
MARDI HILLS
EVOOST AI

Why invest in *Georgia?*

Strategic Location

- Gateway between Europe and Asia
- Part of the Middle Corridor trade route
- Access to the Black Sea
- Growing logistics and transit hub

Business-Friendly Environment

- 15% corporate tax
- Simple and transparent tax system
- Fast company registration
- Minimal bureaucracy
- Strong protection for foreign investors

Real Estate Growth Potential

- Competitive property prices vs. EU markets
- High rental yield potential
- Strong tourism growth
- Increasing international demand
- Expanding infrastructure

Key cities: Batumi and Tbilisi

- Easy Property Ownership
- Foreigners can purchase property
- Fast property registration (often within 1 day)
- No property tax for individuals in many cases
- Residency options through investment

Early-Stage Market Advantage

- Emerging but stable economy
- Room for capital appreciation
- Increasing global visibility
- Entry prices still accessible

Georgia offers a **unique blend of economic opportunity,** tax efficiency, and real estate growth, positioning it as a **smart destination for long-term investors.**

Why ***Batumi?***

10,000+ NEW RESIDENTIAL UNITS

Transforming Batumi

Upcoming & Ongoing Developments in Batumi:

- **Large-scale mixed-use projects** along the Black Sea coast
- **New residential towers** in New Boulevard district
- **Premium hillside developments** overlooking the city
- **Expansion of hospitality & branded residences**
- Infrastructure **upgrades and waterfront regeneration**

Batumi is undergoing rapid urban expansion, positioning itself as the Black Sea's next high-growth investment hub.

Lifestyle, Tourism ***&***
International Appeal

Tourism & Hospitality

- International hotels (Hilton, Sheraton, etc.)
- Growing casino industry
- Marina & yacht tourism
- Beachfront promenade (Batumi Boulevard)

Dining & Entertainment

- Fine dining & international cuisine
- Beach clubs & rooftop lounges
- Cultural festivals & music events

Connectivity

- Batumi International Airport
- Direct flights to Europe & Middle East
- Easy access to Tbilisi

Batumi combines seaside lifestyle, tourism-driven demand, and strong real estate fundamentals.

Batumi *Property Market*

Key Market Indicators

Average Price (New Developments)

- $1,100 – $1,300 / m²
- Prime sea-view units: higher premiums

Annual Price Growth

- Approx. +10% – 14% (recent years)
- Driven by foreign demand & tourism growth

Gross Rental Yields

- 7% – 9% (standard long-term)
- 8% – 12%+ (short-term / resort-oriented assets

Market Drivers

- Rapid tourism expansion
- Increasing international buyers
- Limited prime beachfront supply
- Ongoing infrastructure investment

Sources: Colliers Georgia, Global Property Guide, local market reports 2024–2025.

The project

MARDI HILLS

LOCATION

MARDI HILLS

Premium Residential *Living Above the City*

Mardi Hills is an **exclusive hillside residential** development designed for privacy, panoramic views and long-term value.

Positioned **above the coastline,** the project combines **contemporary architecture with refined interior standards,** offering a sophisticated alternative to resort-based investments.

Mardi Hills represents a **premium residential asset within Batumi's expanding real estate market.**

- Elevated above the coastline
- Uninterrupted sea & mountain views
- Refined architectural language
- Privacy-focused masterplan
- Positioned for capital appreciation

EVOOST AI

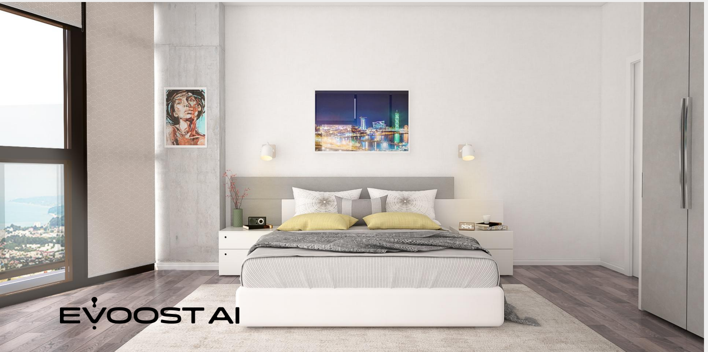
MARDI HOLDING

Exterior

Contemporary architecture designed to harmonise with the hillside landscape, maximising panoramic sea views and natural light.

