



BOCHORMA BY INDEX

Where history meets modernity

FINANCED BY **TBC BANK**



Index | Wealth Management

Index | Wealth Management is a real estate development and investment company that creates multifunctional projects in the most strategic locations of the city. As planned, the company has expanded its portfolio with three new projects, increasing the total number of ongoing projects to eight. This rapid growth has raised the overall investment volume from \$120 million to \$170 million.

With a focus on prime locations and exceptional quality, our projects are highly attractive for both residential living and investment purposes. The developments are located in the following districts: Dighomi 8, Avlabari, Gldani, Ortachala, Isani, and Didi Dighomi.

One of the company's key objectives is to provide comprehensive information. We aim to share as much knowledge as possible with our clients about the real estate market, trends, and the essential factors they need to consider during the investment process. This information is developed based on in-depth research conducted by the company.

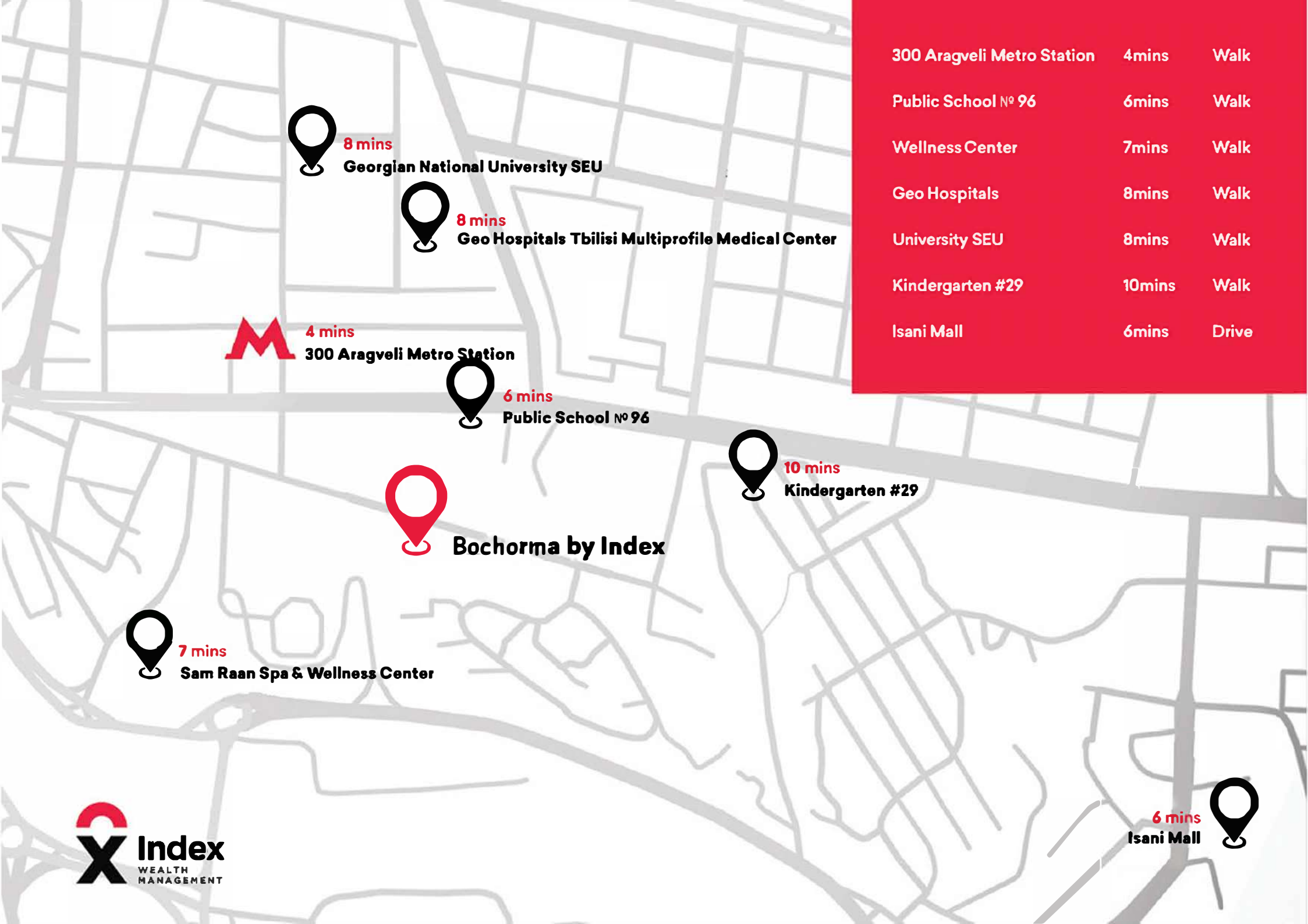


BOCHORMA BY INDEX



LOCATION

Bochorma by Index is situated in the historical part of Tbilisi, on Bochorma Street, in Avlabari. This project distinguishes itself with its strategic positioning, providing scenic views of old Tbilisi and convenient access to key landmarks.



300 Aragveli Metro Station	4mins	Walk
Public School № 96	6mins	Walk
Wellness Center	7mins	Walk
Geo Hospitals	8mins	Walk
University SEU	8mins	Walk
Kindergarten #29	10mins	Walk
Isani Mall	6mins	Drive

