

Presented by Nikita Berezutskii

NEXT WAVE AWARDS

SCALE-UP OF THE YEAR

JUN 9, 2026

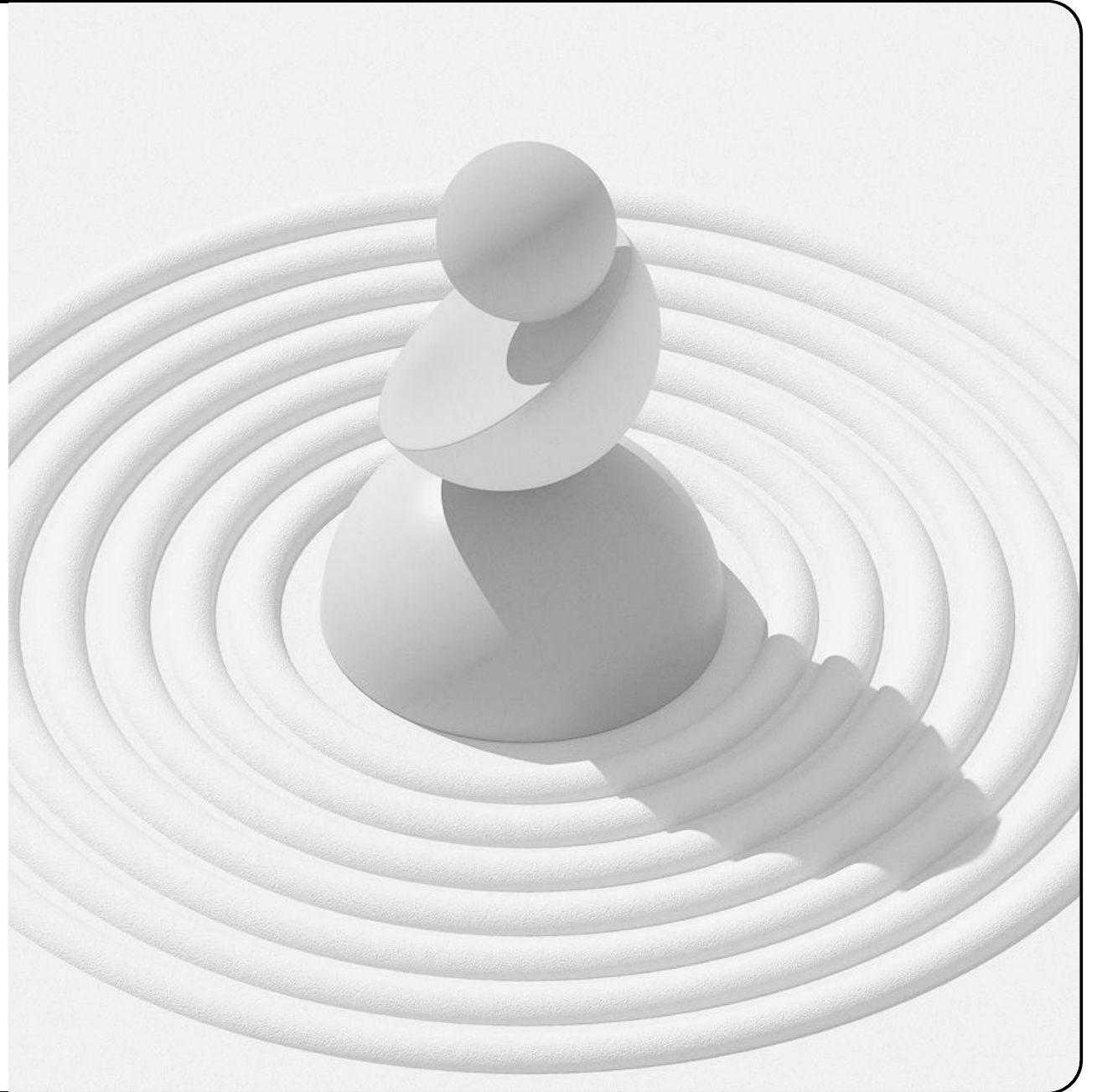


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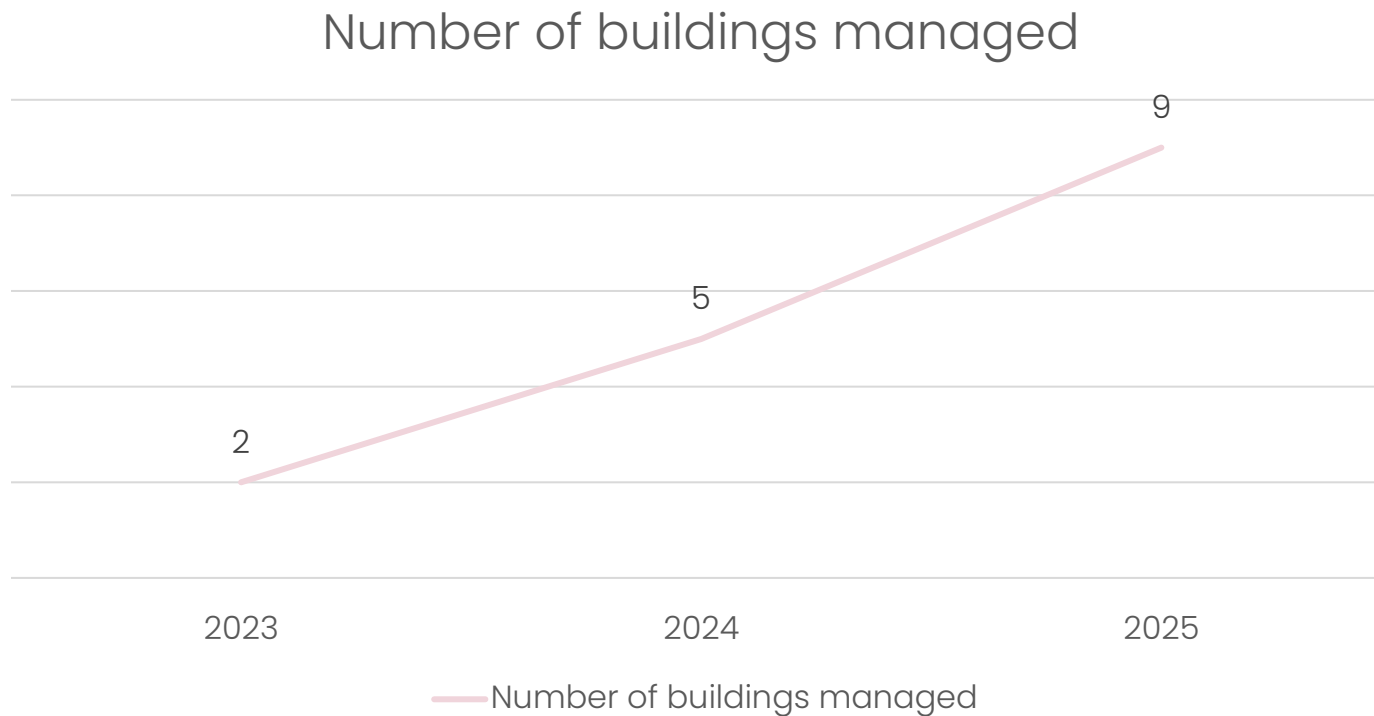
Basera Properties is a Property Management Company based in Dubai, UAE

How it works:

- We find residential buildings owned by one landlord
- We rent the whole building from the landlord
- We sublease the units and manage the building
- We profit off the difference between what we pay to the landlord and what we collect from the tenants