The elevated positioning allows for **expansive terraces, open sightlines and a refined residential atmosphere** above the city.

Landscaped surroundings and thoughtful masterplanning create a private, low-density environment with a strong sense of exclusivity.



Interior

Mardi Hills interiors are c**onceived as a refined residential retreat,** combining **contemporary elegance with timeless materials** and intelligent space planning.

- **Neutral colour palette** with curated accents
- **Natural oak wood** finishes
- **Built-in kitchen** solutions
- **Clean-lined bathrooms**
- **High-quality,** timeless furniture
- **Optimised layouts** to maximise every square metre

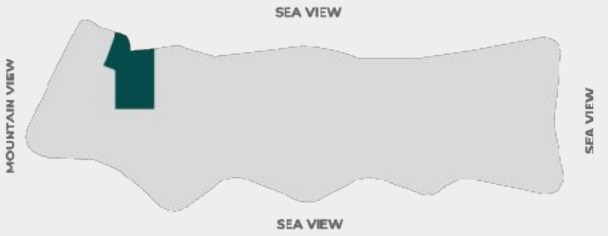
Designed to enhance the panoramic views while delivering comfort, sophistication and long-term residential appeal.

MARDI HILLS

BLOCK C

N° 619

6TH FLOOR

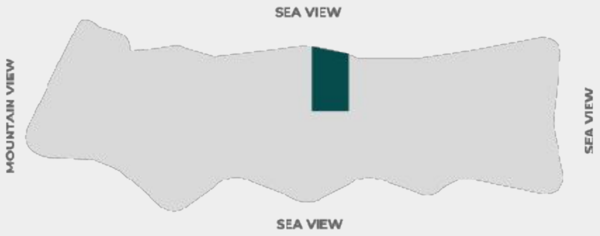


MARDI HILLS

BLOCK C

N° 625

6TH FLOOR



Investment *Metrics*

Market Context (Batumi)

- Average primary price: **$1,100 – $1,300 / m²**
- Annual price growth: **~10% – 14%**
- Gross rental yields (long-term): **7% – 9%**

Positioning Advantage

- Panoramic **sea-view premium**
- Limited **hillside supply**
- **Mid-to-upscale** residential segment
- **Capital appreciation** potential

Investment Profile

- **Long-term rental** strategy
- **Lower seasonality vs. resort** assets
- **Lifestyle-driven** demand
- **Exit value supported** by view scarcity

EVOOST AI

MARDI HOLDING

Illustrative Rental *Scenario*

Based on market averages in Batumi.

Example Unit

Purchase Price: **$120,000**
Estimated Long-Term Rental Yield: **7% – 9%**

Projected Annual Gross Income

- **7% → $8,400**
- **8% → $9,600**
- **9% → $10,800**

Capital Appreciation Potential

- Market growth trend: ~10% annually (recent years)
- Premium view units positioned above market average

Payment method, *guarantees and leverage*

Payment Plan: *BLOCK C* : 30 % down payment and 24 months installment plan

Passive Income: Rental income shared proportionally across the hotel's total revenue

Occupancy Rights: Stay in your apartment for three weeks per year, get discounts at other Accor hotels

Management Contract: 10-year mandatory contract with Accor, 60% income to the owner, 40% to the operator (including all expenses)

3 weeks per year (21 days) is the amount of time an investor can use their property at Mardi Aquapark.

Additional benefit: Discounts at other Accor hotels worldwide (a network of 5,000+ hotels).

