

WE ARE BUILDING ELITE GEORGIA

 **WYNDHAM GRAND**
BATUMI GONIO

Become the owner of real estate in a hotel from the world leader
offering an annual income of up to **15%**



From the world's largest hotel chain

WYNDHAM

HOTELS & RESORTS

9300+

hotels
worldwide

95+

countries

45

years
on the market

120 M

loyal guests

From the world's largest
management company

The logo for Aimbridge, featuring the word "Aimbridge" in a white serif font. A blue swoosh underline is positioned under the letter "A".

1500+
hotels
under management

65
years
on the market

From the world's leading
room exchange network

The logo for RCI, consisting of a red semi-circle above the letters "RCI" in a white, bold, sans-serif font.

110
countries

4500
hotels

From a construction holding company



EUROPEAN VILLAGE

Forbes^{GEORGIA}

Forbes Georgia
Top 10 brands

10%

guaranteed annual income already
being paid out annually to all owners

9

years on the elite
real estate market

5★ Luxury hotel complex



Georgia's only All Inclusive and Ultra All Inclusive resort



WYNDHAM GRAND[®]

BATUMI GONIO

Winner of the Luxury Lifestyle Awards 2025
in the category of Best Luxury Branded Hotel Residences.

5

Luxury
hotels

2.7 ha

infrastructure
area

100+

infrastructure
facilities

2026

hotels delivery
year

The first and only hotel complex
in Georgia with All Inclusive services.

FAMILY CLUB

Become the owner of hotel suites
from a global industry leader
for investment, vacations, and living.



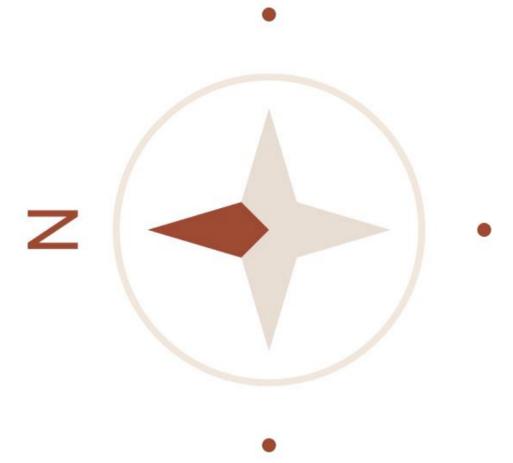
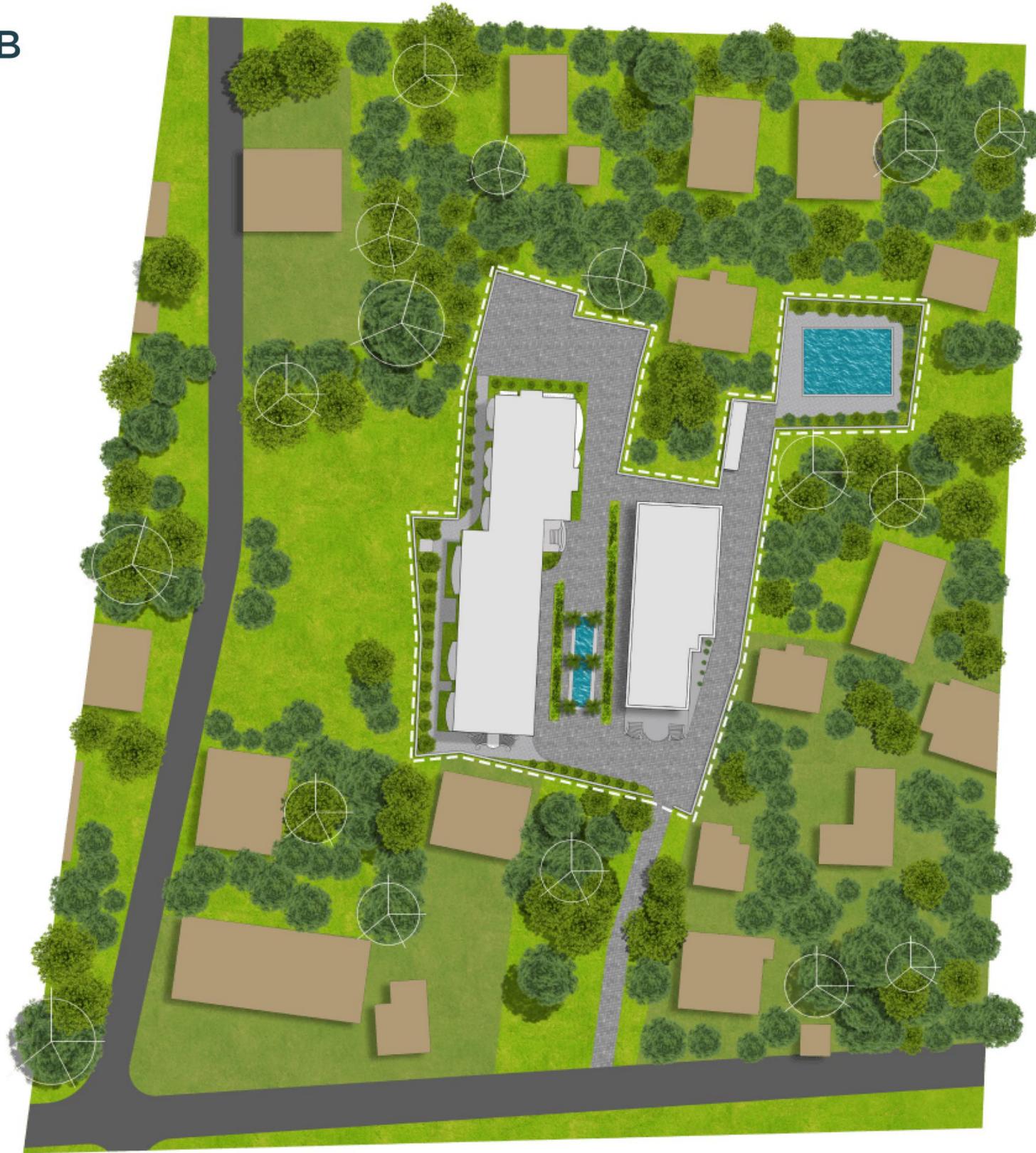
FAMILY CLUB

