NEXUSATLANTIC
PROPERTIES

FOR PROSPECTIVE INVESTORS • US & AUSTRALIA PIPELINES

The Investment Process Guide

A clear, step-by-step walkthrough of how fractional property investment works at Nexus Atlantic — from identity verification through your first distribution.

312+
ACTIVE INVESTORS

$18.4M
CAPITAL DEPLOYED

Quarterly
TYPICAL DISTRIBUTIONS

12+
YEARS IN OPERATION

CONTENTS

1. Before You Apply

A short readiness checklist before you submit your first investment request.

- ✓ **Register a Nexus Atlantic account**
  Your dashboard is where every step below happens, from verification to tracking distributions.

- ✓ **Have a government-issued ID ready**
  Passport, driver's license, or national ID — required for identity verification.

- ✓ **Decide your budget and target tier**
  Each open tranche lists three investment tiers with different minimums and yields.

- ✓ **Arrange the ability to fund by wire**
  Confirmed positions are funded by bank wire to a segregated escrow account.

2. The Investment Process

Eight steps, start to finish — from creating your account to your position going active.

1. **Create Your Account**

   Register with your email. Your dashboard is where you'll complete verification, submit requests, and track everything that follows.

2. **Complete Identity Verification (KYC)**

   Submit your legal name, date of birth, address, and a government-issued ID document for review by our compliance team.

3. **Get Approved**

   Once your KYC profile is approved, the investment request form unlocks on your dashboard. This is enforced automatically — not just a formality.

4. **Choose a Tranche & Tier**

   Browse tranches currently open across our US and Australia pipelines and select the tier that matches your budget.

5. **Submit Your Investment Request**

   Enter your amount and submit. You'll immediately receive a unique reference number by email and in your dashboard — quote it in any correspondence about this investment.

6. **Receive Escrow Instructions**

   A Nexus Atlantic sales representative contacts you by email with wire instructions for the program's segregated escrow account.

7. **Fund Your Position**

   Wire your funds to escrow. No returns accrue and no position is active until funds are confirmed received.

8. **Confirmation & Activation** STARTS YOUR TERM

   Once funds are confirmed, your position goes active on your dashboard, your yield and term are locked in, and the distribution clock starts from that date.

3. Eligibility Requirements

These requirements apply to every investment request submitted through your dashboard.

✓ **Completed Identity Verification**

A submitted and approved KYC profile is required before any investment request can go through.

✓ **Valid Government-Issued ID**

A passport, driver's license, or national ID is required as part of KYC, so we can confirm who we're doing business with before funds move.

✓ **Minimum Investment per Tier**

Each tranche has tiered entry points shown on its card — your requested amount must fall within the tier you select.

✓ **Ability to Fund by Wire**

Confirmed positions are funded via wire transfer to the program's escrow account within the confirmation window sent to your dashboard.

Important: Returns Are Not Guaranteed

Target yields shown on each tranche are projections based on current rental income and comparable market performance — they are not a promise of profit. Real estate values can fall as well as rise, income depends on occupancy, and there is a risk of loss of principal.

4. How Your Funds Move

This is the part investors ask about most — exactly how and when money moves, and what happens to it before it's confirmed.

1 **Request Submitted**

You select a tranche and tier and submit your request from your dashboard.

2 **Reference Number Issued**

A unique reference number is generated instantly and sent to you by email and dashboard message.

3 **Escrow Instructions Sent**

A sales representative emails you wire instructions for the segregated escrow account — never Nexus Atlantic's operating account, and never an individual.

4 **Wire Sent by Investor**

You send your funds by bank wire, quoting your reference number.

5 **Funds Confirmed Received**

Our team confirms the wire has landed in escrow before anything is marked active.

6 **Position Activated**

Your dashboard updates from "Pending — Awaiting Funds" to an active position with a live term and distribution schedule.

5. Yield Tiers & Distributions

Every open tranche is split into three investment tiers.

TIER 1

Entry

The lowest minimum investment on the tranche, at its base locked-in yield.

TIER 2

Growth

A mid-range minimum with an enhanced yield over Tier 1.

TIER 3

Priority

The highest minimum on the tranche, carrying its top locked-in yield.

Distributions are paid out of net rental income on each tranche's stated cadence — commonly quarterly — in proportion to your share of that tranche. You can review distribution history for every active position on your dashboard.

6. Holding to Term & Maturity

At the end of your locked term, the underlying property is refinanced or sold, and proceeds — including your original principal — are distributed pro-rata to investors in that tranche. Matured investments remain visible in your dashboard history alongside their full distribution record.

7. Documents Checklist

☐ Government-issued ID or passport

☐ Proof of address (for KYC, if requested)

☐ Bank details for outbound wire transfer

☐ Your investment reference number (issued automatically)

Next Steps

Ready to invest, or still have questions? Reach either office directly, or message us anytime from your dashboard.

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Disclaimer: This guide is provided for general informational purposes only and does not constitute legal, financial, tax, or investment advice. Target yields and distribution cadences described in this guide are projections, not guarantees — actual returns depend on each property's occupancy and rental performance, and investors bear the risk of loss of principal. Prospective investors should consult independent, licensed legal and financial counsel in their jurisdiction before committing funds.

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