

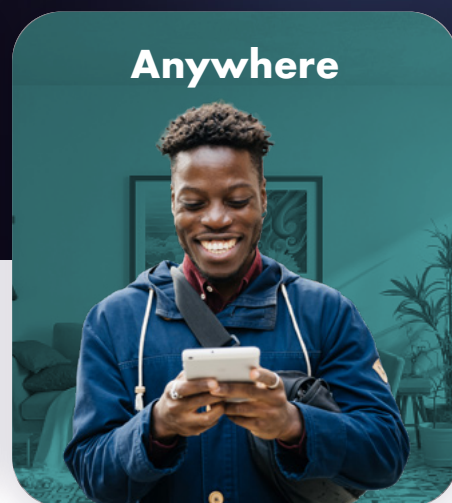
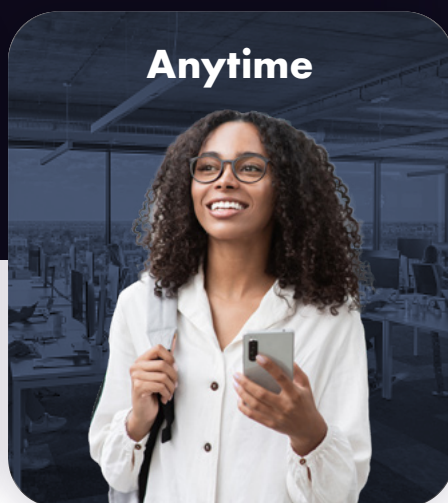
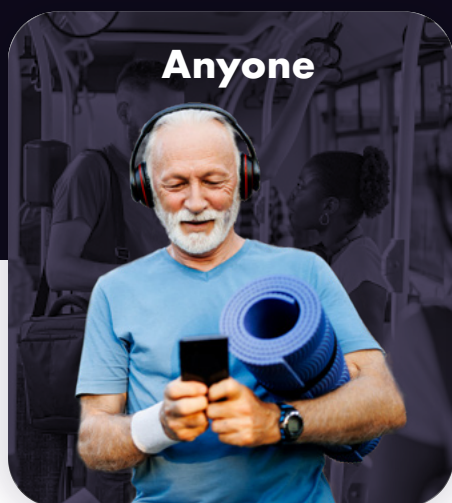


**INVEST IN PROPERTY,
*EFFORTLESSLY.***



Revolutionising Property Investment

Brix is revolutionising the world of property investment with its innovative platform for asset tokenization. Gain exposure to world class properties according to your investment appetite and budget. Invest in the 5yr 'income fund' to enjoy monthly rental income and long term capital appreciation or join the 'flip fund' to realise quick returns on your investment within 12 months. Powered by the Binance Smart Chain (BSC) and the Ethereum Virtual Machine (EVM), this cutting-edge platform leverages the power of blockchain technology to simplify the creation and management of tokenized property investments. As a leader in Tokenization as a Service (TaaS), this innovation ensures rapid, secure transactions, enabling investors globally to venture into diverse real estate opportunities, irrespective of their budget, all while guaranteeing utmost confidence, security and integrity in each transaction.



Property tokenization

In the ever-evolving landscape of investment opportunities, property tokenization stands as a game-changing innovation. It offers a transformative approach to unlocking the inherent value of property and other tangible assets while simultaneously optimising operational efficiency and enhancing capital flexibility. By tokenizing property and other tangible assets, investors can seamlessly digitise and fractionalize ownership, thus democratising access to traditionally illiquid markets. This innovative paradigm empowers investors to harness the vast potential of blockchain technology, streamlining management costs and capital allocation. As we journey into the blockchain economy, the era of property tokenization heralds a profound shift in the way we interact with and invest in tangible assets, ultimately paving the way for a more accessible and efficient investment landscape.



The advantages of asset tokenization and investing with Brix.

As an investor there are critical questions with regards to the investment of property, including the security measures, how accessible it is and the returns you would enjoy.

Our service allows investors to buy and sell real estate tokens with ease, enabling them to invest in properties of all sizes and locations, regardless of their budget. The basis of a token economy offers the potential for a more efficient and fairer financial world by largely reducing the friction involved in the creation, buying, and selling of securities. Features like integrity, toughness, accessibility, and immutability, make blockchain a powerful accounting tool and the process of asset tokenization creates a host of advantages, including greater transparency and traceability, liquidity, accessibility as well as faster and cheaper transactions.



