



კომერციული ქონებები
COMMERCIAL ASSETS

Bond Presentation

Table of Content

1. Transaction Overview
2. Company Overview
3. Industry overview

Appendix

Ownership structure

Management and supervisory board

Historical P&L

Historical balance sheet

List of property for acquisition

Investment Property Details

Exchange Rates



TRANSACTION OVERVIEW



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Key terms and conditions

Issuer	<ul style="list-style-type: none"> • LLC m2 Commercial Assets (“the Company”)
Amount	<ul style="list-style-type: none"> • Up to US\$ 30,000,000
Tenor	<ul style="list-style-type: none"> • 3 years
Coupon rate	<ul style="list-style-type: none"> • 7.5%
Issue date	<ul style="list-style-type: none"> • December 2018
Coupon payments	<ul style="list-style-type: none"> • Quarterly
Nominal Value	<ul style="list-style-type: none"> • US\$ 1,000 (one thousand US Dollars)
Minimum placement lot	<ul style="list-style-type: none"> • 10 bonds (10,000 US\$)
Issue price	<ul style="list-style-type: none"> • 100% of the principal amount (nominal value) of the Bonds
Use of proceeds	<p>Proceeds from placement will be used with following sequence:</p> <ol style="list-style-type: none"> 1. Initial USD 24.4 mn of the net proceeds will be used for acquisition of yield generating commercial properties from M2 Real Estate Group’s different subsidiaries; <i>(For the detailed description of the properties please refer to appendix)</i> 2. USD 4.6 mn will be used to repay existing long-term liabilities 3. Remaining USD 1.0 mn will be used to reduce the invested capital of the Company <p>Ultimate use of the proceeds from bonds will be further development of hotels and commercial assets by the Parent Company</p>
Main Covenants	<ul style="list-style-type: none"> • The Issuer is subject to negative pledge of its assets except for certain Permitted Security Interests, and to other restrictions on the conduct of its business, disposal of assets and finances
Listing	<ul style="list-style-type: none"> • Georgian Stock Exchange

COMPANY OVERVIEW



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M² Commercial Assets - Company Background

Company Objective

- ✓ In 2018, JSC “m2 Real Estate“ (M2, “Parent”) initiated a corporate reorganization in order to legally separate its yield-generating segment from other business lines.
- ✓ M2 established a 100% owned subsidiary m2 Commercial Assets, LLC (“the Company”) and transferred part of its yield generating commercial properties, in amount of USD 17.9 mn to the Company in form of in-kind equity injection.

Transaction structure

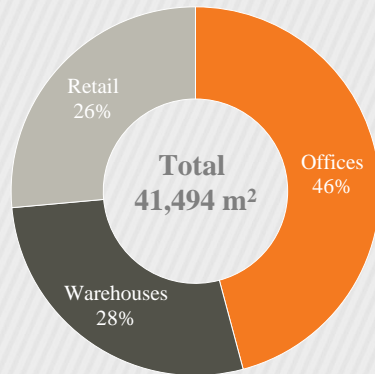
1. Company issues up to USD 30mn bonds
 - Initial USD 24.4 mn of the net proceeds will be used for acquisition of yield generating commercial properties from M2 Real Estate Group’s different subsidiaries at pre-agreed terms; *(For the detailed description of the properties and acquisition agreement terms please refer to appendix)*
 - USD 4.6 mln will be used to repay existing long-term liabilities
 - Remaining USD 1.0 mn will be used to reduce the invested capital of the Company
2. As a result of property acquisitions VAT asset in amount of USD 3.7 mn is incurred; M2 reduces invested capital with this amount
3. Post-transaction capital structure (assumption: issuance of USD 30mn)
 - Equity – 24%, USD 9 mn
 - Debt – 76%, USD 30 mn

Management Agreement

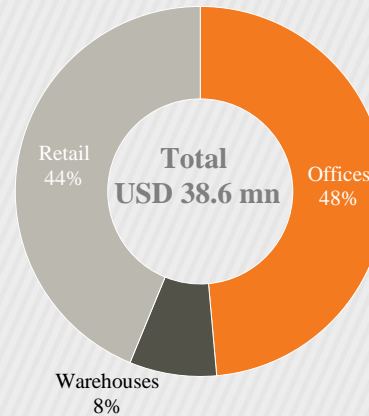
- ✓ The Company hired M2 as a management company and fully delegated all of its business operations to M2.
- ✓ Under the Management Agreement, M2 will be responsible for providing full spectrum of property and facility management services with respect to existing and under development real estate properties.
- ✓ Management fee - 8% of gross revenue

M² Commercial Assets - At a Glance

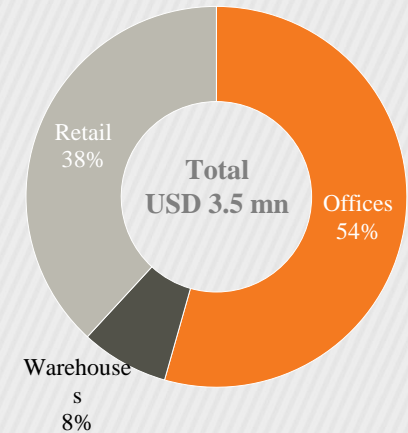
GLA by property class, m²



Company Value by property class, (USD)



Annual rent by property class, (USD)



- Company's properties are predominantly located in the center of capital city of Tbilisi.
- Main part of the properties was acquired and developed by the M2;
- 31% of total GLA comprises of the assets under construction, which will be completed in the Q1 of 2019
- The rest of the assets are fully built, commenced and are rent generating through long-term lease

- Company engages international valuers to value its commercial properties annually.
- Latest revaluation was performed by an accredited independent valuator Colliers International in December 2018.
- 43.0 % of total property value are attributable to the assets under construction, which will be completed in the Q1 of 2019

- Total annual rent income is derived from finished (60% of total) and under-construction (40% of total) properties.
- Office space is the key driver in finished property class, comprising 55% share of total rental revenue of finished property class.

