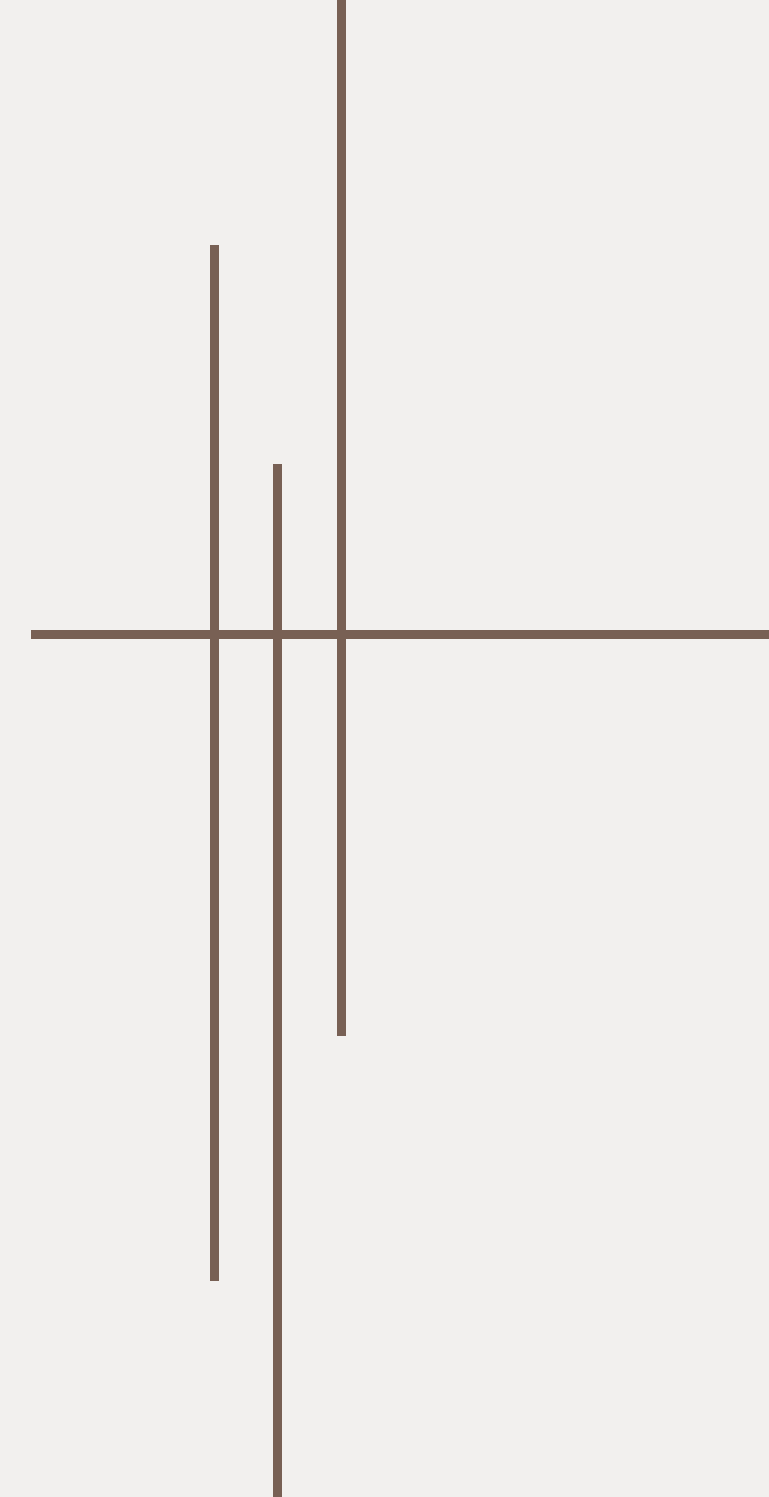
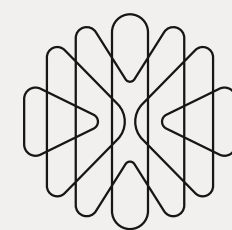




GUIDELINE TO OWNERSHIP IN GEORGIA

SILK TOWERS

BY KENGO KUMA & ASSOCIATES

GEORGIA WHERE THE WORLD MEETS OPPORTUNITY

→ Capital: Tbilisi

→ Population: 3.7 million

→ Official Language: Georgian

→ Widely Spoken Second Language: English

→ Time Zone: GMT +4

→ Currency: Georgian Lari (GEL)

→ Visa-free access for 90+ nationalities

→ Up to 1-year visa-free stay
(including EU, UK, USA, Canada, Israel, GCC countries and others)

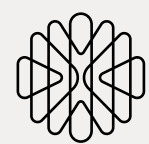
→ 100% foreign property ownership allowed

→ \$150,000+ investment → Residence Permit

Strong English Proficiency in Major Cities According to EF English Proficiency Index, Georgia ranks above global average, with particularly strong levels in Tbilisi and Batumi.

