

# Company Profile 2020



**GEO SILK**  
Real Estate Facilities Management

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**ABOUT  
GEO SILK**

# ABOUT US



**Geo Silk,  
owned by HMN2 Group,  
is a Real Estate  
Facilities Management  
Company**

**based in Tbilisi,  
Georgia.**

Our priority is to develop and maintain long-term business partnerships with our clients and provide them with world-class quality services.



# ABOUT US



When it comes to real estate, Geo Silk's aim is to concretize its clients' set goals and fulfill their expectations by presenting them with a wide range of services, such as the execution of designer high-end, sustainable residential and public complexes. Many of our ongoing projects are located within—but are not limited to—Georgia's most significant locations, namely Tbilisi, Gudauri, and Batumi.

As a leading real estate investor, Geo Silk strives to assure its clients seize every opportunity they are offered before setting long-term goals and making investment decisions. By organizing different tour packages, we ensure investors become well acquainted with the country they plan to invest in as they are provided with an overview of that country's cultural heritage, historical background, population, religion, climate, banking system, tax rates, cuisine, tourism, political system, transport infrastructure, and so on.

In addition to offering real estate services, we at Geo Silk tend to meet our clients' diverse requirements—particularly those related to laundry, delivery, cleaning, and various types of formalities—with competitive practical solutions.



## Our Mission



We are a Georgia-based company that specialises in the real estate, facilities and property management sector.

## Our Vision



We promote real estate, design and execute residential and commercial projects, manage and maintain property and all related services.



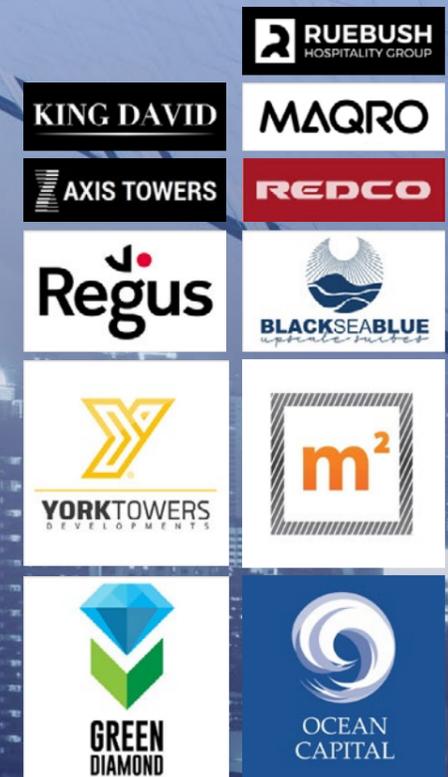
# **OUR SERVICES**

# REAL ESTATE



1. Buying
2. Selling
3. Renting
4. Leasing

We have worked with some of the top construction companies and architecture firms and businesses across Georgia.



# FACILITIES MANAGEMENT



- 1. Property Management**
- 2. Electro Mechanical**
- 3. Carpentry**
- 4. Design**
- 5. Decorative Finishing**
- 6. Cleaning & Pest Control**
- 7. CCTV**
- 8. Disinfection**

