



## Notice of Meeting – BrickX Trust No. 4

BrickX Financial Services Limited  
ABN 67 616 118 088

as Responsible Entity of the BrickX Platform (ARSN 613 156 433) (**BrickX Platform or Scheme**) and Trustee of the BrickX Trust No. 4 (**Trust**)

30 June 2021

### Key dates

|                           |   |
|---------------------------|---|
| Time and venue of Meeting | 12.15 pm<br>(Melbourne time)<br>Tuesday 27 July 2021<br>By video and teleconference   |
| Voting entitlements       | Who can vote – 5.00pm (Melbourne time)<br>on 30 June 2021<br><br>Value of votes – 12.15 pm (Melbourne time)<br>on Monday 26 July 2021 |
| Lodgement of Proxy Form   | 12.15 pm (Melbourne time) on Sunday<br>25 July 2021   |



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## Notice of Meeting

Pursuant to section 252A of the *Corporations Act 2001* (Cth) (**Corporations Act**) and clause 18.1(a) of the Scheme constitution, BrickX Financial Services Limited (ABN 67 616 118 088, AFSL 494878) as responsible entity of the Scheme and trustee of the Trust (**Trustee**), gives notice that a Meeting of the members of the Scheme who hold Bricks in the Trust (**Brick Holders**) will be held at the following time and in the following manner:

**Time:** 12.15 pm (Melbourne time)

**Date:** Tuesday 27 July 2021

By video and teleconference as follows:

Brick Holders will need to register online attendance through the link on the **BrickX Notice of Meeting – BrickX Trust No. 4 (Annandale) News Article** (<https://news.brickx.com/property/notice-of-meeting-brickx-trust-no-4-annandale>)

Click on the 'Access BrickX Meeting' button and enter your Investor Email Address and Date of Birth to register into the Meeting. Registration will open at 11.45am (Melbourne time) on 27 July 2021.

In accordance with section 252S(1) of the Corporations Act, the Trustee has appointed Joseph Galvez, Director, or his delegate as the Chair of the Meeting.



## Business of the meeting

The business of the Meeting will consist of the following resolutions:

### Resolution 1 – Approval to sell Property

To consider, and if thought fit, pass the following resolution:

“It is resolved as an extraordinary resolution of the members of the BrickX Platform (ARSN 613 156 433) (**Scheme**) who hold the class of interests in the Scheme represented by units (**Bricks**) in the BrickX Trust No. 4 (**Trust**) that the property located at 109 Albion Street, Annandale NSW 2038 (**Property**), which is the primary asset of the Trust, may be offered for sale:

(a) at a price not less than the greater of:

- (i) the independent valuation obtained in December 2020 (\$1,480,000); and
- (ii) the independent valuation to be obtained as at 30 June 2021

(**Offer Price**); and

(b) until 31 October 2021 or for such longer period, which may be up to and including 31 January 2022, as BrickX Financial Services Limited (ABN 67 616 118 088, AFSL 494878) the trustee of the Trust (**Trustee**) determines to be appropriate to obtain at least the Offer Price for the Property.”

### Resolution 2 – General power

If Resolution 1 is passed, to consider, and if thought fit, pass the following resolution:

“It is **resolved as an ordinary resolution** that each director and company secretary of the Trustee is authorised to do all things necessary or desirable to give effect to Resolution 1 including, without limitation, signing documents, lodging any forms or notices with any authority and, following settlement of any sale of the Property, wind up the Trust.”

Dated 30 June 2021

By order of the board

A handwritten signature in black ink that reads "Joe Galvez". The signature is written in a cursive, flowing style.

Joseph Galvez, Chairman

BrickX Financial Services Limited

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## Background

### 1.1 Factual background

The BrickX Platform launched in 2016. The BrickX Platform consists of an online platform facilitating the acquisition (and in some circumstances, disposal) by members of indirect interests in residential investment properties. A key objective of the BrickX Platform is to create an investment structure which has an investment outcome that closely reflects the economics of a prorated direct investment in the underlying residential investment property. Each residential investment property is held in a BrickX Trust, a unit in which is referred to as a Brick. The BrickX Platform is a single registered managed investment scheme comprising a series of BrickX Trusts, interests in which are available only to members of the Scheme. The Trustee has appointed The Brick Exchange Pty Ltd (the **Manager**) to manage the BrickX Platform and the BrickX Trusts.

