



Complete Report – Nestra.capital –

NESTRA.CAPITAL

• Real Estate • Blockchain • Investment

- Nestra makes international real estate investment accessible from as little as **500 USD**. Each NES token is backed by a tangible asset, with a minimum contractual return of 10% per cycle (12–18 months), and full transparency guaranteed through blockchain.

Executive Summary

- Entry ticket: **500 USD** (fractionable into **100 USD** units).
- Return: Minimum 10% contractual return per cycle + bonus.
- Tangible assets: real estate in Thailand.
- Distribution and transparency via blockchain.

The Problem

- Traditional real estate: reserved for large capitals, heavy procedures, low returns.
- Crypto: high volatility, speculation, few tangible assets.
- ➡ Investors are seeking **security, accessibility, and reliable returns**.

Our Solution: The NES Token

- Tangible real estate in Bangkok & Asia.
- Entry ticket: **500 USD**.
- Minimum **10% return + bonus** (loyalty, performance, investment amount).
- Payments & reimbursements: **USD or stablecoins (USDT, USDC, BUSD, TUSD, DAI)**.
- Private offering with **KYC/AML via XSpring (regulated by SEC Thailand)**.
- Real-time reporting via smart contracts.
- ➡ **Nestra**: a bridge between real estate and blockchain, accessible and secure.

Comparison: Traditional Real Estate vs Nestra

- **Traditional real estate:**
 - Entry \geq 100K USD, 3–5% annual return, heavy process, limited liquidity.
- **Nestra:**
 - **Entry** from 500 USD, 10%+ return, blockchain transparency, flexibility (USD & stablecoins).

Investment Opportunity

- First fundraising: target 1M USD.
- 700K: Acquisition & renovation of 2 properties
- 300K: Operations, legal, platform, marketing
- Investor examples:
- 1 000 USD → 1 100 USD
- 5 000 USD → 5 500 USD
- 25 000 USD → 27 500 USD + bonus

NES Token – Tokenomics

- **Price:** 500 USD (fractionable into 100 USD units)
- **Cycle:** 18 months (first cycle), then 12 months recurring
- **Return:** +10% contractual (bonuses possible)
- **Fees:** 1% entry + 1% annual
- **Payments:** EUR, USD, stablecoins (USDT, USDC, BUSD, DAI)

SAFT Summary (Investor Agreement)

- Private sale, not listed
- Minimum investment: 500 USD
- Duration: 18 months (first cycle), then 12 months recurring
- Contractual return guaranteed (SAFT)
- Exit in fiat or stablecoins
- Payment in fiat or crypto

Legal & Security Structure

- Nomis Holding (Dubai): fund reception, dividend distribution (0% tax)
- Nestra Co. Ltd (Thailand, BOI): acquisitions, renovations, sales
- Regulated partners: XSpring Digital (SEC Thailand)

Simplified Projections

- Expected resale: ~1.3M USD
- Redistribution to investors: ~1.1M USD
- Estimated gross result: ~100K USD

Roadmap & Vision

- **2025:** SAFT pre-sale, structuring Nestra & Nomis
- **2026:** acquisitions, renovations, platform V2
- **2027:** resales, redistribution, Asian expansion → global
- ➡ **Vision:** to become a global reference in tokenized real estate.

Investor Benefits

- Tangible assets
- Clear contractual return
- Accessible entry ticket
- Optimized international structure
- Blockchain transparency & real-time reporting

Conclusion & Call to Action

- Join the first Nestra investors and secure a guaranteed return from 500 USD, backed by tangible real estate in Thailand.
- ➡ Whitelist now open: <https://forms.gle/AhprnAXu6jpwbj4K9>
- ➡ Contact: www.nestra.capital