# FUND MANAGEMENT AND INVESTMENTS





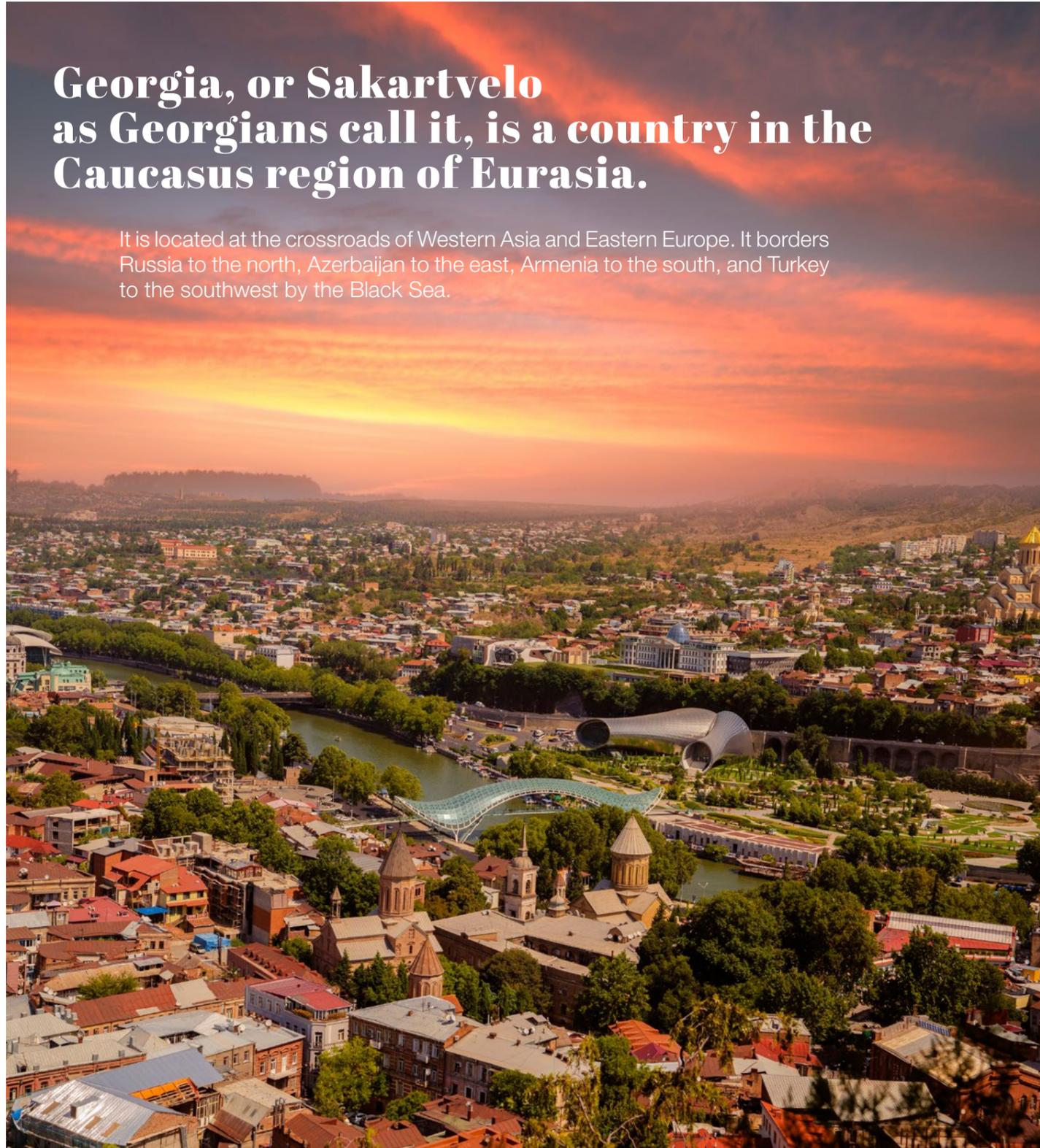
**INVEST  
IN GEORGIA**

# THE COUNTRY



## Georgia, or Sakartvelo as Georgians call it, is a country in the Caucasus region of Eurasia.

It is located at the crossroads of Western Asia and Eastern Europe. It borders Russia to the north, Azerbaijan to the east, Armenia to the south, and Turkey to the southwest by the Black Sea.



Georgia has 12 region cities: Samegrelo, Samtskhe, Javakheti, Adjara, Kvemo Kartli, Shida Kartli, Imereti, Kakheti, Mtskheta Mtianeti, Racha Lechkumi, Guria, Abkhazia and the capital Tbilisi.

### Population

10.5 million including the diasporas of January 2020

### Language

Georgian

### Location

Strategically located at the crossroad of Europe and Asia

### Religion

Orthodox Christian (approx. 83.4%); Muslims (3.9%); Armenian Apostolic (0.5%); Catholics (0.8%)

### Longevity

74 years

### Literacy

100%

### Currency

Georgian Lari (GEL)

### Capital

Tbilisi

Tbilisi has been established as the capital city of Georgia since V century. It's a city with rich history that faced drastic changes throughout the years. As a SilkRoad city it has influences from Europe and Asia ,the architecture is an authentic combination of these two cultures. You can find everything here Soviet-Era buildings traditional Georgian homes to contemporary Sky Scrapes.

# THE COUNTRY



## Climate

Warm Summer - Long & cold winter



## Public Transport

Buses, Minibuses, 'Marshutka & Underground



## 5 Airports

Tbilisi International Airport (TBS)  
Kutaisi Airport (KUT)  
Batumi Airport (BUS)  
Queen Tamar Airport in Mestia  
Ambrolauri Airport



## 16+ Airlines

Emirates - Fly Dubai  
Turkish airlines  
Qatar Airways  
Lufthansa  
KLM flights  
China Southern Airline  
and many more.



## No visa required

Lebanon  
UAE  
Bahrain  
Qatar  
Jordan  
Kuwait  
Oman  
Saudi Arabia



## Accommodation

Tbilisi is a city that has so much to offer especially if you are picky with your accommodation from friendly cozy Hostels, to Guest homes, Airbnb's and luxury hotels.



