

Brix Property Investment: Step-by-Step Process

1. Investor Registration:

- 1.1 Potential investors create an account on the SchindlersX platform.
- 1.2 Investors complete necessary KYC (Know Your Customer) and AML (Anti-Money Laundering) procedures as required by the platform.

2. Property Selection:

- 2.1 Brix identifies and selects a suitable property for investment based on their due diligence process and investment criteria.
- 2.2 The selected property is listed on the SchindlersX platform with detailed information, including the investment memorandum, projected returns, and risk factors.

3. Token Offering:

- 3.1 The property is tokenized using the RWA NFT 1155 standard on the Binance Smart Chain (BSC) and Ethereum Virtual Machine (EVM).
- 3.2 The tokens represent fractional ownership in the property and are offered for sale to registered investors on the SchindlersX platform.
- 3.3 The token offering has a specified target raise amount and a defined lock-in period being 2 months from the offering date.

4. Investment Commitment:

- 4.1 Investors review the property details and investment memorandum and decide on their investment amount. Investors are encouraged to seek advice from independent parties regarding the investment.
- 4.2 Investors contribute funds through the SchindlersX platform to purchase the property tokens.
- 4.3 The capital investment made by each investor is locked in for the specified lock-in period.

5. Target Raise Achievement:

- 5.1 If the target raise is met within the lock-in period, the process continues to the next step.
- 5.2 If the target raise is not reached by the end of the lock-in period, the investors are entitled to an automatic reimbursement of their capital investment, and the process ends.

6. Partnership Formation:

- 6.1 Upon achieving the target raise, a limited partnership is officially formed.
- 6.2 Brix acts as the general partner, handling daily decisions, property management, strategic choices, and the eventual sale of the property.
- 6.3 Token investors become limited partners, sharing in the profits generated from the property's appreciation and sale based on their pro-rata token ownership, and the proceeds of the share of rental income pro rata their ownership in the limited partnership.

7. Funds:

- 7.1 The funds collected on SchindlersX are transferred by the owner of the SchindlersX platform, namely Schindlers Digital Assets, to the appointed conveyancers under explicit terms to protect the token investors.

8. Property Acquisition:

- 8.1 The conveyancers, following the terms set by Schindlers Digital Assets, facilitate the payment to the property seller.
- 8.2 The conveyancers ensure the successful registration of the property transfer and the concurrent registration of a bond in favour of the partnership to protect the token holders' investment.

9. Bond Conditions:

- 9.1 The bond is secured and cannot be cancelled without the written consent of Schindlers' Attorneys.
- 9.2 Schindlers' attorneys have the sole and complete discretion to provide or withhold consent for bond cancellation, a safeguarding in place to seek to protect the token holders' investment.

10. Property Management and Preparation for Sale:

- 10.1 Brix, as the general partner, oversee the property to maximize the property's value for resale, and oversee the rental of the property.
- 10.2 Regular updates on the property's status and progress are provided to the token holders.

11. Property Sale:

- 11.1 The property is held for a short period to allow for potential appreciation in value.

11.2 Brix actively markets the property for sale, seeking to secure a buyer at a higher price than the initial purchase price and actively market the property as a rental property and manage this process prior to the subsequent sale of the property.

11.3 Upon successful sale, the proceeds are distributed to the token holders after deducting applicable fees and expenses.

11.4 In addition the investors also benefit from the profits generated from rentals.

12. Bond Cancellation:

12.1 The bond is cancelled once the property is sold and all investors have been paid out.

12.2 The bond can only be cancelled if the bond conditions are adhered to.

13. Investment Exit and Profit Distribution:

13.1 Token holders receive their share of the profits from the property's sale and in their share in rentals based on their pro-rata token ownership.

13.2 The distribution of proceeds is handled through the SchindlersX platform ensuring a transparent and efficient process.

14. Support:

14.1 SchindlersX platform provides investor support services to address any queries, concerns, or technical issues faced by the token holders via email: info@schindlersx.io.

14.2 Brix offers dedicated support and are available to assist investors throughout their investment journey via email: matthew@brixworld.io.

15. Investor Rewards and Loyalty Program:

15.1 Brix plans to launch investor reward and loyalty programs to incentivize and retain investors in the future.

15.2 The rewards may include additional tokens, exclusive access to new property launches, or other benefits based on investment activity and tenure.