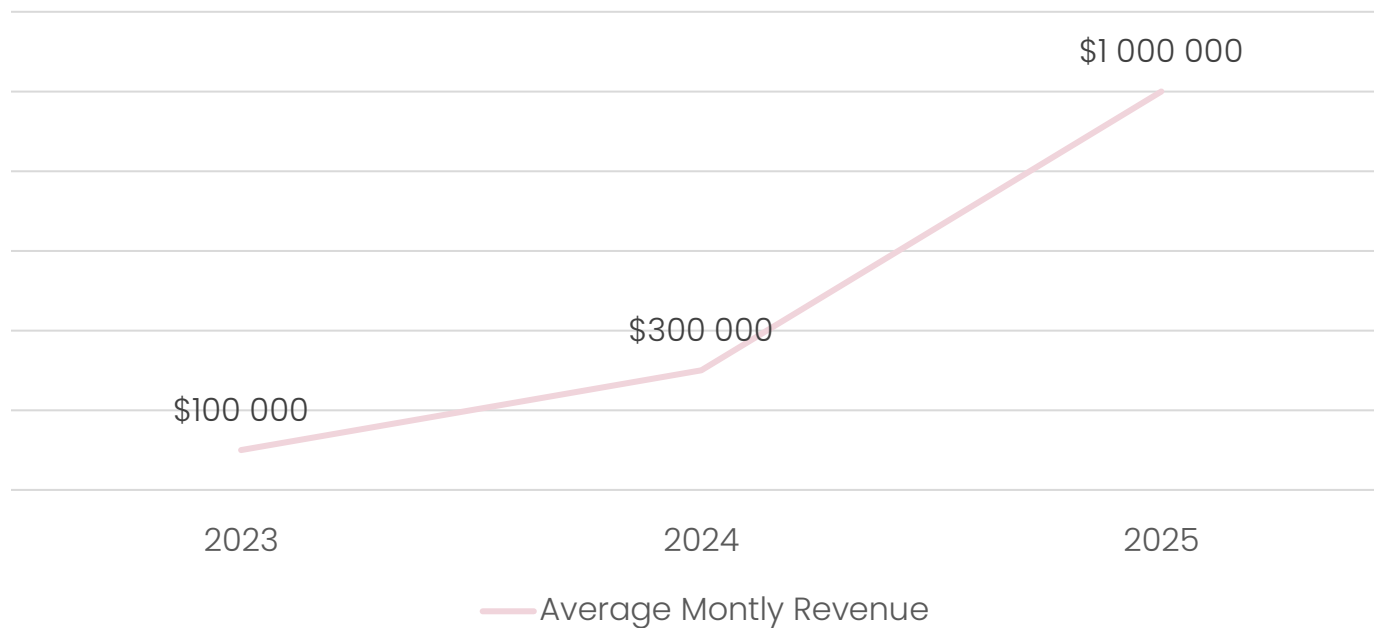
THE BUILDINGS



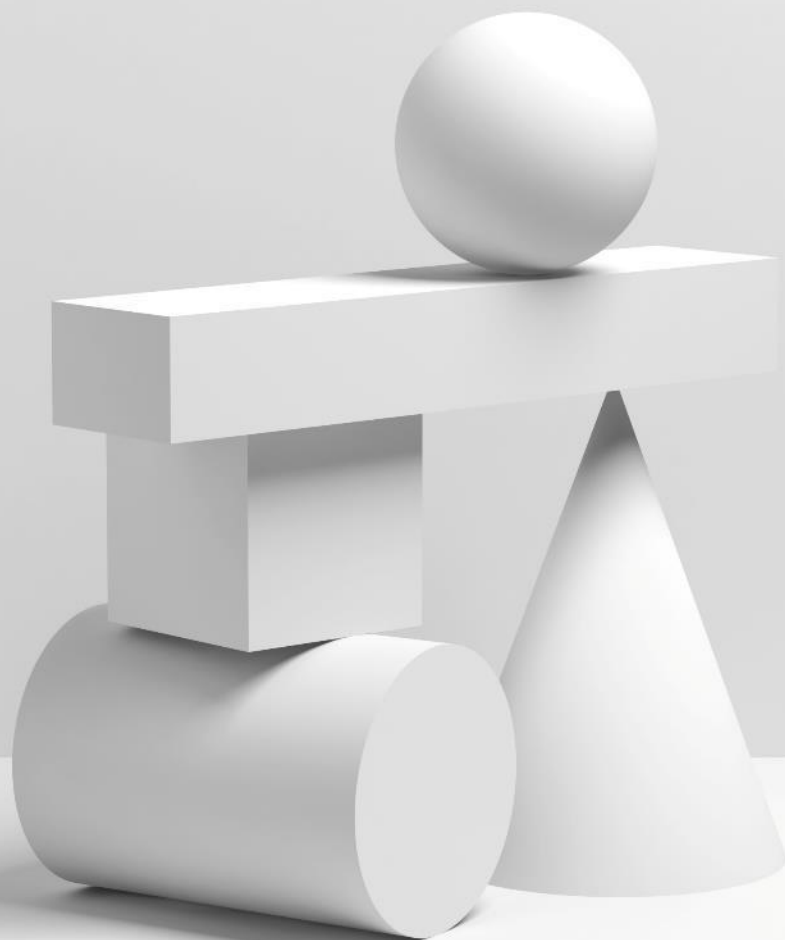
- Each building is a **long-term lease** signed with the landlord
- The average building acquisition cycle is **3 months**
- The negotiations are the hardest part of acquisition process
- Scarcity of profitable buildings

THE REVENUE

Average Montly Revenue



- Revenue flow is **very stable and predictable**
- Very little to **none bad debt** (highly regulated market)
- **Cash advance and reinvestment** opportunities
- Fully **vacant buildings** are **much better** for long-term revenue levels



Q & A

Panel discussion session