Transparency:

The tokens encapsulate rights, responsibilities, and an unalterable record of ownership, ensuring unequivocal asset tracking throughout ownership transitions.



Liquidity Boost:

Tokenizing assets, particularly illiquid ones like real estate, simplifies their trade and broadens investor access, enhancing liquidity.



Accessibility:

By decreasing minimum investment thresholds, tokenization democratizes asset investment, allowing for fractional ownership via easily divisible tokens.



Global Reach:

Tokenization facilitates effortless global trade of assets, ushering in new markets and empowering global fractional ownership of diverse assets.



Diversification:

With assets fractionalized into smaller units, investors can spread their capital across varied investments, balancing risk and return.



Enhanced Returns:

Fractional ownership in real estate, a historically high-yielding asset, amplifies potential returns through both income generation and value appreciation.

Total Target Raise: R2 637 100

Minimum Buy In: R100

Property: Erf 2254 AND 2255 Seaton Estate, Sheffield Beach, Ballito, Kwa Zulu Natal

Investment Type: Unit in limited partnership

Minimum Buy In: R100 ONLY 26371 tickets available

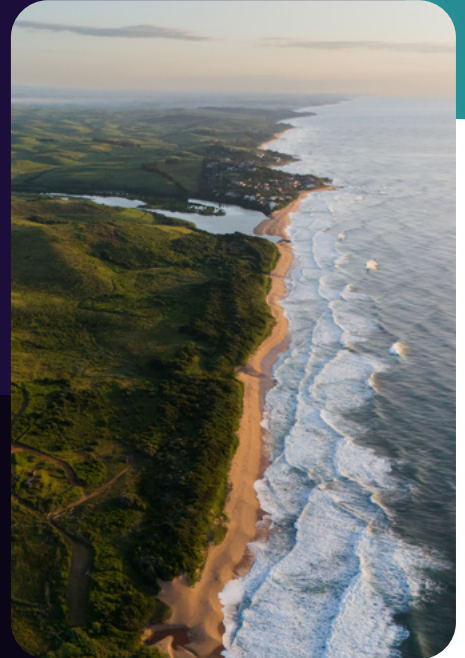
Integrity Officer: Maurice Crespi

LISTING SPECIFICATIONS

Legal and Regulatory Considerations: Schindlers

Technical / Deal Details: Schindlers

Investment Type: Unit in limited partnership



Project support office

Please contact Matthew Smith - matthew@brixworld.io

Investor risk level

The capital investment made by any Investor shall be locked in for a period of 2 months from the offering open date (“Lock In Period”) in order to realise the full Total Target Raise to the extent that the Total Target Raise is not reached by the expiry of the Lock in Period, the Investors shall be entitled to an automatic reimbursement of their capital investment.

Integrity officer

Maurice Crespi

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Deal Overview

This investment opportunity offers token holders a unique proposition where each token holder becomes a limited partner in a limited partnership.

An “*en commandite*” partnership, also known as a limited partnership, is a type of business structure where there are two types of partners: a general partner and limited partners. This structure will be used to manage and invest in erf 2255 in Seaton Estate. Below is a simple summary of how it works:

1.General Partner

Brix is the general partner which will be responsible for managing the partnership and making day-to-day decisions related to erf 2255. They have unlimited liability, meaning they are personally responsible for the debts and obligations of the partnership. The general partner will be involved in the operational aspects of the Property, such as property management, and making strategic decisions such as the sale of the Property after 12 months. The general partner may elect to outsource their role to a management company.

2.Limited Partners

These partners are passive investors who contribute to the purchase of the Property but have limited involvement in its management. Limited partners' liability is restricted to the amount of their investment. Brix is offering you the opportunity to be a limited partner.

3.Investment

The limited partners contribute to the raise, which will be utilised to purchase the Property. Limited partners share in the profits generated from the sale of the Property based on their pro rata percentage, but they are not directly responsible for the partnership's obligations. These benefits are airdropped to the limited partners wallets directly by way of smart contracts.



Deal Overview

4.Liability

Limited partners have limited liability, meaning they would not be personally responsible for the partnership's debts beyond their investment. The general partner would have unlimited liability and is responsible for any debts or legal obligations of the partnership. Investors maintain their limited liability protection by not actively participating in the business of the partnership and thus can be regarded as "silent partners".

