

INTOURIST
PALACE
Hotel & Casino



INTOURIST HOTEL SHARE COIN (IHSC)

WHITEPAPER



WWW.METROPULI.COM



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ABSTRACT

Asset Backed Crypto, as the name suggests, are crypto coins that are indexed to an object of economic value. In other words, this cryptocurrency is used to digitize an asset and the records are securely stored on a blockchain.

In essence, the blockchain is a secure ledger that provides transparent visibility of past transactions and ownership. Blockchain technology is therefore perfectly suited for managing investment in a commercial fixed asset. Supported by systematic transactions to manage these investments, cryptocurrencies will be particularly attractive to both individual and institutional investors.

INTOURIST HOTEL SHARE COIN (IHSC) is named after INTOURIST PALACE HOTEL - an important symbol of Batumi city with its invaluable historical, artistic value and high brand awareness. Batumi, one of the favorite cities of the real estate market in recent years, is expecting you valuable investors.

Investors that buy INTOURIST HOTEL SHARE COIN (IHSC) will be obtaining INTOURIST PALACE HOTEL shares (20,000,000 GEL paid-in capital) owned by METRO AVRASYA INVESTMENT GEORGIA JSC and its subsidiaries (with paid-in capital 500,000,000 GEL and approximately 700,000,000 GEL market size).

INTOURIST HOTEL SHARE COIN (IHSC) derives its strength from the fact that it is a hotel operating in Batumi, which is a tourism city, as well as its real estate value, which increases in direct proportion to time.





HISTORY

The original five-storied building of "Intourist Palace" hotel established in 1939 was designed by the well-known architect A. Shchusev. On the site of the present day hotel, there was the unique orthodox St. Alexander Nevsky Cathedral which to its architectural significance and rare beauty had been included in the number of the most famous Cathedrals in the world.

Laying of foundation and sanctification ceremony of Cathedral was going on in presence of Russian Emperor Alexander III and his family members on September 25, 1888.

The Cathedral had been acting from the end of 19th century till 1936 and was knocked down in the course of rebellious campaign of the soviet period. The foundation of Cathedral became the basis of a new new INTOURIST HOTEL building.

The hotel was chosen as a meeting place for government leaders of three allied powers but the last moment the meeting place was transferred to Yalta. Within 78 years of its existence the hotel underwent major overhaul and redesign in 1979-1980 and 2005-2006.

The distinctive feature of hotel building in its initial intention remains the original semicircular hotel facade facing immediately the Maritime Park and the alley leading to the main colonnade of Batumi Boulevard.



ABOUT HOTEL

Our priority is to welcome our guests in the best possible way. Intourist Palace Hotel is located in the very center of Batumi, next to one of the most beautiful boulevards on the Black Sea coast. The hotel is 100 meters away from the beach.

The original five-storied building of Hotel Intourist Palace, built in 1939, was designed by the famous architect A. Shchusev. The renovated, Intourist Palace has been successfully operating in the tourism sector since 2006 and has hosted many tourists.

There are 150 rooms in our hotel. It creates a peaceful and comfortable environment for its guests with its comfortable furniture, soft carpets, unmatched location and unique view from every room. Moreover, Intourist Palace Hotel offers SPA and Turkish bath services to its guests to relax after a tiring day. At the same time, hotel provides Casino and Night Club services for the guests that want to have fun.

WHY INTOURIST HOTEL SHARE COIN (IHSC)

INTOURIST HOTEL SHARE COIN (IHSC) is unaffected by price volatilities in the crypto world; For the sake of investors increasing price trend has been modeled and according sales policy has been created. IHSC supply and price policies will ensure that buyers and sellers act within a reliable ecosystem.

This project provides investors with secure platform, limited amount of coins per each buying order, stable return and secure lock term.

The fact that the shares of Intourist Palace Hotel will be kept in the brokerage house ABBEY ASSET MANAGEMENT LLC licensed by NATIONAL BANK OF GEORGIA (NBG), creates an extra assurance for the investor of IHSC.

Intourist Palace Hotel discloses all its annual reports regularly and in a transparent manner. Financial information can be accessible by investors.

Intourist Palace Hotel aims to create sustainable cash flows through long-term tourism contracts. Thanks to its long history it has a loyal customer base that increases every year.

Investors purchasing IHSC should be aware that their investments will be used to increase the capacity of Intourist Palace Hotel and to adapt to the ever-evolving technology.

Metro Avrasya Investment Georgia JSC is proud to be the first to present IHSC, through www.metropuli.com



HOW IT WORKS?

