



Product Disclosure Statement:

Additional Disclosure Document –
BrickX Trust No. 31
Property Code: SOM01

for the BrickX Platform (ARSN 613 156 433)

Responsible entity: BrickX Financial Services Limited

ABN: 67 616 118 088

AFSL number: 494878

Date: 28 October 2022

INTRODUCTION

The purpose of this document is to provide information to Members or potential Members of the BrickX Platform managed investment scheme (ARSN 613 156 433), to help them to decide whether they wish to invest in the particular properties identified above ('the Properties'), by investing in Bricks of the BrickX Trust which holds the Properties, and which is also identified above.

This document is part of the Product Disclosure Statement ("PDS") for the BrickX Platform managed investment scheme (ARSN 613 156 433). The other parts of the PDS are the document titled 'Product Disclosure Statement for the BrickX Platform (ARSN 613 156 433): Platform Document' (the '**Platform Document**') and each 'Additional Disclosure Document' for each of the BrickX Trusts that are available for investment through the Platform.

There is an 'Additional Disclosure Document' for each BrickX Trust and Bricks of the corresponding BrickX Trust that are available for investment through the BrickX Platform. The current version of the Platform Document and each Additional Disclosure Document are available from the BrickX website <https://www.brickx.com/pds>

This document is issued by the Responsible Entity of the BrickX Platform, BrickX Financial Services Limited ABN 67 616 118 088; AFSL number: 494878.

Capitalised terms used in this document have the same meaning as in the Platform Document unless the contrary intention appears.

Before becoming a member and investing in the Properties and Bricks of a BrickX Trust, you should consider:

- the current version of the Platform Document, Financial Services Guide and any Additional Disclosure Document relating to the Bricks of that BrickX Trust;
- the 'RG46 Schedule' information for the Properties and the Bricks of the corresponding BrickX Trust, available on the BrickX website; and
- the other information about the Properties and corresponding Bricks and BrickX Trust, available on the BrickX website via the 'Properties' tab or the relevant 'Property Code' link in the RG46 Schedule'.

1. INVESTMENT PURPOSE AND KEY FEATURES OVERVIEW

Purpose	The purpose of investment in the Property through this BrickX Trust is to gain exposure to an income-producing residential property approximately 49 kms (50 mins) from the Melbourne CBD with the potential for capital gains if a Brick, or the property, is sold in a favourable market.
Pre-Order Phase	<p>This BrickX Trust is open for pre-orders during the Pre-Order Phase.</p> <p>The start date of the Pre-Order Phase is the date on which this Additional Disclosure Document is issued.</p> <p>The end date of the Pre-Order Phase is Friday 21 October 2022.</p>
Brick Settlement	Wednesday 9 November 2022
Key Features	<ul style="list-style-type: none"> ● Investment in a Trust holding the established single story 3 bedroom house in the suburb of Somerville, located in the shire of Mornington Peninsula, with annual historical capital growth rate of 8.43% p.a. over the last 20 years, 9.77% p.a. over the last 5 years and 15.65% p.a. over the last 12 months (Source: CoreLogic)*. ● The property consists of a spacious and fully renovated 3-bedroom, 2-bathroom family home. This immaculately presented home also benefits from a large shed/workshop, carport, large driveway with ample room for parking plus storage space. With a covered alfresco courtyard and sitting on 749m2 there is further space to add value

* Cumulative Average Growth Rate as at September 2022. CoreLogic Median Price Index. Past performance is not an indicator of future performance.

** 12-month Median annual rental yield as at 30 September 2022 - PropTrack (VIC) Past performance is not an indicator of future performance.