A luxurious hotel for a tranquil family vacation with children.

Family Club is a part of the first hotel complex in Georgia offering Ultra All-Inclusive services and a rich infrastructure designed for families with children.

With 100+ facilities, it caters to the needs of the most discerning residents, tourists, and children for a comfortable stay.

MASTER PLAN



HOTEL ROOM SET

Furniture

- Wardrobe
- Desk
- Work chair
- Rack
- Dresser
- Sofa in the living room
- Terrace furniture
- Mirrors
- Bed

Equipment

- Phones
- TV
- Electronic safe
- Iron and ironing board
- Hair dryer
- Electric juicer
- Kettle
- Coffee machine
- Fridge
- Mini bar
- Wine cabinet

Extras

Multiple of the number of beds

- Cups
- Glasses
- Plates
- Cutlery
- Bed linen
- Bathrobes
- Slippers



INCOME OPTIONS

Profitability from hotel management

Real

Income up to 15 % per year

You can request a detailed table with the profitability calculation from the manager.

or

Guaranteed

Income 10 % per year*

The burden of reducing tourist flow risks falls on the company, not the investor.

+

Return on resale

From 30 % per year

Verified through the successful execution of completed projects.

Buyback

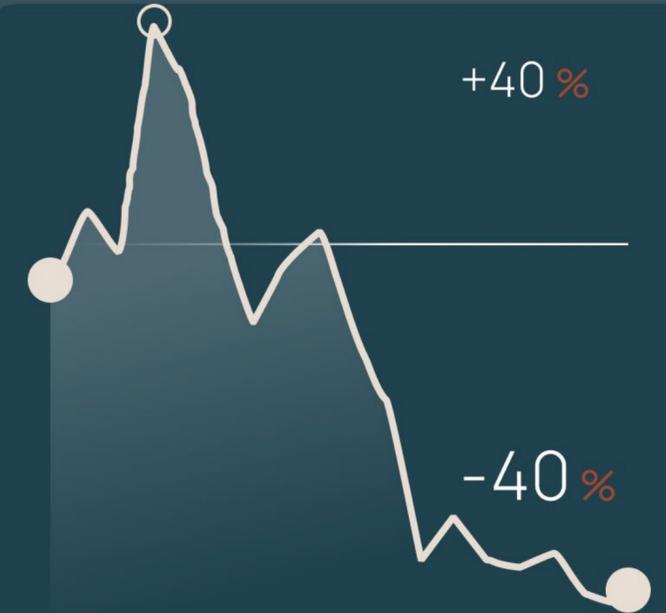
Your investment is fully protected:
We offer a 100% buy-back guarantee of your hotel unit.

