

NESTRA.CAPITAL

– Tokenized Real Estate –
Accessible, Secure, Profitable



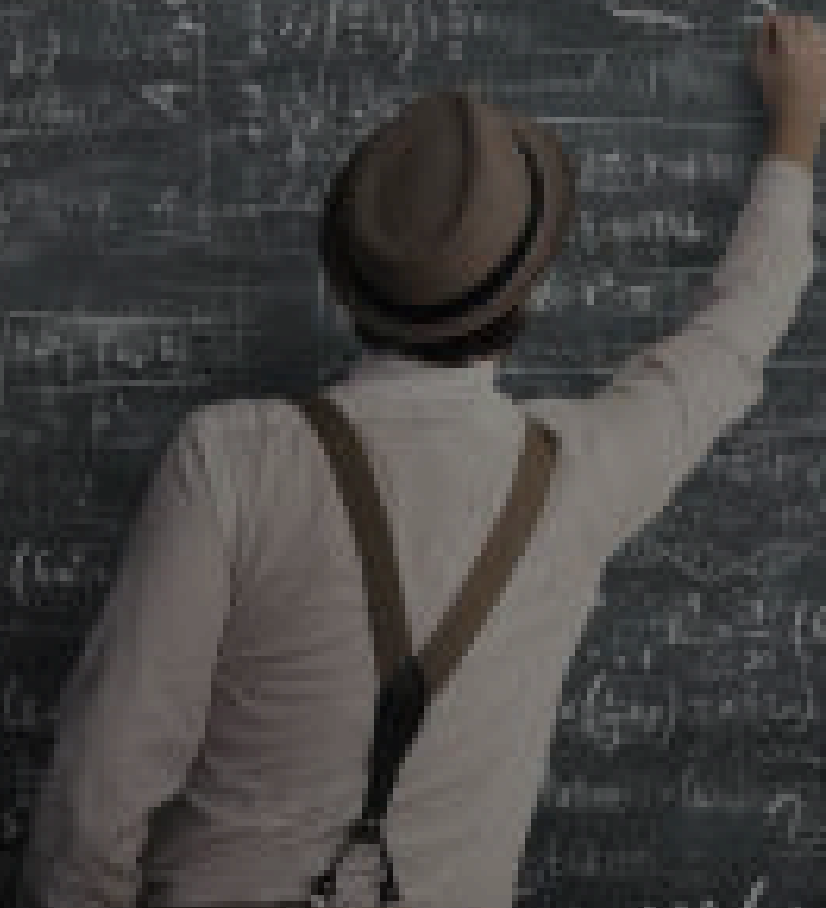
Executive summary

Nestra makes international real estate accessible to everyone starting from \$500.

Each “NES” token is backed by a tangible asset, with a minimum contractual return of 10% per year, and transparency guaranteed by the blockchain.

The Problem

- **Traditional real estate: high entry ticket, limited returns (3–5%), complex procedures**
- **Crypto-assets: high volatility, speculation, no tangible value**



Why Now?

- **Rapid growth of real estate tokenization worldwide**
- **Thailand: attractive and expanding real estate market**
- **Unique opportunity to invest from \$500 in premium tangible assets**
- **Perfect timing to combine real estate + blockchain**





Our Solution: the NES Token

- Accessible entry ticket: from \$500, divisible into \$100
- Token backed by real renovated premium real estate assets
- Contractual return: +10% per year
- Blockchain = full transparency and traceability

Comparison: Traditional Real Estate vs Nestra

- Traditional: entry \geq \$100K, returns 3–5%
low liquidity, opaque
- Nestra : entry from \$500, 10%+ returns, flexibility,
blockchain transparency

Business Model

- **Cycle: Acquisition → Renovation → Resale → Redistribution**
- **Target margin: +30% per operation**
- **Contractual return: +10% guaranteed per cycle**
- **Variable bonuses: loyalty, performance, investment amount, exclusive programs**

Investment Opportunity

- Example: \$1,000 → \$1,100
- Example: \$25,000 → \$27,500 + loyalty/performance bonuses
- Accessible to everyone, divisible from \$100

A close-up photograph of a person's hands and torso. The person is wearing a dark blue suit jacket over a white dress shirt. Their right hand is holding a large, ornate golden key by its ring. The left hand is held open, palm up, below the right hand. The background is dark and out of focus.

Financial Projections

- **Fundraising target: \$1M**
- **Allocation: \$700K acquisitions / \$300K operations**
- **Estimated exit: \$1.3M**
- **Redistribution to investors: \$1.1M**

Compliance & Security



- **SAFT – Clear and structured legal agreement**
- **Mandatory KYC/AML procedures via XSpring (Thai SEC regulated)**
- **Holding Nomis (Dubai) + Operator Nestra Co. Ltd (Thailand)**
- **Compliance with GDPR, PDPA, and UAE Data Protection regulations**
- **Enhanced financial and legal security**

Roadmap


- 2025: Launch, structuring, and first fundraising
- 2026: Acquisitions, renovations, launch of platform V2
- 2027: Resale, redistribution, international expansion (Asia then worldwide)



Our Vision

- Create the first global tokenized real estate platform
- Make premium real estate accessible to everyone
- From Bangkok to Asia, then worldwide: Nestra, the bridge tangible real estate and blockchain

Team & Partners

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- The background of the slide features a silhouette of a team of seven people climbing a mountain. Three people are at the peak, with one planting a flag. Two others are helping a third person up the slope. A fourth person is further up the mountain, and a fifth person is at the base, cheering. The scene is set against a warm, orange-hued sky with a bright sun or moon in the background.
- **Founder: strategic vision and development**
 - **Law firms: compliance and structuring**
 - **Financial partners: XSpring Digital (Thai SEC), HBS Emirates (Dubai)**
 - **Local network of agencies and real estate experts**

Conclusion



Invest from \$500

**Join the whitelist and be part
of the real estate revolution**

➡ Tangible real estate, secure returns, blockchain transparency

www.nestra.capital