

# Tbilisi Investment Portfolio



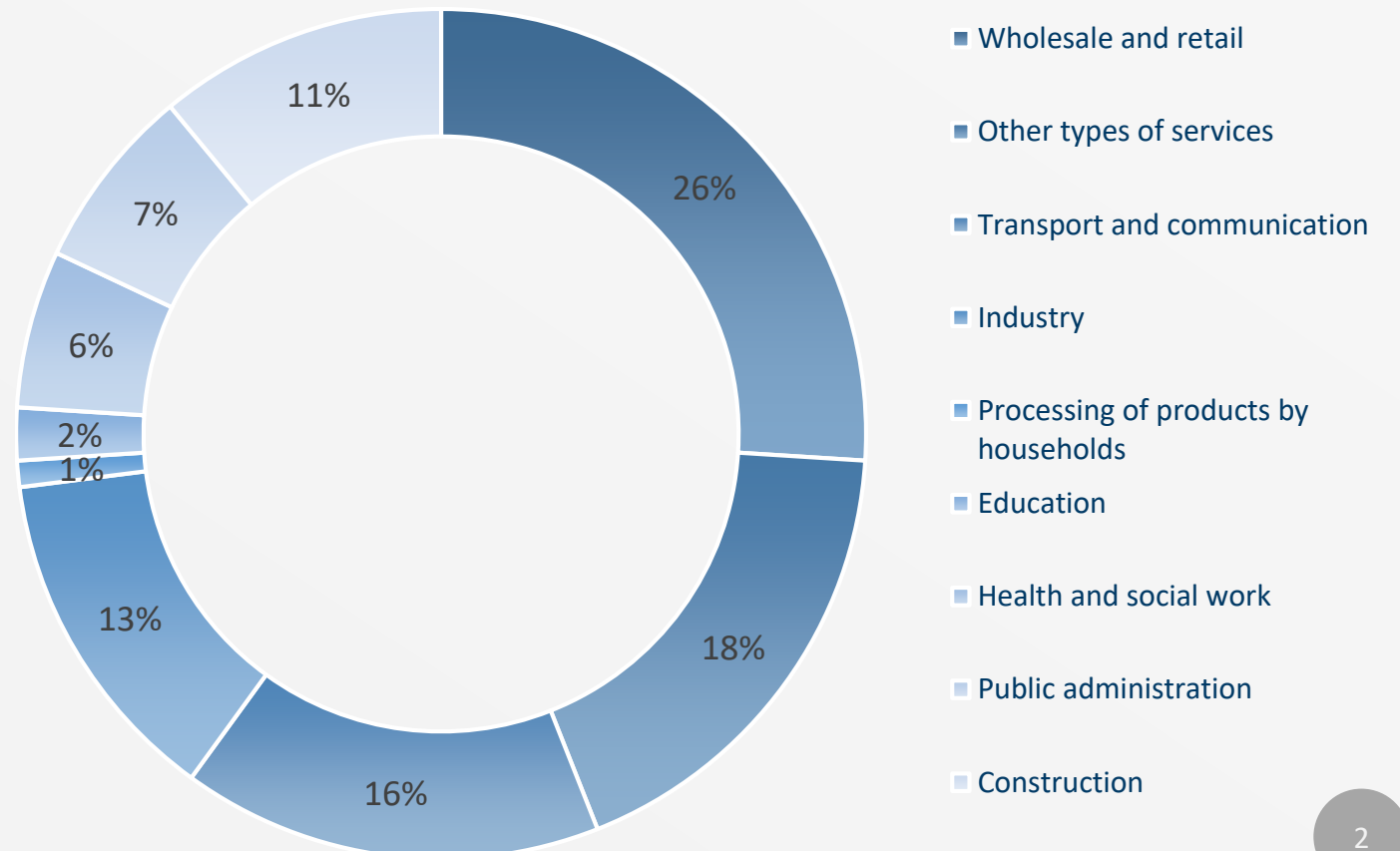




# Tbilisi City Profile



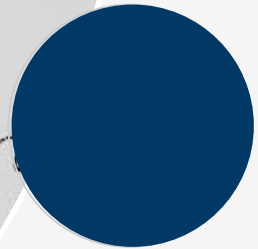
GDP 2016



Population	1.1 Million
Average Monthly Salary	450 USD
Labour Force	440 100
Share of Labour Force in Population	40%
Unemployment Rate	22%
GDP Per Capita	5421.9 USD
Tbilisi Share in Country GDP	49 %

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# Replacement of Street Lights with LED Lights



# Replacement of street lights with LED lights



Tbilisi City Hall invites interested companies to express interests on swapping existing street lighting with LED light