5.Lock in Period

The capital investment made by any Investor shall be locked in for a period of 2 months from the offering open date ("Lock In Period") in order to realise the full Total Target Raise to the extent that the Total Target Raise is not reached by the expiry of the Lock in Period, the Investors shall be entitled to an automatic reimbursement of their capital investment.

To the extent that the Total Target Raise is achieved during the Lock In Period, the tokens shall be locked again from such date for a further period in which to provide services to the Property (which period is anticipated to be 12 months from such date that the Total Target Raise is achieved or such longer date as the developer may require).

After the Property has been serviced and sold, that economic benefits received from the Property shall be distributed to the Investors.



The Investment Offering

Brix's Investment Strategy

In this section prospective investors are provided with a detailed analysis of the investment strategy used providing investors with a clear insight into the investment process, and the returns Brix hopes to achieve if they buy in. Brix identifies various immovable properties which they believe have potential to provide investors with the desired returns.

Once Brix has identified a suitable property, it will conduct a comprehensive due diligence investigation, which includes inter alia, an analysis using the general investment criteria in the table below. Applicable to Brix rental opportunities. A different set of criteria apply to short term 'buy to sell' opportunities.

General Investment Criteria	
Forecasted Returns	Considerations when evaluating the investment criteria
Rent Demand	<ul style="list-style-type: none"> • What the anticipated rentals are and whether these are below or above rentals for competing units in the area. • Niche target market versus a broad category of renters • Whether the proposed property is in favourable location, the price point to acquire the proposed property and at the expected rental amount that can be charged • The expectation regarding a growth in demand from tenants over time • The defensiveness of the proposed property from general economic pressure
Capital Growth	<ul style="list-style-type: none"> • The quantum of comparable stock available in the market or anticipated to become available in the market • The quantum of land in close proximity to the proposed property where a comparable product could be brought to market. • The ease or difficulty for someone else to bring a comparable property to market.
Quality	<ul style="list-style-type: none"> • An inspection of the proposed property during construction will be conducted • The condition of the building assessed • Whether there are any visible issues or structural faults • The quality of the finishes • The quality and finishes selected in the proposed property compared to similar properties within the competitor set
Location	<ul style="list-style-type: none"> • The general neighbourhood • The desirability to live in the neighbourhood where the proposed property is situated as compared to the neighbourhood where other similar properties are situated. • The crime rates and security available in the area in which the proposed property is located. • Whether the area in which the proposed property is improving or regressing, namely is the location becoming more or less desirable over time. • Is the location of the proposed property anchored with any major landmarks which should ensure desirability.

The Investment Offering

General Investment Criteria	
Forecasted Returns	Considerations when evaluating the investment criteria
Location	<ul style="list-style-type: none"> • The general neighbourhood • The desirability to live in the neighbourhood where the proposed property is situated as compared to the neighbourhood where other similar properties are situated. • The crime rates and security available in the area in which the proposed property is located. • Whether the area in which the proposed property is improving or regressing, namely is the location becoming more or less desirable over time. • Is the location of the proposed property anchored with any major landmarks which should ensure desirability.
Access to Amenities	<ul style="list-style-type: none"> • The amenities and facilities available at the proposed property • The amenities and facilities which are available in walking distance from the proposed property. For example, Schools, shops, places of worship etc • The amenities offered by similar properties within the proposed property competitor set
Value for Money	<ul style="list-style-type: none"> • The price per square meter of the proposed property relative to similar properties in the competitor set • The absolute price of a unit of the proposed property • The quality of the proposed property compared with that is available on the market • The purchase price of the proposed property compared to the cost of building it from scratch • The availability of any discount to the purchase price of the proposed property

In considering the items set out in the table, Brix will assign a score to the proposed property between 0 (zero) and 10 (ten), where 0 (zero) is the lowest score and 10 (ten) is the highest score per investment criteria and thereafter, give the proposed property a final overall score.

Investment Rating Table	
Criteria	Score out of 10
Market Demand	9
Capital Growth	8
Quality	9
Location	9
Access to Amenities	9
Value for Money	9
Total out of 60	53
Score out of 100%	88





The identified **property**

Brix is aiming to raise the purchase price for two erf in Precinct H in Seaton Estate. The plots are collectively priced at R2550000 excluding Levy stabilization and conveyancing fees, however, Brix has negotiated a 4% discount to the value of R102000. The total raise amount represents the property purchase amount, all legal fees, Estate fees and investment set up. Investors can invest as much or as little as they want to, depending on their budgets. An investment in the Property can be classed as a very low risk investment that offers investors peace of mind that their investment is secured in a premium, high demand residential area with a clear track record of capital growth. Seaton Estate has sold over 250 plots of land with over 100 homes at varying stages of completion. The sales tempo in Seaton is brisk and phases sell out within a short period after launch.

