



COMPANY BROCHURE & TRACK RECORD

ETERRA

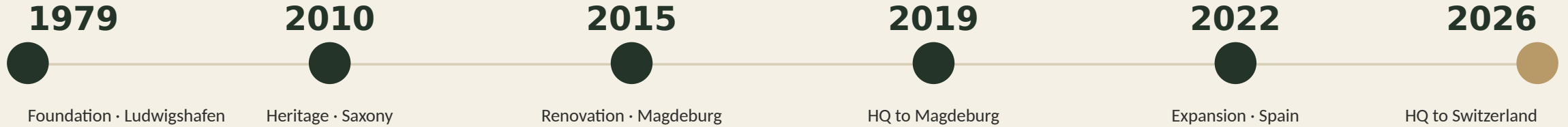
We design, build, and invest — longevity, residential, investment.





OUR STORY

Origin and future



Founded in 1979 in Ludwigshafen, ETERRA began as a small real-estate company revitalising residential property — modernising local housing and building a reputation for quality.

Today ETERRA is one of Germany's leading developers — active in residential, commercial and serviced apartments — with an early, lasting commitment to sustainability and energy efficiency.

For three years it has built teams and secured projects on Mallorca. In 2026 the group moves its headquarters to Switzerland (ETERRA AG) to structure its European expansion — and to build the longevity platform.





PHILOSOPHY

Longevity · Vision · Mission

Longevity

A forward-looking field of medicine and holistic health — living longer and healthier, ensuring vitality and well-being through the ageing process. As an investment philosophy, it combines health, innovation and long-term value.

Our Vision

To build an exclusive hotel-investment club and a leading player in sustainable real-estate and hotel investment in Europe — giving partners access to outstanding development and sustainable yield aligned with longevity and responsible growth.

Our Mission

The profitable, sustainable development and management of hotel and longevity projects — through targeted investment, deep expertise and an international partner network, in prime locations with innovative, environmentally responsible concepts.



AT A GLANCE

45 years. €2.6bn delivered.

€2.6bn

Completed volume

50

Projects delivered

250,000 m²

Built area

€1.9bn

Under development

~10,000

Residential units

DE · ES · CH

Germany · Spain · HQ Switzerland



WHAT WE DO

Three platforms, one operator culture

I **Longevity & Health Hospitality**

Medical-anchored clinics and resorts across Europe — diagnostics, prevention and therapies under branded operator agreements. Flagship: ETERRA Longevity Medical Wellness · Mallorca.

II **Residential**

Vibrant neighbourhoods, senior living and student living in European metropolitan areas — from masterplan to delivery.

III **Investment Management**

Strategic capital, repositioning and development management — converting land and permits into institutional-grade, income-producing assets.



THE LONGEVITY EDGE

Real estate that learns

The next decade belongs to longevity. ETERRA pairs prime, medical-zoned real estate with leading operators and a proprietary data layer.

The buildings create the guests; the guests generate longitudinal health data; the data trains an intelligence no competitor can assemble after the fact — turning a one-time stay into a lifelong relationship, and real-estate yield into recurring, defensible income.

Built sustainably — “there is only one planet on which we build.”





TEAM SPIRIT

Germany · Spain · Switzerland



Sven Bading

FOUNDER & CHAIRMAN · ETERRA AG (SWITZERLAND)

Born 1978, Germany. 25+ years in real estate, with qualifications in paramedicine, banking and real-estate economics. He began by renovating a multi-family house in Magdeburg; since then he has overseen ~10,000 residential units and held leadership roles up to CEO at Estavis AG, SSN Group and Gerch AG. Notable: ELBHafen Magdeburg (2021–24, €1.5bn) and the Mallorca wellness & healthcare clinic (€100M); ~€2bn of development managed. He leads ETERRA's strategy and the build-out of the longevity platform.



TRACK RECORD · FLAGSHIP

ELBHafen · Magdeburg

A €1.42bn waterfront city-district — ETERRA's largest development and the template for integrated placemaking at scale.

€1.42bn

district volume

580,000 m²

gross floor area

1.2 km

ELB Shore Tower waterfront

2035

total completion





TRACK RECORD

INTEL Village · Magdeburg

A new residential district within ELBHafen, serving the biggest foreign investment in Germany's history.

€30bn

Intel gigafactory investment

9,000

jobs created

450 ha

site (≈620 football pitches)





PIPELINE • GERMANY

€1.9bn under development

Inverted Silos • Magdeburg

25,000 M² • 18 FLOORS

€80M • completion 2035

ELB Shore Tower • Magdeburg

20,000 M² • 15 FLOORS

€60M • completion 2035

Kalkberger Höfe • Rüdersdorf, Berlin

4,800 M²

€18M • completion 2028

Row-house development • Binz

2,660 M²

€20M • completion 2027





TRACK RECORD • COMPLETED

Selected references

A selection from ~€2.6bn and 50 delivered projects.



Renovation • Magdeburg

52,000 m² • 500 flats • €150M • 2015



New-build & renovation • Saxony

8,000 flats • €1.8bn • 2015



Row houses • Pankow, Berlin

2,600 m² • €20M • 2018



Renovation Southeast • Magdeburg

1,875 flats • €65M • 2011



PIPELINE · SPAIN

Mallorca

ETERRA Longevity Medical Wellness · Mallorca

PÒRTOL · MARRATXÍ

plot 33,000 m² · ~€135M · completion 2029–2030

Palace “Hotel Peru” · Palma

BOUTIQUE HOTEL

850 m² · €15.5M · completion 2027

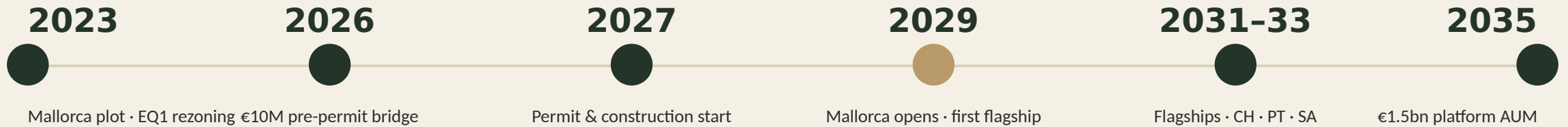
Mallorca flagship: BNP-valued €12.0M today → €25.1M with permit (+109%).





ROADMAP

From Mallorca to a €1.5bn platform



ELBHafen / Magdeburg districts (incl. INTEL Village) complete 2035 · €1.9bn German pipeline in parallel.



GET IN TOUCH

Let's build the longevity platform — together.

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Sven Bading — Founder & Chairman

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