8 mins
Georgian National University SEU

8 mins
Geo Hospitals Tbilisi Multiprofile Medical Center

4 mins
300 Aragveli Metro Station

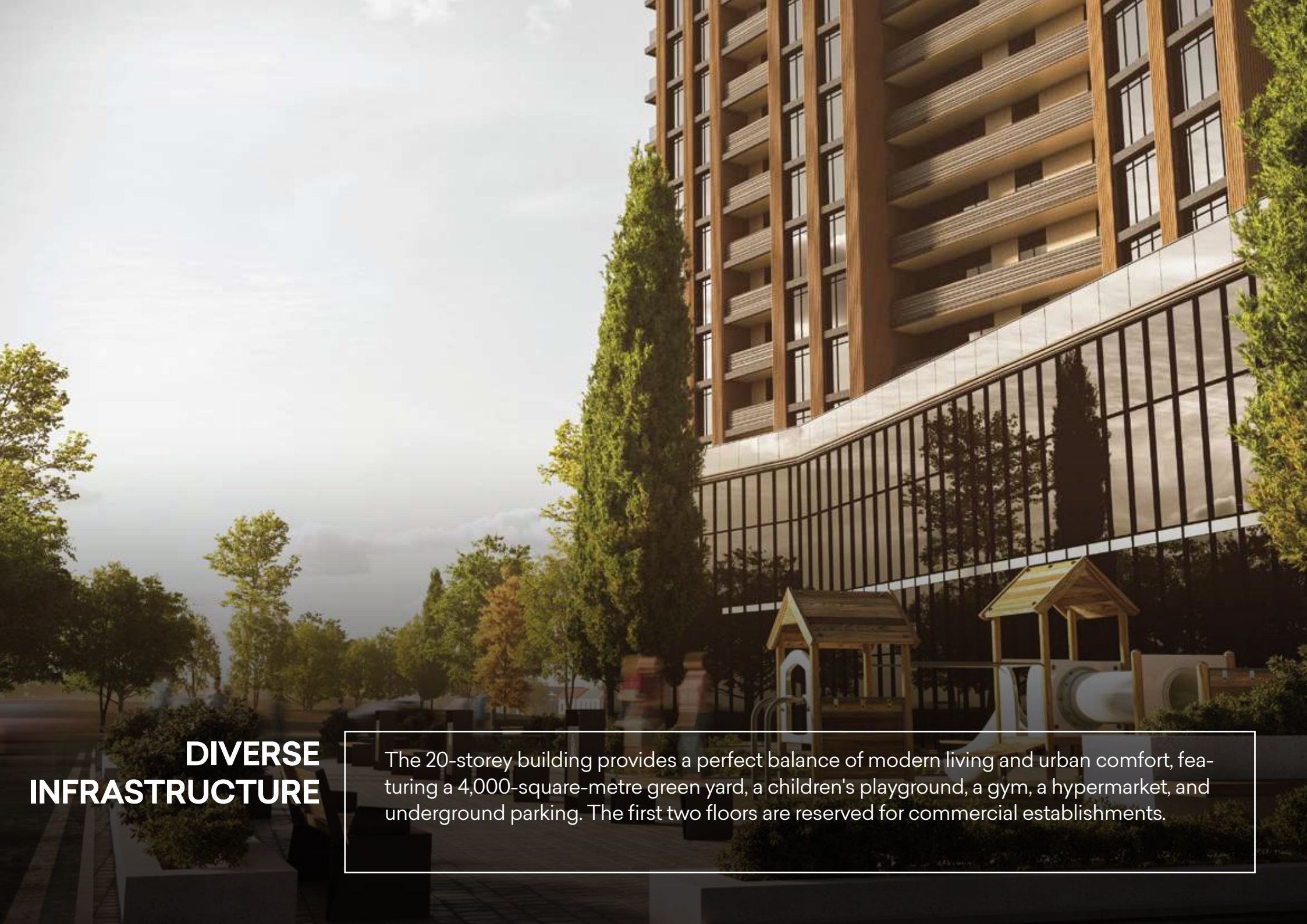
6 mins
Public School № 96

Bochorma by Index

10 mins
Kindergarten #29

7 mins
Sam Raan Spa & Wellness Center

6 mins
Isani Mall



DIVERSE INFRASTRUCTURE

The 20-storey building provides a perfect balance of modern living and urban comfort, featuring a 4,000-square-metre green yard, a children's playground, a gym, a hypermarket, and underground parking. The first two floors are reserved for commercial establishments.







PLANNING OF APARTMENTS

Bochorma by Index offers a wide selection of apartments, starting from 30.2 m², making them suitable for investment. As real estate prices in the Georgian market continue to rise each year, accompanied by an increasing influx of tourists, investing in real estate proves to be beneficial once again.