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	<ul style="list-style-type: none"> The purchase at \$800,000 represents a price less than the suburb average of \$805,000 over the last 12 months for similar 3 bedroom properties in the suburb (Source: State of Victoria - PropTrack)*. The property is being purchased with the intention of arranging a 5-year lease with a proposed registered NDIS provider. Year 1 estimated net rental yield of 3.90% of the total initial Brick value. Average estimated net rental yield of 4.15% p.a. of the total initial Brick value over 5 years and average estimated return on investment (ROI) of 6.32% p.a. ROI metrics consider the potential capital returns based on a compound annual growth rate of approximately 4.00%. Average estimated net rental yield of 4.40% p.a. of the total initial Brick value over 10 years and average estimated return on investment (ROI) of 7.85% p.a. ROI metrics consider the potential capital returns based on a compound annual growth rate of approximately 4.00%. There will be no borrowed funds used to acquire this property. Thundering Herd Pty Ltd (a related entity of BrickX and the Responsible Entity) is the Initial Brick Owner of all 10,000 Bricks on issue. Bricks reserved during the Pre-Order Phase will be transferred to retail investors from Thundering Herd Pty Ltd at the end of the Pre-Order period on Wednesday 9 November 2022. Property Settlement is scheduled to take place on Friday 11 November 2022. Trading in Bricks for this BrickX Trust will commence following Property Settlement enabling investors to offer their Bricks for sale to other Members should they wish to do so.
Property Address	1 Westminster Court, Somerville, VIC, 3912
Property Type	Residential House
Purchase Price	The property was purchased for a total of \$800,000 plus acquisition costs on 12 October 2022.
Debt	\$0
Gearing	0% debt against the Purchase Price
Interest Rate	n/a
Acquisition Costs	\$47,215 (plus due diligence fee - refer below)
Cash Reserve	\$23,985 (equivalent to approximately 20% of expected annual expenses over the 5-year term)
Due Diligence Fee (payable to Thundering Herd Pty Ltd a related entity of BrickX and the Responsible Entity)	\$8,800
Total Trust value	\$880,000
Initial Brick Price	\$88
Estimated Net Rental Yield	<p>In Year 1 (based on proposed lease terms): 3.90%</p> <p>Over 5 years: Average 4.15% p.a.</p> <p>Over 10 years: Average 4.40% p.a.</p> <p>As at 30 September 2022, the suburb of Somerville (VIC) had a gross median rental yield of 3.23% p.a. for 3- bedroom houses**.</p>

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Estimated Total Return	<p>As at 30 September 2022, the suburb of Somerville (VIC) had a historical capital growth rate of 15.65% per annum, over the previous 12 months*. If the rate of growth continues at a rate of approximately 4.00% per annum, BrickX estimates a return on investment (ROI) of 6.32% per annum over 5 years and if held for a period of 10 years a return on investment of 7.85% per annum.</p> <p>This estimate is based on facts as at 30 September 2022, and any subsequent changes to growth rates or levels of rental income would have an effect on estimated ROI. In addition, fluctuations in Brick Price will influence the effective return if you choose to sell your Bricks before the property is sold and the trust is wound up. You should regularly refer to Returns and Valuation information on the summary page at brickx.com/properties/SOM01 for the latest information.</p>
Investment Period	<p>There is no set investment period.</p> <p>There is no minimum or maximum period for holding Bricks in this BrickX Trust. Brick holders can put their bricks for sale on the platform at any time after Property Settlement for other investors to purchase. There must be a willing buyer in order to sell your bricks.</p> <p>On each 5th anniversary of Brick Settlement, or at any other time which the Responsible Entity discloses on the page on the website for this BrickX Trust refer brickx.com/properties/SOM01 the Manager will facilitate a meeting to enable Brick Owners to vote to determine if the Brick Owners wish to sell the BrickX Trust property or maintain the trust on the BrickX Platform.</p> <p>Brick Owners may also, in accordance with the trust deed of the BrickX Trust, initiate a vote on a resolution requiring the Responsible Entity to wind up and sell all the property in the BrickX Trust.</p> <p>In the event that the vote does not exceed 50% of the total votes that may be cast, the property of the BrickX Trust will not be sold, and the BrickX Trust will not be wound up.</p>
Maximum Bricks per investor	<p>There is a maximum number of Bricks that can be held collectively by a Brick Owner who is not the Initial Brick Owner (and its associates, associated persons or related persons) in this BrickX Trust. The Maximum is no greater than 15% (1,500) of the Bricks in the Trust.</p>

