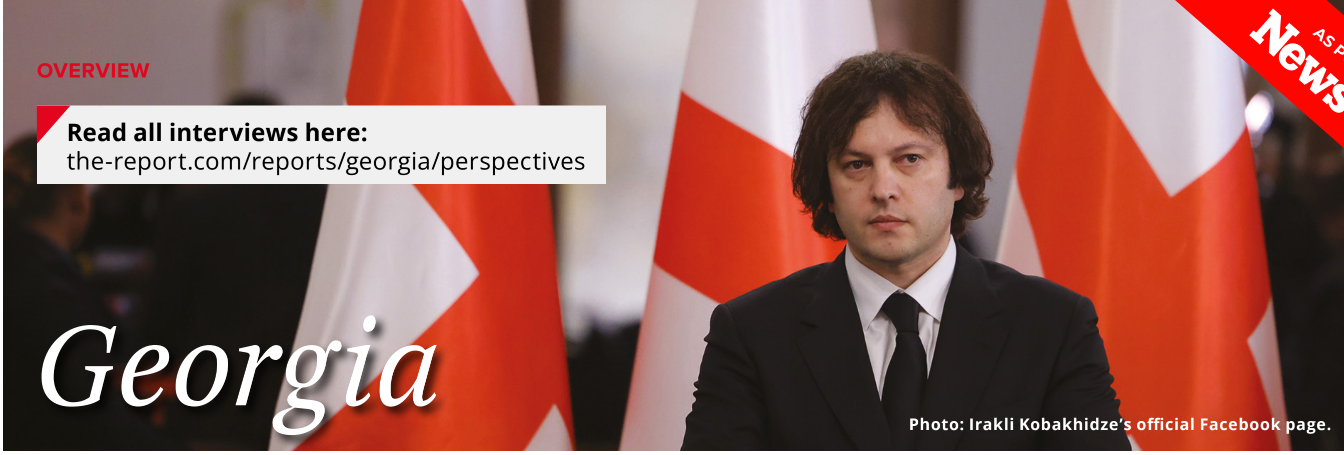


Photo: Irakli Kobakhidze's official Facebook page.

New Momentum in U.S. Relations

Georgia's Middle Corridor ambitions are boosting U.S. diplomatic and investment ties. By Rod Reynolds

In June 2026, the U.S. International Development Finance Corporation announced a $25 million loan agreement to support the expansion of Georgia's Poti Port. The move signaled growing momentum in both Tbilisi and Washington for stronger bilateral ties and the U.S. government's support for Georgia's Middle Corridor vision, which positions the country as a regional hub for trade and investment. "This project brings together the state, Georgian business, and American financial institutions around a common goal," Prime Minister Irakli Kobakhidze said at the groundbreaking ceremony. "Georgia is no longer merely a geographical bridge—we have become a powerful economic and logistics hub that creates added value for international trade."

The expansion at Poti Port, developed in conjunction with Pace Group, is slated to increase capacity by one million tons per year. That further strengthens the Middle Corridor route, which has seen trade volumes via Georgia rise 21 percent in the first five months of 2026, and adds to the country's wider appeal to U.S. investors. U.S. direct investment in Georgia more than doubled in 2025, reaching $158.1 million, and was led by the real estate and technology sectors—highlighting the commercial dimension of broader bilateral engagement. ■

> **"We have become a powerful economic and logistics hub that creates added value."**
>
> **IRAKLI KOBAKHIDZE,**
> PRIME MINISTER OF GEORGIA

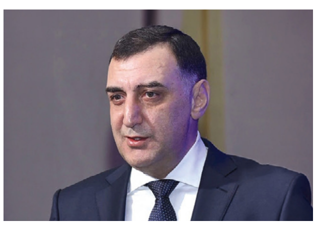
FOCUS ON PACE GROUP

A Logistics Leader With Global Reach

By Rod Reynolds

Founded in 1992, Pace Group has grown into one of Georgia's largest private port and logistics operators.