* The amount of profit is fixed in the contract and is registered with the Ministry of justice.

THIS OFFER IS ONE OF A KIND, UNAVAILABLE ELSEWHERE

Resale profitability
per year

FROM **30** %



Hotel Real Estate

Investing in high-end hotel real estate offers high returns thanks to ever-increasing demand and limited supply. This segment consistently outperforms the market, ensuring impressive profits for investors.

Foreign currency bank deposit

- 🇪🇺 European Union: 4% per year
- 🇷🇺 Russia: 2.5% per year
- 🇮🇱 Israel: 2% per year

At these rates, your capital isn't even shielded from inflation.

Stock Market

Stock prices are directly impacted by various risks – geopolitical, economic, and others. The higher the return, the higher the risk of profit loss.

Crypto Market

The crypto market is more comparable to a lottery than to traditional investments. It is subject to the most substantial fluctuations and speculative influences, carrying the highest risk of complete investment loss.

PAYMENT PROCEDURE AND CONDITIONS

All customers have access to interest-free installment plans from the developer.

 **WYNDHAM GRAND** | **FAMILY CLUB**
BATUMI GONIO

up to 42 months

30%
Down payment

INSURANCE FOR YOUR INVESTMENT

We are confident in the liquidity of our real estate.

- Should your plans change, we offer a hassle-free buy-back option, allowing you to sell your property back to us with no questions asked.
- The buy-back option is legally binding and registered with the Ministry of Justice.
- Owners can sell their property with the assistance of the company, earning the full amount upon resale. The price increase is at least 30% per year.



WYNDHAM HOTELS & RESORTS — THE LARGEST HOSPITALITY EMPIRE IN THE WORLD

Over 9300 hotels under 25 brands, spanning
95 countries on five continents.

Investing in Wyndham Hotels & Resorts means more than just owning a property with outstanding and unique infrastructure; it means becoming a co-owner of the world's most successful hotel business.

9300
hotels

120 M
loyal customers

\$1.429 B
gross revenue for 2025

\$718 M
EBITDA for 2025

WYNDHAM GRAND — THE MOST PRESTIGIOUS BRAND IN THE WYNDHAM HOTELS & RESORTS COLLECTION

Only 85 from 9300 hotels in the world

Wyndham Grand Batumi Gonio



Batumi already has branded hotels, including Wyndham, but the highest brand category is exclusively represented in our complex, Wyndham Grand Batumi Gonio

STRONG FINANCIAL RESULTS

WYNDHAM

HOTELS & RESORTS

The company has raised its full-year 2025 earnings per share (EPS) guidance. Additionally, it reported an 5% increase in development projects.

+68,700

Rooms opened
+4% annual growth

+5%

Construction project
portfolio now stands
at 252,000 rooms

\$290M

Net cash flow from operating
activities

* Fourth Quarter 2024 Performance Recap. YOY

GEOGRAPHY OF WYNDHAM HOTELS & RESORTS



North America:

Canada
Mexico
USA

Central America:

Belize
Guatemala
Costa Rica
Panama

Caribbean:

Bahamas
Dominican Republic
Cayman Islands
Curacao
Virgin Islands
Puerto Rico
Saint Kitts and Nevis
Saint Martin
Jamaica

South America:

Argentina
Bolivia
Brazil
Venezuela
Guyana
Colombia
Paraguay
Peru
Suriname
Uruguay
Chile
Ecuador

Europe:

Austria
Azerbaijan
Belgium
Great Britain
Hungary
Germany
Georgia

Greece

Denmark

Spain

Italy

Macedonia

Netherlands

Poland

Portugal

Russia

Romania

France

Ukraine

Montenegro

Czech Republic

Switzerland

Africa:

Morocco
Nigeria
Senegal
Tanzania
Tunisia
Ethiopia

Asia::

Armenia
Vietnam
Guam
India
Indonesia
Kazakhstan
Cambodia
China

Kyrgyzstan

Malaysia

Mongolia

Myanmar

Nepal

Pakistan

Singapore

Thailand

Uzbekistan

Philippines

Sri Lanka

South Korea

Japan

Middle East:

Bahrain

Israel

Iraq

Jordan

Qatar

Kuwait

Lebanon

UAE

Oman

Saudi Arabia

Turkey

Australia:

Australia

Vanuatu

New Zealand

New Caledonia

Fiji

PURCHASE HOTEL SUITES IN GEORGIA AND TRAVEL THE WORLD FOR FREE



The World's Leading Room
Exchange Network

By joining the RCI Club, you gain access to numerous vacation options: 4,500 hotels in 110 countries are available to you for free, along with discounts of up to 60% in 600,000 hotels worldwide.

Enjoy all the benefits of the RCI Club, whose reliability has been proven since 1974.

By becoming an owner of a hotel suite in our complex, you will have the opportunity to exchange your vacation time for stays in the most luxurious hotels worldwide.



4500

hotels



110

countries



50 years

on the market

INTERNATIONAL TRAVEL CLUB —

Explore, Dream, Discover



FREE HOTEL STAYS WITHIN
THE WYNDHAM HOTELS &
RESORTS NETWORK

INTERNATIONAL TRAVEL CLUB

This marks the debut of an exclusive program in Georgia for owners of hotel units within the Wyndham Grand Batumi Gonio complex — a passport to complimentary stays in exotic destinations around the globe.

This unique offering allows our valued clients to embark on courtesy getaways at prestigious Wyndham Hotels & Resorts properties worldwide right from the moment they purchase their hotel unit, eliminating the need to wait for construction to be completed.

Consider this a heartfelt gift from us, extending an invitation to join the close-knit Wyndham family — a global community of 115 million loyal customers.

Prepare for an indulgent experience at the zenith of premium hospitality, offered by a world-renowned leader, ensuring unforgettable odysseys, exhilarating exploits, and a myriad of emotions — all within your grasp through the International Travel Club.



INTERNATIONAL TRAVEL CLUB: HOW DOES IT OPERATE?



Anyone acquiring a hotel unit within the Wyndham Grand Batumi Gonio hotel complex becomes an esteemed member of the International Travel Club (ITC).



As a member of the program, you will have a week of free vacation each year until October 31, 2026 (7,000 points = 7 days to be used each year).

After the expiry of the period mentioned, an international exchange program will allow the owner to holiday for free in 4,500 hotels worldwide in more than 110 countries.



For a curated list of destinations within the illustrious Wyndham Hotels & Resorts global network, simply reach out to your designated personal manager.



EMBARKING ON A PREMIUM WYNDHAM HOTELS & RESORTS EXPERIENCE: 4 EASY STEPS



Get in touch with your personal manager.



Select your preferred hotel, dates, and the length of your stay.



Your personal manager secures the reservation and provides you with the required documents.



Set off on your journey and enjoy premium services.



COMPLEX FROM THE WYNDHAM GRAND WORLD BRAND

Consists of five Ultra All Inclusive hotels, united by a common infrastructure of more than 100 facilities.

Winner of the Luxury Lifestyle Awards 2025 in the category of Best Luxury Branded Hotel Residences.