Interests in the BrickX Platform and interests in each BrickX Trust are offered under a Product Disclosure Statement (**PDS**). As stated in the PDS, on each five year anniversary of the Settlement of the BrickX Trust, there will be a meeting held to determine whether to sell the property asset held by that BrickX Trust and then wind up the BrickX Trust, or for the property to remain on the BrickX Platform.

Settlement of the Trust occurred on 6 November 2015 and therefore the Trust reached its five year anniversary for this purpose in 2020, during the height of the COVID-19 pandemic, when property market conditions were volatile and there was limited opportunity for prospective buyers to inspect properties due to restrictions on movement and gatherings. Now that a significant number of restrictions have been lifted and property market conditions have stabilised, the Meeting that was due to be held in 2020 has therefore been called to allow the Brick Holders to determine whether or not the Property is to be sold.

To enable Members to make an informed decision on each of the Resolutions, the Explanatory Memorandum attached to this notice provides further information about each of the Resolutions set out above.

### 1.2 Background to the Resolutions

#### Resolution 1

Brick Holders are being asked to approve:

- (a) the offering of the Property for sale at a price not less than the greater of:
    - (i) the independent valuation obtained in December 2020 (\$1,480,000); and
    - (ii) the independent valuation to be obtained as at 30 June 2021
- (the **Offer Price**); and



(b) for a period of 3 months, which the Trustee may extend by up to 3 months if the Trustee determines that it is appropriate in order to sell the Property at the Offer Price (the **Sale Period**).

Resolution 1 is an extraordinary resolution and will only be passed if Brick Holders who collectively hold at least 50% of the Bricks on issue in the Trust - that is, at least 5,000 out of the 10,000 Bricks on issue - vote in favour.

#### Resolution 2

The purpose of Resolution 2 is to authorise the Trustee to undertake all necessary and desirable actions to effect Resolution 1.

Resolution 2 is an ordinary resolution and will be passed if more than 50% of the votes cast by Brick Holders entitled to vote are in favour of the Resolution. Resolution 2 will only be considered at the Meeting if Resolution 1 is passed.

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## Voting

### Entitlement to vote

For the purposes of the Meeting, persons who are registered as Members of the Scheme and as Brick Holders at 5.00pm (Melbourne time) on 30 June 2021 will be entitled to vote and attend the Meeting (by video and teleconference only).

NOTE: The Order Book will be closed from this time and until further notice trading in Bricks will not be available. The Order Book will only be re-opened if the Resolutions do not pass.

### Voting exclusions

Section 253E of the Corporations Act provides that the responsible entity of a registered scheme and its associates are not entitled to vote their interest on any resolutions if they have an interest in the resolution other than as a member.

Neither the Trustee nor its associates will vote on the resolution unless they do so as a proxy and the appointment specifies the way they are to vote and they vote in that manner.

### Quorum

The quorum for the Meeting is two Brick Holders who are present and entitled to vote. For the purpose of determining if a quorum is present, a person who is appointed as a proxy by a Brick Holder is included if the Brick Holder who appointed them is not in attendance.

If the quorum is not present within 30 minutes of the time the meeting is due to commence, the meeting will be dissolved and adjourned to a date, time and place specified by the Trustee.



## Voting by poll

All resolutions will be decided by way of a poll. On a poll, each Brick Holder present in person or by proxy has one vote for each dollar of the value of total Bricks they hold in the Trust.

In accordance with section 253F(c) of the Corporations Act, the value of an interest in a registered managed investment scheme is the amount that the responsible entity determines in writing to be the price that a willing but not anxious buyer would pay for the interest if it was sold on the business day immediately before the day on which the poll is taken. For the purposes of the Meeting, the value of Bricks will be calculated as at 12.15 pm (Melbourne time) on Monday 26 July 2021.

## How votes are calculated

Each Brick Holder will have one vote for each dollar, being the value of the Bricks held in the Trust.

Where the value of your vote comprises cents, your vote will be rounded down to the nearest whole dollar.

As all Bricks in the Trust are equal in value, the proportion of total votes you have will be equivalent to the proportion of total Bricks in the Trust that you hold. There are 10,000 Bricks on issue, so each Brick effectively represents 0.01% of the total votes.

The Trustee has appointed CorpVote Pty. Ltd. (**CorpVote**) to assist with the voting process. They will manage and collate all the proxy votes for these resolutions during the notice period.