18.000.000 INTOURIST PALACE HOTEL stocks that are owned by METRO AVRASYA INVESTMENT GEORGIA JSC and its subsidiaries would be tokenized through ERC20 and converted in to 18.000.000.000 INTOURIST HOTEL SHARE COINS (IHSC).

- The maximum supply of IHSC will be 18.000.000.000. Following the offering of the full supply, there will be no more offerings;
- Initial IHSC offering will be 5.400.000.000 and its price will be stable. It will not be possible to place an order with a different price;
- Minimum order will be 10.000 IHSC, Maximum order will be 1.000.000 IHSC;
- IHSC sales will be on a First come First Served basis;
- Purchase of IHSC coins would be completed through METROPULI Platform;
- Initial offering price is defined through the METROPULI Platform;
- IHSC purchased through the initial offering will be subject to 90 day no-selling condition, effective from the date of purchase;
- If the wallet owner places more than one request during the initial offering, the date and amount of each order will be taken into account separately. Each new IHSC request will open for trading on the market at the end of 90 days.

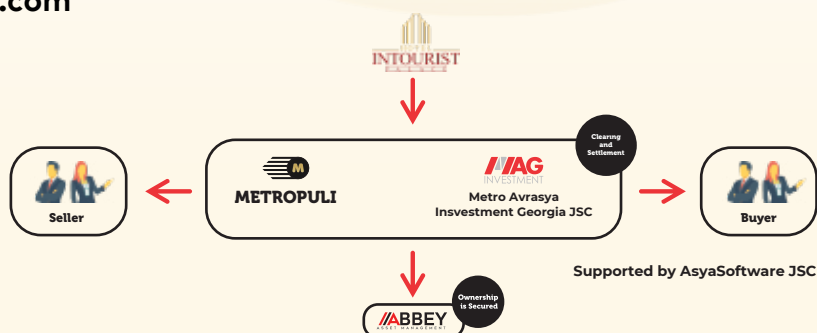
Wallet owners holding IHSC agrees to keep their coins in **their wallet for 15 months** without any trading would receive **20% revenue** for their IHSC. (Example: Wallet owner that acquires 5000 USD worth of IHSC and not trade it for **15 months** will have an investment value of 6000 USD at the end of 15 months). Revenues will be transferred to the wallet owners account in USDT or other coin (after deducting the commission fees).

Following the transfer of IHSC to the wallet owners account, If the price of IHSC increase more than 20% during the 15 months of hold, above offer would be invalid (Exmple: if within 15 months after buying a coin at 0.01\$ its price increases to 0.012\$ or above, the above agreement will be invalid).

The investors that accept the above conditions would be able to buy IHSC through the METROPULI Platform with GEL, USD or Cryptocurrency (USDT, BTC, ETHEREUM).

ABBEY ASSET MANAGEMENT LLC (licensed by NATIONAL BANK OF GEORGIA, License Number: 150) will keep 18.000.000 INTOURIST PALACE HOTEL Class B Shares of the investors that buy IHSC coins.

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FINANCIAL MONITORING SERVICE LICENCE

ORDER

Date: 22 November 2007
Number: 150
Place: Tbilisi

Concerning the granting of a broker activity license to Abbey Asset Management LLC.

On the basis of Articles 6 (37), 8 and 13 of the Law of Georgia on Licenses and Permits, as well as Article 20 (1), a) of the Law of Georgia on Securities Market, as prescribed by the General Administrative Code of Georgia, in accordance with 2007 report by the Deputy Head of the Financial Monitoring Service of Georgia LASHA JUGHELI and the senior specialist of the Service MAIA TSOTSKOLAURI,

I HEREBY ORDER:

1. That a broker activity license would be granted to Abbey Asset Management LLC.
2. That a broker activity license would be granted to Abbey Asset Management LLC. upon approval of a respective license form in the established procedure.
3. That respective entries would be made in the Departmental and State License Registers, as per this Order.
4. The present Order may be appealed against with Tbilisi City Court's Administrative College (address: 3a Sarajishvili St.) within one- month period
5. This Order shall be enacted upon promulgation.

Signed by:
G KADAGIDZE
(Official seal affixed)



BUSINESS OVERVIEW

Metro Avrasya Investment Georgia JSC, which owns 100% of the shares of INTOURIST PALACE HOTEL, is operating in the finance, insurance, tourism, transportation, health, fuel, construction & real estate sectors since 2010. **Metro Avrasya Investment Georgia JSC**, is among the largest organizations of Georgia, employing 5 thousand people. Its paid-in capital is 500,000,000 GEL .