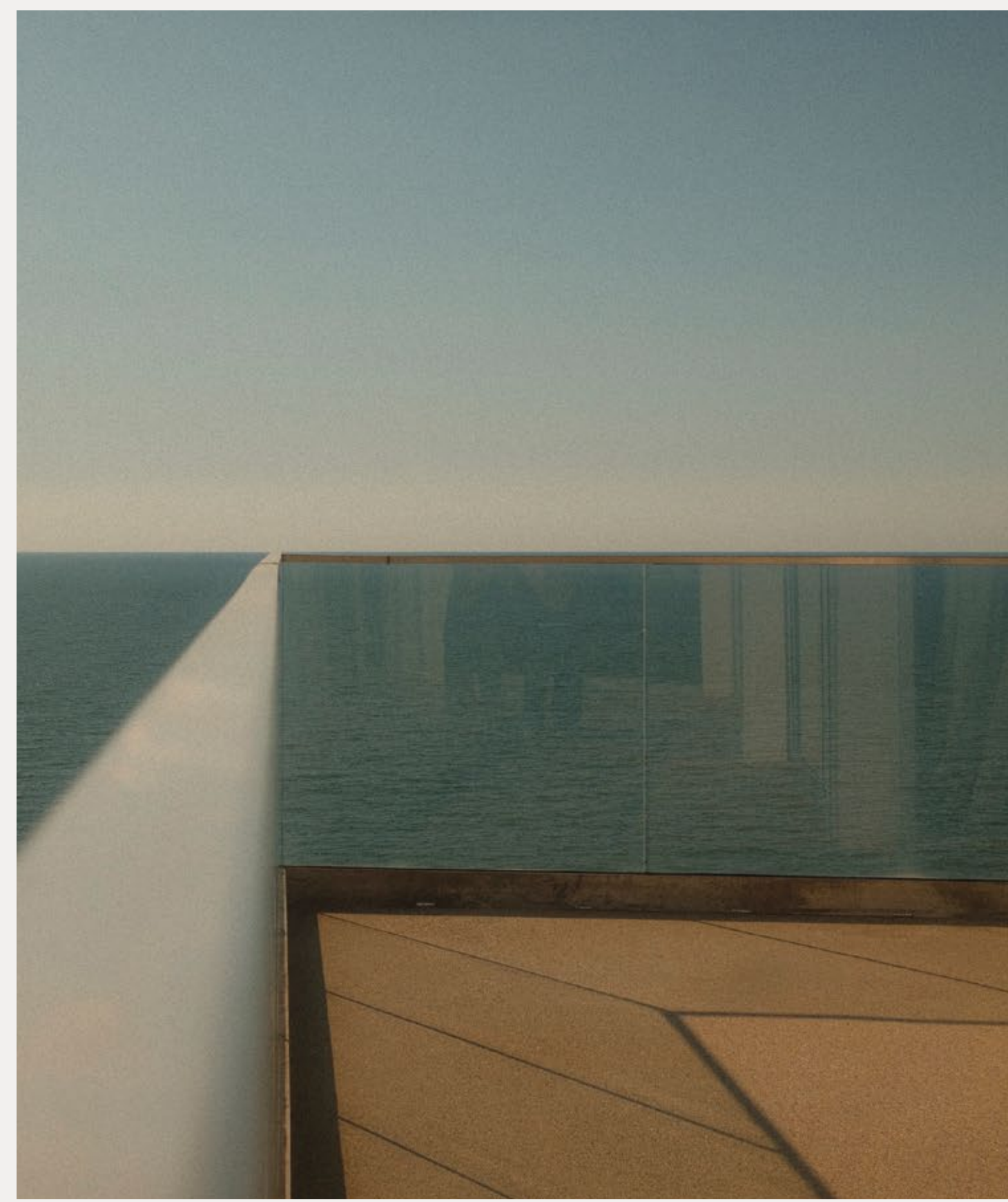


FOUR SEASONS IN ONE COUNTRY



- Black Sea beaches (Batumi)
- Ski resorts (Gudauri, Bakuriani, Mestia)
- Forest & wellness retreats
- Wine regions (Kakheti – 8,000-year-old wine culture)