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2. THE PROPERTY

Description



- A refurbished 3-bedroom house on 749sqm house is within easy walking distance to Somerville train station as well as local shops and cafes including Somerville Centro shopping centre.
- Key features of this property include:
 - o Large open plan kitchen, living and dining area;
 - o A well-appointed Kitchen complete with stone bench tops, dishwasher, 900mm gas stovetop and electric oven;
 - o Master bedroom with BIR and Ensuite;
 - o 2 Further bedrooms with BIR;
 - o Main bathroom with separate shower and luxurious free standing clawfoot bath;
 - o Fully fitted laundry with sink, ample storage and external access;
 - o Split system heating and cooling;
 - o Wood burning fireplace;
 - o Large driveway with carport and caravan/boat storage area;
 - o Rear access to large garage/workshop with ample room for 2 cars;
 - o Separate covered and walled courtyard alfresco area off of dining area;
 - o Established garden with large entertaining deck; and,
 - o Close to local amenities and transport.

Location

- Somerville is a suburb approximately 49 kms to the south-east of the Melbourne CBD, in the local government area of the Shire of Mornington Peninsula.
- Somerville forms part of an urban enclave on Western Port comprising Somerville, Hastings, Bittern, Crib Point and Tyabb – all of which are part of Greater Melbourne.
- In close proximity the Melbourne CBD Somerville is closer still to Frankston (just 17 kms away).
- Somerville is experiencing urban growth with an expanding residential area surrounding its retail and commercial hub.
- Somerville has a vast shopping district with both [Woolworths](#) and [Coles](#) supermarkets, [Target](#), [Aldi](#) and other specialty shops. The iconic Somerville Hotel is a well-known landmark.
- There are many parks and playgrounds scattered throughout the area, including the Jones Road Oval and the Fruitgrowers Reserve.
- Somerville has an annual historical capital growth rate of 8.43% p.a. for houses over the last 20 years*.

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3. DETAILS OF THE DEBT FACILITY

Borrower	n/a
Initial Lender	n/a
Facility Type	n/a
Total Facility Limit	n/a
Facility Expiry Date	n/a
Interest Rate	n/a
Security	n/a
Other Material Provisions	n/a

4. KEY RISKS – SUMMARY

In summary, the key risks of investing in this BrickX Trust include but are not limited to those set out in the PDS and in this section.

This risk information is **additional** to the risk information in the Platform Document and overrides that document if there is an inconsistency.

The Manager considers that the key risks associated with purchasing the Properties as assets of the BrickX Trust, in addition to the general property investment risks and steps taken to address these as noted in the PDS, are addressed in the Property purchase terms.

In addition, the Manager has given consideration to the following risks and adopted the following mitigants.

Risk	Mitigant
Period of Vacancy in the event the Tenant does not fulfil their respective lease obligations.	In the event the lease is terminated early, a property manager has been appointed to arrange an alternate tenancy arrangement.

Having regard to the risks identified above and the proposed steps to be taken to address them, the risks articulated in the PDS and the nature of the investment activities of the BRICKX Trusts, the Manager does not consider that any of the above risks would expose any of the following parties to unacceptable or unexpected risks:

- the Trustee;
- holders of units (Bricks) in the Trust;
- the Manager;
- the custodian of the assets of the Trust - Certane CT Pty Ltd; or
- the Sub-Custodian.

5. FEES SPECIFIC TO THIS BRICKX TRUST

This section describes the fees and costs that are specific to investment in the BrickX Trust that is the subject of this document. Other BrickX Trusts may have different fees and costs.

Note: The Platform Document may provide a general description of certain fees and costs (for example, a range of investment management or performance fees), and state that the particular fees for a specific BrickX Trust will be specified in the Additional Disclosure Document for that BrickX Trust. Such fees and costs are set out in this section. Otherwise, the fees and costs in this section are **additional** to other fees and costs mentioned in the Platform Document, in particular the Membership Establishment fee when you first join the BrickX Platform and the standard BrickX Platform Transaction Fee payable when you sell, redeem or buy any bricks (which is also mentioned as a Contribution fee, Withdrawal fee, Exit fee and Switching fee). In the event the fees and costs mentioned in the Platform Document are inconsistent with this document, this document overrides the Platform Document.

All fees and charges in this section are quoted exclusive of any taxes, including GST.

Management costs

The fees and costs for managing your investment.

