



VESBA

Buy, Earn & Sell shares of real estate online

INVEST IN EXCELLENCE

Like many, we noticed that real estate prices were out of reach for most people, and we knew something had to change. That's why we built Nesba - a platform designed with you in mind, at every step of the journey. Just like you, we want to make real estate investments accessible, easy-to-use and achievable.

At Nesba, we're committed to making your investment experience as clear as water, ensuring full transparency and empowering you with the knowledge to make informed decisions every step of the way.

We believe in inclusion and financial empowerment. That's why we've developed a model offering the most affordable Real Estate shares in Egypt, making it accessible for literally everyone. To ensure flexibility, we've also built mechanisms that allow you to exit your investment earlier, giving you greater control and security over your financial decisions.

Our vision for the future is to empower generations to become financially independent by themselves as we like to call it, The Egyptian Dream, where we no longer need to work tirelessly without achieving our lifestyle goals. This is why with Nesba, it is no longer a distant dream but a tangible, accessible reality for everyone. Together, we're not just building a platform; we're elevating lifestyles for all.

The Nesba logo is located in the bottom right corner of the page. It features the word "NESBA" in a bold, white, sans-serif font. The letter "N" is stylized with a vertical line extending downwards from its base. The background of the entire page is a dark, semi-transparent image of a smartphone displaying various financial and investment-related app screens, including a "My Wallet" section, a "Cash Balance" display, a "Banks" list, and a "Financials" section with a bar chart showing projected growth over several years.

YOUR NEXT SMART MOVE

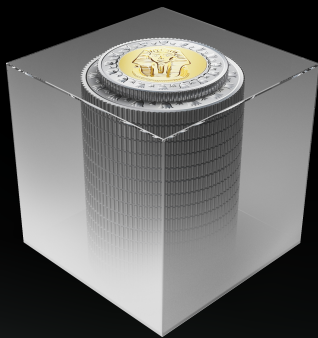


Grow your wealth

Finally have time on your side and watch as your wealth grows from increasing real estate prices.

Diversify your assets

Spread your investments across multiple units and secure them through diversification.

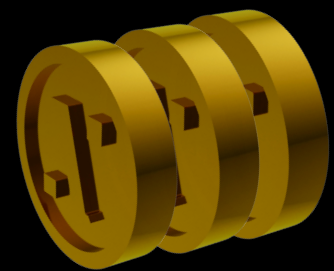


Protect your currency

Protect your currency by placing it in real estate, ensuring that any fluctuations in your local currency doesn't affect your wealth.

Hold it or Swap it

If you can't wait to sell the unit then it's completely fine swap your share with any user at market price and make your profits earlier



ESBA

RESBA

*hacienda
waters*

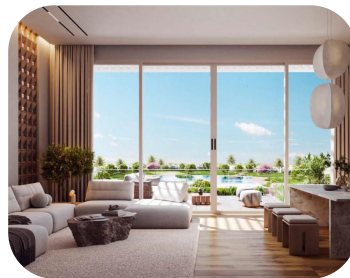


WATER CONDO



hacienda waters

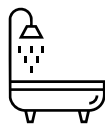
21% DISCOUNT



Rooftop acces



2 Rooms



2 Bathrooms



Fully furnished



Delivery in 4 years



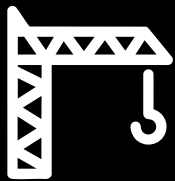
93 M2

ESBA

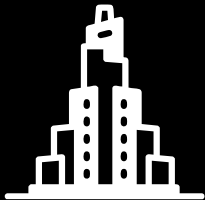
UNLOCK EXCLUSIVE



Ras el hekma is currently the trendiest region in Egypt offering high returns and contains many new developments



Palm hills is an esteemed and renowned developer in the country with a very strong track record and previous projects in the region