CorpVote will also manage and collate any votes cast during the Meeting. However, Brick Holders are encouraged to vote ahead of the Meeting.

## Can I sell my Bricks before the Meeting?

With effect from 5.00 pm Melbourne time on 30 June 2021, the Order Book is closed and you cannot buy or sell Bricks in the Trust.

This does not affect the ability to trade Bricks in other BrickX Trusts which hold properties which are not being considered for sale.

Whether or not there can be subsequent trading in Bricks through the Order Book after the Meeting will depend upon whether the Resolutions are passed at the Meeting, and (if they are passed) whether the sale of the Property proceeds.

## How to vote

Ordinarily, Brick Holders would be entitled to attend the Meeting in person and could cast their votes in person at the Meeting. Unfortunately, due to potential Federal and State government measures that may be in place to protect public health and safety and stop the spread of the COVID-19 virus and which may restrict the number of people per square metre who can gather in an indoor space, the Trustee is unable to allow Brick Holders to



attend the Meeting in person. The Trustee also cannot allow Brick Holders to appoint any other person as a proxy or a representative of a company to attend the Meeting in person.

Brick Holders will have the opportunity to attend the Meeting via video and teleconference, make comments, ask questions and to vote on the day of the Meeting.

Any Brick Holder who wishes to vote on the Resolutions prior to the Meeting MUST:

- complete a proxy form;
- appoint the Chairman of the Meeting to vote on their behalf; and
- direct the Chairman how they wish their vote to be exercised.

**To avoid potential technical glitches and expected delays that could arise if a large number of votes are cast at the Meeting, the Trustee strongly recommends that Brick Holders vote by proxy ahead of the Meeting.**

### Voting by proxy

As the Meeting will be held virtually, Brick Holders may only appoint the Chairman of the Meeting as their proxy and direct the Chairman as to how their vote is to be exercised.

The following documents are enclosed:

- Proxy Form for Individuals
- Proxy Form for Companies

#### Individuals

Brick Holders who are individuals (including Brick Holders who hold their Bricks as trustee of a trust) must complete the Proxy Form for Individuals.

This can be done in one of two ways:

- use the Voter Access Code provided by email to complete and lodge the Proxy Form online via CorpVote's secure voting platform when the online voting process opens (expected to be on Friday 2 July 2021); or
- print and fill out a copy of the Proxy Form for Individuals, sign it and either:
  - scan it and email it to CorpVote ([support@corpvote.com.au](mailto:support@corpvote.com.au)); or
  - send it by mail to the address shown on the Proxy Form.



## Companies

Brick Holders who are companies (including corporate Brick Holders who hold their Bricks as trustee of a trust) must print and fill out a copy of the Proxy Form for Companies, have the form signed on behalf of the company and either:

- scan and email it to CorpVote ([support@corpvote.com.au](mailto:support@corpvote.com.au)); or
- send it by mail to the address shown on the Proxy Form.

## Voting deadline

The Proxy Form and the original power of attorney or authority (if any) under which the Proxy Form is executed, or a copy of that power or authority which has been notionally certified as a true copy, must be received (by mail or through online lodgement) no later than 12.15 pm (Melbourne time) on Sunday 25 July 2021.

Please ensure that sufficient time is allowed for postage on any Proxy Form sent by mail to ensure it arrives prior to the deadline.

If the Proxy Form is not received by this time, it will be disregarded for the purposes of voting on the Resolutions.

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## Explanatory Memorandum

### Purpose of the Meeting

Under the terms of issue of the Bricks, on each 5 year anniversary of the Settlement of the Trust, a meeting of Brick Holders is to be held to determine whether the Property will be sold or maintained on the BrickX Platform.

The Brick Holders are being asked to vote on the offering of the Property for sale at the Offer Price for the duration of the Sale Period.

### About the Property

The Property is located at 109 Albion Street, Annandale NSW 2038, a suburb in Sydney's Inner West. It is a 2 bedroom, 2 bathroom house situated in a leafy suburban street. It is recently renovated with stone, timber and glass, modern fittings and appliances throughout, with space for entertaining. The main living areas have a wall of bi-folding glass doors opening to the northern courtyard. Interior features include a Statuario marble kitchen, built-in wardrobes in both bedrooms, freestanding bath in the main bathroom, second bathroom with internal laundry, ducted air conditioning throughout and a split-level outdoor deck.

