INNOVATION · SUSTAINABILITY · CIRCULARITY

PRÊT PROXI

Understanding the offer, benefits and risks

August 2026

VISUAL GUIDE · AUGUST 2026

Understanding the Prêt Proxi in a few minutes

RECOMMENDED READING Start with pages 3, 5, 7 and 9 for a quick overview of the offer, tax treatment and risks.

01 / The essentials in 30 seconds

A **Prêt Proxi** is a scheme established by the Brussels-Capital Region that allows individuals to lend money to local SMEs or self-employed people while receiving a tax benefit. Legally, it is a subordinated loan.

Beer in Mind is launching this Prêt Proxi to support the start-up of its research activities and the valorisation of brewing by-products.

1	2	3	4
8 YEARS	**4.50%**	**3.15%**	**€1,000**
Total term	Fixed gross rate	Indicative net*	Minimum amount

* After 30% withholding tax, on the outstanding principal.

QUARTERLY PAYMENTS: one payment every three months.

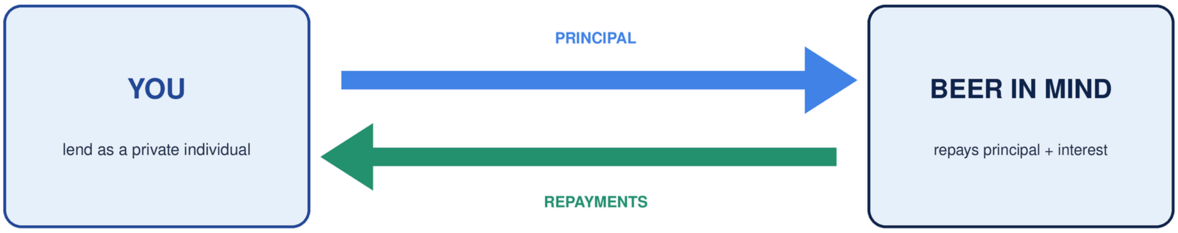
What you receive

- **Interest paid quarterly.** The annual rate is 4.50% gross, or an indicative 3.15% net after 30% withholding tax, calculated on the outstanding principal. Beer in Mind withholds this tax from gross interest and remits it to the tax authorities; the lender receives the net interest directly.
- **An annual tax credit.** Each year, you receive a tax benefit that reduces the tax you owe or increases your tax refund: 4% for the first three tax years, then 2.5% thereafter, calculated on the average outstanding principal at 1 January and 31 December. Each year, Beer in Mind will provide a summary of the figures needed for your tax return.
- **Repayment of principal.** During the first 36 months, or 12 quarters, Beer in Mind pays interest only. The principal is then repaid over 60 months in 20 level quarterly instalments.

> **KEY POINT**
> This is a subordinated loan to a company, not an investment with guaranteed principal. You must be able to leave your savings tied up and bear a possible loss. In the event of bankruptcy, it is repaid after the company's other debts.

Indicative terms as at 24 August 2026. The registered official documents and applicable regulations take precedence.

02 / How it works and eligibility



You may lend if...

- you are an individual lending outside your professional activity;
- you are resident or tax-resident in one of Brussels' 19 municipalities;
- you are not an employee, executive or director of Beer in Mind;
- you do not hold more than 10% of the company, directly or indirectly, including holdings of your spouse or legal cohabitant;
- you are not yourself a borrower under another Prêt Proxi during the term of this loan.

The limits

PER LENDER PER YEAR	OUTSTANDING PER LENDER	FOR BEER IN MIND
€50,000	€200,000	€250,000

The €1,000 minimum is a condition set by Beer in Mind; it is not a statutory minimum.

03 / Eight-year timeline

THE LOAN IN TWO PHASES

YEARS 1 TO 3	YEARS 4 TO 8
Quarterly interest payments	Level quarterly instalments

ANNUAL TAX CREDIT

4% · first 3 tax years	2.5% · following tax years

Each tax year, you receive a tax benefit that reduces the tax you owe or increases your tax refund: 4% for the first three tax years, then 2.5% thereafter, calculated on the average outstanding principal at 1 January and 31 December.

Tax credit = [(principal at 1 January + principal at 31 December) ÷ 2] × 4% or 2.5%.

For a loan of **€10,000** starting in September 2026:

- **In 2026:** [(€0 + €10,000) ÷ 2] × 4% = **€200**.
- **In 2027:** [(€10,000 + €10,000) ÷ 2] × 4% = **€400**.
- **In 2028:** [(€10,000 + €10,000) ÷ 2] × 4% = **€400**.
- **Thereafter:** the rate changes to **2.5%**, applied to the average outstanding principal, which gradually decreases as repayments are made.

During the first 36 months

Beer in Mind pays interest each quarter without repaying principal. For €10,000, this equals €37.50 gross per month, or an indicative €26.25 net, paid as €112.50 gross or €78.75 net per quarter.