-  **Winner company will be identified** based on the minimum operational cost criteria and will operate the street lighting system for 10 years
-  **Company income** will be generated from total amount of saved electricity and operational costs

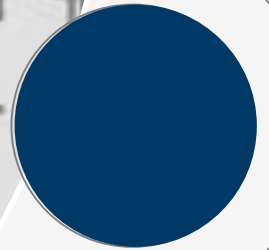
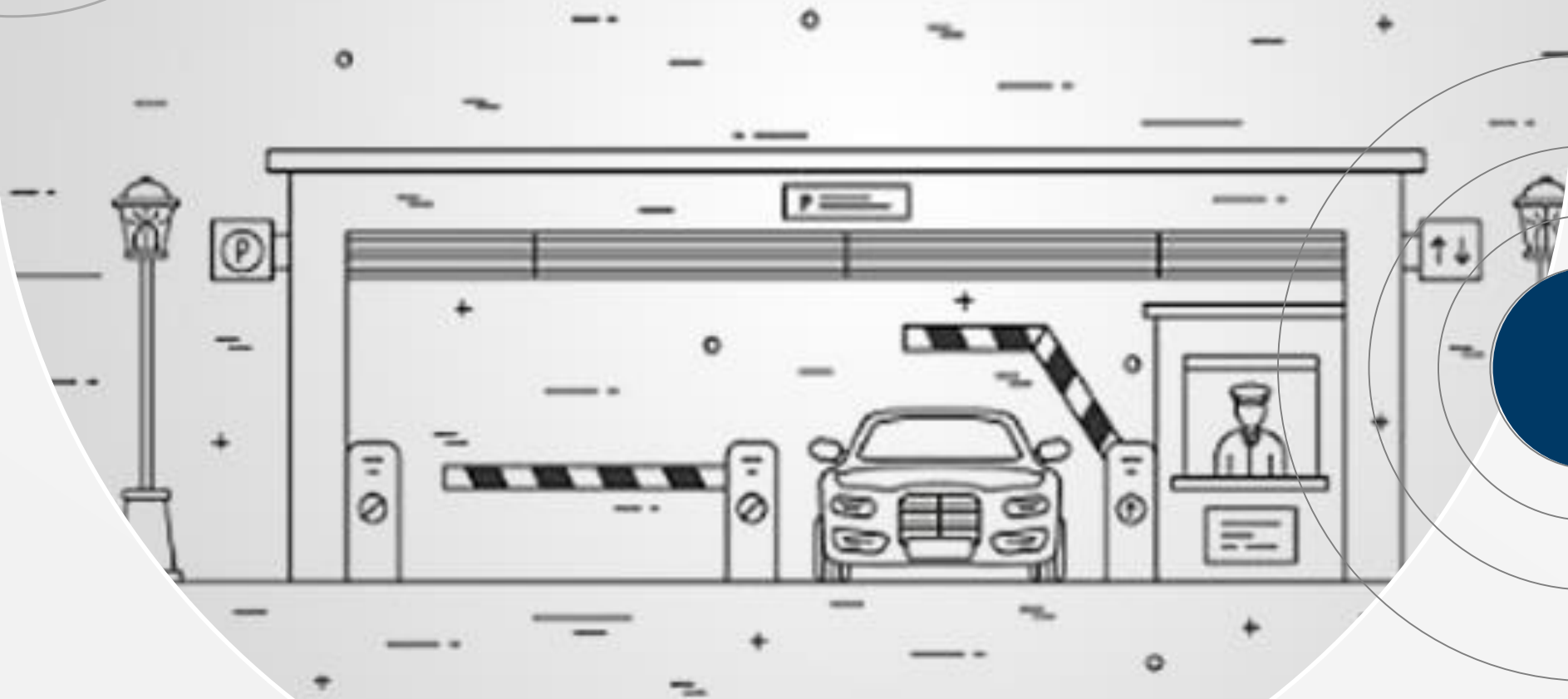
## Project Details

Electricity Consumption Cost	8 Million GEL
Operational Costs	8 Million GEL
Annual Consumption of Electricity	55 Million kWT
Existing Weighted Tariff	0.18041 GEL
Number of Existing Lights	113 131 Units



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# Underground Parking Development



# Underground parking development



Investor will be granted a municipal land for a symbolic price (1 GEL), with the obligation to construct multilevel underground parking

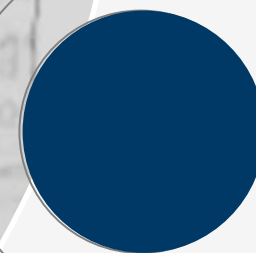
Location	Parking lots	Investment amount
Adjacent area to Gegeshidze Park	175	4 112 200 USD
Adjacent area to Tbilisi Concert Hall	183	4 248 600 USD
Adjacent area to Station Square	470	8 369 770 USD
Adjacent area to Varketili Metro Station	70	1 722 700 USD