Note: Properties under construction are at the latest, commissioning stage of completion. 33% of the property (per GLA) will be completed in December 2018, the rest will be completed in March 2019. The valuation of the properties were conducted based on "as if completed" basis.

M² Commercial Assets - Detailed description

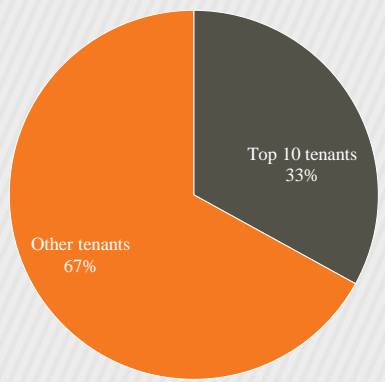
Categories	City	Location	Owned through/Status	GLA, m ²	Annual Lease Income (Normalized, USD, 000)	Approximate Value (USD, 000)
Offices (46% of total GLA) (52% of rent Income) (48% of Value)	Tbilisi	Melikishvili BC	Acquired	4,679	489	5,200
	Tbilisi	Kazbegi ave.	Acquired	1,275	254	2,100
	Tbilisi	Shartava Street 77 (I Tower)	Acquired	3,040	188	2,400
	Tbilisi	Aghmashenebeli ave.	Acquired	880	143	1,285
	Tbilisi	Tamarashvili ave.	Constructed	492	63	559
	Tbilisi	Kazbegi ave.	to be completed in Mar-19	5,230	501	4,780
	Tbilisi	Chavchavadze ave.	to be completed in Dec-18	824	145	1,106
	Tbilisi	Kazbegi ave	to be completed in Mar-19	648	28	528
	Tbilisi	Kazbegi ave.	to be completed in Mar-19	1,094	8	739
	Tbilisi	New hippodrome	to be completed in Dec-18	822	61	471
					18,984	1,880
Retail (26% of total GLA) (30% of rent Income) (44% of Value)	Tbilisi	Gldani	Acquired	3,755	275	3,000
	Tbilisi	Kazbegi ave.	Constructed	1,792	302	3,509
	Marneuli	Rustaveli st.	Acquired	442	28	300
	Gori	Stalini st.	Acquired	244	12	200
	Telavi	Erekle II ave.	Acquired	212	13	110
	Rustavi	Shartava ave.	Acquired	154	11	88
	Tbilisi	Isani	Constructed	294	32	275
	Tbilisi	Sh. Nutsbidze str.	Acquired	99	12	128
	Tbilisi	New hippodrome	to be completed in Dec-18	1,749	171	2,272
	Tbilisi	Kazbegi ave	to be completed in Mar-19	1,540	170	3,691
	Tbilisi	Chavchavadze ave.	to be completed in Dec-18	741	292	3,038
					11,023	1,319
Warehouses (28% of total GLA) (18% of rent Income) (8% of Value)	Tbilisi	Tbilisi, Iumashevi st. #06	Acquired	6,702	122	1,140
	Tbilisi	Tbilisi, Iumashevi st. #03	Acquired	2,493	31	510
	Tbilisi	Saq Lada Warehouse	Acquired	2,293	105	1,200
				11,488	258	2,850

Note: Properties under construction are at the latest, commissioning stage of completion. 33% of the property (per GLA) will be commenced in December 2018, the rest will be completed in March 2019.

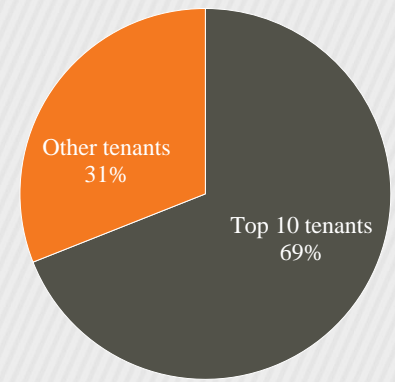
Note 2: Valuation of the properties was conducted in December 2018 by Colliers International

Top 10 Tenants

Total net leasable area tenant concentration



Total gross rent income tenant concentration



- ✓ Average tenant agreement tenor – 4 years (with automatic prolongation);
- ✓ Average monthly gross rent per m² – USD 10.9
- ✓ In rare cases agreement tenor could be as short as one year and as long as 10 years

N	Tenant	City
1	JSC Bank of Georgia	Tbilisi, Marneuli, Gori, Telavi
2	Astra LLC	Tbilisi
3	Toyota Caucasus and Central Asia LLC	Tbilisi
4	Borjomi Georgia LLC	Tbilisi
5	JSC Smart Retail	Tbilisi
6	JSC Insurance Company Aldagi	Tbilisi
7	RFE/RL Inc	Tbilisi
8	Embassy	Tbilisi
9	JSC Georgia Capital	Tbilisi
10	Dentons Georgia LLC	Tbilisi

Solid financial performance

Increased Revenue and Improved Efficiency

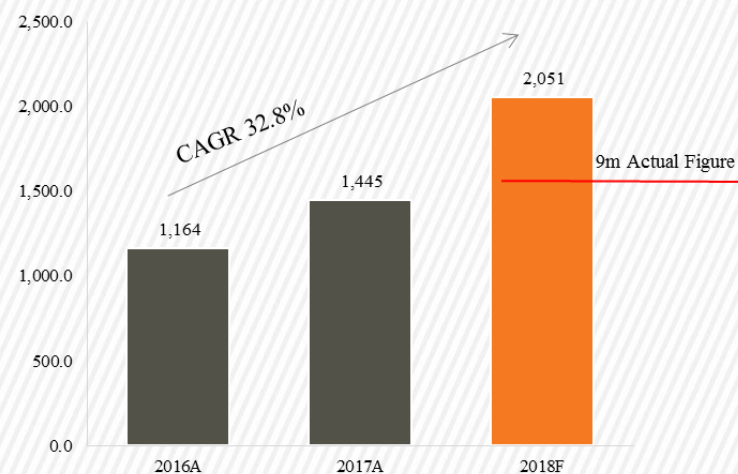
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Extract from P&L ('000 USD)