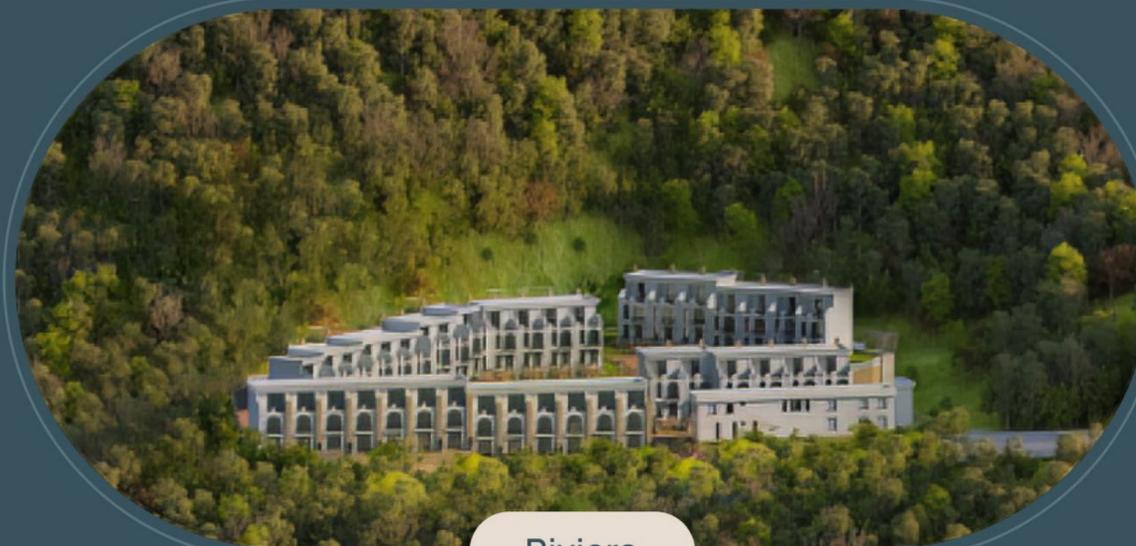
2.7ha
of total area



Aqua



Family Club



Riviera



Villas



Exclusive investments for the world's elite: among our real estate investors, we count prominent figures from various countries, including the establishment from Oman and Saudi Arabia, Israeli business leaders, parliamentary members from Russia and Ukraine, Olympic and world champions, celebrities, and business elites from the European Union, Belarus, and Kazakhstan.

Many VIP buyers choose not to disclose their purchases, while some, like Andrey Makarevich, openly embrace the decision.

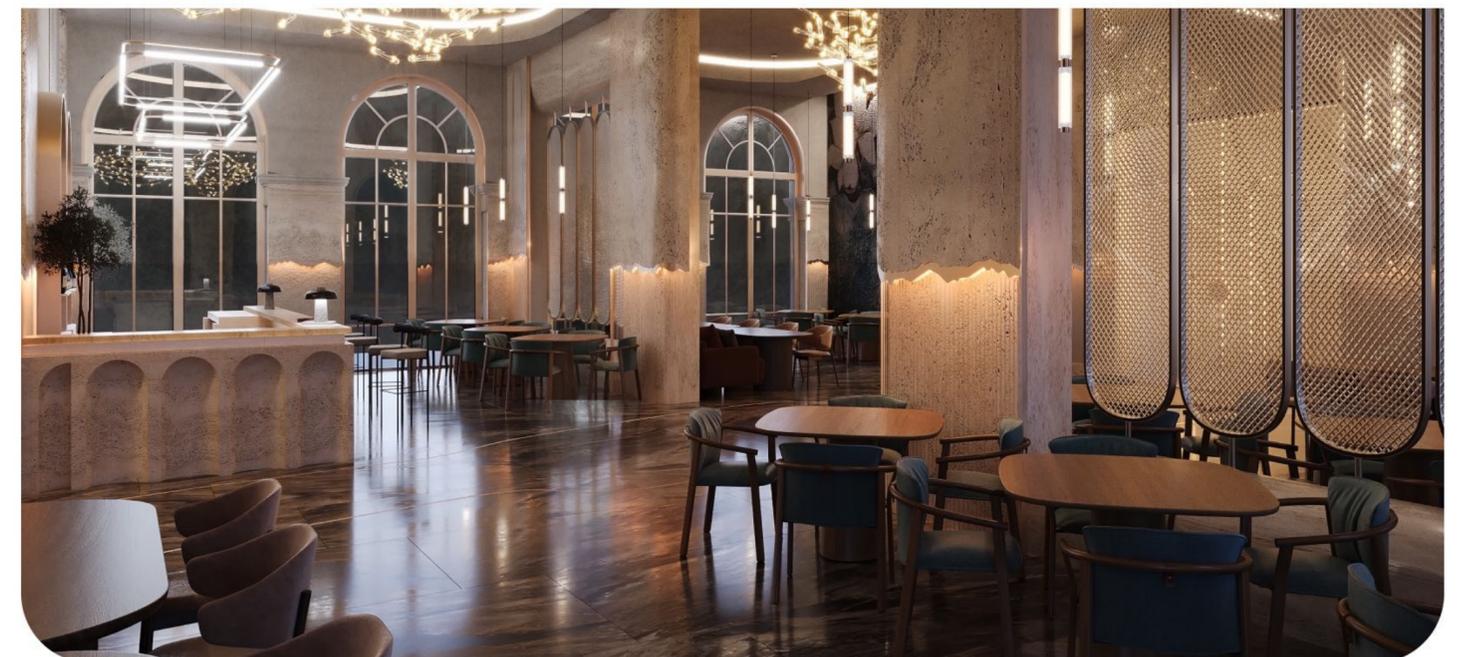
THE ONLY AND EXCLUSIVE HOTEL COMPLEX IN THE REPUBLIC OF GEORGIA WITH **ALL INCLUSIVE** AND **ULTRA ALL INCLUSIVE** SERVICES.