Annandale is a combination of wide streets and cottages mixed with cafes and other establishments. The suburb has village shops and eateries, parks, harbour walkways and a diverse community. The Sydney CBD and Sydney University are both only 15 minutes away travelling by car, bus or the Rozelle Bay Light Rail. The its 5km proximity to the city and modern cultural edge makes it popular with renters, catering for city dwellers of all ages.

The Property was purchased for \$1,270,000 and settled on the platform on or about 6 November 2015. At the time it was purchased, it was rented for \$855 per week.

The most recent independent valuation in December 2020 was \$1,480,000. The Trust currently held a cash reserve of \$12,957 at the time (to provide for any expenses associated with the Property that may not be covered by the income it generates).<sup>1</sup>

The Property is currently tenanted with a month to month (with purpose) lease at \$750 per week and delivered an annualised net rental yield of 1.17% in the last 12 months which equates to net rental income of \$13,112 per annum.<sup>2</sup>

There is an interest only loan of \$381,000 representing ~26% gearing at most recent valuation (December 2020).

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<sup>1</sup> <https://www.brickx.com/properties/ANN01/returns>

<sup>2</sup> <https://www.brickx.com/properties/ANN01/distributions>



Assuming the Property was sold at an Offer Price of \$1,480,000, the estimated final distribution payable is \$112.78, which is the amount per Brick that would be transferred into Brick Holders' Digital Wallets following the sale of the Property and subsequent winding up of the Trust. This estimate has been determined based on the calculations outlined in the following table based on the Manager's best estimates at this point in time.

| <b>Property Disposal Assessment (Valuation based)</b> | <b>(\$)</b>      |
|---|------------------|
| Property Value (Dec 20) \$                            | 1,480,000        |
| Cash Reserve  | 12,957           |
| Unamortised Property Acquisition Costs                | 0                |
| Expected sale costs                                   | (32,560)         |
| Trust wind-up costs                                   | (5,000)          |
| Marketing costs                                       | (6,500)          |
| Other - including Meeting costs                       | (3,000)          |
| Debt  | (381,000)        |
| <b>Final Trust Asset Value (after Sale)</b>           | <b>1,127,797</b> |
| Divided by 10,000 Bricks                              |                  |
| <b>Estimated Final Distribution per Brick</b>         | <b>112.78</b>    |

The outcome from an investment performance perspective will vary from one Brick Holder to another, based upon a number of factors including the point in time and price at which they purchased their Bricks, the income distributions they have received while holding the Bricks and their own personal tax position.

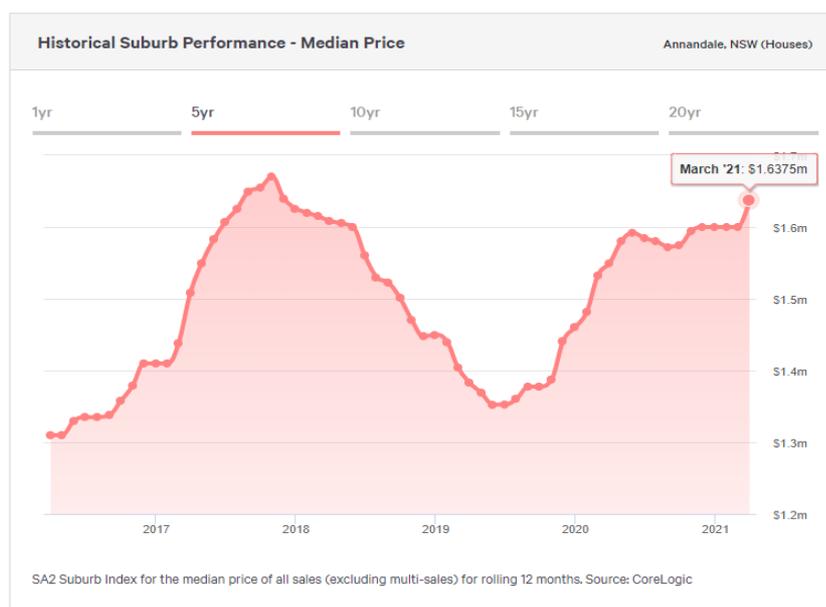
### Recommendation of the Manager

The Manager has recommended to the Trustee that the Brick Holders vote as to whether the Property should be offered for sale. Given the current buoyant market conditions, the Manager would recommend a sale at or above the Offer Price, during the Sale Period (which will be three months, with the ability for the Trustee to extend it by up to three months if appropriate).