# THE COUNTRY



## Tourism

Tourism is one of the fastest growing sectors of the Georgian Economy which has high potential for further development. (Cultural Tourism, Sea and Ski destinations, Adventure tourism and Health tourism)



## Nightlife

In Eastern Europe Georgia is the most famous country for its nightlife and clubbing culture



## Wine production

The oldest traces of wine production date 6,000 years BC in Georgia. UNESCO has added in 2013 the Georgian traditional winemaking method using the "Kvevri" clay jars to the UNESCO Intangible Cultural Heritage List. The grape varieties are nearly 400 to choose.



## Georgian dance

Georgian dance is very traditional, completely unique and has a long history. It comes from Georgian traditional rituals that has been transformed into folk dance which through the centuries developed on what it is today.



## Politics

Politics is a unitary semi presidential republic with the government elected through a represented democracy.



## Government structure

Georgia is a parliamentary representative democratic republic with a multi-party system. The president of Georgia is the constitutional head of state, and the prime minister is the head of government.



## Legal system

Georgia's legal system is based on civil law. The court system in Georgia has three branches: Courts of First Instance (District or City Courts), Appellate Courts, and the Supreme Court.

# INVEST IN GEORGIA



**When it comes to business and investment, Georgia's ranking in the World Bank Group's annual Ease of Doing Business report, which encompasses 190 countries, 7th place in 2019.**

Azerbaijan is the largest investor in Georgia, followed by the UK, Netherlands, and USA.



## Location

Strategically located at the crossroad of Europe and Asia

## Trading

Free Trade Agreements with 2.3 billion dollars market EU, China (Including Hong Kong), Turkey, Ukraine, CIS & EFTA

## Profit

Reinvested Profit:  
Flat rate, low taxes –no corporate income tax on retained or reinvested profits

## Business

Recognized as one of the easiest countries in the world to do business

## Banking

The Georgian Banking system is one of the most robust in the region, with its bank now listed on the London Stock Exchange. The share of reinvested earnings in the total FDI was 45.3% in 2018. To compare, that same number stood at 34.7% in 2017.

## Infrastructure

Modern and fast-developing infrastructure

## Labor

Skilled labor force with competitive wages

## Top FDI sectors

Financial  
Transport and Communication  
Manufacturing  
Energy  
Construction  
Real Estate  
Hospitality  
Electricity  
Industry  
Import/Export  
Regional Logistics  
Business Process Outsourcing



## Tax Incentives

- Liberal Tax Environment:
  - Company incorporation
  - Competitive labor
  - Competitive trade regimes
- Pension contribution: 2% paid by Employer, 2% paid by Employee, 2% paid by Government
- No Corporate Profit tax on retained profile
- Personal Income taxes for interest, dividends and royalties reduced to just 5%
- Double Taxation avoidance with 55 countries
- No Capital gains, wealth or inheritance tax
- No restrictions on currency conversion or capital/profit repatriation
- New tax incentives available for companies that set up international headquarters in Georgia
- Corporate profits tax on distributed profit – only 5% exemption from the property tax



## Taxation System - Flat Rates

Georgia imposes six major taxes, none of which exceeds 20%:

- Personal income tax: 20%
- Corporate income tax (CIT): 15%
- Value added tax (VAT): 18%
- Import tax (depending on goods imported): 0%, 5%, or 12%
- Excise tax (applicable only on selected goods): variable tax amount
- Property tax: up to 1%





## Why invest in Georgia's Real Estate and Hospitality sectors?

The Real Estate and Hospitality sectors are two of the fastest growing sectors benefitting the Georgian Economy. The flourishing years of 2004–2007 were the catalyst for real estate development in Georgia, as growing economy required additional residential and commercial spaces. Booming tourism has been another key contributor to real estate development in recent years. Georgia is already a popular tourist destination, with tourist numbers exceeding the country's population by millions every year. Georgia offers significant potential to develop residential, hotel and leisure, and retail and office premises.



### Free Industrial Zone

Free Industrial Zone (FIZ) is a type of zone under the Tax Code of Georgia where business-friendly regulations and a favorable tax and customs system apply.



### FIZ enterprise

Three Free Industrial Zones operate in Georgia in the following cities: Poti (seaport), Kutaisi (third largest city), and Tbilisi (capital city).