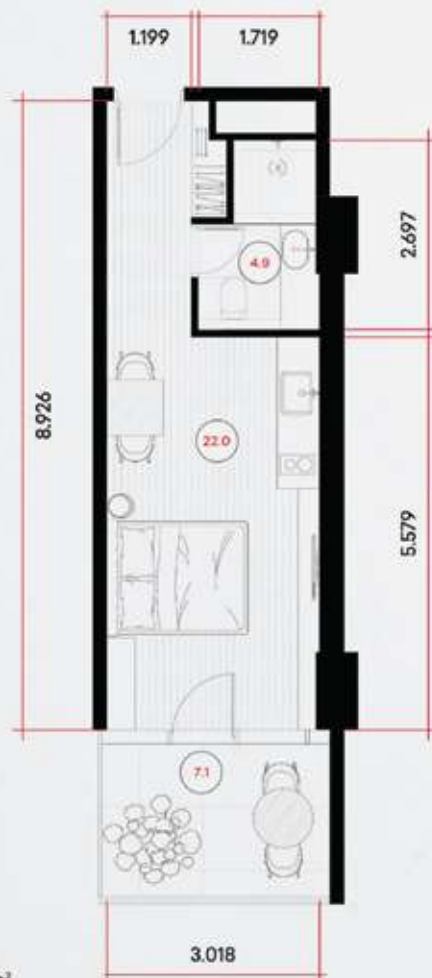






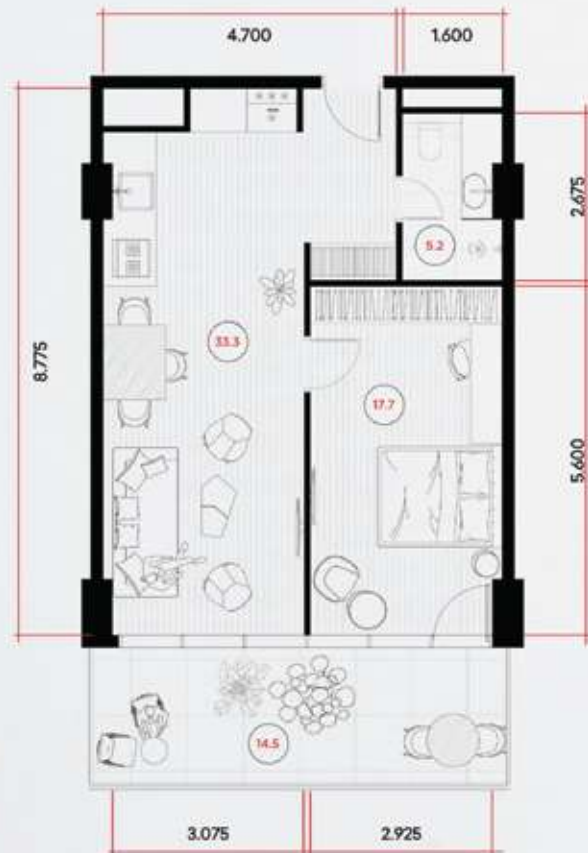


34m²



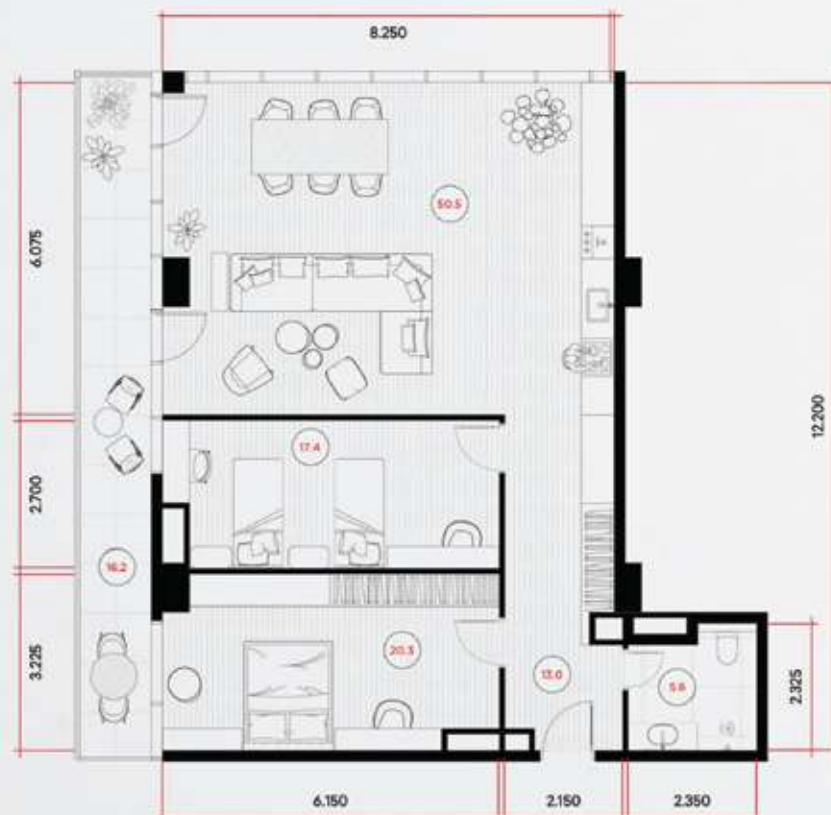
1 Living space - 26.9 m² **2** Balcony - 7.1 m²

70.7m²



1 Living space - 56.2 m² **2** Balcony - 14.5 m²

123m²



1 Living space - 106.8 m² **2** Balcony - 16.2 m²



8.5%

In 2024, the number of transactions in new residential projects in Tbilisi increased by 8.5%.

7.1%

In 2024, apartments worth a total of USD 3,123.1 million were sold in Tbilisi, reflecting a 7.1% y/y increase.

11.6%

In 2024, the average price in USD on the primary market increased by 11.6%.