	2016	2017	2017 9m	2018 9m
Rental Income	1,164	1,445	1,060	1,455
Property operating expense	(224)	(245)	(170)	(223)
Net rental income	940	1,200	890	1,232
Net rental income margin	81%	83%	84%	85%
Net gain from revaluation of investment property	895	321	325	-
Net gain from revaluation of investment property under construction	-	8,518	8,621	278
Net gain from revaluation	895	8,839	8,946	278
Employee benefits expense	(70)	(107)	(87)	(72)
Other general and administrative expenses	(27)	(109)	(35)	(44)
EBIT	1,738	9,823	9,714	1,394
EBIT margin	72%	68%	72%	77%

Rental Income ('000 USD)



- ✓ Revenue increased by **31.5%** in 2017 in comparison with 2016 and by **37.9%** in 9m of 2018 in comparison with 9m of 2017 due to:
 - In 2017 – four new offices were added to the Company portfolio;
 - In 2018 - addition of Melikishvili business center to the Company portfolio;
 - Improved rental rates and occupancy rates;
- ✓ Revaluation of the Investment Property is conducted yearly; Last revaluation was performed in December 2018;
- ✓ 2018 expectations - the Company is expected to increase rental income by 42% in 2018 in comparison with 2017 based on property additions thought the year and improved rental and occupancy rates;

Clear strategy and viable business plan

Budgeted PL (USD '000)	Audited	Forecast	Forecast	Forecast	Forecast
	2017	2018	2019	2020	2021
Gross Revenue from operating leases	1,445	2,051	3,538	4,202	4,250
Office	660	1,043	1,890	2,157	2,192
Retail	511	738	1,372	1,769	1,781
Warehouses	275	270	276	276	276
Cost of operating leases	(245)	(316)	(556)	(563)	(563)
Net Rental Income	1,200	1,735	2,982	3,640	3,687
<i>Net Rental Income margin</i>	83%	85%	84%	87%	87%
Revaluation of commercial property	8,839	278	-	-	-
General & administrative expenses	(216)	(166)	(283)	(336)	(340)
EBITDA (adjusted)	984	1,570	2,699	3,303	3,347
<i>EBITDA margin (adjusted)</i>	68%	77%	76%	79%	79%
Interest expense from investment busines	-	(298)	(2,250)	(2,250)	(2,250)
Profit before income tax	984	1,271	449	1,053	1,097
Debt/EBITDA	-	-	11.12	9.08	8.96
DSCR (EBITDA/interest payment)	-	-	1.20	1.47	1.49

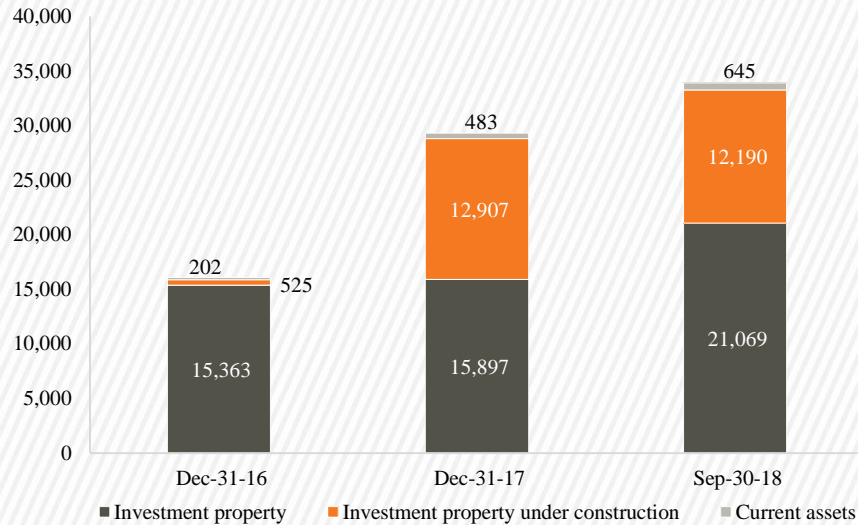
Key Drivers and Forecast Rationale

Revenue Forecast	<ul style="list-style-type: none"> ✓ Increase in revenue in 2019 is solely attributable to construction property commencement and therefore GLA addition to the portfolio. ✓ In 2020-21 increase in rent prices for certain properties is planned, which is already considered in corresponding rent agreements.
Expenses	<ul style="list-style-type: none"> ✓ Cost of operating leases - property tax, insurance, office utility, office security and maintenance expenses increase in line with GLA addition in 2019 ✓ G&A expenses - Under the Management Agreement the Company outsources all of its operations to Management Company (m2 real estate) starting from 2019. The Company will pay management fee of 8% of gross revenue, payable on a monthly basis.
Ex-Rate	<ul style="list-style-type: none"> ✓ Audited Financial Statements were prepared in the local currency – GEL, for the purposes of this presentation all the figures were translated in USD, using the average ex-rates for the respective periods (<i>for the details, please refer to appendix</i>)

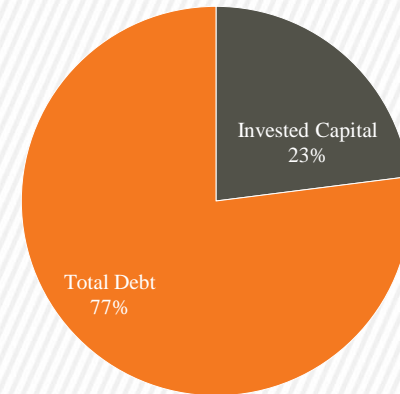
Solid Financial Performance

Solid and well managed balance sheet

Total Assets ('000 USD)



