

INSTITUTIONAL EDITION 2026

A 22-year record in Georgian luxury real estate.

# Verdea Estates Company Portfolio

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AT A GLANCE

# Georgia's institutional luxury real estate developer.

*Verdea Estates was founded on a single conviction — that Georgia's geography, culture and architecture deserve developments built to global institutional standards. Across 22 years, we have delivered 132 completed developments and now steward a \$3.8B active pipeline of residential, resort, vineyard, wellness, commercial and marina-front assets across the country.*

\$3.8B

ACTIVE PORTFOLIO

132

COMPLETED DEVELOPMENTS

19

ACTIVE DEVELOPMENTS

16,500+

INVESTORS ONBOARDED

22

YEARS IN OPERATION

5

GEORGIAN CITIES

INSTITUTIONAL EDITION 2026

A 22-year record in Georgian luxury real estate.

## From a Tbilisi atelier to an institutional developer.

# Verdea Estates Company Portfolio

Founded in 2003, Verdea Estates has delivered 132 completed developments across Georgia — residential towers, branded resorts, mountain chalet communities and commercial landmarks. Today, our 19 active developments represent a \$3.8 billion portfolio shaped by European architecture, Georgian craft and institutional governance.

Every Verdea project is structured for durability — financially, environmentally and architecturally — with an integrated investment ecosystem that connects local development to global capital.

IDENTITY

# Vision, mission, values and approach.

VISION

To shape an eco-luxury real estate ecosystem rooted in the Caucasus and structured for global investors — built on transparency, sustainability and architectural integrity.

MISSION

We design, develop and operate institutional-grade properties that combine European craftsmanship, Georgian materials and digital-native investment infrastructure.

VALUES

Architectural restraint. Financial governance. Environmental stewardship. Long-term partnership over short-term yield.

APPROACH

From land acquisition to handover, every Verdea development is delivered through a single, integrated team — supported by a network of institutional partners.



Architecture model — Verdea design studio, Tbilisi.

SERVICES

# An integrated development & investment platform.

*Verdea Estates operates a fully integrated platform — from land acquisition and master-planning to delivery, hospitality management and structured investor distribution.*

DEVELOPMENT

Master-planning, architecture, engineering and construction management for residential, resort, commercial and mixed-use assets.

ASSET MANAGEMENT

End-to-end operation of branded residences, resorts and wellness retreats under international hospitality operators.

INVESTMENT STRUCTURING

Single-asset SPV structuring, fractional participation programmes and digital-ready investor onboarding.

CAPITAL MARKETS

Capital raising and distribution through Capimax Group and the Pronova investment ecosystem.

SUSTAINABILITY & ESG

Geothermal, solar, rainwater systems, native landscaping and LEED-aligned engineering across the portfolio.

INVESTOR RELATIONS

Reporting, governance, custody and documentation oversight through CIM Financial Group.

INVESTMENT SECTORS

# Six asset classes across the Caucasus.

## Luxury Residential

Smart vertical living and branded residences in Tbilisi and emerging cities.

## Resort & Hospitality

Beachfront, alpine and wellness resorts under international operators.

## Vineyard & Wine Estates

Stone-and-timber wine residences in Georgia's historic wine regions.

## Wellness & Longevity

Mineral-spring and forest retreats with Swiss longevity programmes.

## Commercial Grade-A

Smart business towers and innovation hubs for international corporates.

## Marina & Coastal

Marina-front branded residences on the Black Sea coast.



Georgian landscape — between the Caucasus mountains and the Black Sea.

FINANCIAL HIGHLIGHTS

# Portfolio metrics across the active pipeline.

9 – 16%

PROJECTED IRR RANGE

6.8 –

8.6%

RENTAL YIELD RANGE

7 – 13%

ANNUAL APPRECIATION

\$3.8B

PIPELINE VALUE

19

ACTIVE SPVS

5

ASSET CLASSES

Each Verdea development is structured as a single-asset Special Purpose Vehicle, providing investors with audited, ring-fenced ownership. Through capimaxpropshare, qualified investors can participate in selected assets at lower entry tickets while preserving institutional governance. Ownership records, distributions and secondary transfers settle on the permissioned capimaxbrx ledger.



## THE ECOSYSTEM

# Five institutional pillars surrounding every Verdea asset.

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- |    |                            |                                                                                                                                                                                                 |
|----|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01 | Capimax Group              | Capital structuring, distribution and investor onboarding for Verdea developments. <a href="https://capimaxgroup.com">capimaxgroup.com</a>                                                      |
| 02 | capimaxbrx                 | Blockchain-ready real estate settlement infrastructure with permissioned governance. <a href="https://capimaxbrx.com">capimaxbrx.com</a>                                                        |
| 03 | capimaxpropshare           | Fractional ownership platform delivering qualified-investor participation at scale. <a href="https://capimaxpropshare.com">capimaxpropshare.com</a>                                             |
| 04 | Capimax RT / Capimax Asset | Real-time real estate and asset operations infrastructure. <a href="https://capimaxrt.com">capimaxrt.com</a> · <a href="https://capimaxasset.com">capimaxasset.com</a>                          |
| 05 | Pronova                    | Digital real estate investment ecosystem powering global accessibility. <a href="https://pronovacrypto.com">pronovacrypto.com</a> · <a href="https://pronovacrypto.tech">pronovacrypto.tech</a> |
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CIM Financial Group provides valuation, custody and documentation oversight. HCC Global Coverage delivers institutional insurance and asset protection across the Verdea portfolio.



GEOGRAPHIC FOOTPRINT

# Five cities. One coast. The Caucasus.

*Verdea developments are positioned at the highest-quality addresses across Georgia — central Tbilisi, the Batumi seaside, the Gudauri ski plateau, the Kakheti wine region, the Borjomi National Park and the emerging Anaklia deep-sea coast.*

TBILISI	Capital city. Vertical residential, commercial Grade-A and mixed-use.
BATUMI	Black Sea resort city. Branded beachfront residences and hospitality.
GUDAURI	Alpine ski plateau at 2,200 m. Chalet community and mountain resort.
KAKHETI	Historic wine region. Stone-and-timber vineyard estates.
BORJOMI	National park edge. Wellness and longevity retreat.
ANAKLIA	Emerging deep-sea coast. Marina-front branded residences.



Tbilisi — central business and residential district.

## BRAND &amp; VISUAL IDENTITY

# Restraint, materiality, and Georgian craft.

The Verdea identity is grounded in three principles: architectural restraint, material honesty and a quiet luxury that lets the Caucasus landscape speak. Our visual language draws from forest, stone and the deep emerald of the Georgian highlands.

**FOREST**

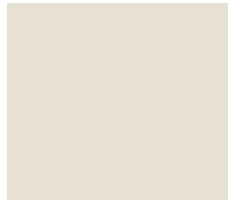
#1F3A2E

Primary brand colour

**EMERALD**

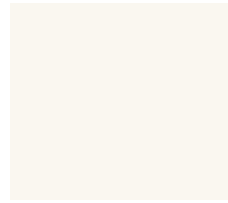
#3F7A57

Accent · highlights

**STONE WARM**

#E7E1D3

Quiet backgrounds

**CREAM**

#FAF7F0

Editorial surfaces

**INK**

#1A1F1B

Typography

## TYPOGRAPHY

## Cormorant Garamond — display.

Inter — sans-serif for body text and interface.

CONTACT

# Speak with the Verdea Estates team.

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