

MARDI RACING CLUB



In an era where global visibility and strategic identity are vital, Georgia has a rare opportunity to redefine itself. Building a Formula 1-grade racetrack is more than an infrastructure project—it's a national milestone. It positions Georgia as a destination for elite sport, luxury tourism, and world-class events, drawing international attention and investment.

Beyond economics, the project reclaims Georgia's narrative. It signals to the world that Georgia is not a bystander but a bold, modern nation—honoring its past while confidently shaping its future.

PROJECT DESCRIPTION

This project envisions the creation of the most extensive and advanced motorsport complex in the Caucasus and Eastern European region — a fully FIA Grade 1-certified racing circuit capable of hosting Formula 1 and other top-tier international motorsport events. The complex will be located on a carefully selected 200–250 hectare site near Tbilisi, ensuring accessibility to Georgia's major international airport.

At the heart of the development is a 6.3-kilometer circuit designed with multiple track configurations to accommodate Formula racing, GT series, drift championships, time attack events, private track days, and manufacturer testing. The design will integrate the natural Georgian terrain, allowing for dramatic elevation changes and panoramic viewing opportunities.

The facility will include a world-class paddock, pit garages, a race control tower, and a media center built to international broadcast standards. While the circuit will be fully FIA Grade 1 certified and capable of hosting Formula 1, the project will not pursue this opportunity in its early years. Instead, it will focus on building operational excellence and regional prestige. The possibility of hosting an F1 event will be reconsidered after approximately 10 years of proven performance.

In addition to motorsport infrastructure, the complex will include a broader tourism and leisure master plan featuring luxury hotel developments, casino resorts, fine dining establishments, wellness centers, and entertainment venues. The goal is to create a full-spectrum lifestyle and tourism destination that attracts not only motorsport enthusiasts but also international travelers, families, and high-net-worth individuals seeking unique experiences in a dynamic, resort-like environment.

FINANCIAL HIGHLIGHTS

Initial Investment: USD 185.4 million

IRR (10 Years): 11.6%

NPV (10 Years): USD 12.9 million

Payback Period: 8.7 years

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