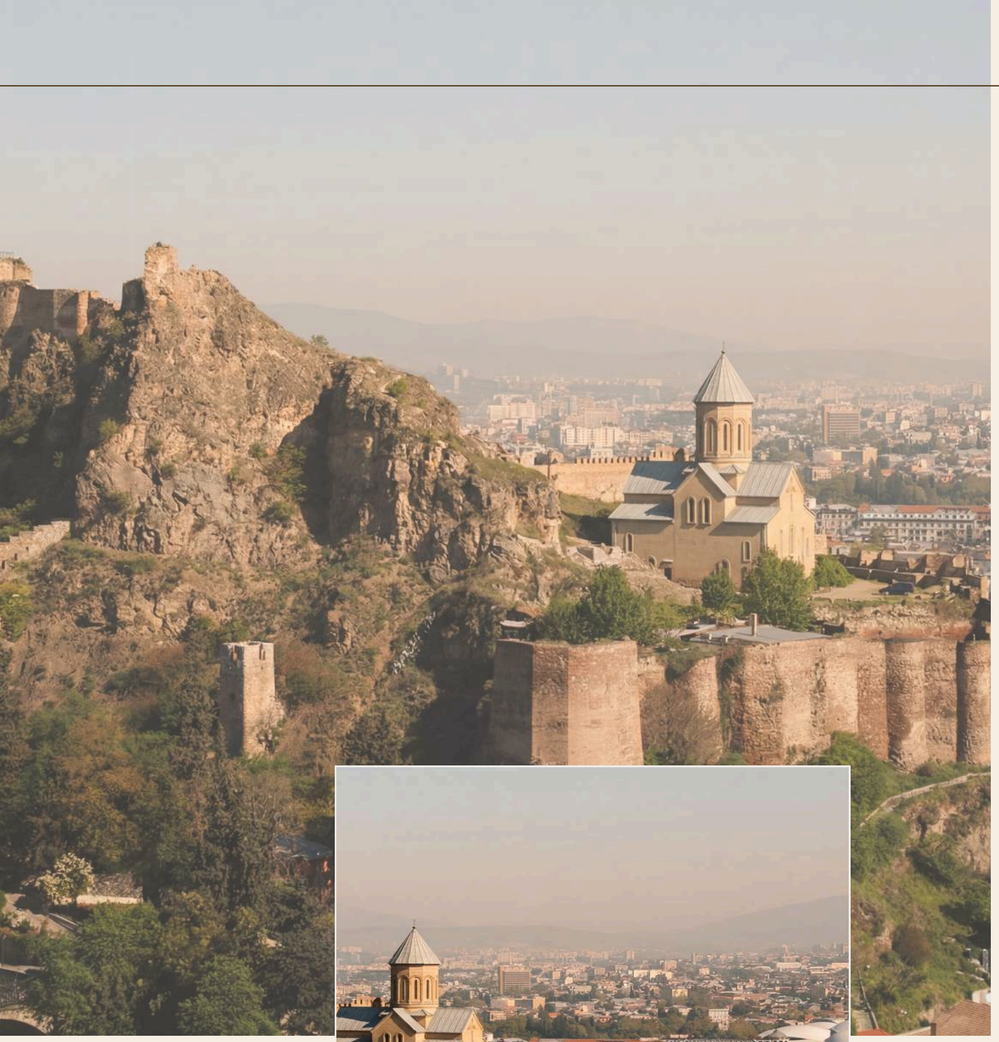

TBILISI
ORIENTAL
BY NEXT
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GEORGIA – A BRIDGE BETWEEN EUROPE AND ASIA



- Population: 3.7 million people
- Territory: 69,700 km²
- Capital: Tbilisi
- Currency: GEL (Georgian lari)