Project summary

Erf 2254 and 2255

The property is situated in Precinct H, the heart of Seaton Estate, near the clubhouses and a short walk from the equestrian and beach clubs. Launched in the first week of April 2024. All 67 sites were sold out within a week. These plots were well priced and were snapped up by investors and end-users. Brix was able to secure two of the best plots for our investors. Viewing this investment as a 'buy, hold, sell' opportunity with the main purpose being to flip the property once the services are provided to the site which should be towards the end of 2024.

Deal Overview:

Erf 2254 and 2255:	R2 592 800
Precinct H:	Phase in Seaton
Plot size:	732m² and 771m²
View:	Long inland views
Total Levy per month:	R2 800
Rates per month projected:	R2 400



Financial Projections

Assumptions - Erf 2254 and 2255

Total Project Investment	R2 592 800
Discount Achieved	4%
IPO Fee	1,5%
Anticipated annual escalation achieved	na
Anticipated annual capital growth of Investment	18-20%
Vacancy %	na
Brix gearing utilised	0%
Capital deployed	R2 631 700

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Cash Flow Statement

Member	Month 0	Month 6
Investment	R2 592 718,28	
Gross proceeds on disposal at Month 6		R3 300 000,00
Estate marketing fee (1%)		(R33 000,00)
Brix brokerage fee (1%)		(R33 000,00)
Capital Gains Tax		(R130 116,44)
		R3 103 883,56
Dividends paid to shareholders		R3 103 883,56
SPV cash balance		R0,00
Investor IRR calculation		
Investment into project	R25 927,18	
IPO fee	R388,91	
Custody fee		
Dividends received from income		
Dividends received from disposal		(R31 038,84)
	R26 316,09	(R31 038,84)

Return on Investment (ROI) offered

Forecasted Returns	
Rental Yield	na
Gross Rental Multiplier (GRM)	na
Gross Return	18-20%
Internal Rate of Return (IRR)	na

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Road Map and Timeline

Project Seaton Roadmap

July 24 – Begin fundraising

August 24 – Close Fundraising

August 24 – Distribute tokens

Brix Roadmap

July 24 – First Project launch (Private Launch)

- Creation of the “Flow Fund”

July 24 – Second Project Launch

- Creation of the “Flip Fund”

July 24 – Launch investor reward and loyalty programs

September 24 – Third Project Launch (Public Launch)

November 24 - Forth Project launch

January 25 – Fifth project launch (Projects launched every 2 months or according to market demand)

May 25 – First International project launch

August 25 – Launch of The Brix Property Exchange Platform

February 26 – First Commercial real estate project launch



Risk analysis and mitigation



Market volatility

Risk: Fluctuating property values might impact the value of fractional or tokenized assets.

Mitigation: Diversify investments across various properties. Focus on long-term income properties and conduct market research.



Regulatory changes

Risk: Emerging regulations for fractional ownership and tokenisation might change.

Mitigation: Continuous update on regulations, ensuring compliance and seeking guidance from legal experts.



Liquidity constraints

Risk: Challenges in timely trading of fractional tokens.

Mitigation: Boost liquidity through secondary markets and encourage a transparent, active investor community.



Operational

Risk: Concerns related to platform security, smart contracts, asset custody, and communication.

Mitigation: Enhance security with encryption and audits. Ensure thorough smart contract testing and maintain transparent communication.



Legal uncertainties

Risk: Enforceability issues or conflicts with existing laws.

Mitigation: Engage with legal experts in the field and craft clear legal agreements that outline rights and dispute mechanisms.



Cyber security

Risk: Potential cybersecurity threats and breaches.

Mitigation: Prioritise cybersecurity with encryption, two-factor authentication, and security checks. Collaborate with trusted tech providers.



Investor education and protection

Risk: Potential investor misunderstanding and misjudgement.

Mitigation: Educate investors on risks and benefits, emphasising transparency and clarity regarding the investment structure.

Token sale and Distribution

(Schindlers Digital Assets and Schindlers X)

In a landscape defined by rapid technological progress, Brix is leading the way in revolutionising property investment through the implementation of the RWA NFT 1155 standard.