***Winner identification criteria: the largest proposed amount of bank guarantee for the construction period***



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# Radio City





*12 Ha of former Radio Factory Territory will be modified as a modern, urban space including night clubs, restaurants, bars, galleries, parks, sport and other public areas*

Feasibility study phases:

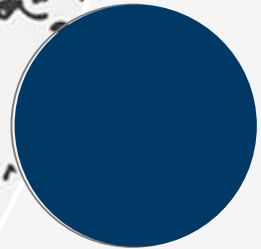
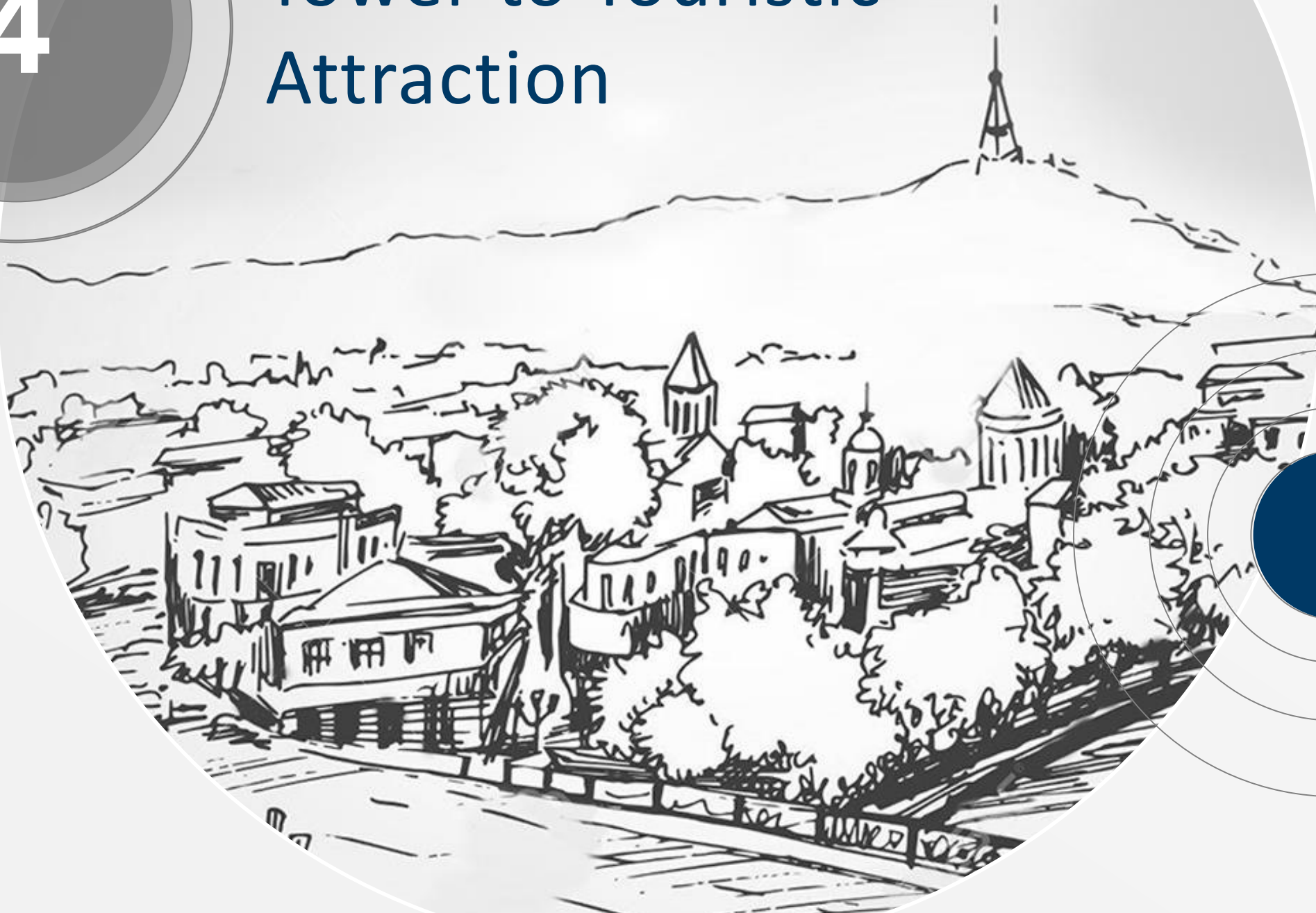
- 📊 Environmental safety and construction durability - completed
- 📊 Facility analysis, transport infrastructure assessment and market research
- 📊 Investment project development concept
- 📊 Financial cost estimates, conceptual development and visuals

The project feasibility study is being conducted by **Colliers International** Georgia



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## Modification of Tbilisi TV Tower to Touristic Attraction



# Modification of Tbilisi TV Tower to touristic attraction



Municipality is planning to transform Tbilisi TV Tower as a touristic landmark, while remaining the same functions of the tower

Feasibility study phases:

- 📊 Object survey and analysis - completed
- 📊 Initial study of tower construction durability - completed
- 📊 Functional and architectural concept
- 📊 Architectural design
- 📊 Technical-economic calculations

Feasibility study is being conducted by Estonian company **KOKO architects**.