Capital Structure at bond issuance date ('000 USD)¹



- ✓ Investment property increase for above presented periods is attributable to:
 - Four new offices added to the property portfolio, with the value of USD 0.54 mln in 2017
 - New property addition, with the value of USD 5.09 mln in 2018;
- ✓ Investment property under construction increase in 2017 is mainly attributable to evaluation of the properties at their Fair Value;

- ✓ The net proceeds from the issuance of the bonds will be used for acquisition of commercial properties of the “M2 Real Estate Group’s” (“Group”) yield-generating segment from various Group’s subsidiaries by the Company. (81.4%)
- ✓ USD 4.6 mln will be used to repay existing long-term liabilities
- ✓ Remaining USD 1.0 mn will be used to reduce the invested capital of the Company

¹: Adjusted capital structure, under assumption that at bond issuance date, the company has already issued the US\$30 million bonds and other financials have remained unchanged

INDUSTRY OVERVIEW



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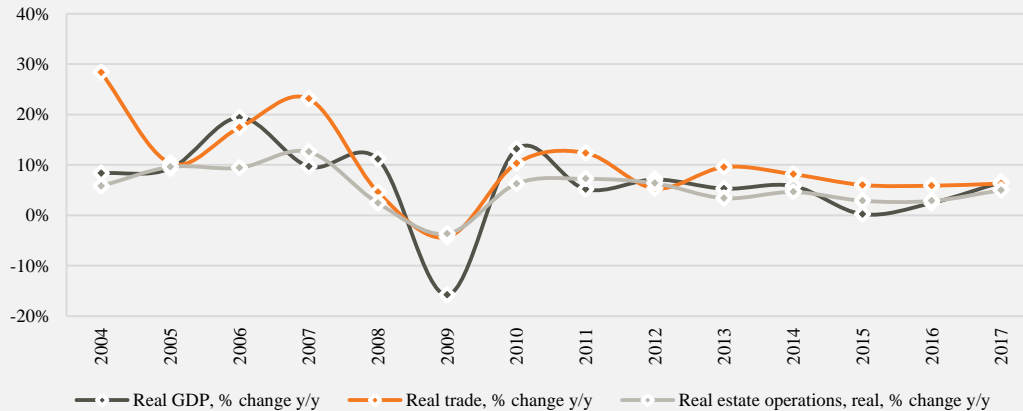


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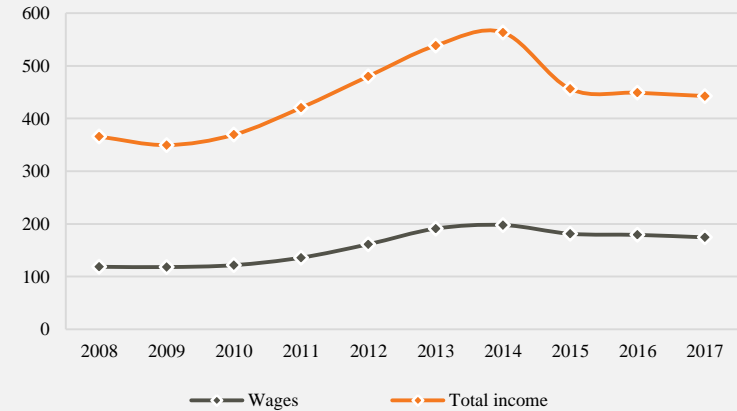
Market fundamentals

- ✓ Turnover in real estate operations sector expanded 5.9x over 2008-2017 to US\$ 505.0mn (21.7% CAGR)
- ✓ Strong potential of commercial real estate operations is acknowledged by investors. FDI inflows in real estate operations reached US\$ 1.3bn during 2008-17.

GDP, trade and real estate operations, real growth



Total average monthly income per household, US\$

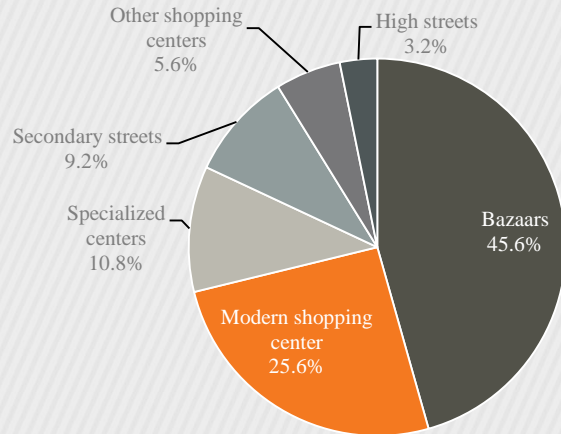


- ✓ Purchasing power of the population increased in recent years - GDP per capita increased from US\$ 3,073 to US\$ 4,046 over 2010-17
- ✓ Growth of purchasing power and increasing retail spending from tourists shifted consumer demand from open to well-organized retail markets and shopping centers
- ✓ Georgia's economic activity is concentrated in Tbilisi. Tbilisi accounts for 71.2% of total business sector turnover and 42.7% business entities, boosting retail and office demand in the capital.

Retail Real Estate

- ✓ As of 2018, Tbilisi has 1.6mn m2 of total retail stock, mostly comprised of bazaars (709,921 m2) and modern shopping centers (398,552 m2).
- ✓ Growth in retail real estate is solely driven by expansion of modern retail formats and experts believe this trend will continue in the future also.

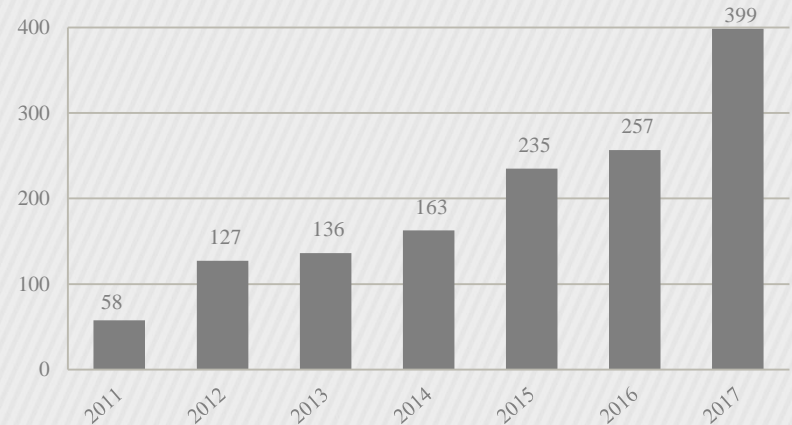
Tbilisi retail space breakdown by category



Source: Galt & Taggart Research

- Tbilisi modern shopping center stock grew 55.3% y/y in 2017.
- Notable additions include Isani Mall and Hualing Mall, which is currently the biggest shopping mall in the Caucasus region.
- Galleria Tbilisi was the most recent opening, adding another 25,000m2 to the stock.