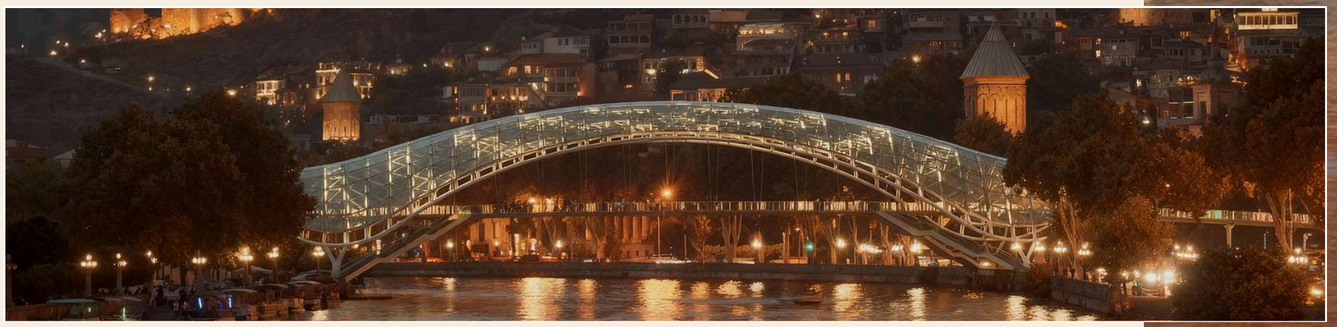


WHY INVEST IN GEORGIA? KEY BENEFITS

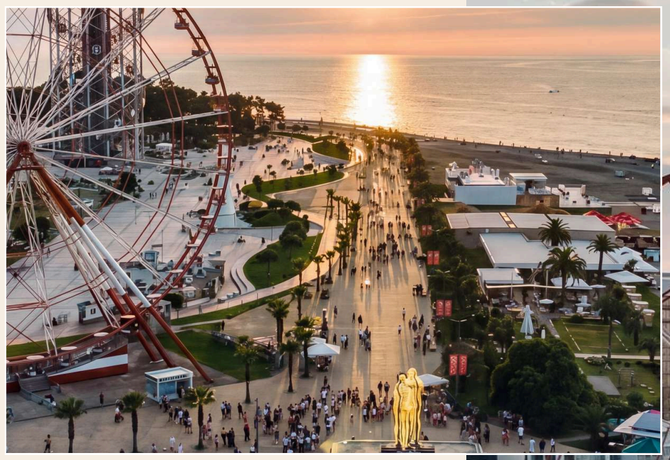
- 4th place in the World Bank's Ease of Doing Business Index
- The 4th safest country in Europe.
- Income tax: 0% – 5%.
- Residence permit by investment: from $150,000.
- Over 400 government services through a one-stop shop.
- Visa-free travel to 122 countries.
- 50+ international airlines operating in the country