### Economy

In the last years, Georgia has implemented a series of progressive reforms related to anti-corruption, labor, and tax codes. Such reforms, predominantly those associated with Georgia's economic development, have resulted in a large influx of foreign investment. According to the GeoStat—the National Statistics Office of Georgia—the foreign direct investment (FDI) has increased by 21% from 2016 to 2017, recording the highest average over the past 22 years.

Based on the United States' CIA World Factbook (last updated in November 2018), the breakdown of Georgia's GDP by sector of origin is as follows:

- 67.9% services (manufacturing, construction, etc.)
- 23.7% industry (steel, machine tools, mining, wine, etc.)
- 8.2% agriculture (citrus, grapes, tea, hazelnuts, vegetables, and livestock)

While Georgia imports nearly all its natural gas and oil products, it is currently privatizing the energy sector: the electricity distribution network was privatized in 1998, and the privatization of hydroelectric stations commenced in 2006. Additionally, the construction of Georgia's transportation pipelines underscores its strategic location between Europe and Asia, which in turn highlights its role as a transit hub for gas, oil, and other goods, placing it on the trajectory of long-term growth.



**OUR  
WORK**

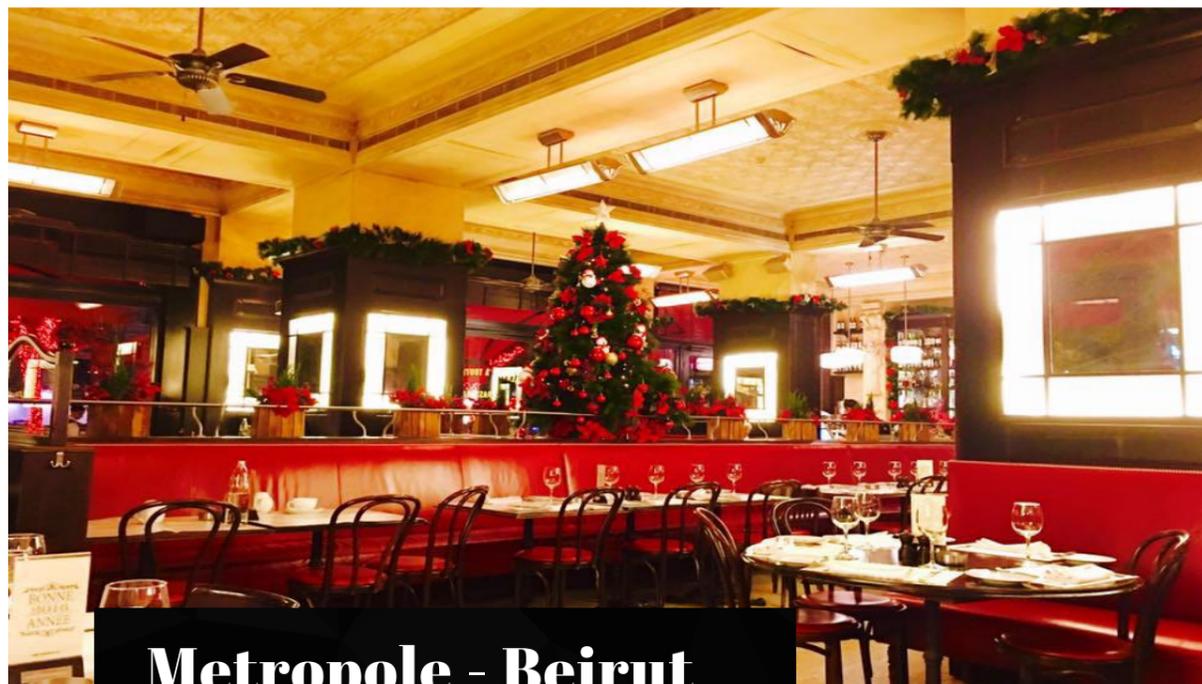
# OUR WORK



**Cafe Hamra - Beirut**



**Cosmo Cafe - Beirut**



**Metropole - Beirut**



**Magnolia Urban Café - Dbayeh**

# OUR WORK



**Scoozi – Le Mall Dbayeh**



**Arab Bank – Verdun**



**Napolitana – ABC Dbayeh**



**Café De Flore – ABC Dbayeh**

# OUR WORK



**Pomodoro – Beirut**

**AND  
MANY MORE**



**The Met – Beirut**



# **OUR AFFILIATIONS**

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**Property Georgia**



**International Real Estate Federation**



**Georgian Lebanese Chamber of Commerce**



**Georgian Chamber of Commerce & Industry**



**Georgian Small and Medium Enterprises Association**

**We love to listen and we are eagerly waiting to talk to you regarding your project.**

**Get in touch with us if you have any queries and we will get back to you as soon as possible.**



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