"All Inclusive" means a range of services to be provided in hotels. It implies complimentary meals, beverages (mostly local) and other services along with accommodation in the hotel.

This also means that the hotel provides complimentary access to all of its amenities, including swimming pools, SPAs, saunas, massage rooms, fitness facilities, business services, sports and children's playgrounds with instructors, animators, and other personnel, as well as transfer and delivery services, sightseeing tours, and more.

If a hotel lacks sufficient seating to accommodate guests for three meals a day along with alcoholic beverages within the package, it falls short of the converted All-Inclusive status.



DEVELOPED HOTEL INFRASTRUCTURE

The infrastructure and All-Inclusive and Ultra All inclusive services will ensure high occupancy regardless of the season

7 swimming pools
(including halal)

3 SPA (including
halal)

12 restaurants,
cafes, bars

2 fitness centers, sports
grounds

7 kids playgrounds, play rooms,
cafes and clubs

physiotherapy and rehabilitation clinic

kids park

conference hall

4 meeting-rooms

coworking

mini golf

bowling

cinema

pool

library

chess

bike and e-scooter rental

table games

wine house

wine tastings room

cha cha house

banquet hall

bath complex

wine therapy and phytotherapy center

charko shower

salt paneled rooms

jacuzzi

massage rooms

branded photo zone

souvenirs

farm markets and eco shop

parking lot

helipad

+38 more elite infrastructure facilities

THE KEY DIFFERENCES BETWEEN **ULTRA ALL INCLUSIVE** AND **ALL INCLUSIVE**?

The Ultra All-Inclusive package provides guests with access to a wider range of services at no extra charge* (as opposed to the Standard All-Inclusive package):

- ✔ Imported alcoholic beverages in bars and restaurants within the entire complex
- ✔ À la carte restaurant
- ✔ Personal coaching services in fitness centers
- ✔ Hourly babysitting service every day
- ✔ Coworking space
- ✔ Transfer from station / airport
- ✔ Complimentary mini-bar on arrival
- ✔ Room service (by All Inclusive restaurant)

*Contact your personal manager for a detailed list of services



15 min Batumi center

10 min Shopping mall

Gonio

Batumi

Airport 7 min

Georgian-Turkish border 5 min

Ski resort Goderdzi 117 km

LOCATION OF THE COMPLEX

The complex is situated in a stunning green park zone with relict subtropical plants. Throughout the entire complex, there is a well-maintained area with landscape design, fantastic views of the sea, secluded relaxation areas, sports and children's playgrounds. It will be a pleasure to spend time here and savor every moment of your vacation.

The complex is located in the elite area of Batumi – Gonio-Kvariati. This territory is a genuine gem of the Black Sea coast of Georgia. It is here that the most prestigious district of Batumi, the largest tourist city in the country, is forming.

BATUMI: A RISING STAR IN GLOBAL TOURISM

In recent years, Batumi has captured the attention of travelers worldwide, earning international acclaim and accolades.

Experts praise Georgia's premier seaside resort for its rapid development, safety, its consistently improving level of service, and promising future.



