



Notice of Annual General Meeting and Explanatory Memorandum

The 2025 Annual General Meeting of Shareholders of
BlackWall Limited (ACN 146 935 131)
will be held at WOTSO Cremorne, 237 Military Road, Cremorne NSW 2090
and virtually via Zoom on
Friday 14 November 2025 at 12:00pm (AEDT)

This Notice and Explanatory Memorandum has been prepared to assist shareholders to understand the business to be put to shareholders at the forthcoming Annual General Meeting of shareholders.

Notice of Meeting

Notice is given that an Annual General Meeting (**Meeting**) of shareholders of BlackWall Limited (**BlackWall** or the **Company**) will be held at 12:00pm (AEDT) on Friday 14 November 2025 at WOTSO Cremorne, 237 Military Road, Cremorne NSW 2090 and virtually via Zoom.

Shareholders will have the capacity to vote virtually however, we encourage you to appoint a proxy prior to the Meeting in case of any unexpected technical issues on the day.



How to join, vote and ask questions during the online meeting

1. To join the meeting visit <https://us06web.zoom.us/j/88562903162?pwd=7i6T5Jm2Szs1b95d8B00Qrd7eOwj.1#success> from a desktop, mobile or tablet device with internet access. We recommend you install the Zoom app prior to the meeting.
2. Enter the passcode: **BlackWall**
3. Shareholders who have not appointed a proxy will be given the opportunity to cast their vote electronically during the meeting. Shareholders will be given instructions on how to access the voting platform during the meeting. Shareholders must ensure they have located their SRN or HIN in advance of joining the meeting as they will be required to enter their SRN or HIN before voting.
4. Shareholders will be offered the opportunity to submit question via the chat box or ask questions during the meeting. The process will be moderated by the Company Secretary.

For personal use only

Item 1 - Financial Statements and Reports

To receive and consider the Financial Report, Directors' Report and Auditor's Report for the financial year ended 30 June 2025.

Note: This item of business is for discussion and is not a resolution. However, pursuant to the Corporations Act, shareholders will be given a reasonable opportunity at the Meeting to ask questions about and to make comments in relation to each of the reports during the consideration of these items.

Item 2 - Resolution 1: Adoption of Remuneration Report

To consider and, if thought fit, pass the following resolution as an **ordinary resolution**:

"That, for the purposes of section 250R of the Corporations Act and for all other purposes, the Remuneration Report as set out in the Directors' Report for the financial year ended 30 June 2025, be adopted."

Note: This resolution is an advisory resolution that does not bind the Directors or the Company.

Voting Exclusion: A voting exclusion applies to this resolution – see section 1 for details.

Item 3 - Resolution 2: Election of Director - Paul Tresidder

To consider and, if thought fit, pass the following resolution as an **ordinary resolution**:

"That Paul Tresidder, being eligible and having offered himself for election, be elected as a director of the Company immediately upon the close of the Meeting."

Item 4 - Resolution 3: Re-election of Director - Richard Hill

To consider and, if thought fit, pass the following resolution as an **ordinary resolution**:

"That Richard Hill, who retires by rotation as a director of the Company in accordance with clause 6.1(f)(1)(A) of the Company's Constitution and, being eligible, having offered himself for re-election, be re-elected a director of the Company immediately upon the close of the Meeting."

Item 5 - Resolution 4: Approval of Additional 10% Placement Capacity

To consider and, if thought fit, pass the following resolution as a **special resolution**:

"That for the purposes of ASX Listing Rule 7.1A and for all other purposes, shareholders approve the issue of shares totalling up to 10% of the issued capital of the Company at the time of issue, calculated in accordance with the formula prescribed in ASX Listing Rule 7.1A and on the terms and conditions set out in the Explanatory Memorandum."

1. Voting Exclusion

Voting Exclusion Statement for Resolution 1: Adoption of Remuneration Report

The Company will exclude votes cast on Resolution 1 by or on behalf of:

- (a) a member of the key management personnel, details of whose remuneration are included in the Remuneration Report; or
- (b) a closely related party of such a member.

However, a person described above may cast a vote on Resolution 1 if the person does so as a proxy appointed by writing that specifies how the proxy is to vote on the proposed resolution; and the vote is not cast on behalf of a person described in subparagraphs (a) or (b) above.