*all venues are owned by Silk Road Group



LIFESTYLE IN GEORGIA

8,000-Year-Old Wine Culture

Georgia is recognized as the birthplace of wine, with a winemaking tradition deeply embedded in its culture and social life. Wine tourism continues to grow alongside international recognition of Georgian labels

Regional Casino Hub

Georgia has positioned itself as a key casino destination in the region, supported by a regulated gaming environment and steady international visitation

Beach Clubs & Nightlife

The entertainment sector continues to expand, with vibrant nightlife and leisure destinations attracting both local and regional visitors



*all venues are owned by Silk Road Group



Growing F&B and Café Scene

Major cities across the country are experiencing rapid growth in contemporary dining concepts, cafés, and hospitality venues, reflecting rising consumer demand and urban development



International Restaurants

Georgia's urban centers host an expanding selection of international cuisine and globally recognized brands, contributing to a diverse and cosmopolitan dining landscape



*all venues are owned by Silk Road Group



WHY INVEST IN GEORGIA?

Safety

- Georgia is ranked among the safest countries in Europe with a strong safety index using World Bank Data
- Very low levels of violent crime relative to peers

Ease of Doing Business

- Georgia consistently ranks in top global positions for ease of doing business - 4th in the World Bank's Business-Ready ranking, previously 7th in Doing Business rankings
- A company can be registered in as little as one business day, with express options available for same-day registration
- Property registration in as little as 1 hour
- Fully digital public services

Economic Reforms & Stability

- 1st place in economic reform implementation (World Bank)
- Relatively low corruption perceptions compared to many regional peers according to Transparency International
- Stable banking sector

Favorable Tax System

- "Estonian Model":
 - 0% tax on retained earnings
 - 15% only when dividends are distributed
- Special IT tax regimes (0–5%)
- No wealth tax
- No inheritance tax
- No restrictions on profit repatriation





Energy & Infrastructure Potential

- 300+ rivers
- Only 18% hydropower utilized
- Black Sea Submarine Cable Project
- EU energy transit role
Ongoing infrastructure upgrades