Backed by the U.S. International Development Finance Corporation, Pace Group links Georgia with global markets through its Black Sea port and integrated logistics network. Here, Co-founder Irakli Kervalishvili sets out the company's full-service model.



> **"Our role is to make the process as convenient as possible for the client."**
>
> **IRAKLI KERVALISHVILI**
> CO-FOUNDER, PACE GROUP

Q: How do you maintain Pace Group's competitive advantage?
Transportation and logistics operate as a supply chain with many interconnected links. At its core, the objective is simple: moving cargo from the place of production to the marketplace. Our goal is to offer a full-service package. When we move cargo, it involves multiple stages and different areas of expertise. For example, we deliver raw materials to Tajikistan for aluminum production and then transport the finished products onward to markets in Europe or the United States. To achieve this, we must provide an integrated chain of services.

Q: What defines your capability as a one-stop service?
Our role is to make the process as convenient as possible for the client. Logistics may be part of heavy industry, but fundamentally it is still a service business, and our focus is on providing reliable and efficient solutions for our customers.

Q: How do you align with Georgia's role as a hub for logistics and trade?
Our focus is on connecting Central Asia with Western markets. For companies looking to access these flows efficiently, Georgia provides a strong alternative route, and we aim to support that connection through the services we provide. ■

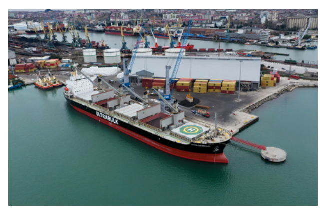


Photo: Pace Group

PACE Group of Companies
www.pace.ge

ONE DEVELOPMENT

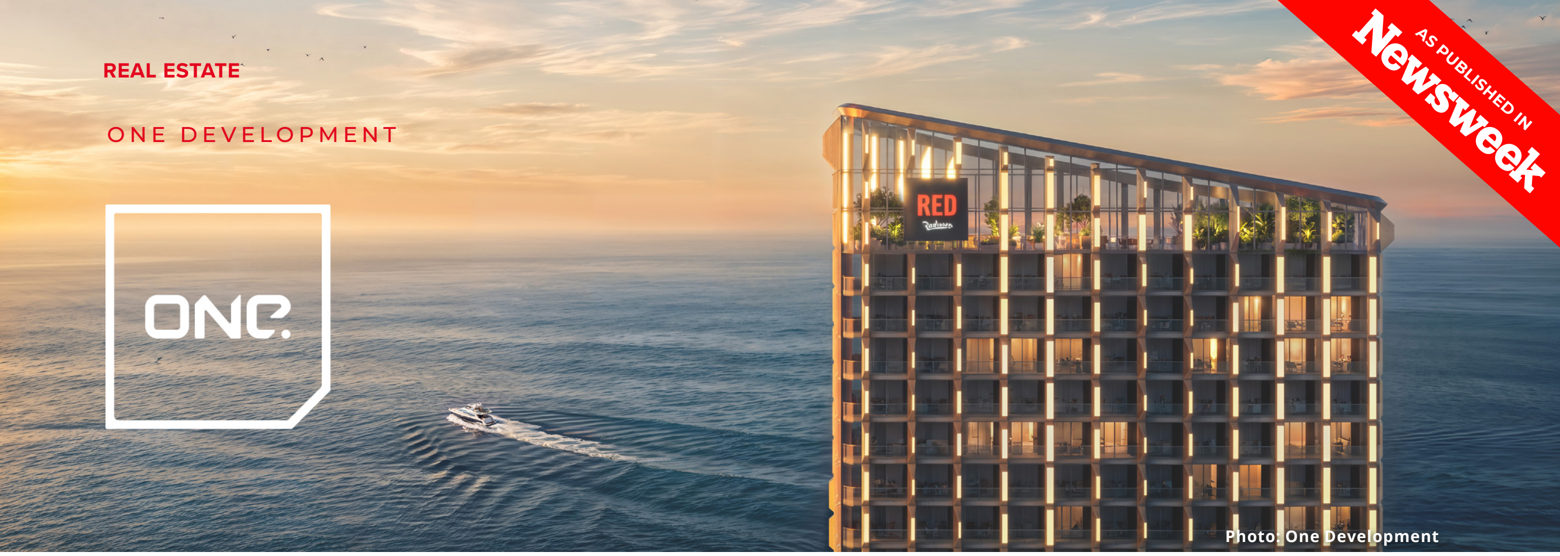


Photo: One Development

One Development Reshapes Batumi Real Estate

Luka Gerekhelia leads One Development to new benchmarks in resorts, residences and urban living.