If Brick Holders do not vote in favour of offering the Property for sale or if the Property cannot be sold at or above the Offer Price during the Sale Period, the Trust will retain the Property and on the next five-year anniversary the Brick Holders will again be asked to consider whether the Property should be offered for sale (unless a meeting proposing the sale of the Property is called prior to that date).

## Suburb Growth

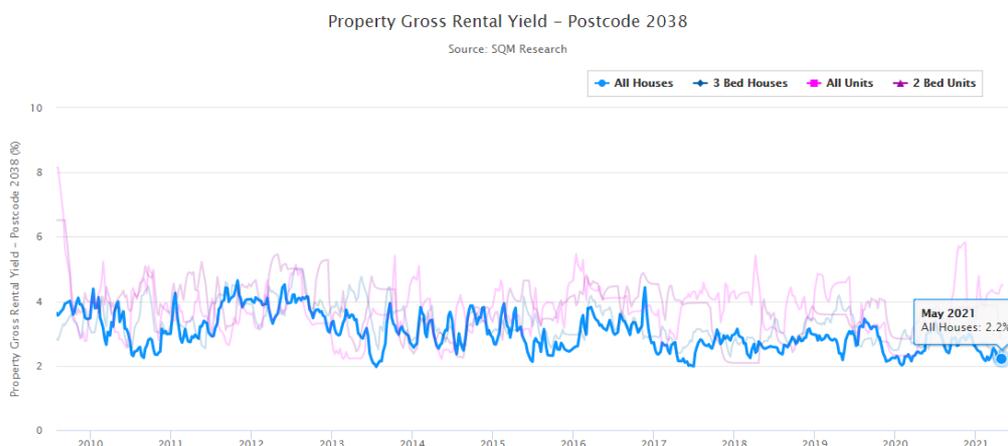
Over the past 5 years, the median price of units in the suburb of Annandale has experienced an average compound annual growth rate of 4.68%. However, over the past 12 months, dwellings in Annandale have experienced an average compound annual growth rate of 12.17%.



## Historical Rental Yield

The historical gross rental yield over the past 5 years for all dwellings in Annandale has declined/remained stable, with the yield for all houses in May 2021 at 2.2% per annum as illustrated in the chart below.

### PROPERTY GROSS RENTAL YIELD - POSTCODE 2038



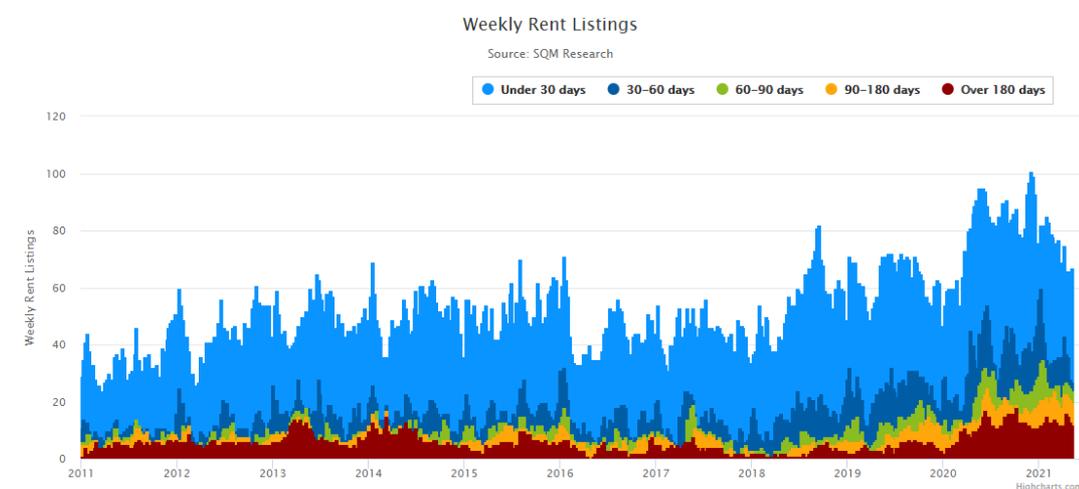
Source: <https://sgmresearch.com.au/property-rental-yield.php?postcode=2041&t=1>

## Rental Outlook

The chart below illustrates an uptick in available dwellings on a weekly basis available for rent in Annandale since May 2020 was at a 10 year (2011 to 2021) high of ~100 dwellings, dominated by units. That said, the total number of available dwellings has subsequently declined, reflecting improved market conditions. Based on improving market conditions and the existing rental of the Property, it is unlikely the Property will underperform its existing historical net rental yield of 1.17% per annum in this current environment.