Metro Holding, known for its reputation, reliability and strong financial structure within the framework of its ongoing activities in various regions of Georgia, is in strong cooperation with the leading companies of the country.

Metro Avrasya Investment Georgia JSC has achieved sustainable growth in all its business lines with its deep-rooted corporate structure, rich corporate culture, high-quality human resources, pioneering initiatives, innovative approaches and right strategies, and continues to work in this direction.



TRANSPORTATION

 **BATUMI CAR**

 **METRO**
GEORGIA

 **METRO PETROL**

BUILDING

 **360**

 **METRO**
CONSTRUCTION

 **METRO**
MEP

 **BONI CITY**

TOURISM

 **EUPHORIA**
BATUMI HOTEL

 **HOTEL**
INTOURIST
PALACE

 **L**
BATUMI

 **SKY TOWER**



 **Legend Business Hotel**
BATUMI

 **City Travel**
www.citytravel.ge

 **ADJARATOUR**
Travel Company



 **GONIO INN**

REAL ESTATE

 **Legend**
Apartments

 **METRO**
CITY
BATUMI

 **THE**
HALCYON
BATUMI

 **asya**
ASYA SOFTWARE JSC

SOFTWARE

MANAGEMENT

INSURANCE

CLINIC

 **METRO**

 **GREEN**
INSURANCE
GEORGIA

 **STORK IVF**
BATUMI

COMPLETED PROJECTS



SKY TOWER



EUPHORIA HOTEL



METRO CITY MALL



METRO CITY APARTMENTS



LEGEND HOTEL



JASMINE

ONGOING PROJECTS



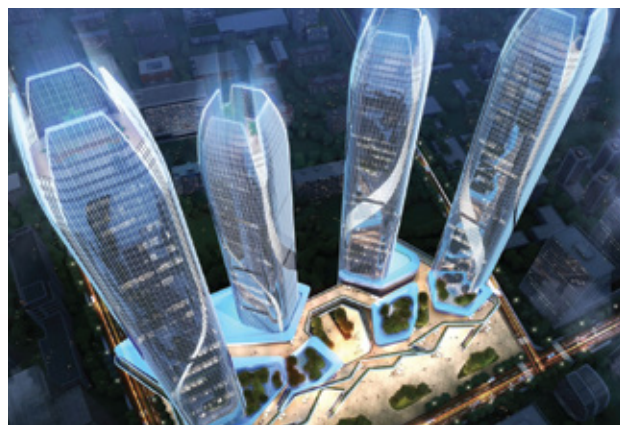
BONI CITY



HALCYON TOWER



GODERDZI RESORT



SHIN-CHIBA



GONIO INN



ROYAL CAFE

Affordability

Prices for real estate in Georgia are among the lowest from any country in the developed world. For anyone looking to purchase international real estate elsewhere and has found prices outside their reach, Georgia is the perfect buying destination.

Constantly Increasing Tourism Numbers

The number of tourists visiting Georgia each year just keeps growing. In the first half of 2021 alone, the number of tourists visiting the country increased by over 286% and the number of international visitors arriving at airports in Georgia increased by more than 80%. And there's still plenty of growth in the numbers to come. Currently the majority of visitors to the country are coming from the Middle East, Ukraine, Russia and the states of Central Asia. With new routes being added constantly, Georgia can look forward to increasing numbers of high-spending European tourists visiting the country over the next few years.



High Occupancy Rates

The number of tourists visiting Georgia is increasing at a much faster rate than the number of hotel rooms being added to the market. This is leading to excellent occupancy rates – more than 90% for well-marketed properties – and relatively high room rates, especially in the busiest summer months.



Excellent Rental Yields

It's basic economics. High demand and low supply is the prerequisite for excellent returns. Add highly affordable property prices in Georgia and you're looking at some exceptionally high rental yields. For the right property in the right place marketed in the right way, you can be looking at Gross Rental Yields up to 15%.

Capital Gains Potential

By investing in Georgia's real estate today, you will be among the first wave of real estate investors to take advantage of the country's unique opportunities. These opportunities aren't going to remain a secret forever though. And once the rest of the world wakes up to the potential of Georgia's real estate market, prices are going to increase. As a result, 'early adopters' entering the market now can look forward to seeing rapid capital gains as the price of their apartments increases sharply.

No Barriers to Foreign Buyers

Some countries make it difficult for foreigners to buy property. But not Georgia. Buyers are able to buy property here on a full freehold basis under exactly the same terms as domestic Georgian buyers. The property registration system is incredibly quick and forward. A property can be registered in your name in a matter of a couple of hours.