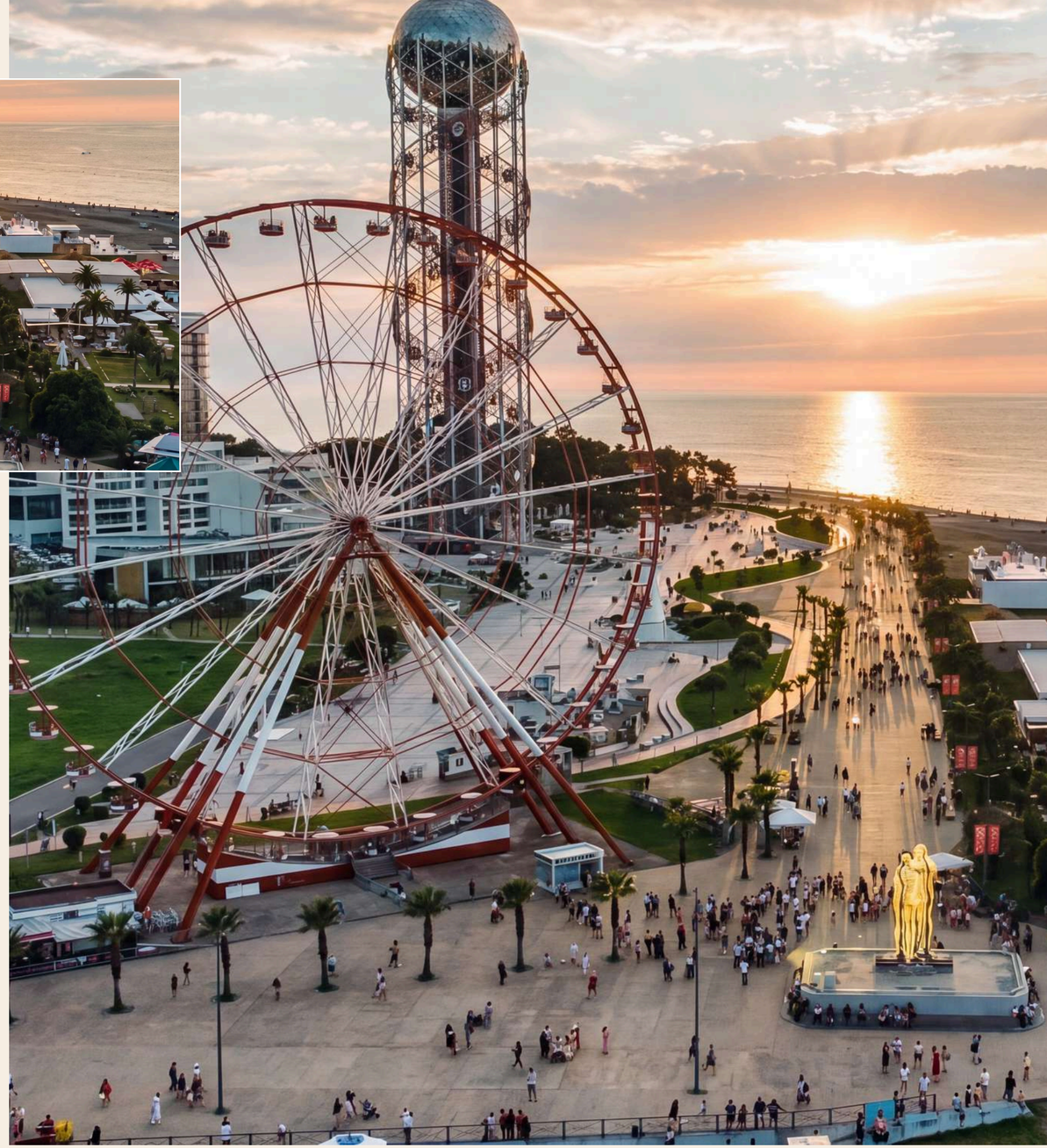
ECONOMIC REVIEW OF GEORGIA

- Georgia's economy is growing steadily: nominal GDP is $38.1 billion, with real growth of 6% over the past 10 years.
- Forecast: 5.1% economic growth over 5 years.
- Strengthening of the national currency, the Georgian lari.
- Inflation rate: 4%.



