

AETHERA

ESTATES · ESTD. 1998

COMPANY PORTFOLIO · EDITION 2026

# A Mediterranean institution.

*Twenty-seven years of luxury real estate,  
built to an institutional standard.*

01 — AT A GLANCE

# Aethera Estates

*A European institutional real estate developer and investment group with €4.1B in delivered investment value across Athens, Mykonos, Santorini, Thessaloniki and Crete. Founded in Athens in 1998, supported by a permanent team of 240 professionals.*

<b>€4.1B</b> INVESTMENT VALUE DEPLOYED	<b>148</b> COMPLETED PROJECTS	<b>24</b> ACTIVE DEVELOPMENTS	<b>21,000+</b> INVESTORS SERVED
<b>13.4%</b> AVG. PORTFOLIO TARGET IRR	<b>27</b> YEARS TRACK RECORD	<b>A+</b> CREDIT STANDING	<b>240</b> PROFESSIONALS

02 — HERITAGE

# Founded in Athens in 1998.

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Established at the dawn of Greece's accession into the European single currency, Aethera Estates was founded with a singular ambition: to deliver Mediterranean real estate to an institutional standard.

Twenty-seven years later, the group operates across the full real estate value chain — from land acquisition and master planning through development, hospitality operations and asset management — supported by a permanent team of 240 professionals and a network of strategic partners across European banking, advisory and insurance.

We have completed 148 projects, currently develop 24, and serve over 21,000 clients and investors worldwide.

03 — PILLARS

# Vision, Mission & Values

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VISION

To be the most trusted institutional developer in the Mediterranean.

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MISSION

Deliver enduring real estate assets that compound value across generations.

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VALUES

Discipline, craftsmanship, transparency, longevity.

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MANDATE

Luxury residential, hospitality, commercial, asset management.

## 04 — SERVICES

# An integrated platform.

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## Development

Master planning, design management, construction supervision and delivery of large-scale luxury residential, mixed-use and commercial projects.

## Investment & Capital Markets

Direct co-investment, fractional participation and tokenized issuance through the Capimax ecosystem under European frameworks.

## Hospitality Operations

Branded residences, beachfront resorts, members-only clubs and curated cultural programming across Greek prime destinations.

## Asset Management

Discretionary management for institutional capital, quarterly audited reporting, independent valuations and EU-compliant custody.

## Advisory & Partnerships

Joint ventures, sovereign capital alliances and structured partnerships with European banking, advisory and insurance leaders.

05 — INVESTMENT SECTORS

# Where we deploy capital.

## LUXURY RESIDENTIAL

### Luxury Residential

Prime urban towers, branded private residences and ultra-luxury cliffside communities.

## HOSPITALITY & RESORTS

### Hospitality & Resorts

Beachfront resorts, boutique island retreats and operated branded residences.

## COMMERCIAL & OFFICE

### Commercial & Office

Grade A office campuses, retail boulevards and innovation incubators.

## MIXED-USE & LIFESTYLE

### Mixed-Use & Lifestyle

Master-planned districts uniting residential, retail, wellness and cultural programming.

## 06 — INVESTMENT ECOSYSTEM

# The Capimax digital infrastructure.

In strategic collaboration with the Capimax network, selected Aethera assets can be tokenized on blockchain, structured through dedicated SPV ownership models, prepared for fractional real estate investment, and integrated into a fully institutional digital investment infrastructure. Aethera Estate Hellas accepts Pronova as part of its digital real estate investment ecosystem.

<b>Capimax Group</b>	Holding & strategic governance.
<b>Capimax RT</b>	Real-estate tokenization framework.
<b>Capimax BRX</b>	Fractional ownership rails.
<b>Capimax PropShare</b>	Investor documentation engine.
<b>Capimax Asset</b>	Discretionary asset management.

## Investment Tiers

### Direct Co-Investment

Underwrite alongside Aethera at the SPV level. Minimum allocation €5M. Asset-level governance seat, quarterly audited reporting.

### Fractional Participation

Access institutional real estate from €25,000 via Capimax BRX. Fully digital onboarding, liquidity windows, EU-compliant issuance.

### Tokenized Issuance

Selected assets issued on blockchain via Capimax RT under European frameworks (MiCA). Institutional custody and programmatic distributions.

## 07 — ACTIVE PORTFOLIO

# Live developments at a glance.

Project	Location	Type	Status	Target IRR	From
Aethera Skyline Athens	Athens Financial District, Greece	Luxury Residential Towers	64%	11.4%	€620,000
Aethera Coast Resort	Mykonos, Greece	Luxury Resort & Branded Residences	49%	13.1%	€890,000
Aethera Business District	Thessaloniki, Greece	Commercial & Administrative Complex	73%	12.6%	€1,980,000
Aethera Hills Santorini	Imerovigli, Santorini	Luxury Mixed-Use Residential Community	58%	14.2%	€1,450,000

## Selected Recent Deliveries

Project	City	Type	Year
Aethera Astera Athens	Athens	Mixed-Use Luxury	2022
Aethera Calypso Mykonos	Mykonos	Branded Residences	2021
Aethera Aegean Santorini	Santorini	Boutique Resort	2020
Aethera Forum Thessaloniki	Thessaloniki	Office Campus	2019
Aethera Cretan Bay	Crete	Beachfront Villas	2023
Aethera Lykavittos	Athens	Penthouse Collection	2022

09 — LEADERSHIP COUNCIL

# Governed by experience.

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**Konstantinos  
Aetheridis**

CHAIRMAN & FOUNDER

**Dr. Eleni Vassilakou**

GROUP CHIEF EXECUTIVE OFFICER

**Marcus Lindqvist**

CHIEF INVESTMENT OFFICER

**Sofia  
Kalogeropoulou**

CHIEF DEVELOPMENT OFFICER

**Andreas Petridis**

CHIEF FINANCIAL OFFICER

**Isabel Moreno**

HEAD OF HOSPITALITY

## 10 — STRATEGIC PARTNERS

# A trusted network.

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Aethera Estates operates alongside a curated network of European banking, advisory, insurance and hospitality leaders.

- ◆ Capimax Group
- ◆ Capimax RT
- ◆ Capimax BRX
- ◆ Capimax PropShare
- ◆ Capimax Asset
- ◆ CIM Financial Group
- ◆ HCC Global Coverage
- ◆ Alpha Bank
- ◆ Eurobank
- ◆ National Bank of Greece
- ◆ Piraeus Bank
- ◆ HSBC
- ◆ Barclays
- ◆ J.P. Morgan
- ◆ Deloitte
- ◆ KPMG
- ◆ PwC
- ◆ CBRE
- ◆ JLL
- ◆ Marriott International
- ◆ Hilton
- ◆ Accor

# Locations across Greece.

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## Athens

Twin residential towers in the financial district; Lykavittos penthouse collection; mixed-use heritage assets.

## Mykonos

Beachfront resort with branded private residences on a 92-hectare southern coast parcel.

## Santorini

Cliffside community of 38 residences on the Imerovigli ridge with caldera views.

## Thessaloniki

Four-tower Grade A commercial campus pre-let to AAA multinational tenants.

## Crete

Beachfront villa collections and boutique resorts on the south coast.

# Speak with the Aethera atelier.

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