However, the Company does not need to disregard a vote cast on Resolution 1 if it is cast by:

- a person as proxy for a person who is entitled to vote, in accordance with the directions on the Proxy Form;
- the Chairperson as proxy for a person who is entitled to vote, in accordance with a direction on the Proxy Form to vote as the proxy decides; or
- a holder acting solely in a nominee, trustee, custodial or other fiduciary capacity on behalf of a beneficiary provided the following conditions are met:
 - the beneficiary provides written confirmation to the holder that the beneficiary is not excluded from voting, and is not an associate of a person excluded from voting, on the resolution; and
 - the holder votes on the resolution in accordance with directions given by the beneficiary to the holder to vote in that way.

2. Entitlement to Vote

Individual shareholders may vote in person or by proxy. A corporate shareholder may vote by proxy or through a body corporate representative.

If you hold your shares jointly with another, please note that the holder appearing first in the share register is entitled to attend and vote the shares to the exclusion of the other holders.

3. Eligibility

It has been determined that under the Corporations Regulations 7.11.37, for the purposes of the Meeting, shares will be taken to be held by the persons who are the registered holders at 7.00pm (AEDT) on Wednesday 12 November 2025. Accordingly, share transfers registered after that time will be disregarded in determining entitlements to attend and vote at the Meeting.

4. Requirements for Resolutions

Resolutions 1, 2 and 3 are ordinary resolutions and therefore each will be passed if more than 50% of votes cast by shareholders entitled to vote on the resolution are cast in favour of the resolution.

Resolution 4 is a special resolution and will be passed if at least 75% of votes cast by shareholders (in person or by proxy) entitled to vote on the resolution, vote in favour of the resolution.

5. Voting by Proxy

For details on voting by proxy please see the instructions set out on the personalised proxy form accompanying this Notice of Meeting. Proxy forms must be received by the Company's share registry no later than 12:00pm (AEDT) on Wednesday 12 November 2025.

By Order of the Board

8 October 2025



Seph Glew
Chairman

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Explanatory Memorandum

This Explanatory Memorandum is for the information of shareholders of the Company in connection with the business to be conducted at the Annual General Meeting of BlackWall to be held at WOTSO Cremorne, 237 Military Road, Cremorne NSW 2090 and virtually via Zoom on Friday 14 November 2025 at 12:00pm (AEDT).

The Directors recommend that shareholders read this Explanatory Memorandum in full before making any decision in relation to the Resolutions. If in any doubt about how you should vote, consult your financial or other professional adviser. The following information should be noted in respect of the various matters contained in the accompanying Notice.

Item 1: Financial Statements and Reports

The Corporations Act requires the following reports in respect of the financial year ended 30 June 2025 to be laid before the Meeting:

- Financial Report (which includes financial statements and the Directors' declaration);
- Directors' Report (which includes the Remuneration Report); and
- Auditor's Report.

Shareholders will be given a reasonable opportunity at the Meeting to ask questions and make comments on these reports, and on the business, operations and management of BlackWall.

There is no requirement either in the Corporations Act or the Constitution for shareholders to approve the Financial Report, the Directors' Report (other than the Remuneration Report) or the Auditor's Report.

Resolution 1: Remuneration Report (Non-Binding)

Section 250R(2) of the Corporations Act requires a listed company to put to its shareholders at each annual general meeting a resolution that the remuneration report be adopted. The report on the remuneration of the Company's key management personnel is included in the Company's Annual Report. The resolution is being proposed to comply with this requirement.

A reasonable opportunity will be provided for discussion of the Remuneration Report at the Meeting. Section 250R(3) of the Corporations Act provides that the vote on the adoption of the Remuneration Report is advisory only and does not bind the Directors or the Company. However, if a company's remuneration report receives an 'against' vote of 25 per cent or more at 2 consecutive annual general meetings, a resolution must be put at the later annual general meeting that another meeting be held (within 90 days) at which all directors (other than managing directors) who were in office at the date of that resolution must stand for re-election. In summary, shareholders will be entitled to vote in favour of holding a general meeting to re-elect the Board if the Remuneration Report receives "2 strikes".

Resolution 2: Election of Director - Paul Tresidder

Resolution 2 seeks approval for the election of Paul Tresidder who will retire at the conclusion of the meeting in accordance with the Company's Constitution and, being eligible, offers himself for election as a Director of the Company.

