

WHITE DADER INTOURIST COIN

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 to 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.

At this point, INTOURIST COIN of INTOURIST PALACE HOTEL, which has become an important symbol of the city with its invaluable historical and artistic value and high brand awareness in Batumi, which is one of the favorite cities of the real estate market in recent years, meets you valuable investors

INTOURIST PALACE HOTEL was designed by the famous architect A. Shchusev and built in 1939. The hotel, which has hosted millions of guests for more than 80 years, continues its activities by keeping the quality standards at the highest level.

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



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, which is among the largest organizations of Georgia, provides employment for 5 thousand people. Group continues its activities as one of the leading Turkish-Georgian investors, committed and its capital is GEL 500,000,000.

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.



OUR COMPANIES







HISTORY

The original five-storied building of "Intourist Palace" hotel erected in 1939 was designed be 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 atheistic campaign of soviet period. The foundation of Cathedral became the basis of a new new INTOURIST HOTEL building

The hotel was chosen for the significant meeting of heads of the governments 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 guests are always welcomed as royal families. Hotel is located in the very center of Batumi, next to one of the most beautiful Seaside boulvards on the Black Sea, it is only 100m.

The original five-storied building of "Intourist Palace" hotel erected in 1939 was designed be the well-known architect A. Shchusev. Within 78 years of its existence the hotel underwent major overhaul and redesign in 2006. The hotel has 150 rooms.

Comfortable furniture, soft carpets, double glazing and air conditioning, heating system will create a unique comfort and comfort environment. As for to entertainment, the Intourist palace offers you a comfortable and pleasant environment in the hotel casino and night club.



REAL ESTATE IN GEORGIA

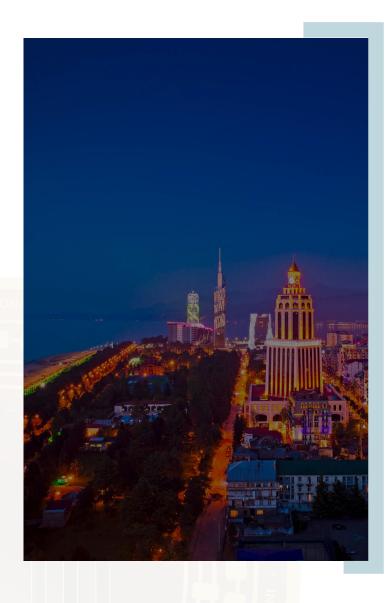
Affordability

Prices for real estate in Georgia are among the lowest from any country in the developed world, with prices for fully finished apartments starting from under \$35,000. 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 2017 alone, the number of tourists visiting the country increased by over 30% and the number of international visitors arriving at airports in Georgia increased by more than 42%. 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. The number of direct flights to Western Europe are still limited. But, 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 – in excess of 80% for well-marketed properties – and relatively high room rates, especially in the busiest summer months.

Lack of Competition

While there are significant numbers of apartments currently for rent in Georgia— both for long-term and short-term holiday rentals — most of the apartments have been finished and furnished to Georgian tastes. There is a major lack of accommodation in the country which is designed to appeal to the discerning and high-spending international market.



Excellent Rental Yields

It's basic economics. High demand and low supply is the recipe for excellent returns. Add in the highly affordable buying prices for property 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 of up to 15%.

Capital Gains Potential

By investing in Georgia 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 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 apartment 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 prop-erty can be registered in your name in a matter of acouple of hours.





No Property Taxes

The cost of registering a property in Georgia is only \$50-200/\$20-80 depending upon how quickly you want it processed. There is no Stamp Duty or the equivalent to pay, avoiding the hidden costs of property ownership common in most other countries.

Visa-Liberal Regime

Wherever in the world 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 of receiving 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 \$400 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 you** should pay the state 20%. Plus, to that, you can have your property registered in a few minutes. There are not restrictions for foreign citizens / investors to buy or register apartments, houses or other types of properties. (except for agricultural land).

Real estate market in Batumi - pandemic

The National Bank of Georgia has recently published Financial Stability Committee's Decision, reporting about the real estate markets in Georgia: "In a lockdown, declining incomes and growing uncertainty in the market have significantly reduced demand for residential real estate. Additionally, the sharp loss of tourist flows imposed an efficient bad impact on the attractiveness of real estate as an investment asset. As demand decreases and market uncertainty increases, residential real estate ices fall. However, the decline in prices will not be as sharp as it was as a result of the 2008 crisis, because in contrast to the crisis, the recession caused by the pandemic, the real estate market was more resilient. Restrictions on air and land travel under COVID-19 era have drastically reduced tourist flows. The recovery of the sector largely depends the remediation of the on epidemiological situation. the depth and duration of the caused by recession the pandemic.



- 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 a road to international transactions.

It is important to note that non-residents, who own a third of the properties issued in Batumi, are more likely to default, than residents, especially when neighboring countries experience a pandemic-induced recession. Imposition of a loan-to-non-resident loan ratio of 70 percent by the National Bank last year reduces the risks to financial stability posed by non-residents."