This cutting-edge approach underscores our commitment to transparency, efficiency, and innovation.

The RWA NFT 1155 standard represents a monumental stride in property tokenization. Powered by the Binance Smart Chain (BSC) and the Ethereum Virtual Machine (EVM), the Brix RWA NFT 1155 tokens encapsulate properties as unique, indivisible digital assets. A key advantage of the RWA NFT 1155 standard is its ability to represent fractional ownership. Investors can now own fractions of high-value properties, breaking down traditional investment barriers. Through the seamless divisibility of tokens, Brix opens property ownership to a broader spectrum of investors, democratising the landscape.

At the heart of the RWA NFT 1155 standard lies the principles of blockchain technology. Each property NFT is immutably recorded on the blockchain, ensuring transparent and tamper-proof ownership records. Smart contracts, expertly coded, govern the issuance and distribution of these tokens, simplifying the process and removing intermediaries.

The Brix RWA NFT 1155 standard operates seamlessly within the Binance Smart Chain ecosystem, enabling instant and cost-effective transactions. Our innovative approach extends to advanced security protocols, safeguarding your investments and personal data.

With the introduction of the Brix RWA NFT 1155 standard, we invite you to join the future of property investment. Embrace the power of technology, transparency, and accessibility as we redefine property ownership for a new generation of investors. Embark on this remarkable journey where innovation meets real estate, and together, we shape a brighter tomorrow

Backed by reputable professionals

A team of dedicated professionals with deep industry knowledge. We've taken every measure to ensure that our platform is transparent, credible, and regulated.

Executive Team

Stefan Botha

Strategic Advisor

CEO Rainmaker Marketing

Maurice Crespi

Strategic Advisor

CEO Schindlers Digital Assets
and Managing Partner at
Schindlers Attorneys

Matthew Low

Strategic Advisor

Head of Special Projects
– Fasanara Capital / Co-
Founder & CEO Invenium X

Tyran Faber

Co-founder

Matthew Smith

Co-founder



Strategic Partners

SCHINDLERS
attorneys - conveyancers - notaries

GUARDIAN
PROFESSIONAL ACCOUNTING SOLUTIONS

**LESTER HALL,
FLETCHER INC.**
ATTORNEYS

rainmaker
MARKETING

Legal Disclaimers



Legal Disclaimers

This investor document is provided by Brix for informational purposes only and does not constitute an offer or solicitation to sell, buy, or trade any securities or financial instruments. Brix is engaged in the tokenization of Seaton and the creation of tokens.

No Investment Advice

The information provided in this Investor document is not intended to be, and should not be construed as, investment advice, financial advice, legal advice, or any other form of advice. Brix is not a licensed financial advisor or investment professional, and the information provided herein should not be relied upon for making investment decisions. All decisions related to investment should be made after considering personal circumstances, conducting appropriate due diligence, and seeking advice from qualified financial advisors.

Risk Factors

Investing in tokens involves significant risks, including but not limited to the following:

1. Regulatory and Legal Risks

The regulatory environment surrounding tokens and blockchain technology is evolving and may vary across jurisdictions. Changes in laws, regulations, or government policies could impact the legality, issuance, use, and transfer of tokens. The lack of regulatory clarity may lead to uncertainties and potential legal challenges.

2. Market Risks

The value of tokens can be volatile and subject to price fluctuations. Market sentiment, macroeconomic factors, technological advancements and regulatory developments can all impact market prices. Prospective investors should be prepared for the possibility of price volatility.

3. Technological Risks

Tokens are built on blockchain technology, which is subject to technical vulnerabilities, hacking, and cyberattacks. Blockchain networks can experience issues such as network congestion, software bugs, and hard forks, which may impact the usability and security of tokens.

4. Liquidity Risks

It may be challenging to find buyers or sellers for tokens at desired prices, especially during periods of market stress.

5. Economic and Market Factors

External economic factors, including inflation, interest rates, geopolitical events, and global economic instability, can impact the value of the tokens and the overall market sentiment.

6. Technology Adoption

The success of tokens depends on broader adoption of blockchain technology and digital assets. Lack of mainstream adoption or shifts in technological preferences could impact the long-term viability and value of tokens.

7. Tax Considerations

The ownership, transfer, and sale of tokens may have tax implications that vary by jurisdiction. Prospective investors should seek advice from qualified legal and tax professionals to understand these implications.