Under Founder and CEO Luka Gerekhelia, One Development is becoming one of Georgia's most compelling real estate names. Its promise is simple: build investable places, not isolated towers. The company has moved from townhouse schemes to a 36-story residential tower, urban renewal, branded residences and resort-led complexes. That path shows a team able to read demand, plan for gaps and create durable value for buyers, operators and partners.

One Development is defined by premium sites, hospitality thinking and international standards. Its flagship branded residence in central Batumi, near the Alley of Heroes, is planned as a high-rise development with around 450 units, including studios, one-bedroom homes and premium suites shaped for global hospitality use. With professional property management, strong data on layouts, occupancy and market gaps, the company frames its assets as both lifestyle products and income vehicles. For investors, that means clearer positioning, stronger trust and return potential linked to tourism, brand power and long-stay demand.

The next chapter is Ureki. One Development is positioning the project as the region's first purpose-designed wellness destination. Its story starts with Ureki's rare magnetic sand, Black Sea setting, pine air and natural calm. These are not background details—they are the core identity. The concept turns wellness into a full destination model, balancing health, lifestyle, social life, nature and culture. Direct beach access, sport, leisure, dining and wellness uses make it a year-round place for families, residents, visitors and investors seeking a distinct Georgian coastal asset.

One Development's edge is also built through collaboration. The company's work with hospitality consultancy Salt Projects is a major mark of credibility. Led by Valeri Chekheria and Levan Berulava, Salt Projects' reputation for leading hospitality and concept-development work strengthens the case for One Development as a developer that can shape brands, stories and guest experiences.

Architecture gives the platform further strength. Working with Beka Pkhakadze and noted firms Stipfold and Stance, One Development pairs capital discipline with design ambition. Beka's profile is rising fast in Georgia, and his design language can help make each project more recognizable, premium and future-facing.

For international investors, Luka Gerekhelia's message is clear: Georgia's window is open now, favoring early movers who back trusted developers, original concepts, branded hospitality and a long-term vision. "The best-performing asset is one the owner actually wants to visit," he says. ■

By Rod Reynolds

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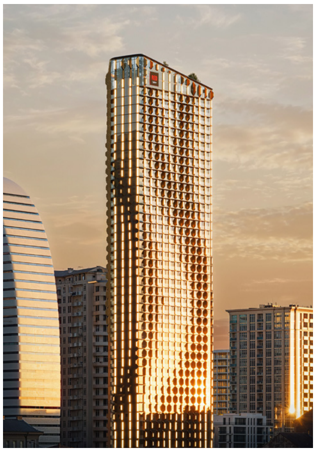
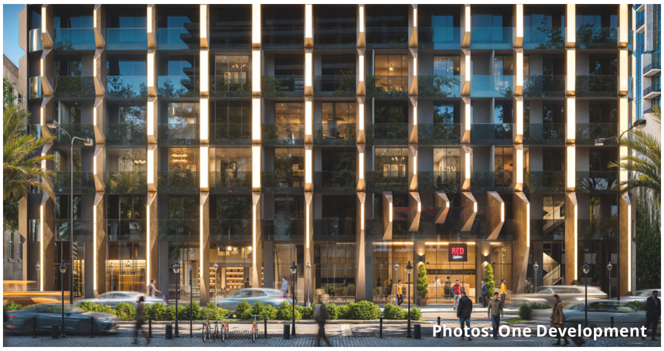
"The best-performing asset is one the owner actually wants to visit."

LUKA GEREKHELIA,
FOUNDER & CEO,
ONE DEVELOPMENT





Photos: One Development