World Travel Awards 2022:
"Fastest Growing Tourist Destination in Europe" nomination



UNWTO: Ranked among the top 5 destinations



European Best Destinations-2024: Top 5 in "Best Destinations for Investment in Europe" and "Best Destinations for Travel in Europe"



Prix d'Excellence Awards 2023 (FIABCI): Adjarabet Arena in Batumi awarded "Best Public Building"



Forbes: "Safest European city for travel in 2022"



World Travel Awards 2023: Batumi Botanical Garden recognized as the "Best Botanical Garden in Europe"



WYNDHAM GRAND | FAMILY CLUB
BATUMI GONIO

350 m



WYNDHAM GRAND | AQUA
BATUMI GONIO

250 m



WYNDHAM GRAND | VILLAS
BATUMI GONIO

400 m



WYNDHAM GRAND | RIVIERA
BATUMI GONIO

800 m

CONFIDENCE IN INCOME PROVEN BY EXPERIENCE



The world's largest hotel management company, which recently merged with Interstate Hotels & Resorts, a leading independent international hotel operator with 65 years of market experience.

Owners of real estate in the Wyndham Grand Batumi Gonio complex receive stable income thanks to professional hotel management.



1500

hotels under management



65 years

of market experience

MANAGED BY AIMBRIDGE HOSPITALITY



GLOBAL HOTEL CHAINS IN BATUMI

	Wyndham Hotels & Resorts	Radisson Hotel Group	Rotana Hotels
Ranking in the Top 10 public hotel chains by hotel count	1	13	—
Total number of hotels	9 300	1 400	100
Geographic footprint	Worldwide presence	Worldwide presence	Primary operations in the Middle East and Africa
Members of the loyalty program presence	120 000 000	22 000 000	700 000

The flourishing growth of Batumi has captured the spotlight of renowned international hotel chains. Eminent leaders in the hospitality industry are actively establishing their signature hotels, adding a touch of global excellence to this vibrant destination.

We've meticulously gathered vital insights about these networks. Take into account, for instance, the substantial impact of our expansive loyalty program membership on hotel occupancy — a pivotal factor that significantly contributes to augmenting revenue streams for room owners.

ALL INCLUSIVE INFRASTRUCTURE AND SERVICES WILL ENSURE HIGH OCCUPANCY REGARDLESS OF THE SEASON



The largest hotel infrastructure in Georgia, more than 100 infrastructure facilities located on 27,115 m²

A VIDEO ABOUT THE WYNDHAM GRAND BATUMI GONIO HOTEL COMPLEX



bar

sun beds

private bungalows

showers

PRIVATE BEACH

AVAILABLE SERVICES

romantic dinner for two

baby watch



RESTAURANTS, CAFES AND BARS

2 restaurants All inclusive

3 restaurants A la carte

tasting room

wine house

cha cha house

cafeteria

bars at the pools

bars in SPA

kosher cuisine

halal cuisine



2 fitness centers

playground

4 outdoor swimming pools

2 indoor swimming pools

halal indoor pool

2 SPA complexes

halal SPA complex

HEALTH AND RECREATION

wine therapy and phytotherapy center

reproductive medicine clinic

Sharko shower

salt rooms

jacuzzi

massage rooms

Russian sauna

Finnish sauna

Japanese sauna

wellness center for physiotherapy and rehabilitation

2 hammams

2 saunas





CHILDREN'S RECREATION

rope park with trampoline and climbing wall

kids cafe

children's club with animators and a nanny

2 kids play rooms

summer amphitheater for evening shows

4 kids playgrounds

kids park European Village

mini golf



FAMILY HOLIDAY

gaming area (PC, PS)

bowling

cinema

billiard

library

chess tables

table games

artesian well

markets and eco-shop

bike and electric scooter rental

branded photozone

souvenir shop

BUSINESS & EVENTS

conference hall

venue for wedding ceremonies

banquet hall

4 meeting rooms

coworking

parking



Helipad

Unite top-tier infrastructure with internationally acclaimed hotel services, creating the ultimate recreation tailored for the most discerning guests. Experience the quintessential dream vacation, exclusively crafted for the most discerning and sophisticated visitors.