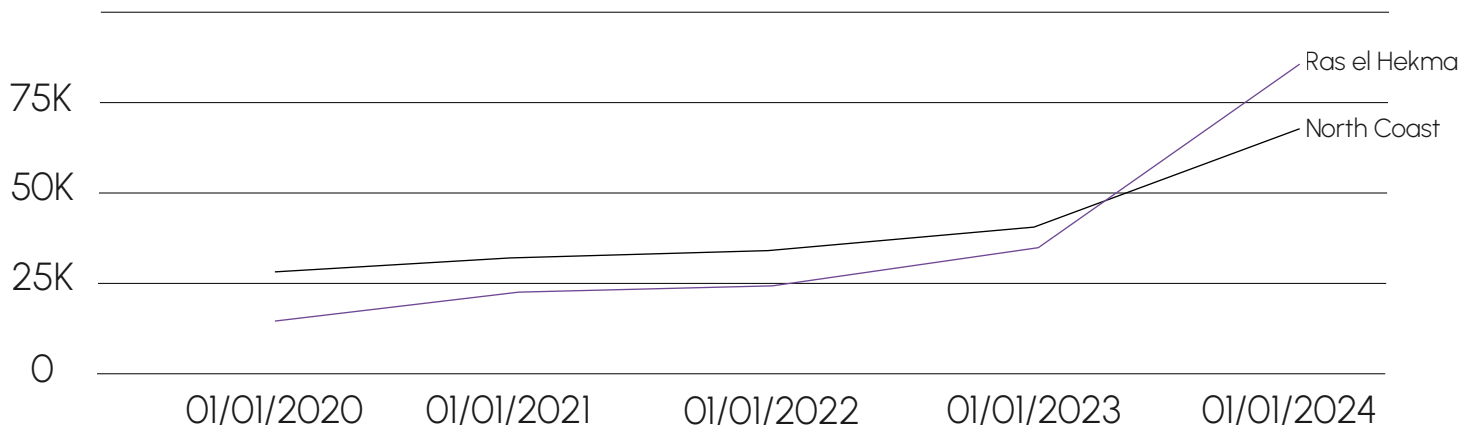
This project is one of the most unique in ras el hekma as it has the palm hills club the first of its kind in the north coast



Our strategically picked unit offers a central location that allows you to equally access all parts of hacienda waters

PAST PERFORMANCE

By average square meter



Year	Ras El Hekma	North Coast
2020	19,589 EGP	26,014 EGP
2021	23,678 EGP	31,198 EGP
2022	24,834 EGP	32,588 EGP
2023	39,912 EGP	43,367 EGP
2024	85,941 EGP	70,059 EGP

Ras El Hekma Compound Annual growth (Yearly) Past 5 years



Ras El Hekma Return on Investment 2023-2024



Source: Property Finder Data

SECURE YOUR FUTURE

Target	Deposit	Monthly	Assurance
30% Yearly	10,000 EGP	430 EGP	1300 EGP

Note: not including Nesba Fees

Date	Target Price	Cash Down Payment	Remaining Installments
Dec - 2025	13,352,796.9	3,091,190	9,334,249.89
Dec - 2026	14,899,468.1	4,123,380.21	8,302,059.79
Dec - 2027	17,446,261.3	5,578,690.32	6,846,749.68
Dec - 2028	20,866,240.5	7,034,000.42	5,391,439.58

Note: not including Nesba Fees

Date	Invested Till Date	Return Per Share	Gross Profit
Dec - 2025	13,498.6	17,548.18	4,049.58
Dec - 2026	18,006	28,809.6	10,803.6
Dec - 2027	24,361	46,285.9	21,924.9
Dec - 2028	30,176	66,387.2	36,211.2

Note: All estimations are based on conservative modelling scenarios, these figures do not constitute a binding agreement with Nesba