Strategic Location

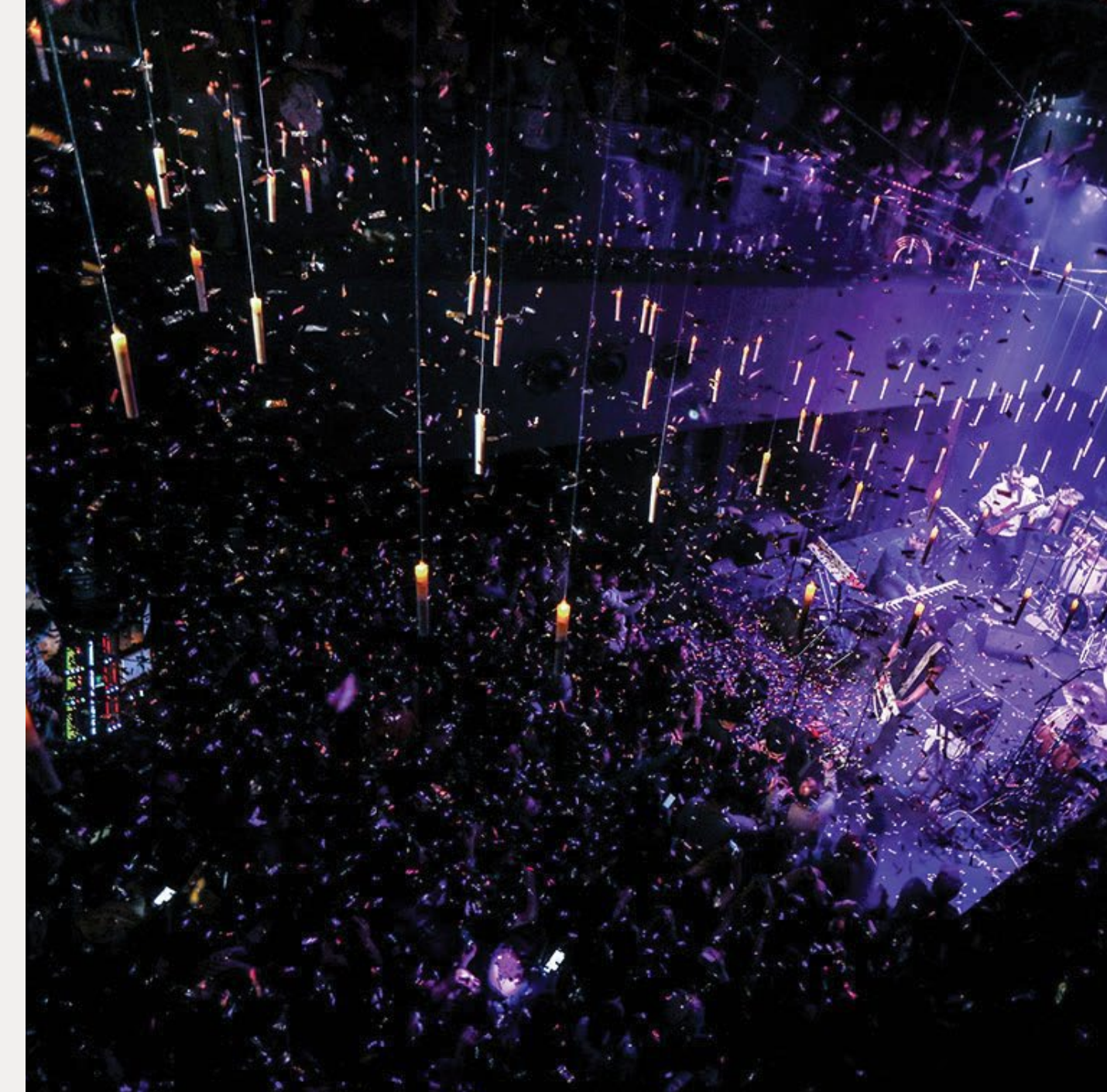
- Georgia sits at the crossroads of Europe & Asia
- Key corridor in the Middle Corridor trade route
- Free trade agreements with:
EU, China, Turkey, CIS countries
- Access to a market of 2.3 billion consumers



WHY BATUMI?

- Mini Las Vegas of the Black Sea
- International casino destination
- Growing hospitality sector
- International festivals & events
 - Black Sea Jazz Festival
 - Batumi International Art-House Film Festival (BIAFF)
 - Batumi Music Fest
 - Batumi Summer Festival
 - International concerts featuring global artists (e.g., Sting, Maroon 5, Snoop Dogg)
- Expanding beach & marina lifestyle

*all venues are owned by Silk Road Group



STRONG MARKET

SIMPLE OWNERSHIP

Batumi Property Market

- Approx. 9% annual price growth according to Galt & Taggart
- Undervalued vs Portugal, Spain, Greece
- Limited prime coastal supply
- High rental demand
- Batumi is developing faster than the national average

Ownership in Georgia

- 100% foreign ownership allowed
- Fast transaction process
- Transparent property registry
- Low acquisition costs
- Remote purchase possible via Power of Attorney
- Property management solutions available



ABOUT SILK ROAD GROUP

Since 2005, Silk Development has been shaping the future of real estate with legendary developments that combine international standards with the essence of their surroundings.

As part of the Silk Road Group, one of the largest and most diversified holdings in Georgia, Silk Development benefits from a powerful ecosystem that spans multiple industries, including communications, banking, energy, and transportation.

Silk Road Group (“Silk Road Group Holding LLC”) has successfully completed its inaugural international bond offering — a USD 400 million 7.50% 5-year (5NC2) senior unsecured guaranteed bond under Regulation S / Rule 144A. The issuance, jointly led by J.P. Morgan and UBS as Joint Lead Managers, Bookrunners and Rating Advisors, represents the largest private corporate bond issuance in Georgia’s history, the tightest spread achieved by a Georgian private issuer, and the first international issuance from the country since July 2024 — effectively reopening the market for Georgian borrowers.

The Group’s portfolio includes leading companies such as Silknet, Silk Bank, and Silk Road Energy Holding, united under the vision of Silk Road Group, a pioneer in driving Georgia’s economic and cultural development.

Silk Development has completed numerous large-scale projects, attracting hundreds of millions of US dollars in investment to Georgia. The company is distinguished by its modern approach to development and strong commitment to sustainability, consistently adhering to the highest standards of safety and environmental protection.