Investments

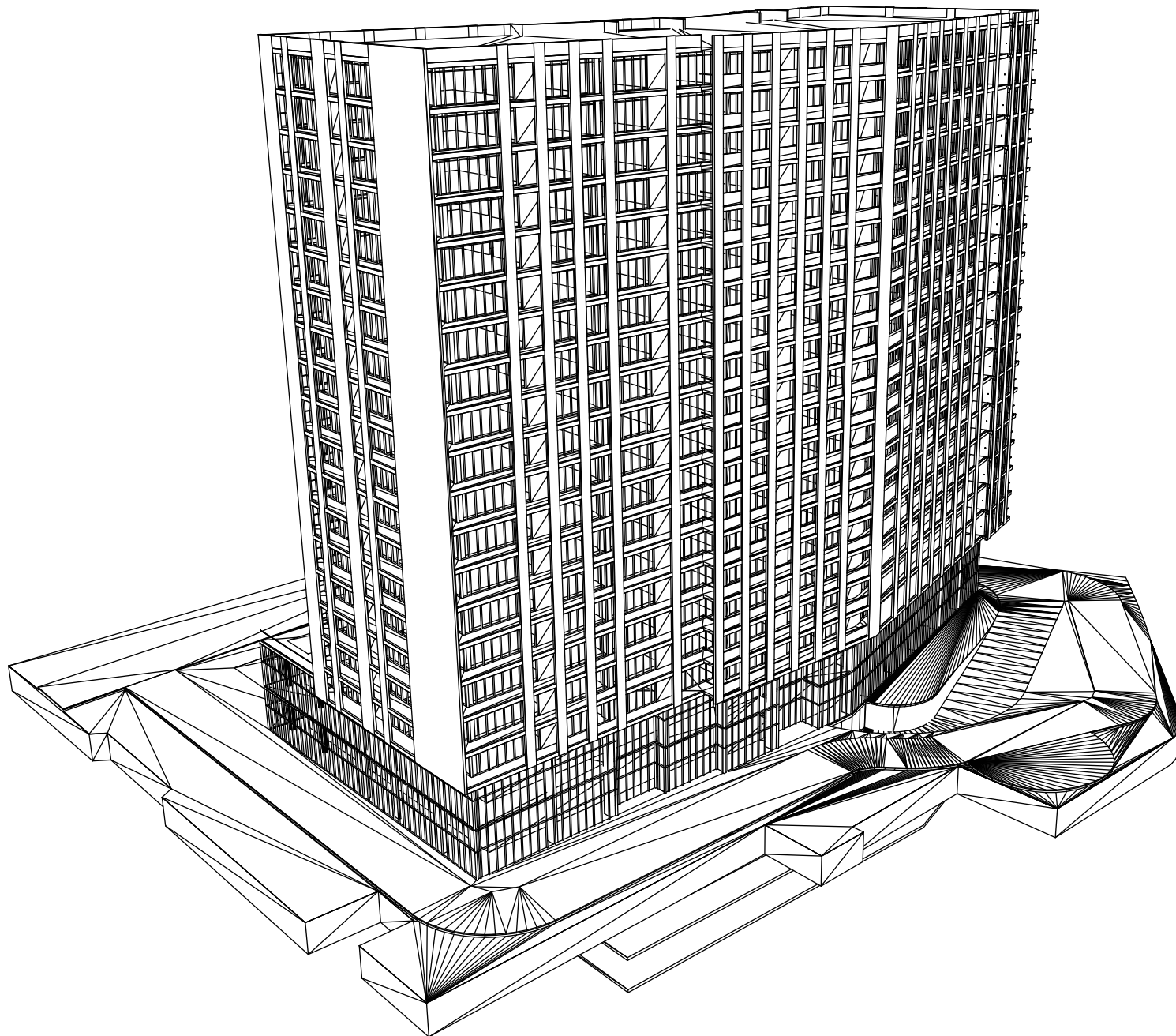


Terms of payment

At Index I Wealth Management, we make sure all our current projects are fully funded by TBC Bank, ensuring we meet all construction deadlines.

To guarantee quality construction, Index I Wealth Management utilizes high-quality European building materials for each development project, adhering to relevant standards.

In terms of financing, our team works hard to provide individually adjusted payment options for our customers. In this project, the down payment is 0%, customers don't have to make any upfront payments or take out bank loans to invest. Moreover, we offer a 28-months interest-free installment plan for real estate purchases, allowing users to manage their finances according to their preferences.



The project will be completed in 2026