No Property Taxes

The cost of registering a property in Georgia is only \$50-200 depending upon how quickly you want it to be processed. There is no Stamp Duty or the equivalent tax to pay, avoiding the hidden costs of property ownership common in most other countries.

Visa-Liberal Regime

Wherever you're from, you're unlikely to have much trouble getting into Georgia as the country has one of the world's most liberal visa laws. And once you're here, for most passport holders, you can stay here as long as you like – up to one year in many cases.

Permanent Residence Possibility

Looking for a permanent second home? Then Georgia is an ideal choice. The cost of living here is the lowest in Europe and the climate and local hospitality are two more reasons why you should consider moving to Georgia. Anyone investing \$100,000 or more in real estate has the opportunity to receive Permanent Residence in Georgia – receiving all the benefits as native Georgians.

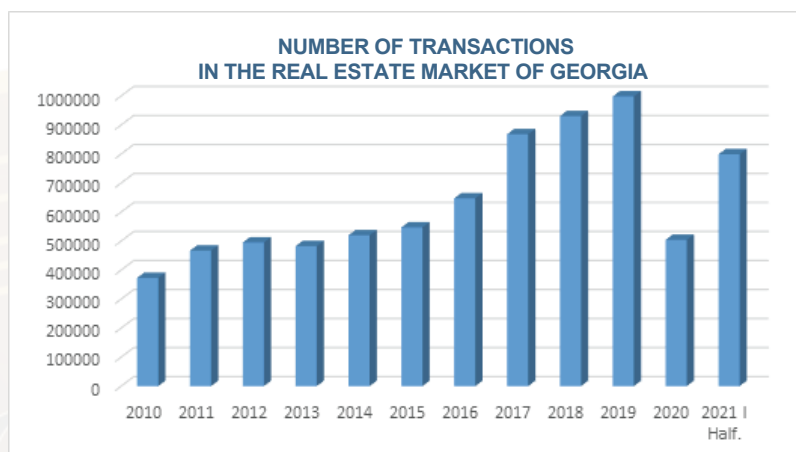


REASONS FOR INVESTING/BUYING PROPERTY IN BATUMI

■ **Stable and developing Environment** — Georgian legislation protects the investments made and used on the territory of Georgia. Batumi is the second most visited place in the country after Tbilisi. The city is developing at a fast pace. Government has issued a legal framework to achieve financial stability in the country.

■ **Cheap price on the real estate and rental yields**—costs of newly built real estates with sea view per square meter is \$1200 average. This is the lowest price compared to the most of the European countries. If you aren't going to be based in Batumi, you can always rent the apartment and have a stable income.

■ **Soft property tax law** — 0% ownership tax. Different regulations apply if you are selling the property within the first 2 years of ownership, in this case you should pay 20 % tax to the state. you can have your property registered in a few minutes. There are no restrictions for foreign citizens/investors to buy or register apartments, houses or other types of properties. (except for agricultural land).



■ **Path to the residency permit** — owning a property in Georgia allows you to get a residency and legally manage property yourself.

■ **Strategic Geographic Location** — Batumi is located between Europe and Asia. It has access by sea, land and air. The border to Turkey gives assets to the economy of the city. There's an international airport as well as international trade road.

Real Estate Prices	February	7.5% lower than average
Household inventory	May	20.6% more choices
Mortgage rate	August	2.94% interest rate on 30-year mortgages

*2021 YEAR





Dear Investors,

We are METRO AVRASYA INVESTMENT GEORGIA (www.metroavrasya.ge), Joint Stock Company established in Georgia in 2010 with paid-in capital of 500.000.000 GEL and approximately 700.000.000 GEL of market size. We operate 44 companies as of 2021, from 5-star hotels to transportation, construction, transportation, tourism companies and sales agencies. We employ approximately 5000 workers.

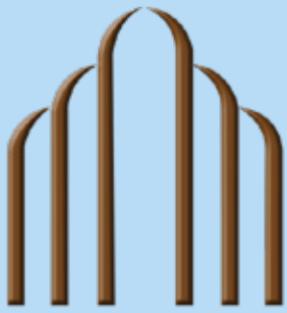
In order to attract investment for one of our 5-star hotels, Intourist Hotel Palace, which is one of the oldest hotels in Georgia and is considered as historical heritage, we are planning to issue coins for our 18 million stocks and offer them to the investors through METROPULI platform. We provide extra security by storing above shares in Abbey Asset Management LLC, an established and officially licensed brokerage firm in Georgia.

We aim to provide liquidity opportunities for our investors by using the METROPULI platform.

We are looking forward to new projects!

Sincerely,
Board of Directors





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