We collaborate with world-renowned architects and design studios to create spaces that respect the soul of their location, enhancing both lifestyle and landscape. Driven by a passion for excellence, we uphold the highest standards in construction, safety, and environmental responsibility. For us, every project is not just a building — it’s an experience that inspires.

Communications



www.silknet.com

Banking



www.silkbank.ge

Energy



www.silkroadenergy.ge

Media



www.euronewsgeorgia.com

Media



www.nationalgeographic.ge



Silk Development



AN ADDRESS THAT DEFINES A CITY

In every global city, the most prestigious real estate is located next to its defining landmarks.



Paris - Eiffel Tower



London - Big Ben & the Thames



Dubai - Burj Khalifa



Berlin - Brandenburg Gate



Barcelona - Sagrada Família

Properties in these locations hold lasting value because they are part of the city's identity — constantly visible, constantly visited, constantly desired.

This is where Batumi is seen.
This is where it is experienced.
This is where long-term value is anchored.



Every Great City Has Its Symbol
Batumi Has Silk Towers.



INVESTMENT APARTMENTS



LEAD ARCHITECT

Kengo Kuma & Associates (KKAA)
Tokyo / Paris
Renowned for redefining modern
architecture through nature, texture,
and place-specific design

FAÇADE ENGINEERING

AKT II
London
Award-winning engineering firm known
for complex façades and structural
innovations

LANDSCAPE DESIGN

MASU Planning
Copenhagen
Internationally recognized for
human-centered green urban spaces

DEVELOPER

Silk Development
Tbilisi
A leader in transformative real estate
since 2005, with over \$1.3B in
landmark projects across Georgia



SILK TOWERS

CONTRACTOR

Realising a project of Silk Towers' scale demands construction expertise of the highest standard. This responsibility has been entrusted to Coteccons, a globally recognised contractor with a proven record of delivering landmark developments.

Coteccons is a Vietnamese construction company with extensive international experience. The company has earned a strong reputation and longstanding trust in Southeast Asia, one of the world's leading hubs of urban development and innovation. Its expertise, however, extends far beyond the region: since 2004, Coteccons has completed more than 850 development projects worldwide, including in the United States, the United Arab Emirates, India, and other international markets.

The company's most iconic achievement is Landmark 81, one of the tallest skyscrapers in the world, rising 461 meters above Ho Chi Minh City. Other landmark projects include the APEC Conference Centre, Selavia Phu Quoc Island, Phu Quoc International Airport Terminal 2, Viettel Military Telecommunications Headquarters, and the VINFAST Automobile Production Complex.

Equally impressive is Coteccons' portfolio of residential and mixed-use developments:

- Diamond Crown Hai Phong is one of Vietnam's most recognisable mixed-use towers, where Coteccons delivered 248 complex diagrid façade elements within a record timeframe.
- Like Silk Towers, EcoPark Sky Forest integrates residential, commercial, and recreational functions within a single destination, demonstrating the company's expertise in large-scale mixed-use developments.
- The Infiniti Riviera Point is a premium waterfront development built using innovative CO₂-mineralized concrete technology, while Eaton Park showcases Coteccons' commitment to sustainable high-rise residential construction.
- Bana Hills Resort & Residences is a world-class eco-tourism destination that combines hospitality, entertainment, and commercial infrastructure within a unique natural setting.

Coteccons collaborates with some of the world's leading brands and corporations, including LEGO, Foxconn, Heineken, Pandora, PepsiCo, and Keppel. The company stands at the forefront of sustainable and innovative construction, with dozens of certified green projects in its portfolio. Among its most notable achievements is the construction of the world's first carbon-neutral LEGO factory, which was awarded the prestigious LEED Platinum certification.

In 2025, Coteccons was named to the Fortune Southeast Asia 500 ranking as one of the region's largest companies. Today, the company manages assets exceeding USD 1.1 billion and is supported by more than 3,000 engineers and tens of thousands of specialists. Innovation, quality, safety, and sustainability are the shared values that unite Coteccons and Silk Development. The involvement of a global construction leader ensures that Silk Towers is built to the highest international standards, befitting the project's ambition, vision, and iconic status.



PHASE 1

Completion: December 2029

- Municipal park
- Yacht Club
- Tower 1
- Building 4



SILK TOWERS *Zoning*

SILK TOWERS LIFESTYLE FEATURES

Beyond the exceptional amenities that will set Silk Towers apart from anything currently in the market—and firmly establish it as a destination for international travelers—we are creating a rich array of features designed to elevate the guest experience. These include multiple swimming pools, teal courts, state-of-the-art spa and fitness centers, a variety of cafés and restaurants, a children’s playground, dedicated bicycle trails and much more.