## WEEKLY RENT LISTINGS

### POSTCODE 2038



## Forecast Market Outlook

The recent pace of capital growth across Australian housing markets has been close to record breaking, with the national growth rate in March the fastest since 1988. Such exuberant conditions have been driven by a multitude of factors including record low mortgage rates, a stunning surge in consumer confidence as the economic recovery beats expectations, a range of additional stimulus measures which have incentivised home buying and building, and persistently low advertised inventory levels which has created a renewed sense of urgency amongst buyers.

On a national basis, CoreLogic is of the view that Sydney has led the increase in dwelling values in March 2021 with values surging 3.7% over the month and 6.7% higher over the first quarter of the year. The last time Sydney housing values recorded a quarterly trend this strong was in June/July 2015. Sydney's dwelling values are now 2.6% higher than their July 2017 peak - a remarkable recovery considering the -14.9% drop in values through to May 2019 and the further -2.9% fall throughout the COVID downturn - and the median value for all Sydney dwellings is \$928,028 (CoreLogic: March 2021).

Whilst there are some early signs the exuberance in the housing market may be peaking, a more likely scenario is the housing market is moving through a peak rate of growth and the



pace of capital growth will gradually taper over coming months. Overall, the consensus view is for continued growth in housing values for 2021 and most likely throughout 2022.

### Property Sale Process

In light of the above points, the Manager has proposed the Offer Price in line with the greater of the two most recent independent valuations available at the commencement of the sale process and recommended three months for the Sale Period (which could be extended by up to three months where appropriate, to allow for any unanticipated adverse change in market conditions). The Manager would expect to be able to sell the Property for the Offer Price in the next three to six months.

Based upon the Manager's recommendation, the Trustee has formed the view that it is in the best interests of the Brick Holders to seek approval to sell the Property at or above the Offer Price, provided that the sale can be effected within the Sale Period.

Given the tenant is on a month to month lease, it is also worth noting the risk of vacancy (and hence the Property earning no income, whilst some expenses such as council rates would remain payable) through the Sale Period. If the Property was subsequently re-let, there is no guarantee that the rent payable under a new lease would be the same as the current lease, and it could be less.

### What happens if the Resolutions are passed?

If the Resolutions are passed, the Property will be offered for sale at or above the Offer Price for the Sale Period. Buying and selling of Bricks will remain in a trading halt through the Sale Period. This means that Brick Holders cannot offer their Bricks for sale through the Order Book during the Sale Period.

If, during the Sale Period, a contract for sale is executed to sell the Property at or above the Offer Price, the sale of the Property will proceed. Once the sale has settled, the Trust will be wound up. After all of the expenses of the sale and winding up have been paid, a final distribution will be paid to the Brick Holders by making a transfer of funds to their Digital Wallet.

If there is no contract for sale executed during the Sale Period to sell the Property at or above the Offer Price, the Property will be removed from sale at the end of the Sale Period. The Trust will continue to hold the Property, the Order Book will be re-opened and the ability to trade Bricks will resume.

### What happens if the Resolutions are not passed?

Trading in Bricks has been placed on hold pending the outcome of the Meeting. If the Resolutions are not passed, the Trust will continue to hold the Property, the Order Book will be re-opened and the ability to trade Bricks will resume.

Brick Holders will have the opportunity to consider whether to sell the Property at the next five year anniversary of Settlement of the Trust if a meeting proposing the sale of the Property is not called prior to this date.



## PROXY FORM FOR INDIVIDUALS - BrickX Trust No. 4

### STEP 1 – Appointment of Chairman of the Meeting as Proxy

I, being a member of the BrickX Platform (ARSN 613 156 433) and holder of Bricks in the BrickX Trust No. 4:

- am entitled to attend and vote at the Meeting of holders of Bricks in the BrickX Trust No. 4 to be held virtually via video and teleconference at 12.15 pm (Melbourne time) on Tuesday 27 July 2021, and any adjournment or postponement of that Meeting; and
- appoint the Chairman of the Meeting as my proxy to act generally on my behalf and to vote in accordance with my directions.