Tbilisi modern shopping center GLA, '000 m2



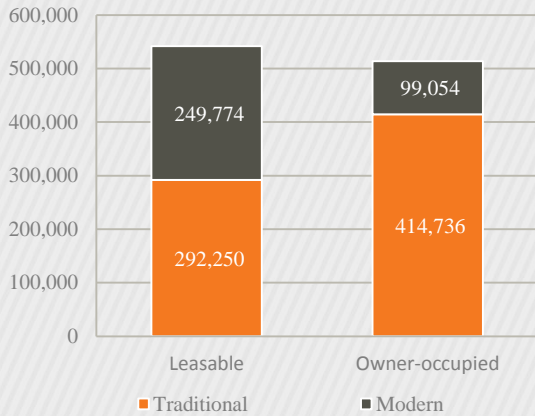
Source: Galt & Taggart Research

- Majority of modern shopping centers have been opened over the last 10 years.
- Strong development in modern shopping centers in recent years is bringing Tbilisi closer to European levels.
- Modern shopping center GLA per 1,000 inhabitants stood at 359.5m2 in Tbilisi in 2017 which is close to the regional average.

Office Real Estate

- ✓ The 42.6% of Georgia’s total businesses are located in Tbilisi in 2018.
- ✓ Tbilisi modern office stock supply increased by 77.0% over 2012-17. However, share of modern office stock still only accounts for 33.7% of total office stock.

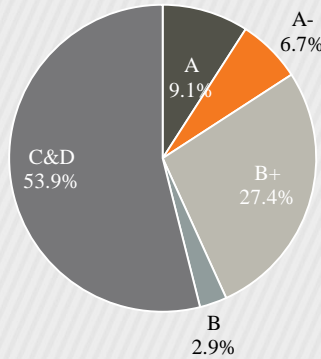
Office stock supply in Tbilisi, m2, 2017



Source: Galt & Taggart Research

- Modern offices are almost entirely concentrated in Tbilisi, the country’s administrative center.
- Tbilisi office stock is equally distributed between leasable and owner-occupied offices.
- Total stock amounts to over 1.0mn m2, of which 51.3% is leasable space.

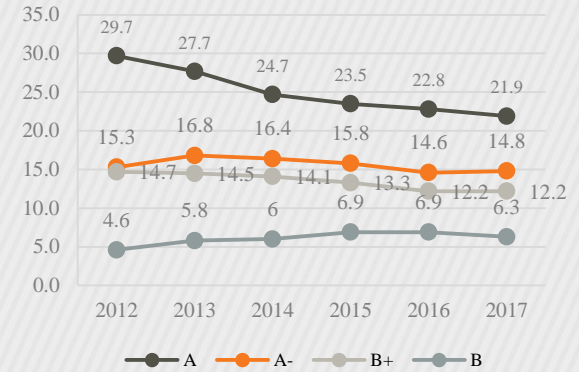
Leasable office stock by class, 2017



Source: Galt & Taggart Research

- The lion’s share of Class A/A- office space is absorbed by international corporations, diplomatic organizations, and wealthy local firms.
- Business centers in B + are mostly located in less prestigious neighborhoods than Class A/A- offices.

Weighted average rent by class, US\$



Source: Galt & Taggart Research

- As a result of significant growth in the supply (+77% over 2012-17), weighted average office rents stabilized in class A category and amounts to \$21.9 as of 2017.
- This figure in other class offices were stable over 2012-2017, because of steady growth in supply.