Type of fee or cost	Amount	How and when paid
Investment management fee	0.70% per annum of the Gross Asset Value ¹ . The fee is calculated daily, but if the Gross Asset Value is not	Payable out of the assets of the BrickX Trust monthly in arrears within 30 days of the end of each month

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Paid to BrickX	determined on a day then the fee is calculated on the Gross Asset Value last determined.	before payment of net distributions to Brick Owners.
Expenses	<p>All expenses incurred by BrickX and/or the Responsible Entity in the proper performance of their duties in respect of this BrickX Trust.</p> <p>These include finance costs incurred in connection with the establishment of the debt facility, namely:</p> <ul style="list-style-type: none"> • Application Fee \$n/a (once off fee); and • Service Fee of \$n/a per month. <p>An estimate of all other expenses is in the range of \$11,729 to \$12,628 (being 1.33% to 1.44% per annum of the initial Gross Asset Value for this BrickX Trust of \$880,000 over the five-year term.)</p>	<p>All expenses are payable or reimbursable out of the assets of this particular BrickX Trust. However, note:</p> <ul style="list-style-type: none"> - the Application Fee is paid to the lender on acceptance of the debt facility; and - the Service Fee is payable to the lender in arrears on the last business day of each month.
Additional fees and costs		
These fees and costs are explained in '10.5 Additional explanation of fees and costs' in the Platform Document.		
Type of fee or cost	Amount	How and when paid
Due Diligence Fee Payable to Thundering Herd Pty Ltd (a related entity of the Manager and the Responsible Entity).	A one-off Due Diligence Fee of \$8,800 (being 1.00% of the purchase price of the property held in the BrickX Trust).	The Due Diligence Fee will be paid out of the assets of this particular BrickX Trust at Brick Settlement.
Property Management Fee Payable to nominated property manager	<p>Annual property management fee of 4% per annum of gross rent, plus a letting fee equivalent to up to 1 week's rent and advertising costs.</p> <p>It is estimated that the dollar amount of the annual Property Management Fee will be \$2,288 per annum.</p>	<p>Calculated monthly and paid in arrears within 30 days of the end of each month.</p> <p>The fee will be deducted from gross rental income before any distribution is paid to Brick holders from the BrickX Trust for the relevant month.</p>

Notes:

1: This is in addition to the Property Management Fee described above. 'Gross Asset Value' means the total value of the current and non-current assets of the BrickX Trust.

IMPORTANT NOTE:

No investment advice

The information contained in this document should not be taken as financial product advice and has been prepared as general information only without consideration of your personal investment objectives, financial circumstances or needs. Before acting on the information in this document, you should consider the appropriateness of such advice having regard to your objectives, financial situation and needs. In particular, you should give careful consideration to the risk factors outlined in the "KEY RISKS - SUMMARY" section of this document, and the "Key risks of investing" section of the Platform Document, in light of your personal circumstances, recognising that other risk factors may exist in addition to those identified and should also be considered before deciding whether to invest.

If you have any queries or uncertainties relating to aspects of this document or the investment in Bricks, please consult your accountant or other independent financial adviser before deciding whether to invest.

Similarly, the tax implications of your investment will vary depending on your personal financial circumstances and investment objectives. You should consider the tax implications outlined in the Platform Document and obtain your own professional taxation advice prior to deciding whether to invest in this offer of Interests.

No guarantee

Except as required by law, and only to the extent so required, neither the Responsible Entity, nor any other person, warrants or guarantees the future performance of the BrickX Platform or any BrickX Trust, the repayment of capital, or any return on any investment made.

Forecasts and forward looking statements

This document may contain forecast financial information along with forward looking statements that involve risks and uncertainties. These forecasts and forward looking statements are subject to various risk factors that could cause the BrickX Platform's and Bricks' actual results to differ materially from the results expressed or anticipated in these forecasts or statements. These and other factors could cause actual results to differ materially from those expressed in any forecast or forward looking statement.

Consents

In respect of statements in this PDS made by the Manager or based on a statement made by the Manager, the Manager has consented to such statements being included in this PDS, in the form and context in which they are included, and the Manager has not withdrawn its consent to such inclusion.

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