TOURISM IS A DRIVING FACTOR IN REAL ESTATE DEMAND

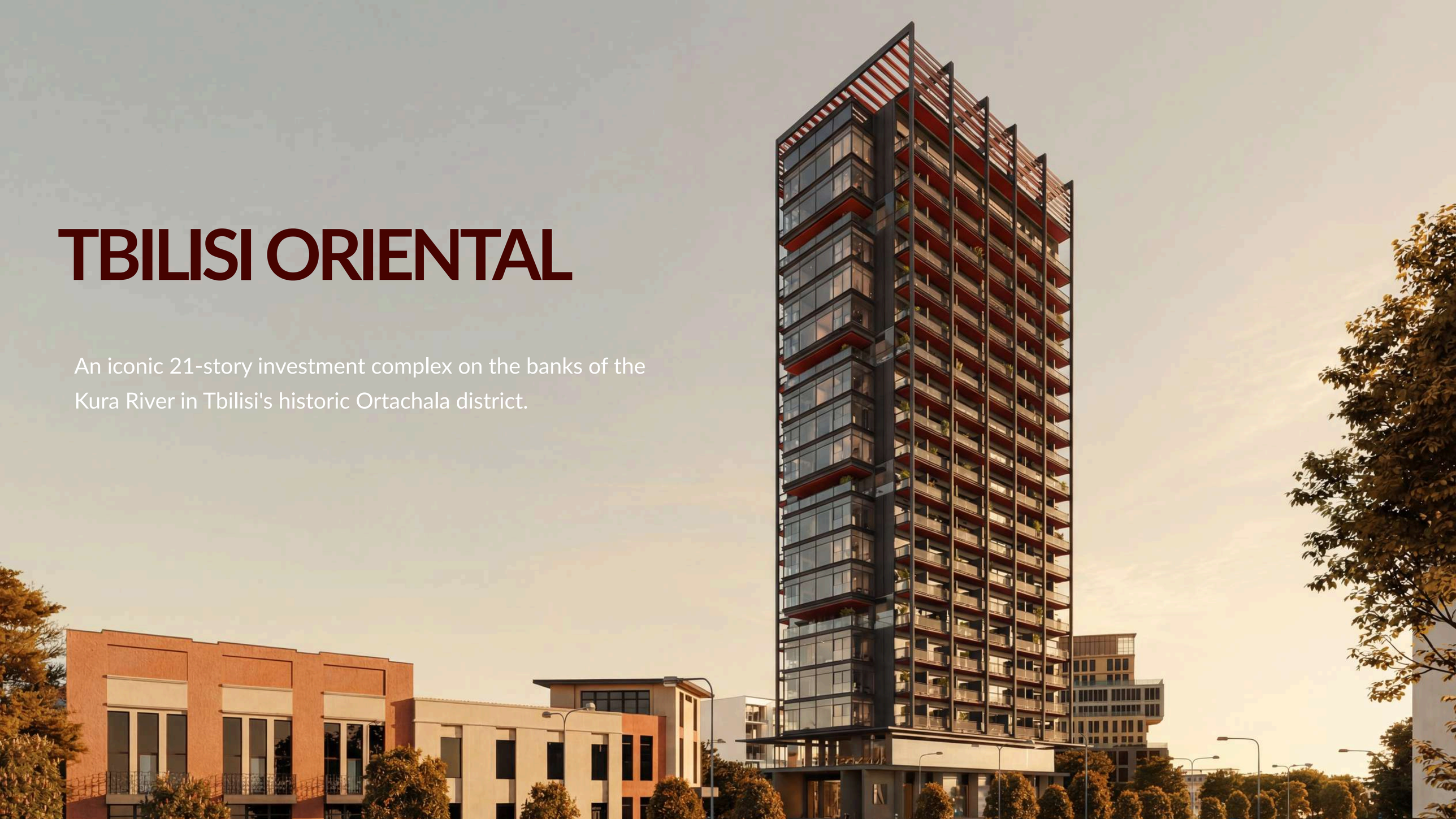


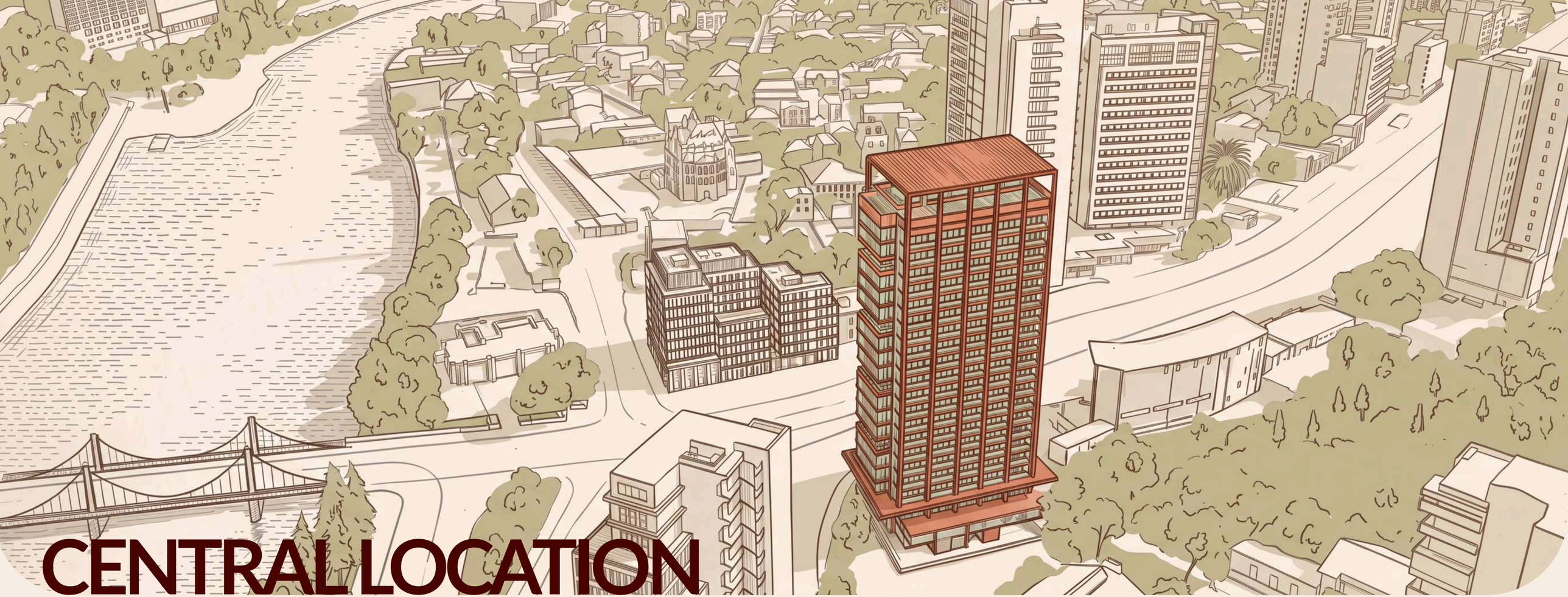


- Number of tourist visits in 2025: 5,521,866
- Total tourism revenue: $4,690,180,153
- Growth rate: 6% per year

TBILISI ORIENTAL

An iconic 21-story investment complex on the banks of the Kura River in Tbilisi's historic Ortachala district.