ESBA

INVESTMENT PLAN

Date	You Pay	Installments	Fees
01/01/25	518.09 EGP	503 EGP	15.09 EGP
01/02/25	518.09 EGP	503 EGP	15.09 EGP
01/03/25	386.89 EGP	375.62 EGP	11.27 EGP
01/04/25	386.89 EGP	375.62 EGP	11.27 EGP
01/05/25	386.89 EGP	375.62 EGP	11.27 EGP
01/06/25	386.89 EGP	375.62 EGP	11.27 EGP
01/07/25	386.89 EGP	375.62 EGP	11.27 EGP
01/08/25	386.89 EGP	375.62 EGP	11.27 EGP
01/09/25	386.89 EGP	375.62 EGP	11.27 EGP
01/10/25	386.89 EGP	375.62 EGP	11.27 EGP
01/11/25	386.89 EGP	375.62 EGP	11.27 EGP
01/12/25	647.26 EGP	628.41 EGP	18.85 EGP
01/01/26	386.89 EGP	375.62 EGP	11.27 EGP
01/02/26	386.89 EGP	375.62 EGP	11.27 EGP
01/03/26	386.89 EGP	375.62 EGP	11.27 EGP
01/04/26	386.89 EGP	375.62 EGP	11.27 EGP
01/05/26	386.89 EGP	375.62 EGP	11.27 EGP
01/06/26	386.89 EGP	375.62 EGP	11.27 EGP
01/07/26	386.89 EGP	375.62 EGP	11.27 EGP
01/08/26	386.89 EGP	375.62 EGP	11.27 EGP
01/09/26	386.89 EGP	375.62 EGP	11.27 EGP
01/10/26	386.89 EGP	375.62 EGP	11.27 EGP

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01/02/27	386.89 EGP	375.62 EGP	11.27 EGP
01/03/27	386.89 EGP	375.62 EGP	11.27 EGP
01/04/27	386.89 EGP	375.62 EGP	11.27 EGP
01/05/27	386.89 EGP	375.62 EGP	11.27 EGP
01/06/27	386.89 EGP	375.62 EGP	11.27 EGP
01/07/27	704.07 EGP	683.56 EGP	20.51 EGP
01/08/27	704.07 EGP	683.56 EGP	20.51 EGP
01/09/27	704.07 EGP	683.56 EGP	20.51 EGP
01/10/27	704.07 EGP	683.56 EGP	20.51 EGP
01/11/27	704.07 EGP	683.56 EGP	20.51 EGP
01/12/27	964.36 EGP	936.36 EGP	28 EGP
01/01/28	704.07 EGP	683.56 EGP	20.51 EGP
01/02/28	704.07 EGP	683.56 EGP	20.51 EGP
01/03/28	704.07 EGP	683.56 EGP	20.51 EGP
01/04/28	704.07 EGP	683.56 EGP	20.51 EGP
01/05/28	704.07 EGP	683.56 EGP	20.51 EGP
01/06/28	704.07 EGP	683.56 EGP	20.51 EGP
01/07/28	386.89 EGP	375.62 EGP	11.27 EGP
01/08/28	386.89 EGP	375.62 EGP	11.27 EGP
01/09/28	386.89 EGP	375.62 EGP	11.27 EGP
01/10/28	386.89 EGP	375.62 EGP	11.27 EGP
01/11/28	386.89 EGP	375.62 EGP	11.27 EGP
01/12/28	647.26 EGP	628.41 EGP	18.85 EGP

POLICIES & FEES

Type	Fees	You pay	Reason
Entry	2%	1011 EGP	Setting up account & legal fees
Installment	3%	11.27 EGP	Installment facilitation paid monthly
Admin	0.5% Per Year	505.5 EGP	Legal administration for investment yearly
Total	7%	-	Total all payments for 4 years holding

Yes we take a 5% exit fee but not from you, we place it on the buyer of the property after the investment period and it's a markup on our target.

Penalties

Since we invest in every property with you, we take paying on time seriously and so should you.

A penalty of 50 EGP daily is placed on your wallet if you miss your payment by 5 days. If you miss 3 consecutive payments we withdraw your share and return your installments the same way we received them. If you miss 6 non-consecutive payments the same penalty applies.

WE VALUE TRANSPARENCY

As much as you value your money

Your money's journey

Naturally you wonder where your money goes, your money goes directly to the developer of the project. As the contract you sign mirrors the contract we sign with them minus the fees.

First come first serve

You heard it, we operate on a first come first serve basis, no waitlists and no favoritism, we believe in inclusivity and that means who ever grabs the share owns it.

We're in it together

Yes we are, the nesba team invests in every unit we fund. So your target ROI is also ours and your highs and lows are ours too. So ultimately your interests are our interests.