### STEP 2 – Items of Business

NOTE: You MUST direct the Chairman how you wish your votes to be cast on the Resolutions.

| Resolutions   | FOR                   | AGAINST               | ABSTAIN               |
|---|-----------------------|-----------------------|-----------------------|
| 1. "It is <b>resolved as an extraordinary resolution</b> of the members of the BrickX Platform (ARSN 613 156 433) ( <b>Scheme</b> ) who hold the class of interests in the Scheme represented by units ( <b>Bricks</b> ) in the BrickX Trust No. 4 ( <b>Trust</b> ) that the property located at 109 Albion Street, Annandale NSW 2038 ( <b>Property</b> ), which is the primary asset of the Trust, may be offered for sale:<br><br>(a) at a price not less than the greater of:<br><br>(i) the independent valuation obtained in December 2020 (\$1,480,000); and<br><br>(ii) the independent valuation to be obtained as at 30 June 2021;<br><br>( <b>Offer Price</b> ); and<br><br>(b) until 31 October 2021 or for such longer period, which may be up to and including 31 January 2022, as BrickX Financial Services Limited (ABN 67 616 118 088, AFSL 494878) the trustee of the Trust ( <b>Trustee</b> ) determines to be appropriate to obtain at least the Offer Price for the Property." | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 2. "It is <b>resolved as an ordinary resolution</b> of the members of the Scheme who hold Bricks in the Trust that each director and company secretary of BrickX Financial Services Limited (ABN 67 616 118 088, AFSL 494878) is authorised to do all things necessary or desirable to give effect to Resolution 1 including, without limitation, signing documents, lodging any forms or notices with any authority and, following settlement of any sale of the Property, wind up the Trust."   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



STEP 3 – Brick Holder Details and Signature

|   |  |
|---|--|
| Name*   |  |
| If you are signing this form in your capacity as trustee of a trust, please provide the name of the trust here* |  |
| Address*  |  |
| Contact number  |  |

\*as shown in BrickX Platform register of members

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

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## Instructions to Brick Holder

### Appointment of proxy

You must appoint the Chairman of the Meeting to act as your proxy if you wish to vote prior to the Meeting.

### Directing my proxy how to vote

You will need to do this by filling out the table set out in the voting form Step 2 - Items of Business.

In directing the Chairman how to vote, you may direct him to vote for or against the resolution, or not vote at all, by marking the box called "abstain".

### Your name and address

Please provide your name, address and contact number. This should be the same as it appears on the BrickX Platform register. If your details have changed, please let us know of the change and we will update the register.

### How to submit this form

For your convenience we have arranged CorpVote to provide you a Voter Access Code (VAC) via email to enable you to appoint a proxy and, should you choose to do so, direct your proxy how to exercise your vote, online. This form will be replicated online and accessible using your allocated VAC. Please follow the online instructions to ensure you correctly complete and submit your form. You will be notified when the electronic voting service becomes available (expected to be Friday 2 July 2021).

Alternatively, you can print and sign this form and either:

- scan and email it to CorpVote ([support@corpvote.com.au](mailto:support@corpvote.com.au)); or
- mail it to:

CorpVote Pty Ltd

PO Box 2432

Fitzroy VIC 3065

Australia

### Returning this form

Once you have completed the required details in the form, and submitted the form, CorpVote will collate your proxy votes with other Brick Holders' proxy votes. You will need to provide your vote by no later than 12.15 pm, Sunday 25 July 2021. Please allow sufficient time for postage if you are lodging a paper form.



If you have signed the proxy form through an attorney, you must provide either the document that appoints the attorney or a certified copy of that document by sending the document electronically to CorpVote at [support@corpvote.com.au](mailto:support@corpvote.com.au) or (if completing the paper form) by mail together with your proxy form.

### Enquiries

For assistance on the voting process please call CorpVote on 1300 710 950 or email [support@corpvote.com.au](mailto:support@corpvote.com.au).

For assistance and questions relating to your BrickX membership and the BrickX Platform please email [info@BrickX.com](mailto:info@BrickX.com).