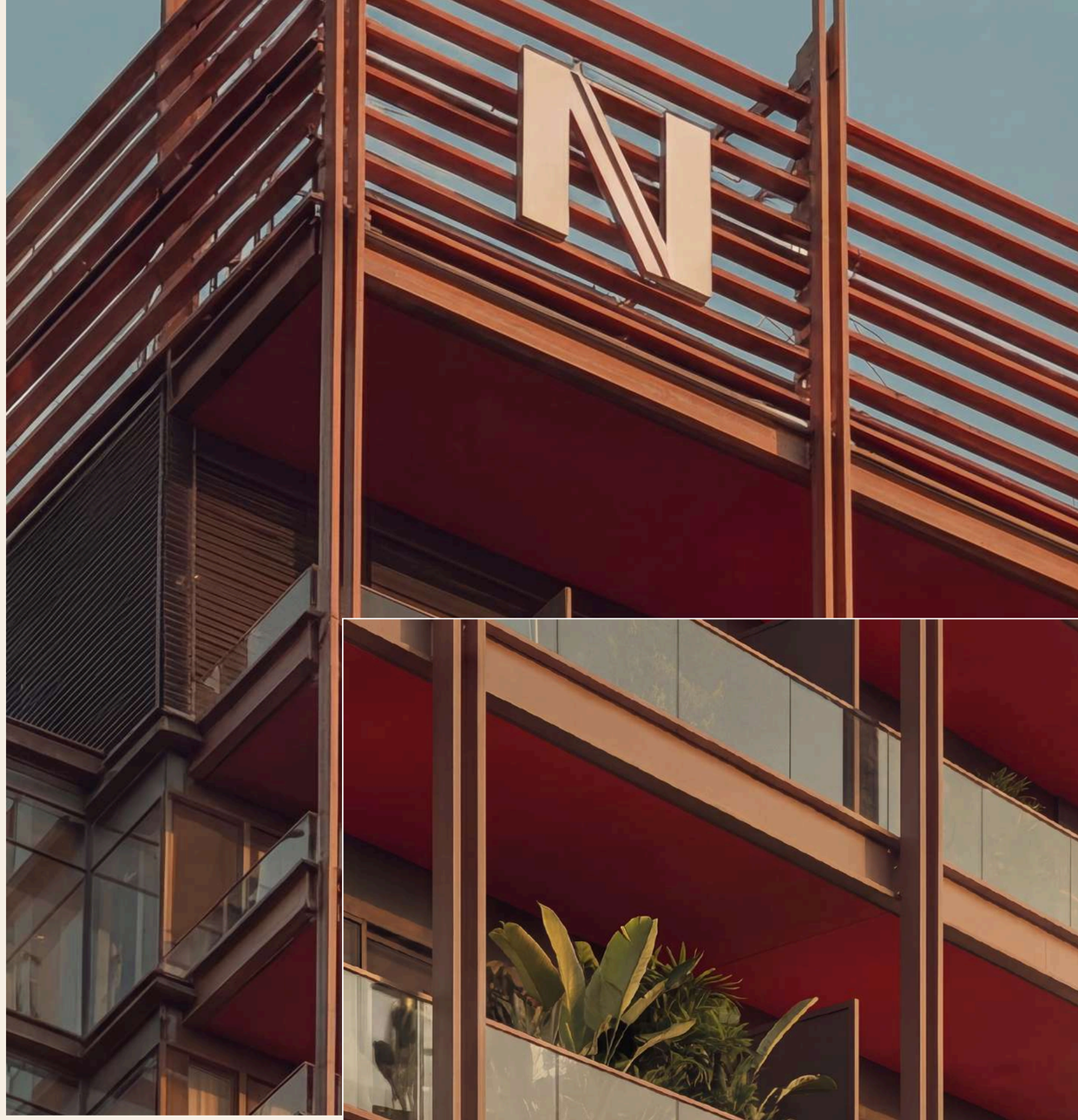




CENTRAL LOCATION

5 min Old Town	5 min Abanotubani	10 minutes from Rustaveli Avenue	15 mins to the city center	25 min Airport

DESIGNED FOR LIFE - CREATED FOR DEMAND



Infrastructure and amenities

Tbilisi Oriental apartments are designed to stimulate tenant demand and retention, ensuring long-term occupancy and stable income.

- Elegant lobby and reception,
- Fitness center and wellness center,
- Georgian restaurant,
- Coworking and office space
- Green areas

SERVICES TO ENSURE WORRY-FREE OWNERSHIP



A multifunctional complex for comfortable living with increased demand among tenants.





- 24/7 Concierge Service
- 24/7 Security Management
- Company Office Space
- Restaurant
- Gym
- Parking

PROPERTY MANAGEMENT

We take care of everything—your apartment generates passive income.



ADVANCED TECHNOLOGIES FOR COMFORT AND LONG-TERM OPERATION

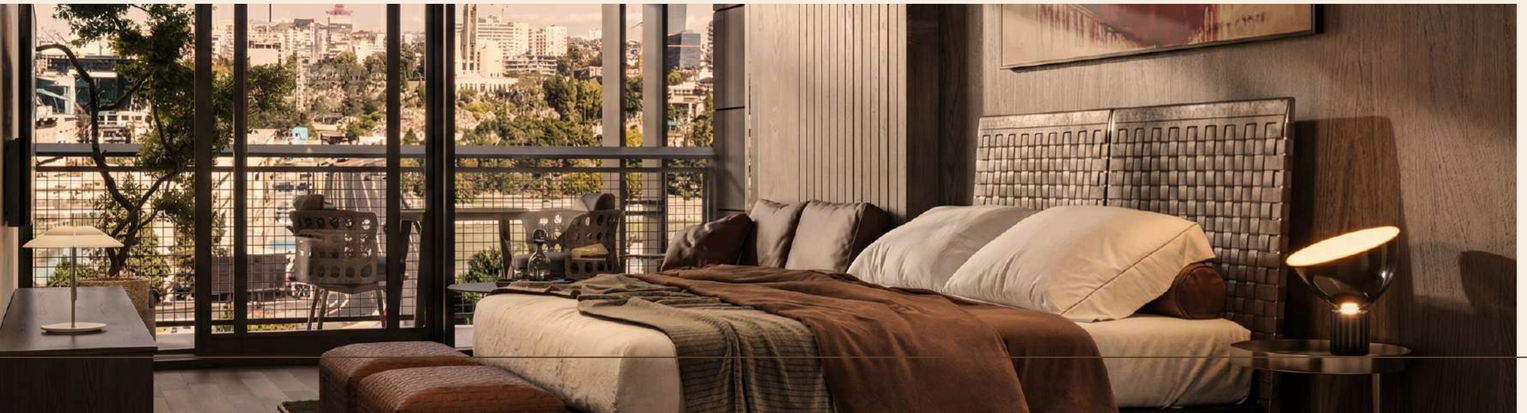
It's felt, not noticed. Every element is designed to create a space of true tranquility and comfort. Low-e glass retains heat. The ventilation system maintains fresh air. Every detail serves a specific purpose—unobtrusively, yet reliably.