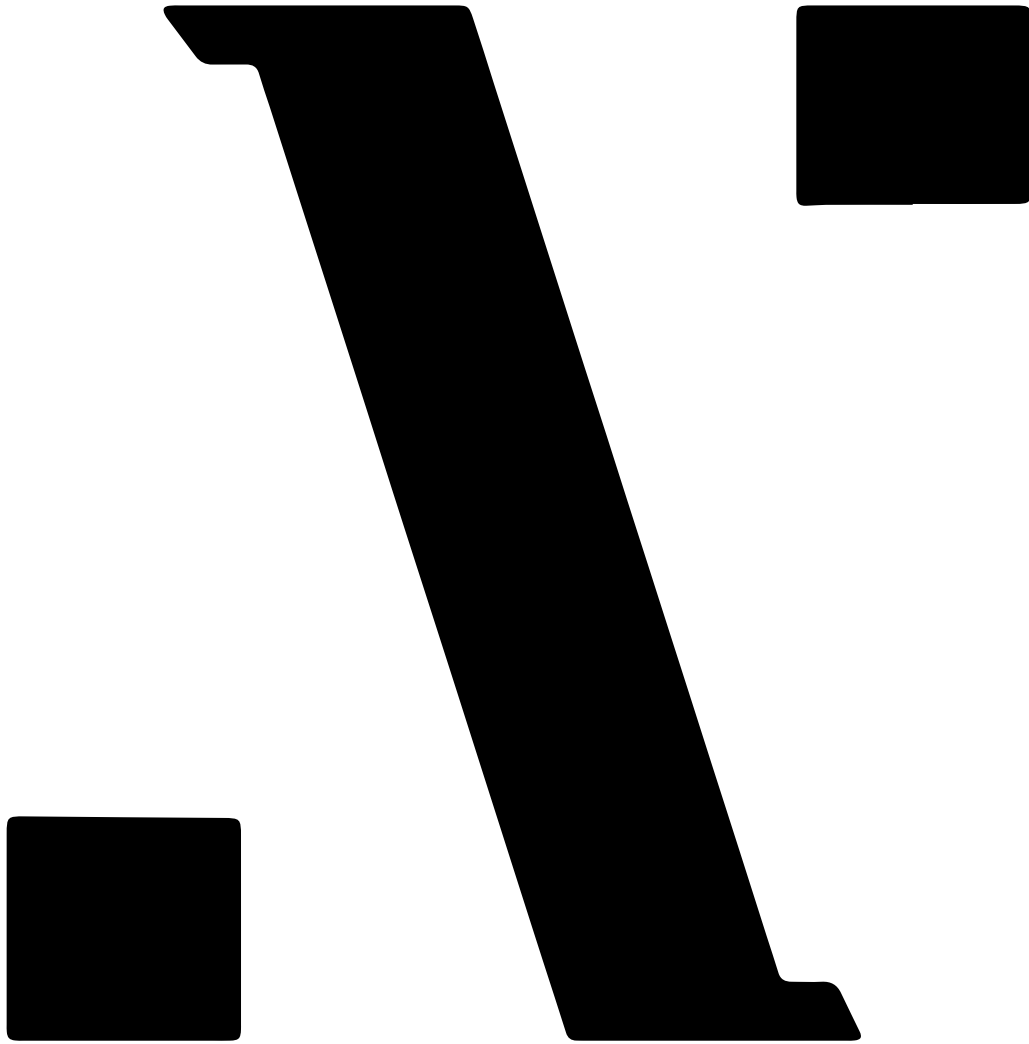
Your money Your asset

We focus on getting you your ownership contract as soon as you submit your order and we sign it too. We play by the rules so we both keep a mutually signed contract that proves your ownership.

Always supporting you

Nesba is built with financial empowerment at its core, so that means we support you at every step you make. That means we answer all your questions, it also means we believe that everyone deserves a piece of the action; that's why we have an order limit. Finally, you can request from us to handle your taxes if you decide to swap your share.

.NESBA



THE FUTURE OF REALESTATE IS HERE



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