## PROXY FORM FOR COMPANIES - BrickX Trust No. 4

### STEP 1 – Appointment of Chairman of the Meeting as Proxy

\_\_\_\_\_ (INSERT NAME OF COMPANY),

being a member of the BrickX Platform (ARSN 613 156 433) and holder of Bricks in the BrickX Trust No. 4:

- is entitled to attend and vote at the Meeting of holders of Bricks in the BrickX Trust No. 4 to be held virtually via video and teleconference at 12.15 pm (Melbourne time) on Tuesday 27 July 2021, and any adjournment or postponement of that Meeting; and
- appoints the Chairman of the Meeting as its proxy to act generally on its behalf and to vote in accordance with its directions.

### STEP 2 – Items of Business

**NOTE: You MUST direct the Chairman how you wish your votes to be cast on the Resolutions.**

| Resolutions   | FOR                   | AGAINST               | ABSTAIN               |
|---|-----------------------|-----------------------|-----------------------|
| 1. "It is <b>resolved as an extraordinary resolution</b> of the members of the BrickX Platform (ARSN 613 156 433) ( <b>Scheme</b> ) who hold the class of interests in the Scheme represented by units ( <b>Bricks</b> ) in the BrickX Trust No. 4 ( <b>Trust</b> ) that the property located at 109 Albion Street, Annandale NSW 2038 ( <b>Property</b> ), which is the primary asset of the Trust, may be offered for sale:<br><br>(a) at a price not less than the greater of:<br><br>(i) the independent valuation obtained in December 2020 (\$1,480,000); and<br><br>(ii) the independent valuation to be obtained as at 30 June 2021;<br><br>( <b>Offer Price</b> ); and<br><br>(b) until 31 October 2021 or for such longer period, which may be up to and including 31 January 2022, as BrickX Financial Services Limited (ABN 67 616 118 088, AFSL 494878) the trustee of the Trust ( <b>Trustee</b> ) determines to be appropriate to obtain at least the Offer Price for the Property." | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 2. "It is <b>resolved as an ordinary resolution</b> of the members of the Scheme who hold Bricks in the Trust that each director and company secretary of BrickX Financial Services Limited (ABN 67 616 118 088, AFSL 494878) is authorised to do all things necessary or desirable to give effect to Resolution 1 including, without limitation, signing documents, lodging any forms or notices with any authority and, following settlement of any sale of the Property, wind up the Trust."   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



STEP 3 – Brick Holder Details and Signature

|   |  |
|---|--|
| If the company is signing this form in its capacity as trustee of a trust, please provide the name of the trust here* |  |
| Company address*  |  |
| Company contact number  |  |

\*as shown in BrickX Platform register of members

Executed on behalf of \_\_\_\_\_ (name of company)  
in accordance with section 127 of the *Corporations Act 2001* (Cth)

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director

\_\_\_\_\_  
Name of director / company secretary

\_\_\_\_\_  
Name of director

(BLOCK LETTERS)

(BLOCK LETTERS)

Date: \_\_\_\_\_

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## Instructions to Brick Holder

### Appointment of proxy

You must appoint the Chairman of the Meeting to act as your proxy if you wish to vote prior to the Meeting.

### Directing my proxy how to vote

You will need to do this by filling out the table set out in the voting form Step 2 - Items of Business.

In directing the Chairman how to vote, you may direct him to vote for or against the resolution, or not vote at all, by marking the box called "abstain".

### Your name and address

Please provide your name, address and contact number. This should be the same as it appears on the BrickX Platform register. If your details have changed, please let us know of the change and we will update the register.

### How to submit this form

Please print and sign this form and either:

- scan and email it to CorpVote ([support@corpvote.com.au](mailto:support@corpvote.com.au)); or
- mail your completed, signed form to:

CorpVote Pty Ltd

PO Box 2432

Fitzroy VIC 3065

Australia

### Returning this form

Once you have completed the required details in the form, and submitted the form, CorpVote will collate your proxy votes with other Brick Holders' proxy votes. You will need to provide your vote by no later than 12.15 pm, Sunday 25 July 2021. Please allow sufficient time for postage if you are lodging a paper form.

If you have signed the proxy form through an attorney, you must provide either the document that appoints the attorney or a certified copy of that document by sending the document electronically to CorpVote at [support@corpvote.com.au](mailto:support@corpvote.com.au) or (if completing the paper form) by mail together with your proxy form.



## Enquiries

For assistance on the voting process please call CorpVote on 1300 710 950 or email [support@corpvote.com.au](mailto:support@corpvote.com.au).

For assistance and questions relating to your BrickX membership and the BrickX Platform please email [info@BrickX.com](mailto:info@BrickX.com).