High-speed elevators ensure ease of travel. The reinforced concrete structure is designed with a high degree of safety and seismic resistance.







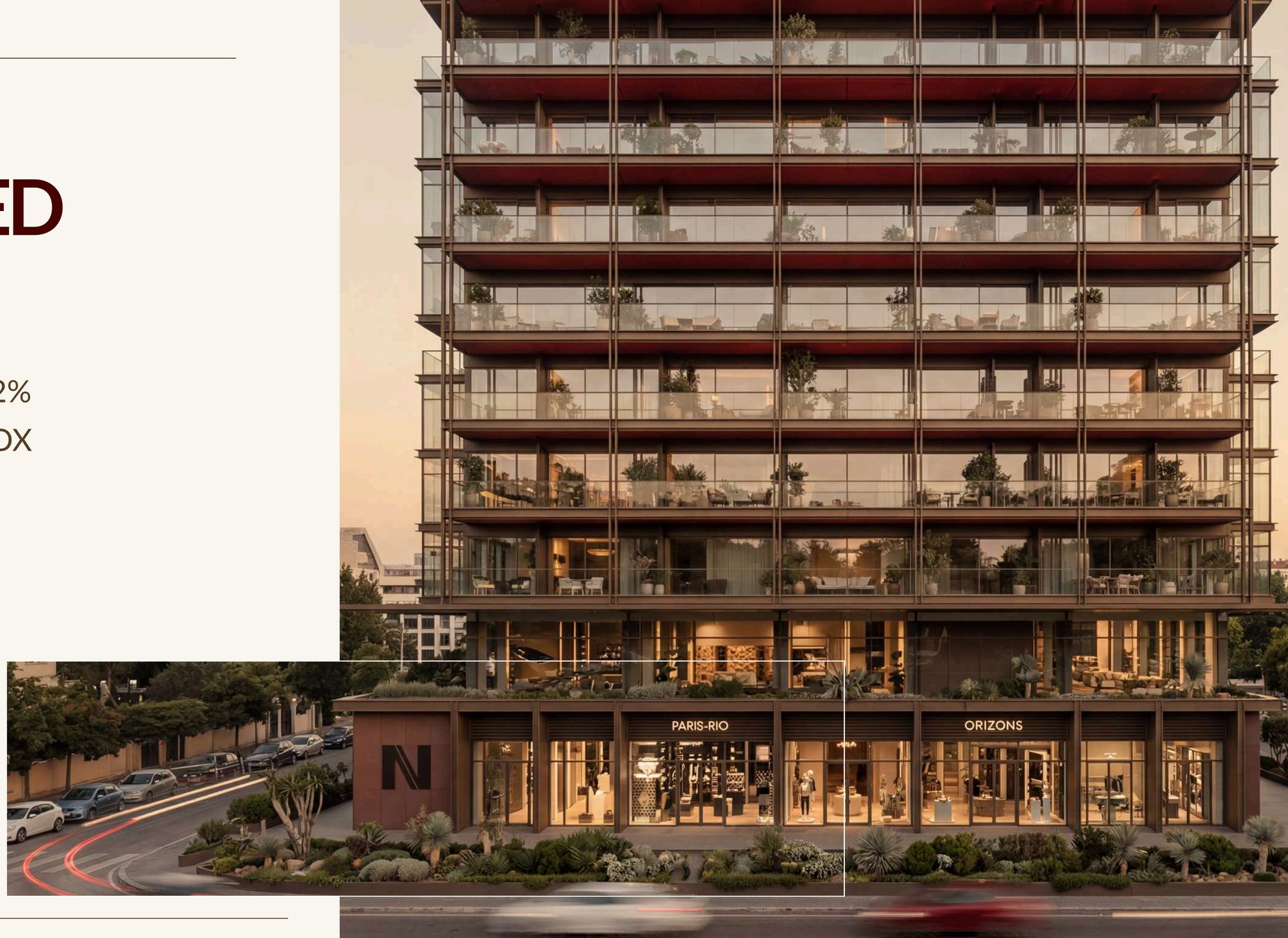


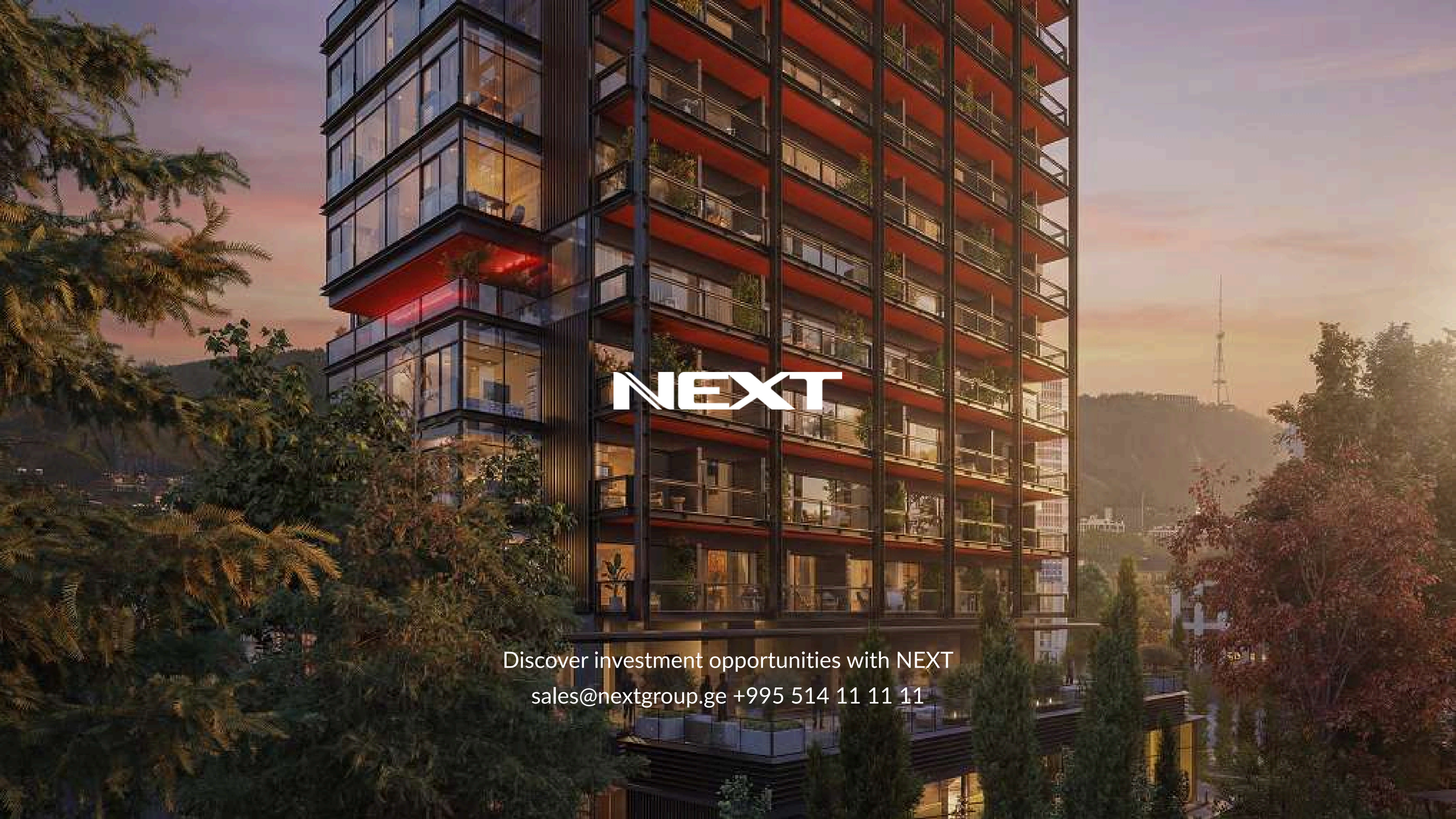
THOUGHTFUL LIVING SPACES

Apartments ranging from 36.2 to 107.8 m^2 are designed with high ceilings of over 3 meters, comfortable living spaces, and thoughtful layouts.

EXPECTED RETURN

- Annual ROI: 10% - 12%
- Condition: WHITE BOX
- Project Dates: 2028




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