

NABIA LIMITED - INVESTMENT UPDATE - APRIL 2026



**CERTIFICATE OF INCORPORATION
OF A
PRIVATE LIMITED COMPANY**

Company Number **11360331**

The Registrar of Companies for England and Wales, hereby certifies that

NABIA LIMITED

is this day incorporated under the Companies Act 2006 as a private company, that the company is limited by shares, and the situation of its registered office is in England and Wales

Given at Companies House, Cardiff, on **14th May 2018**



* N113603315 *



Companies House



Investing in the attractive UK Residential Market has many pitfalls

 The residential sector...an investor's paradise...

 ...full of risks and unknowns at every turn



Rising UK Residential Real Estate Values

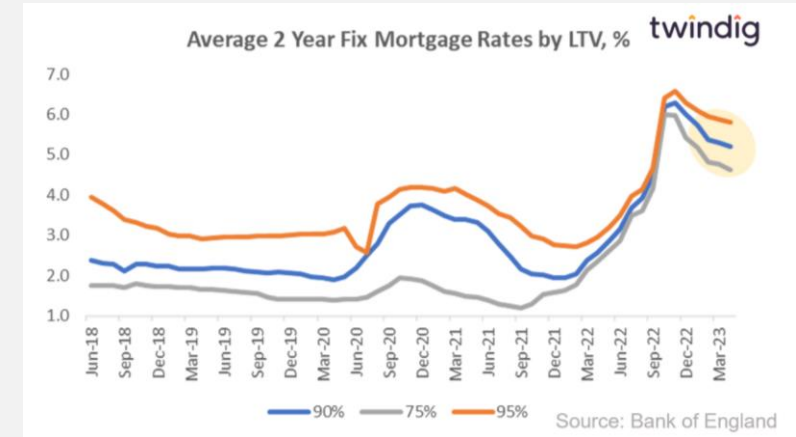
USD 476.46 B

USD 360.27 B

2024

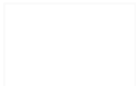
2029

Source: Mordor Intelligence



More tenants are taking advantage

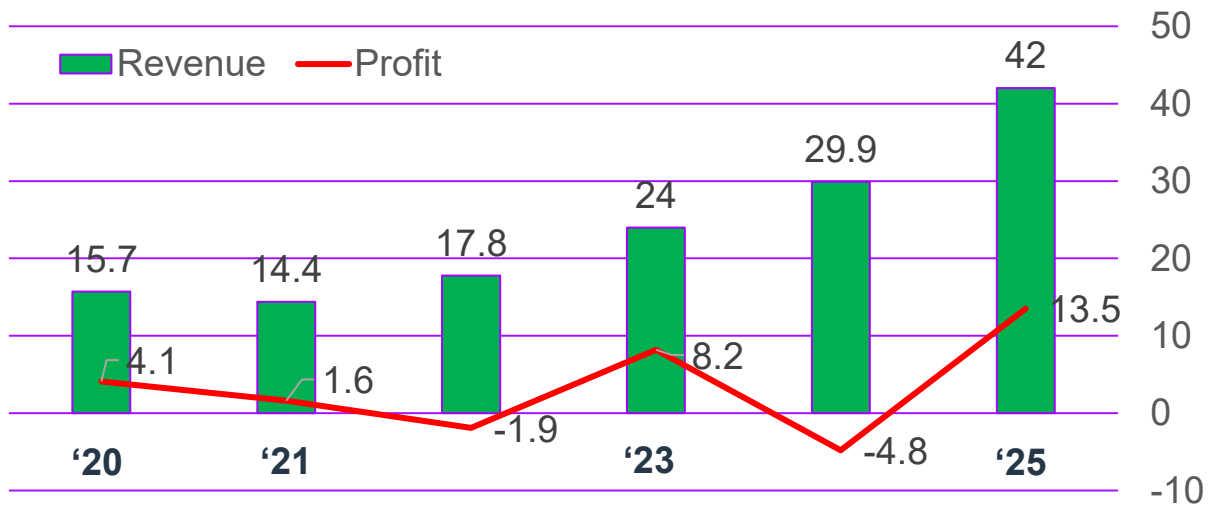
And property repairs are quite expensive



However NABIA Limited continues to navigate the sector successfully



Financial Performance (£K; '19-'25)



- **High growth** – selective investment strategy yields high CAGR (21%)
- **Viable business** - gross margins are typically 30-40%
- **Capital investment focus** - variable profit due to reinvestments and asset upgrades
- **High occupancy rate** – void period 2%
- **For the long run** - 2025 profits used to acquire Arbourthorne Road in 2026

We are now seeking funds for our 5th property investment: IS THIS YOUR OPPORTUNITY?



£40K EXTERNAL INVESTMENT

Seeking a £10K - £40K investment as part of the downpayment for the next property acquisition

This will be taken as a business loan and held on the balance sheet



10% RETURN*

Operated as a fixed loan with full repayment plus interest after the agreed term

Cash repayment after an agreed period* (as a lump sum including interest portion)



OPTION TO REINVEST PROCEEDS

Following completed investment period you can choose to take the cash payment or reinvest at a pre-agreed rate

This allows you to continue benefitting from top-tier residential asset growth!

*investment period to be agreed as part of the terms

Are you interested? Here are the next steps

- Review the opportunity and consider the benefits of this investment versus alternatives;

On one hand low interest rates offered by banks, and on the other high risk stocks and shares
- Contact one of our NABIA limited representatives and enquire about the investment process
- Define your investment fund level based on your preferred level of risk appetite (remember that with all investments your capital is at risk)
- Request a draft contract to be prepared by NABIA limited - share any feedback, comments or clarifications
- Once you are happy with the terms sign the contract and transfer the funds to the designated NABIA bank account
- Sit back, relax and watch your investment grow!