Expenses: The only expense is a 10% profit tax

Profitability Analysis

MARDI HOLDING

CUSHMAN & WAKEFIELD

THE ROI CALCULATION IS ACCORDING TO CUSHMAN & WAKEFIELD ANALYSIS

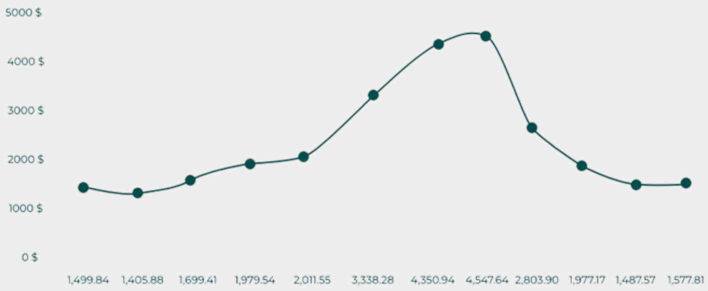
BATUMI HILLS

1 BEDROOM ROI CALCULATION

NET PRICE (+VAT)

OCCUPIED DAYS

FULL NET AMMOUNT (+VAT)



NET PROFIT

$ 15,885.63

TOTAL REVENUE

$ 28,679.53

SERVICE FEE ($/M2)

$ 486.00

MANAGEMENT FEE (40%)

$ 11,471.81

INVESTOR'S PROFIT (60%)

$ 16,721.72

TAX (5%)

$ 836.09

BATUMI HILLS
STUDIO ROI CALCULATION

MARDI HOLDING

CUSHMAN & WAKEFIELD

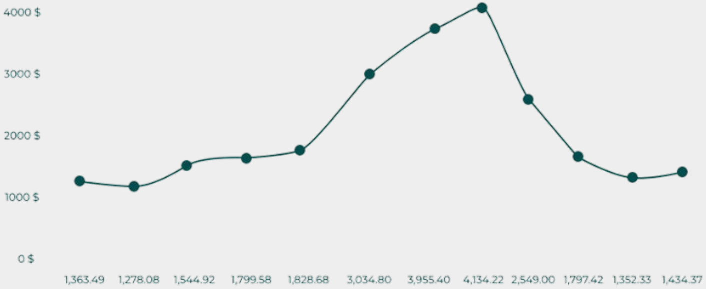
THE ROI CALCULATION IS ACCORDING TO CUSHMAN & WAKEFIELD ANALYSIS

NET PRICE (+VAT)

OCCUPIED DAYS

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
17	16	18	21	21	24	26	28	22	20	16	18

FULL NET AMMOUNT (+VAT)



NET PROFIT

$ 14,502.37

TOTAL REVENUE

$ 26,072.30

SERVICE FEE ($/M2)

$ 378.00

MANAGEMENT FEE (40%)

$ 10,428.92

INVESTOR'S PROFIT (60%)

$ 15,265.38

TAX (5%)

$ 763.27

Profitability Analysis

BATUMI HILLS
2 BEDROOM ROI CALCULATION

MARDI HOLDING

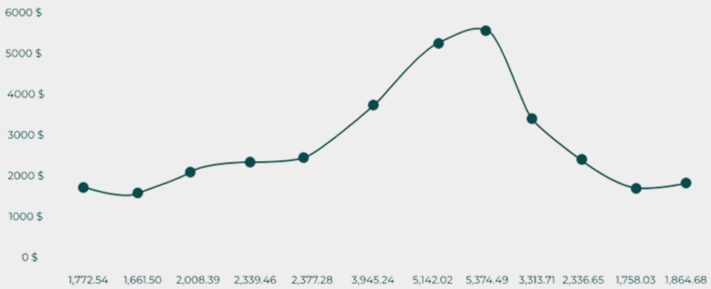
CUSHMAN & WAKEFIELD

THE ROI CALCULATION IS ACCORDING TO CUSHMAN & WAKEFIELD ANALYSIS

NET PRICE (+VAT)

OCCUPIED DAYS

FULL NET AMMOUNT (+VAT)



NET PROFIT

$ 18,632.16

TOTAL REVENUE

$ 33,893.99

SERVICE FEE ($/M2)

$ 723.60

MANAGEMENT FEE (40%)

$ 13,557.60

INVESTOR'S PROFIT (60%)

$ 19,612.79

TAX (5%)

$ 980.64

EVOOST AI