8. Projections

The projections provided are based on current expectations, estimates, projections, and assumptions about Brix's business and the industry in which it operates. Such projections are inherently subject to risks, uncertainties, and other factors that may cause actual results, performance, or achievements to be materially different from those expressed or implied by such statements. Brix does not undertake any obligation to update these projections. Past performance is not always indicative of future results. Nothing contained herein constitutes any form of guarantee as to any return on investment.

Legal Disclaimers



9. Regulatory Considerations

The regulatory landscape concerning tokenization, blockchain technology, and digital assets is evolving at a significant pace and additional regulations may become applicable from time to time and may vary significantly from one jurisdiction to another. Prospective investors should be aware of and understand the legal and regulatory implications of investing in tokens in their respective jurisdictions. Brix makes no representations regarding the legal status of tokens in any specific jurisdiction.

10. No Warranty

Brix makes no representations or warranties of any kind, whether express or implied, with respect to the accuracy, completeness, or suitability of the information provided in this Investor document. Brix disclaims any liability for any errors, omissions, or inaccuracies in the information contained herein to the fullest extent permitted by law.

11. Changes to the Investor document

Brix reserves the right to amend, modify, or update this Investor document at any time without prior notice. Any changes will be reflected on Brix's official website. Notwithstanding the aforesaid, this clause should not imply any obligation on Brix to update this Investor document in the event of any changes to any factual position, regulations or otherwise from time to time.

12. Intellectual Property

All content included in this Investor document, including but not limited to text, images, graphics, logos, and other elements, is protected by copyright and other intellectual property laws. Unauthorized use, reproduction, distribution, or modification of the content may violate applicable laws and regulations.

13. Independent Advice

Prospective investors should carefully review the risk factors outlined in this Investor document and any additional information provided by Brix. The decision to invest in tokens should be made after thorough consideration of these risks and consultation with appropriate financial and legal advisors.

14. General Disclaimer

Brix disclaims any responsibility for losses or damages arising from investment decisions made based on the information presented in this Investor document.



BRIX FAQ's

What is property tokenization?

Property tokenization is the process of dividing real estate into digital shares, or 'tokens'. Each token represents a part of the property, making it easier and more affordable for people to invest in real estate.

What is a property exchange?

A property exchange is a platform where you can buy, sell, or trade tokens representing parts of a property, much like trading stocks in the stock market.

What do you mean by liquidity?

Liquidity refers to how quickly and easily you can convert your investment into cash. In the context of Brix, it means you can sell your property tokens swiftly without a lengthy waiting period.

How do I buy tokens on Brix?

To buy tokens, you first need to create an account on the Brix portal on Schindlers X. Once registered, you can browse through listed properties and buy tokens that fit your budget and investment goals.

Can I sell my tokens anytime?

Yes, one of the advantages of Brix is that you can buy, sell or exchange your tokens whenever you want. The platform is designed for ease of trading.

Can I purchase tokens with both cash and cryptocurrency?

Initially, when you start with Brix, you'll need to buy your property tokens using cash. It's just like making any regular purchase online. Once you have these tokens, you'll be able to trade them within our platform. As we grow and evolve, we're planning to expand our services. Soon, you'll not only be able to trade your tokens for different cryptocurrencies but also use these cryptocurrencies to invest in more property with Brix. It's all about giving you more flexibility and options in how you manage and grow your investments.

What can I expect from the Brix Rewards Program?

The Brix Rewards Program is designed to enrich your investment experience. As you invest and engage with our platform, you'll earn rewards that can range from additional tokens to exclusive access to new property launches. It's our way of saying thank you and adding extra value to your investment journey with Brix.

Is investing in property tokens safe?

We prioritise security and use blockchain technology to ensure that all transactions are secure, transparent, and tamper-proof.

What are the benefits of investing in property tokens?

Benefits include lower entry costs, the ability to diversify your investment portfolio, higher liquidity compared to traditional real estate, and the convenience of online transactions.

Are there any additional fees when buying tokens?

Brix operates with a transparent fee structure. There are no hidden charges; any applicable fees will be clearly outlined during your investment process.

How can I track my investment?

You can easily track your investment through your Brix account dashboard, which provides real-time information on your token values and transactions.

Who can invest with Brix?

Brix is accessible to anyone interested in property investment. Whether you are a seasoned investor or new to real estate, our platform is user-friendly and designed to cater to a wide range of investors.



Property investment
from R100.