During the following 60 months

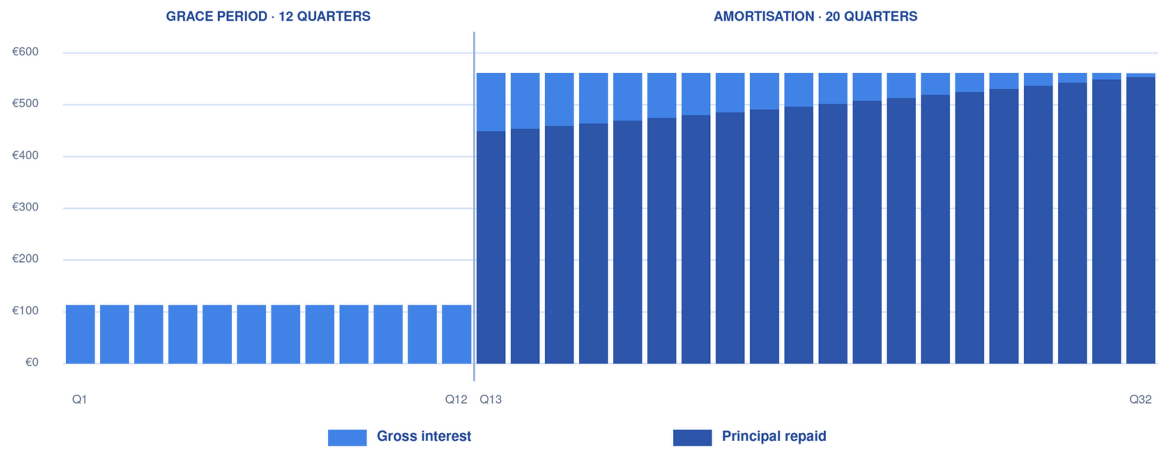
Each quarterly instalment includes principal and interest. Its gross amount remains level, except for an adjustment to the final instalment. Interest decreases with the outstanding principal. The registered repayment schedule cannot be amended.

> **EARLY REPAYMENT**
>
> Partial early repayments are not accepted. If the lender and Beer in Mind agree to terminate the loan early, the entire outstanding principal must be repaid in one payment and the Brussels Guarantee Fund (Fonds Bruxellois de Garantie) must be notified: https://proxi.finance.brussels/annulatie.aspx

04 / Level quarterly repayments

Beer in Mind has chosen a level quarterly repayment schedule. For three years, only interest is paid; thereafter, the gross instalment, including principal and interest, remains constant except for the final adjustment.

QUARTERLY PAYMENTS · EXAMPLE FOR A €10,000 LOAN



FOR A €10,000 LOAN	GROSS AMOUNT	NET AMOUNT RECEIVED
Quarterly interest for 3 years	€112.50	€78.75
First instalment including principal	€561.15	€527.40
Final quarterly instalment	€561.23	€559.36
Cumulative interest over 8 years	€2,573.08	€1,801.12

IN BRIEF
For the first 12 quarters, only interest is paid. From quarter 13, 20 gross instalments of approximately €561.15 repay principal and interest. The net amount received rises slightly as withholding tax decreases. The full F&I simulation for a €1,000 loan is in the appendix on page 13.

BEER IN MIND

05 / Understanding the tax credit

THE FORMULA
Annual credit = [(principal due at 1 January + principal due at 31 December) ÷ 2] × tax rate.

2026	2027
€0 + €10,000	**€10,000 + €10,000**
÷ 2 = €5,000	÷ 2 = €10,000
× 4% = €200	**× 4% = €400**

Tax base = average outstanding principal at 1 January and 31 December.

Why only €200 in the first year?

The loan did not yet exist on 1 January 2026, so the tax base is the average of €0 and €10,000, i.e. €5,000. The credit is 4% of this base.

Key points

- the rate is 4% for the year in which the loan is concluded and the following two tax years;
- it then changes to 2.5% for as long as eligible principal remains outstanding;
- an eight-year loan starting in September may appear in nine tax returns;
- the lender must report the required figures in their tax return and keep supporting documents.

06 / Illustrative scenarios

These figures are illustrative. They assume that Beer in Mind pays all interest and repays the principal in full according to the agreed schedule, that withholding tax remains at 30%, and that tax rules remain unchanged.

During a full year with no principal repayment

AMOUNT LENT	NET INTEREST / QUARTER	4% CREDIT / YEAR	ILLUSTRATIVE TOTAL / YEAR
€1,000.00	€7.87	€40.00	€71.48
€5,000.00	€39.37	€200.00	€357.48
€10,000.00	€78.75	€400.00	€715.00
€25,000.00	€196.87	€1,000.00	€1,787.48
€50,000.00	€393.75	€2,000.00	€3,575.00

These amounts assume a full calendar year with no principal repayment. The annual total combines four net quarterly payments and the tax credit. Rounding of withholding tax may change the amounts by a few cents; the first and final years are generally partial.