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Replacement of deteriorated  
housing and Residential units  
for house owners affected by  
cooperate housing construction

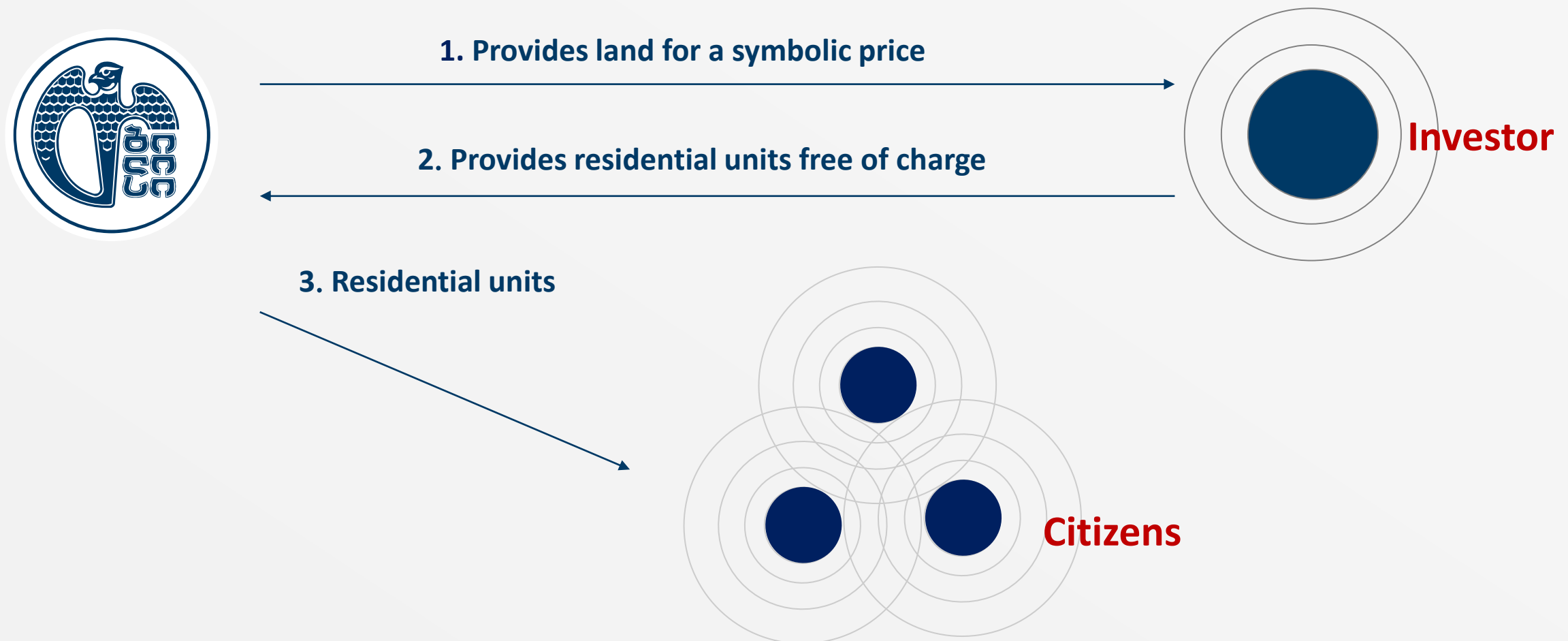






# Replacement of deteriorated housing and Residential units for house owners affected by cooperate housing construction

Investor will be granted municipality land for a symbolic price (1GEL) and in exchange will provide newly constructed residential units



# Replacement of deteriorated housing and Residential units for house owners affected by cooperate housing construction



*Investor will be granted a municipality land for a symbolic price (1 GEL)*

Currently 15 locations have been identified with the first lot already announced for the expression of interest and 4 more coming shortly

Investment amount for the smallest lot  
**4.2 Million GEL**

Investment amount for the largest lot **120 Million GEL**

After development, approximately 10-15% of residential area will be granted to City Hall, remaining area will be under investor's ownership

***The winner will be identified based on the highest number of residential area to be transferred to Tbilisi City Hall***





**Thank You**

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