APPENDIX

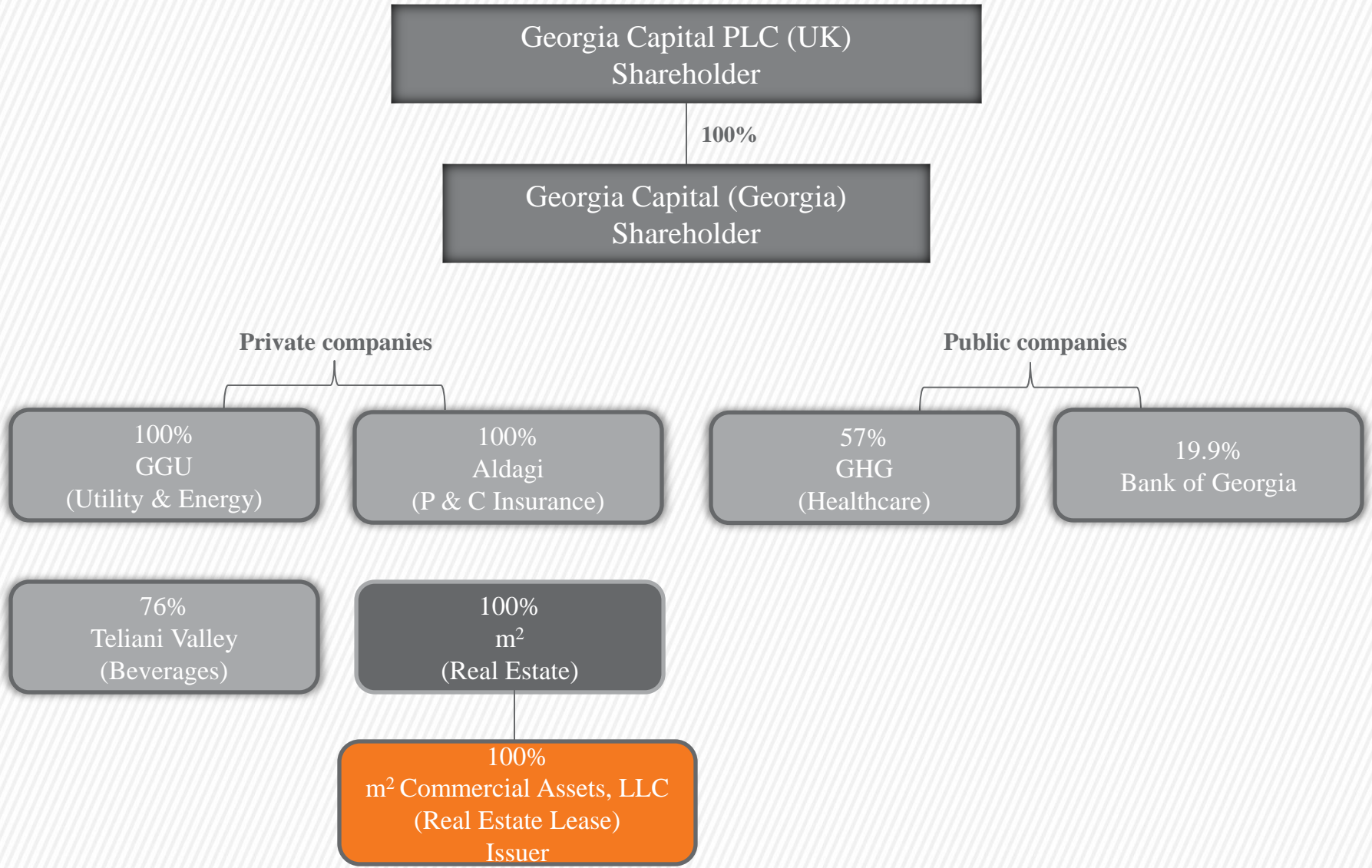


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Ownership Structure



Management and Supervisory Board of M2 Real Estate



The Company's Supervisory board consists of following members:

<u>Name</u>	<u>Current Position</u>
Irakli Gilauri.....	Chairman of supervisory board
Ekaterina Shavgulidze.....	Member of supervisory board
Avto Namicheishvili.....	Member of supervisory board
Irakli Burdiladze.....	CEO, Managing Partner, Member of supervisory board
Kim Bradley.....	Independent Non-Executive Director, Chairman of the Investment Committee at Georgia Capital, adviser to m2 board

The Company's current management includes the General Director and other senior managers listed below:

<u>Name</u>	<u>Current Position</u>	<u>Name</u>	<u>Current Position</u>
Irakli Burdiladze	CEO, Managing Partner, Member of Supervisory Board	Nato Bochorishvili	Deputy CEO in charge of Property Management
Shota Berekashvili	Managing Partner, in charge of Construction Management	Ruso Sanadze	Deputy CEO in charge of Technical Supervision & Quality Assurance
Giorgi Natroshvili	Deputy CEO in Finance & Operations, CEO of M2 Commercial Assets	David Mdzeluri	Deputy CEO in charge of Security
Shorena Darchiashvili	Deputy CEO in Sales & Marketing	Nato Kitiashvili	Deputy CEO in charge of permits, licenses and legal support
Nikoloz Jalagania	Deputy CEO in Legal, Administrative Support & Human Resources Management Department	Nino Kvirikashvili	Deputy CEO in charge of Business Development

Historical P&L

USD '000

	2016A	2017A	2017 3Q	2018 3Q
Rental Income	1,164	1,445	1,060	1,455
Property operating expense	(224)	(245)	(170)	(223)
Net rental income	940	1,200	890	1,232
Net gain from revaluation of investment property	895	321	325	-
Net gain from revaluation of investment property under construction	-	8,518	8,621	278
Net gain from revaluation	895	8,839	8,946	278
Employee benefits expense	(70)	(107)	(87)	(72)
Other general and administrative expenses	(27)	(109)	(35)	(44)
EBIT	1,738	9,823	9,714	1,394
Finance cost	-	-	-	(186)
Profit before income tax expense	1,738	9,823	9,714	1,207
Income tax benefit	359	-	-	-
Profit for the year	2,097	9,823	9,714	1,207

Note: Results of Operations for the Year 2017 and 2016 is derived from financial statements of m2 Real Estates as a carve out of the commercial assets' financial performance for the respective periods, audited by EY Georgia.

Financial Data for 9m of 2017 and 2018 are Carve-out Results of unaudited Managerial Accounts for the respective periods in accordance with IFRS;

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Historical Balance Sheet

USD '000

	31-Dec-2016	31-Dec-2017	30-Sep-2017	30-Sep-2018
Assets				
Non-current assets				
Investment property	15,363	15,897	15,862	21,069
Investment property under construction	525	12,907	14,820	12,190
Total Non-current assets	15,888	28,803	30,682	33,260
Current assets				
Prepayments and other assets	87	351	194	363
Trade and other receivables	115	132	108	283
Total Current assets	202	483	302	645
Total assets	16,090	29,286	30,984	33,905
Invested capital	15,638	29,191	30,900	29,236
Non-Current Liabilities				
Loans received	-	-	-	4,513
Total non-current liabilities	-	-	-	4,513
Current liabilities				
Current income tax liabilities	163	-	-	-
Trade and other payables	180	49	16	39
Other liabilities	108	47	68	118
Total Current liabilities	451	95	84	156
Total invested capital and liabilities	16,090	29,286	30,984	33,905

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List of properties to be acquired by M2 Commercial Assets