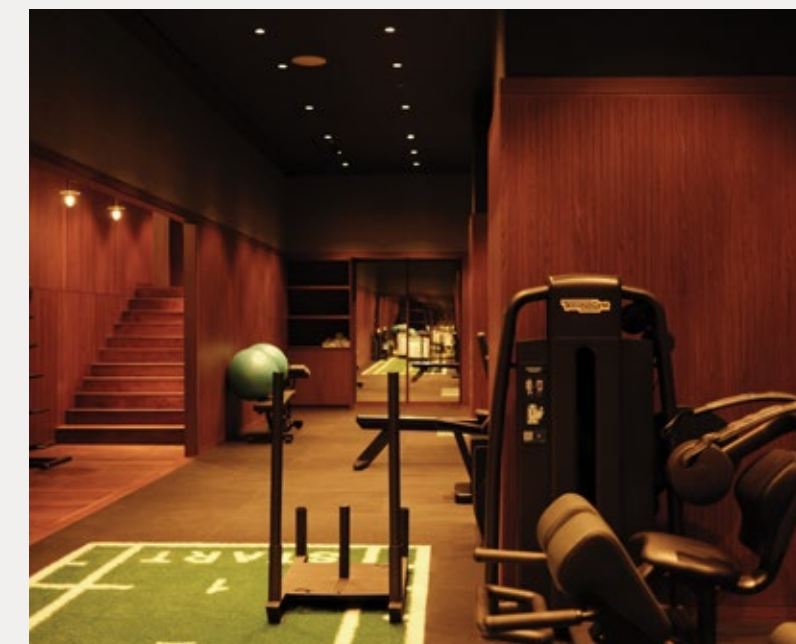
CASINO



INDOOR/OUTDOOR PADEL COURTS



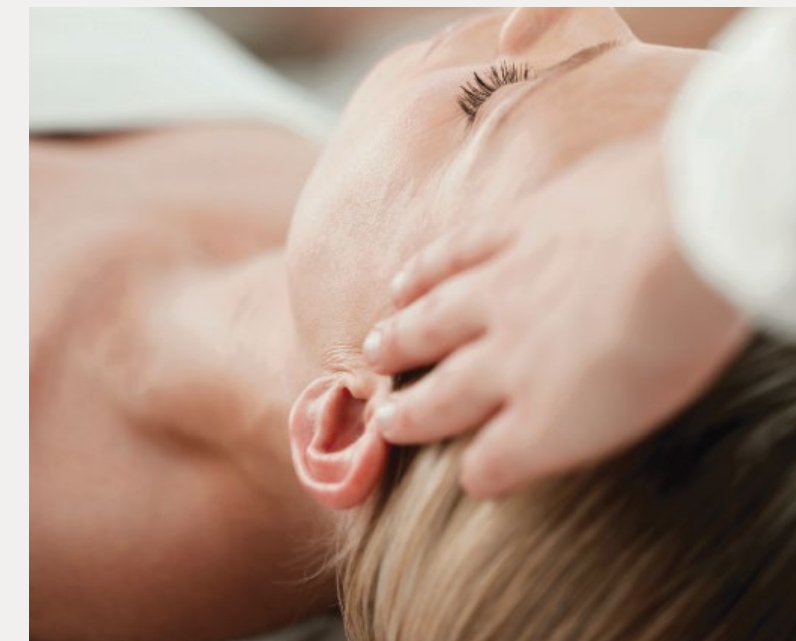
FITNESS CENTRE



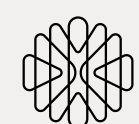
CAFE - RESTAURANTS



POOLS & SPA



PLAYGROUNDS



SILK TOWERS

EFFORTLESS SERVICES 24/7. STABLE RETURNS, YEAR-ROUND DEMAND

As part of Silk Road Group's hospitality division, Silk Hospitality brings decades of premium hotel management experience to ensure the highest standards of comfort and service at Silk Towers.