Taking into account that the issue of reopening borders for international visitors is under question mark, the drop of the volume of the market might remain a drastic process for a certain period. However, this can also be advantage for investors, this year listing prices for homes in Georgia were lowest in January. On average, homes were \$32,358 less expensive. While in November — the month with the highest prices — the listing prices were \$30,384 more than the annual average.

Listing price	January	7.5% lower than
		average
Housing inventory	April	20.6% more homes to choose from
Mortgage rates	December	2.94% interest for 30- year mortgage

Realtor.com data (October 2020) Bankrate data (December 2020)

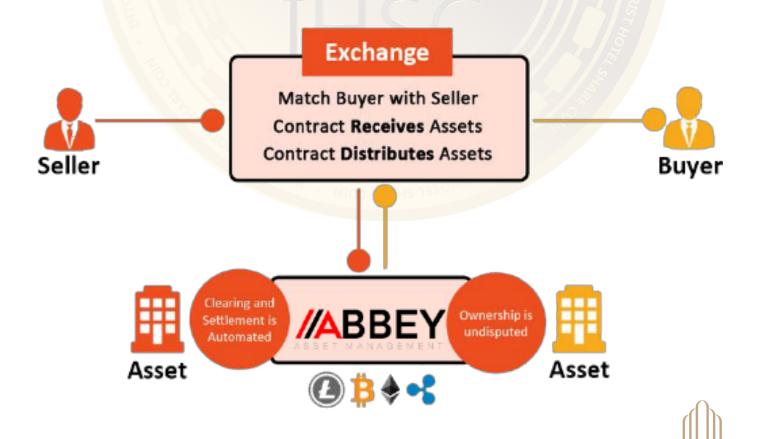


HOW IT WORKS?

Investors who invest in INTOURIST COIN on the ETHEREUM blockchain will be able to purchase the shares of INTOURIST PALACE HOTEL through this technology, and will also have the right to take a dividend from the revenues generated by the company.

The shares of INTOURIST PALACE HOTEL with 20,000,000 GEL paid-in capital, which has been blocked by the brokerage firm Licensed by Financial Monitoring Service of Georgia. License No: 150 ABBEY Asset Management, 18,000,000 GEL through the ERC20 technological infrastructure and blockchain, 18,000,000,000 units were tokenized and converted to INTOURIST COIN. INTOURIST COIN has paid 100% of the tokens it has placed on the market by the company's share certificates.

In this way, all investors will be able to register the shares they have acquired through token in the model that has no other example in the crypto money market, with the ABBEY Asset Management brokerage firm.



ABOUT ERC20

ERC20 is a protocol standard that defines certain rules and standards for issuing tokens on Ethereum's network.

Opening; ERC is used as the Ethereum Request For Comments, and "20" is used as a unique identification number to distinguish this standard from others. It is a standard protocol for tokens to be issued in Ethereum, ERC20, similar to the fact that we have an HTTP protocol for the Internet.

Before the ERC 20 token standard, different start-ups or DApps would be set up to set their own standards and practices for launching a token on the Ethereum network.

With Ethereum, the introduction of the ERC20 standard changed things and became much more modern. In addition, its standard like ERC20 has many more advantages:

- Uniform technology and protocol standard,
- To make all kinds of token applications more understandable,
- Increased liquidity of ERC20 tokens,
- Low risk of breaking contracts.

Consider a scenario where 100 tokens are launched on the Ethereum network, each with their own standards and rules. This and it would create a liquidity problem for such tokens and a lot of headaches for exchanges trying to implement them. In this scenario, every time a token arrives to log into an exchange, it would have to set it up from top to bottom in order to be listed. However, if you have the standards and uniformity revealed by ERC20, it will be very convenient for users to quickly list these exchanges, provided that the tokens follow a standard, ERC20.







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 sea affixed)





Dear Sir/Madam,

We are Metro Avrasya Georgia (https://metroavrasya.ge/), a Joint Stock Company founded in Georgia in 2010. We operate 21 companies as of 2021, from 5-star hotels to transportation companies and sales agencies. We employ approximately 5000 workers.

In order to attract investment for one of our 5-star hotels, Intourist Palace (Intourist Palace | Homepage), which is one of the oldest hotels in Georgia and is considered as historical heritage, we are planning to issue tokens for our stocks and send them to international platforms. Binance, due to its popularity and credibility, occurred to be the first of our choice to apply for these purposes.

As a customers, we are getting portfolio management services from well established and officially certified brokerage company in Georgia and Turkey.

We are planning to tokenize 16-18 million of our stocks and assign dividend rights to them. For the purposes of liquidity, we want our investors to be able to resell them in your platform.

We are looking forward for further cooperation





Hotel & Casino

Intourist Hotel Share Coin (IHSC)



ADDRESS

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