N	Property Address	Fair Value as of December 2018 (USD, excl. VAT)	Area (sq.m.)
1	Tamarashvili st. 06 #2	162,840	123
2	Tamarashvili st. 06 #157	171,100	123
3	Tamarashvili st. 06 #133	162,840	123
4	Tamarashvili st. 06 #128	162,840	123
5	Kazbegi ave. 25 commercial 001	1,696,840	674
6	Kazbegi ave. 25 commercial 002	881,460	383
7	Kazbegi ave. 25 commercial 003	173,460	84
8	Kazbegi ave. 25 commercial 004	351,640	143
9	Kazbegi ave. 25 commercial 005	464,920	241
10	Kazbegi ave. 25 commercial 006	252,520	130
11	Kazbegi ave. 25 commercial 007	126,260	56
12	Kazbegi ave. 25 commercial 009	193,520	81
13	10 Kartoza Street commercials	2,680,960	1,749
14	10 Kartoza Street Kindergarten	555,780	822
15	15 Kazbegi Avenue Offices	5,640,400	5,230
16	15 Kazbegi Avenue Commercials	4,355,380	1,540
17	15 Kazbegi Avenue Kindergarten	872,020	1,094
18	15 Kazbegi Avenue Apartment #1 & #2	158,120	165
19	15 Kazbegi Avenue Apartment #4	159,890	167
20	15 Kazbegi Avenue Apartment #137	159,890	167
21	15 Kazbegi Avenue Apartment #139 & #140	145,140	149
22	50b Chavchavadze Avenue commercial	795,320	153
23	50b Chavchavadze Avenue commercial	850,780	165
24	50b Chavchavadze Avenue commercial	737,500	137
25	50b Chavchavadze Avenue commercial	1,076,160	213
26	50b Chavchavadze Avenue commercial	125,080	73
27	50b Chavchavadze Avenue apartment #7	260,190	164
28	50b Chavchavadze Avenue apartment #14	260,190	164
29	50b Chavchavadze Avenue apartment #21	250,160	158
30	50b Chavchavadze Avenue apartment #27	244,260	154
31	50b Chavchavadze Avenue apartment #69	290,280	184
Total		24,417,740	14,932

Acquisition agreement Key Terms

- ✓ The Company has signed an acquisition agreement with the M2, which grants the right to the Company (an obligation for the M2) to acquire the properties presented in the list with the pre-agreed price and terms before 3 March, 2019;
- ✓ Part of the proceeds from bond placement (up to USD 24.4 mn incl. VAT) will be initially used for acquisition of these properties;
- ✓ USD 4.6 mln will be used to repay existing long-term liabilities
- ✓ Remaining USD 1.0 mn will be used to reduce the invested capital of the Company

Diversified commercial real estate portfolio - Offices



1

E. Tatishvili st. #3-5

- GLA – 4,679 m²
- Occupancy rate – 80%
- Property value – \$5,200

2

Shartava st. #77

- GLA – 3,040 m²
- Occupancy rate – 100%
- Property value – \$2,400

3

Kazbegi ave. #34

- GLA – 1,275 m²
- Occupancy rate – 100%
- Property value – \$2,100

4

Agmashenebeli ave. #80

- GLA – 880 m²
- Occupancy rate – 100%
- Property value – \$1,285

5

Tamarashvili st. #6

- GLA – 492 m²
- Occupancy rate – 100%
- Property value – \$559

Diversified commercial real estate portfolio - Retail



1

Gldani, Khizanishvili st. #2

- GLA – 3,755 m²
- Occupancy rate – 100%
- Property value - \$3,000

2

Kazbegi ave. #25

- GLA – 1,792 m²
- Occupancy rate – 88.9%
- Property value - \$3,509

3

Marneuli, Rustaveli st. #80

- GLA – 442 m²
- Occupancy rate – 100%
- Property value – \$300

4

Isani, Moscow ave. #14a

- GLA – 294 m²
- Occupancy rate – 97%
- Property value – \$275

5

Gori, Stalini st. #29

- GLA – 244 m²
- Occupancy rate – 100%
- Property value - \$200

6

Telavi, Erekle II ave. #7

- GLA – 212 m²
- Occupancy rate – 100%
- Property value - \$110

7

Rustavi, Shartava ave. #19

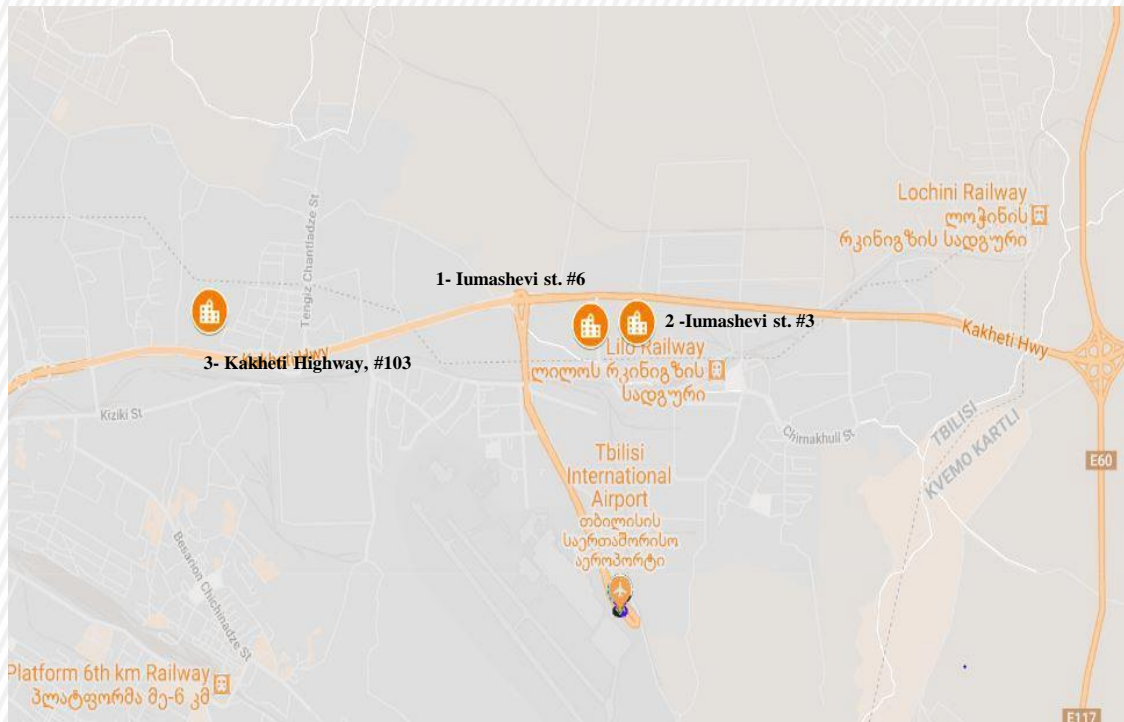
- GLA – 77 m²
- Occupancy rate – 92.5%
- Property value - \$88

