



Whitepaper

– Nestra Project –

NESTRA CAPITAL

Real Estate • Blockchain • Investment

1. Executive Summary

Nestra is a tokenized **real estate investment** platform combining the stability of physical real estate and the innovation of blockchain.

Each investment cycle provides a minimum contractual return of **10%**, with a standard duration of 12 months, extendable up to 18 months in case of operational delays.

On top of this base return, additional **bonuses** may apply depending on project performance, investor loyalty (reinvestment/staking), and investment amount.

One **NES** token is worth **500 USD**, divisible into units of **100 USD**.

The first fundraising targets approximately **1,000,000 USD**, with no fixed cap. The Issuer reserves the right to close the round at its discretion, before or after this target.

Future raises will be carried out project by project, each with a dedicated budget and roadmap shared with investors.

This offer is strictly private and does not constitute a public offering of securities.

This private offer is open to all types of investors, subject to **KYC/AML** approval. The Issuer reserves the right to close the raise at its discretion, before or after the announced target.

2. Problem Statement

Traditional real estate investment is reserved for investors with substantial capital. Access is limited, processes are complex, and ROI often requires several years.

Conversely, crypto markets attract with accessibility and potential returns but suffer from volatility and lack of tangible backing assets.

Thus, there is a unique opportunity: to offer investors an accessible, secure, and profitable product backed by real estate, leveraging blockchain for transparency and efficiency.

Disclaimer: This document is for informational purposes only and does not constitute financial, legal, or investment advice. It does not represent a public securities offering and is limited to a private framework. Participation is subject to KYC/AML approval by regulated partners. Each investor remains solely responsible for their legal and tax compliance.

3. Our Solution

Nestra introduces the **NES** token, an investment unit backed by real real estate assets.

- Value: **500 USD** per token
- Fractionalization: 5 units of **100 USD**
- Backing: each token corresponds to a share of a tangible real estate property acquired, renovated, and resold

Investment cycle:

- Duration: 12 months standard, extendable up to 18 months in case of delays
- Return: **10%** minimum contractual return
- Redistribution: invested capital + contractual return + potential bonuses

All governed by legal agreements (SAFT) and tracked on blockchain, ensuring transparency and traceability.

4. Business Model

Nestra's business model is based on a simple and effective strategy:

- Acquisition of high-potential real estate
- Targeted renovation to maximize value
- Resale with a margin target of **+30%**

Revenues are redistributed to investors according to the contract and applicable bonuses.

Platform fees: **2%**

- 1% entry: legal, structuring, and compliance costs (KYC/AML)
- 1% annual management: reporting, blockchain administration, governance

Founder alignment:

- Year 1: no salary, dividends reinvested
- Year 2: salary limited to 30,000 USD/year, with remuneration mainly from dividends

5. Returns & Bonuses

Each investor benefits from a minimum contractual return of 10% per cycle. Additional cumulative bonuses may include:

- **Performance bonus:** +2% to +10% depending on resale margin
- **Loyalty / staking bonus:** +2% on 2nd cycle, +5% on 3rd cycle
- **Large investment bonus:** +1% (>10,000 USD), +2% (>25,000 USD), +3% (>50,000 USD)
- **Exclusive programs:** Early Birds (+1% to +2%) and NFT Advantage (+1% to +2%)

Depending on the profile, total return per cycle can exceed 20%.

6. Payments & Repayments

- Payments can be made in **USD** or USD-pegged **stablecoins** (USDT, USDC, BUSD, TUSD, DAI)
- Other crypto-assets (e.g., BTC, ETH) may be accepted at the issuer's discretion but will be immediately converted into USD stablecoins, with volatility risks borne by the investor
- Repayments are made in **USD** or USD-pegged **stablecoins**, ensuring instant, low-cost, and exchange-risk-free transfers

7. Structure & Governance

- Nestra Co. Ltd (Thailand) → operational entity (acquisition, renovation, resale)
- Nomis Holding (Dubai) → holding for tax optimization and dividend redistribution
- Structuring partner: HBS Emirates (Dubai)
- Regulated partner: XSpring / ERX (SEC Thailand), in charge of KYC/AML

Advisory Board (in formation):

- Legal (Dubai & Thailand)
- Real estate (Bangkok & Asia)
- Blockchain & tokenomics
- Finance & investor relations

8. Expansion & Scalability

- Phase 1: launch in Bangkok
- Phase 2: expansion to Phuket, Koh Samui, Chiang Mai, Hua Hin
- Phase 3: expansion to Asia, then globally

Scalability: a duplicable model at scale, integrating villas and land, with temporary rental options if resale is delayed.

Vision: become a major player in tokenized real estate investment in Asia, then globally.

9. Roadmap

- **Q4 2025:** SAFT presale, creation of Dubai holding, Thai operational company
- **Q1 2026:** acquisition and renovation of first properties
- **Q2 2026:** launch of platform V2 + beta staking
- **Q3 2026:** completion of renovations and market launch
- **Q4 2026:** resale & investor distribution
- **Q1 2027:** new fundraising & regional expansion

10. Risks & Compliance

Like any investment, **Nestra** carries risks:

- Real estate: market variations, resale delays, lower than expected margins
- Crypto & blockchain: regulatory changes, technical risks, liquidity
- Currency: USD/THB, USD/EUR variations
- Liquidity: potential delays in selling an asset
- Operational: construction or renovation delays, contractor risks
- Jurisdictional: possible future changes in regulations in Thailand, Dubai or investor's country
- Force majeure: external events (pandemics, wars, legal bans, financial crises)

Legal and compliance framework:

- Multilingual **SAFT** contracts
- **KYC/AML** process mandatory via XSpring
- Recognized legal & tax partners (Thailand & Dubai)
- Arbitration: Thailand (THAC), proceedings in English
- Investment is private and not a public securities offering
- Each investor is responsible for their local taxation
- Nestra Capital and NES token are protected trademarks

11. Conclusion

Nestra combines the stability of a **contractual minimum return** (10%) with the potential of additional **bonuses** (loyalty, performance, large investments). Each token is backed by real real estate assets, in a professional, secure, and transparent framework.

With a progressive international expansion vision and a clear legal framework, Nestra aims to become a global reference in tokenized real estate investment.

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