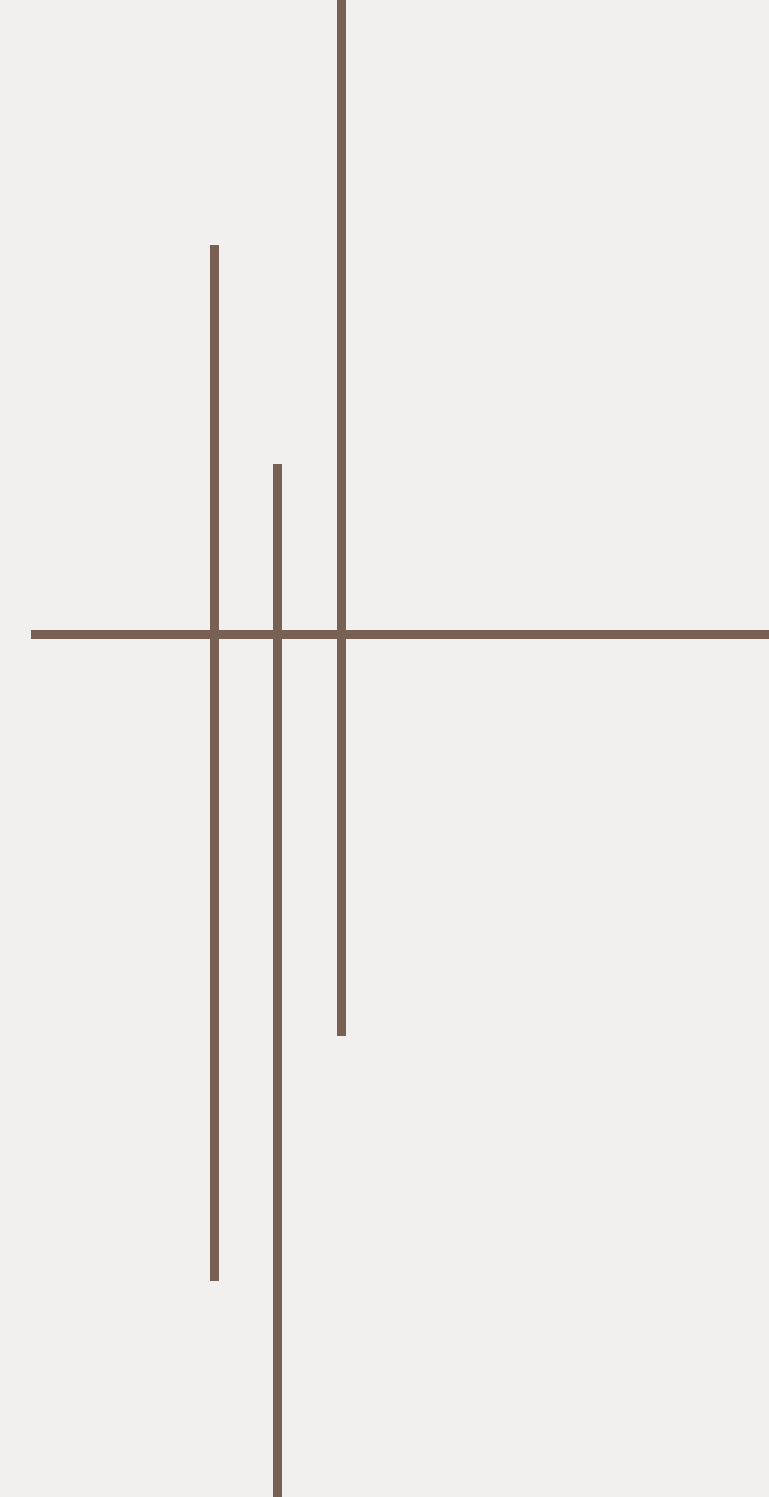
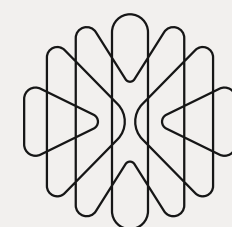
From the moment residents arrive, the dedicated Silk Hospitality team provides personalized assistance and five-star services across all aspects of daily life, from concierge and housekeeping to maintenance and lifestyle management.

This fully managed hospitality framework is aligned with Batumi's resilient tourism market, which delivers consistent occupancy levels of around 65–70%, supported by strong air links and continuous infrastructure development. The city's dynamic hospitality sector offers attractive investment fundamentals, including an average 5-year ROI of 10–12%* and sustained capital appreciation.



- 
24/7 VIRTUAL
CONCIERGE
- 
PARKING
- 
HOUSEKEEPING
- 
APARTMENT
RENTING
- 
TECHNICAL
SERVICE





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