8

Sh. Nutsubidze st. #183

- GLA – 99 m²
- Occupancy rate – 100%
- Property value - \$128

Diversified commercial real estate portfolio - Warehouse



1

Iumashevi st. #6

- GLA – 6,702 m²
- Occupancy rate – 82%
- Property value - \$1,140

2

Iumashevi st. #3

- GLA – 2,493 m²
- Occupancy rate – 79%
- Property value – \$510

3

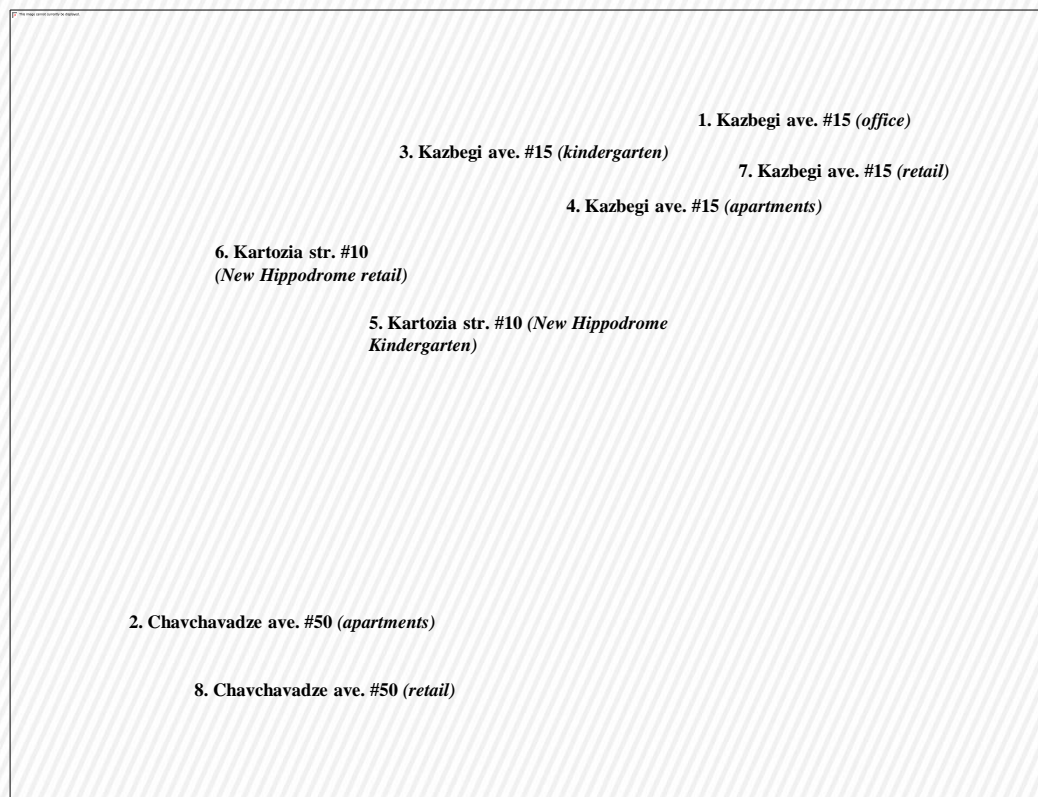
Kakheti Highway, #103

- GLA – 2,293 m²
- Occupancy rate – 100%
- Property value – \$1,200



Pipeline Projects

- ✓ The company has eight on-going developments (partially leased) which will be incorporated in the final assets portfolio.
- ✓ Revenue share from under-construction properties amounts to 40% of total monthly rent.
- ✓ Nearly all pipeline projects will be completed by the IQ of 2019.



1 Kazbegi ave. #15 (office)

- Annual rent 2019 - \$501 thousand
- Current value - \$4,780 thousand
- Completion date – March, 2019

2 Chavchavadze ave. #50 (apartments)

- Annual rent 2019 - \$145 thousand
- Current value – \$1,106 thousand
- Completion date – December, 2018

3 Kazbegi ave. #15 (kindergarten)

- Annual rent 2019 - \$8 thousand
- Current value – \$739 thousand
- Completion date – March, 2019

4 Kazbegi ave. #15 (apartments)

- Annual rent 2019 - \$28 thousand
- Current value – \$528 thousand
- Completion date – March, 2019

5 Kartoziya str. #10 (Kindergarten)

- Annual rent 2019 - \$61 thousand
- Current value – \$471 thousand
- Completion date – December, 2018

Offices

6 Kartoziya str. #10 (retail)

- Annual rent 2019 - \$171 thousand
- Current value – \$2,272 thousand
- Completion date – December, 2018

7 Kazbegi ave. #15 (retail)

- Annual rent 2019 - \$170 thousand
- Current value – \$3,691 thousand
- Completion date – March, 2019

8 Chavchavadze ave. #50 (retail)

- Annual rent 2019 - \$292 thousand
- Current value – \$3,038 thousand
- Completion date – December, 2018

Retail

Exchange Rates

USD/ GEL Exchange rates used in the presentation:

	2016	2017	2017 3Q	2018 3Q
Average for the period	2.37	2.51	2.48	2.49
End of the period	2.65	2.59	2.48	2.62

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