Paul has considerable experience in retail management, leading, development and strategic planning. He spent eight years with Lendlease where he held a number of roles, including National Leasing Manager, before being appointed to the position of Divisional Manager responsible for half of the General Property Trust retail portfolio. Paul and fellow Lendlease executive Guy Wynn formed a property management company, which was subsequently acquired by Baillieu Knight Frank. In 1993, Paul joined Seph Glew in the development business that would ultimately become ASX listed BlackWall Limited.

Board Recommendation: The Directors (with Paul Tresidder abstaining) recommend that shareholders vote **in favour** of Resolution 2.

Resolution 3: Re-election of Director - Richard Hill

Resolution 3 seeks approval for the re-election of Richard Hill who will retire by rotation at the conclusion of the meeting in accordance with the Company's Constitution and, being eligible, intends to offer himself for re-election as a Director of the Company.

Richard Hill has extensive investment banking experience and was the founding partner of the corporate advisory firm Hill Young & Associates.

Richard has invested in BlackWall's projects since the early 1990s. Prior to forming Hill Young, Richard held a number of Senior Executive positions in Hong Kong and New York with HSBC. He was admitted as an attorney in New York State and was registered by the US Securities & Exchange Commission and the Ontario Securities Commission. Richard has served as a Director (Chairman) of the Westmead Institute for Medical Research and Director (Chairman) of Sirtex Medical Limited (Sirtex), formerly listed on ASX.

Board Recommendation: *The non-retiring Directors recommend that shareholders vote in favour of Resolution 3.*

Resolution 4: Approval of Additional 10% Placement capacity

ASX Listing Rule 7.1A enables an eligible entity to seek the approval of holders of its ordinary securities by special resolution at its annual general meeting to issue ordinary securities up to 10% of its issued capital through placements over a 12 month period after the date of the annual general meeting (**10% Placement Capacity**). The 10% Placement Capacity is in addition to the entity's 15% placement capacity without member approval under ASX Listing Rule 7.1.

An "eligible entity" for the purpose of ASX Listing Rule 7.1A is an entity that is not included in the S&P/ASX 300 Index and has a market capitalisation of \$300 million or less. As at the date of this Notice of Meeting, BlackWall is an eligible entity.

If this Resolution 4 is passed it will afford the Company greater capital management flexibility and efficiency. If this Resolution 4 is not passed, then the Company's capital management options will be reduced.

- (i) **Minimum price:** The minimum price at which the shares may be issued in an existing quoted class and for cash consideration is 75% of the volume weighted average market price of shares, calculated over the 15 ASX trading days on which trades in that class were recorded immediately before:
 - the date on which the price of the shares are to be issued is agreed by the Company and the recipient of the shares; or
 - if the shares are not issued within 10 ASX trading days of that date, the date on which the shares are issued.
- (ii) **Risk of dilution:** Economic and voting dilution risk to existing shareholders may result from an issue of securities under the 10% Placement Capacity including the risk that:
 - the market price for equity securities in that class may be significantly lower on the issue date than on the date of the approval under ASX Listing Rule 7.1A; and
 - the equity securities may be issued at a price that is at a discount to the market price for those equity securities on the issue date.

The table below illustrates the impact of dilution in various scenarios.

Number of shares on issue (variable 'A' in formula)	Dilution Variable	Dilution		
		\$0.15 (50% decrease in market price)	\$0.30 (Market price on 17/09/25)	\$0.60 (100% increase in market price)
171,290,466 (Current)	Additional 10% shares issued	17,129,047	17,129,047	17,129,047
	Funds raised	\$2,569,357	\$5,138,714	\$10,277,428
256,935,699 (50% increase)	Additional 10% shares issued	25,693,570	25,693,570	25,693,570
	Funds raised	\$3,854,034	\$7,708,071	\$15,416,142
342,580,932 (100% increase)	Additional 10% shares issued	34,258,093	34,258,093	34,258,093
	Funds raised	\$5,138,714	\$10,277,428	\$20,554,856

*The number of shares on issue (variable 'A' in the formula) could increase as a result of the issue of shares that does not require shareholder approval (such as under a pro rata entitlement issue) or an issue of shares with shareholder approval under ASX Listing Rule 7.1.

The table above includes the following assumptions:

- The current number of shares on issue is the shares on issue as at 17 September 2025.
- The current issue price is the closing price of the shares on the ASX on 17 September 2025.
- The Company issues the maximum possible number of shares under the 10% Placement Capacity.
- The table shows only the effect of issues of shares under ASX Listing Rule 7.1A, not under the 15% placement capacity under ASX Listing Rule 7.1 or under an exception under ASX Listing Rule 7.2.
- The calculations above do not show the dilution that any one particular shareholder will experience. All shareholders should consider the dilution caused to their own shareholding depending on their specific circumstances.
- This table does not set out any dilution pursuant to approvals under ASX Listing Rule 7.1.
- The 'Funds raised' figures are rounded to the nearest whole dollar.

- (iii) **Date of issue:** The shares may be issued under the 10% Placement Capacity commencing on the date of this Meeting and expiring on the first to occur of the following:
- the date that is 12 months after the date of this Meeting;
 - the time and date of the Company's next annual general meeting; and
 - the date of approval by shareholders of any transaction under ASX Listing Rule 11.1.2 (a significant change to the nature or scale of the Company's activities) or 11.2 (disposal of the Company's main undertaking).
- (iv) **Purpose of issue under 10% Placement Capacity:** The Company may issue shares under the 10% Placement Capacity for various purposes to raise cash as consideration for the acquisition of or investment in additional assets (including associated expenses, or additional projects that may present).
- (v) **Allocation under the 10% Placement Capacity:** The allottees of the shares to be issued under the 10% Placement Capacity have not yet been determined. However, the allottees of the shares could consist of current shareholders or new investors (or both). The Company will determine the allottees at the time of the issue under the 10% Placement Capacity, having regard to the following factors:
- the purpose of the issue;

- alternative methods for raising funds available to the Company at that time, including, but not limited to, an entitlement issue or other offer where existing shareholders may participate;
 - the effect of the issue of the shares on the control of the Company;
 - the circumstances of the Company, including, but not limited to, the financial position of the Company;
 - prevailing market conditions; and
 - advice from corporate, financial and broking advisers (if applicable).
- (vi) **Previous approval under Listing Rule 7.1A:** BlackWall previously obtained shareholder approval under ASX Listing Rule 7.1A at its last Annual General Meeting held on 1 November 2024. BlackWall has not issued or agreed to issue any securities under the ASX Listing Rule 7.1A approval obtained on 1 November 2024.
- (vii) **Voting exclusion:** At the date of this Notice of Meeting, the Company has not invited any existing shareholder to participate in the issue of shares under ASX Listing Rule 7.1A. Therefore, no voting exclusion applies to this Resolution 4.

Board Recommendation: *The Directors recommend that shareholders vote in favour of Resolution 4.*



BLACKWALL

BlackWall Limited
ABN 37 146 935 131

BWF

MR SAM SAMPLE
FLAT 123
123 SAMPLE STREET
THE SAMPLE HILL
SAMPLE ESTATE
SAMPLEVILLE VIC 3030

Need assistance?



Phone:
1300 855 080 (within Australia)
+61 3 9415 4000 (outside Australia)



Online:
www.investorcentre.com/contact



YOUR VOTE IS IMPORTANT

For your proxy appointment to be effective it must be received by **12:00pm (AEDT) on Wednesday, 12 November 2025.**

Proxy Form

How to Vote on Items of Business

All your securities will be voted in accordance with your directions.

APPOINTMENT OF PROXY

Voting 100% of your holding: Direct your proxy how to vote by marking one of the boxes opposite each item of business. If you do not mark a box your proxy may vote or abstain as they choose (to the extent permitted by law). If you mark more than one box on an item your vote will be invalid on that item.

Voting a portion of your holding: Indicate a portion of your voting rights by inserting the percentage or number of securities you wish to vote in the For, Against or Abstain box or boxes. The sum of the votes cast must not exceed your voting entitlement or 100%.

Appointing a second proxy: You are entitled to appoint up to two proxies to attend the meeting and vote on a poll. If you appoint two proxies you must specify the percentage of votes or number of securities for each proxy, otherwise each proxy may exercise half of the votes. When appointing a second proxy write both names and the percentage of votes or number of securities for each in Step 1 overleaf.

A proxy need not be a securityholder of the Company.

SIGNING INSTRUCTIONS FOR POSTAL FORMS

Individual: Where the holding is in one name, the securityholder must sign.

Joint Holding: Where the holding is in more than one name, all of the securityholders should sign.

Power of Attorney: If you have not already lodged the Power of Attorney with the registry, please attach a certified photocopy of the Power of Attorney to this form when you return it.

Companies: Where the company has a Sole Director who is also the Sole Company Secretary, this form must be signed by that person. If the company (pursuant to section 204A of the Corporations Act 2001) does not have a Company Secretary, a Sole Director can also sign alone. Otherwise this form must be signed by a Director jointly with either another Director or a Company Secretary. Please sign in the appropriate place to indicate the office held. Delete titles as applicable.

PARTICIPATING IN THE MEETING

Corporate Representative

If a representative of a corporate securityholder or proxy is to participate in the meeting you will need to provide the appropriate "Appointment of Corporate Representative". A form may be obtained from Computershare or online at www.investorcentre.com/au and select "Printable Forms".

Lodge your Proxy Form:

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Online:

Lodge your vote online at www.investorvote.com.au using your secure access information or use your mobile device to scan the personalised QR code.

Your secure access information is



Control Number: 999999
SRN/HIN: I999999999
PIN: 99999

For Intermediary Online subscribers (custodians) go to www.intermediaryonline.com

By Mail:

Computershare Investor Services Pty Limited
GPO Box 242
Melbourne VIC 3001
Australia

By Fax:

1800 783 447 within Australia or
+61 3 9473 2555 outside Australia



PLEASE NOTE: For security reasons it is important that you keep your SRN/HIN confidential.

You may elect to receive meeting-related documents, or request a particular one, in electronic or physical form and may elect not to receive annual reports. To do so, contact Computershare.

MR SAM SAMPLE
FLAT 123
123 SAMPLE STREET
THE SAMPLE HILL
SAMPLE ESTATE
SAMPLEVILLE VIC 3030

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Change of address. If incorrect, mark this box and make the correction in the space to the left. Securityholders sponsored by a broker (reference number commences with 'X') should advise your broker of any changes.



I 9999999999

I ND

■ **Proxy Form**

Please mark ☒ to indicate your directions

Step 1 **Appoint a Proxy to Vote on Your Behalf**

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I/We being a member/s of BlackWall Limited hereby appoint

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the Chairman
of the Meeting **OR**

PLEASE NOTE: Leave this box blank if you have selected the Chairman of the Meeting. Do not insert your own name(s).

or failing the individual or body corporate named, or if no individual or body corporate is named, the Chairman of the Meeting, as my/our proxy to act generally at the meeting on my/our behalf and to vote in accordance with the following directions (or if no directions have been given, and to the extent permitted by law, as the proxy sees fit) at the Annual General Meeting of BlackWall Limited to be held at WOTSO Cremorne, 237 Military Road, Cremorne NSW 2090 and as a virtual meeting on Friday, 1 November 2024 at 12:00pm (AEDT) and at any adjournment or postponement of that meeting.

Chairman authorised to exercise undirected proxies on remuneration related resolutions: Where I/we have appointed the Chairman of the Meeting as my/our proxy (or the Chairman becomes my/our proxy by default), I/we expressly authorise the Chairman to exercise my/our proxy on Resolution 1 (except where I/we have indicated a different voting intention in step 2) even though Resolution 1 is connected directly or indirectly with the remuneration of a member of key management personnel, which includes the Chairman.

Important Note: If the Chairman of the Meeting is (or becomes) your proxy you can direct the Chairman to vote for or against or abstain from voting on Resolution 1 by marking the appropriate box in step 2.

Step 2 **Items of Business**

PLEASE NOTE: If you mark the **Abstain** box for an item, you are directing your proxy not to vote on your behalf on a show of hands or a poll and your votes will not be counted in computing the required majority.

		For	Against	Abstain
Resolution 1	Adoption of Remuneration Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resolution 2	Election of Director - Paul Tresidder	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resolution 3	Re-election of Director - Richard Hill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resolution 4	Approval of Additional 10% Placement Capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Chairman of the Meeting intends to vote undirected proxies in favour of each item of business. In exceptional circumstances, the Chairman of the Meeting may change his/her voting intention on any resolution, in which case an ASX announcement will be made.

Step 3 **Signature of Securityholder(s)** *This section must be completed.*

Individual or Securityholder 1

Sole Director & Sole Company Secretary

Securityholder 2

Director

Securityholder 3

Director/Company Secretary

/ /

Date

Update your communication details (Optional)

Mobile Number

Email Address

By providing your email address, you consent to receive future Notice of Meeting & Proxy communications electronically