Overall example: €10,000 over eight years

CUMULATIVE TOTALS FOR €10,000	AMOUNT	ASSUMPTION
Principal repaid	€10,000.00	32 quarterly instalments
Cumulative gross interest	€2,573.08	4.50% annual rate
Cumulative net interest	€1,801.12	30% withholding tax
Annual tax credits	€1,835.90	4%, then 2.5%
Net interest + tax credits	€3,637.02	Excluding repaid principal

> **DO NOT CONFUSE**
> This cumulative total is not a guaranteed annual return. It does not account for the risk that Beer in Mind may not repay the loan, changes in tax rules, inflation or your personal circumstances.

07 / Loss of principal and risks

EXAMPLE: €10,000 OF PRINCIPAL DEFINITIVELY LOST

The credit applies to lost principal, never to unpaid interest.

The 50% rate remains conditional on official recognition.

The one-off tax credit is not a guarantee

If a loss of principal becomes definitive following, in particular, bankruptcy, insolvency, dissolution or liquidation, a one-off 30% tax credit may apply subject to the legal conditions. Unpaid interest is not covered.

> **POSSIBLE 50% RATE**
> This rate depends on official recognition of social or environmental exemplariness. Beer in Mind's application is in progress. Its application to loans already concluded is not assured, so your assessment should be based on 30%.

Five risks to understand

- **Loss of principal.** Beer in Mind may be unable to repay all or part of the loan.
- **Subordination.** The company's other creditors are repaid first.
- **Funds tied up.** The loan lasts eight years and no principal is repaid for three years.
- **Tax risk.** The benefits depend on continued compliance with the conditions and reporting obligations.
- **Inflation and concentration.** The fixed rate may not preserve purchasing power; avoid committing an excessive share of your savings.

08 / The process in seven steps

Signed loan deed submitted to the Brussels Guarantee Fund within 3 months.

1. **Contact us.** Ask your questions or request that a file be opened; choose email, telephone, WhatsApp or video call.
2. **Check eligibility and amount.** Beer in Mind checks your links with the company and your available limits.
3. **Confirm the final terms.** You receive the start date and level quarterly repayment schedule before signing.
4. **Generate and sign the official documents.** The deed and schedule are created using the Brussels Guarantee Fund form.
5. **Transfer the principal.** The funds must be in Beer in Mind's account on the start date stated in the deed.
6. **Register the loan.** The signed deed and schedule are submitted to the Brussels Guarantee Fund within three months.
7. **Report it each year.** Beer in Mind provides an annual summary; the lender keeps supporting documents and reports the required figures in their tax return.

The signature and start date must fall within the same calendar year. Registration by the Brussels Guarantee Fund is free of charge.

09 / Frequently asked questions

Does this give me an equity stake?
No. You lend money to Beer in Mind and do not acquire any shares in the company.

Is the 4.50% rate net?
No. It is the fixed gross rate. After 30% withholding tax, the indicative net rate is 3.15% on the outstanding principal.

Can the 4.50% and 4% be added together?
The interest and tax credit are cumulative, but they use different calculation bases and timelines. It would be misleading to advertise a uniform annual return of 8.50%.

Can I recover my money before eight years?
Not freely. Partial early repayment is not accepted. Early termination requires both parties' agreement and full repayment of the outstanding balance.

Can pensioners receive the tax credit?
Yes, according to the official FAQ, provided the conditions are met and the loan is correctly reported in the tax return.

Can two spouses lend separately?
Yes. Each must sign a separate deed, meet the conditions and respect their individual €50,000 limit per calendar year.

What happens if the lender dies?
The annual credit ceases under the applicable tax rules; the one-off loss-related credit may be transferred proportionately to the heirs, subject to conditions.

Is the principal guaranteed at 30% or 50%?
No. It is a conditional tax credit on a definitive loss of principal, not an automatic reimbursement by the Brussels Guarantee Fund.

10 / Checklist and contact details

Before participating, I check that...

- I am eligible for the Brussels scheme;
- I can leave these savings tied up for eight years;
- I understand the 36-month principal repayment grace period;
- I understand the level quarterly repayments and schedule before signing;
- I understand the difference between gross interest, net interest and the tax credit;
- I accept the subordinated nature of the loan and the risk of loss;
- I treat the 50% rate as a conditional possibility, not an entitlement.

Let’s talk

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You may ask us to answer your questions or open a file, by email, telephone, WhatsApp or video call.

Official sources

- Overview: https://finance.brussels/proxi/
- Official deed: https://proxi.finance.brussels/
- Simulator: https://proxi.finance.brussels/simulatie.aspx
- FAQ 2026: https://finance.brussels/wp-content/uploads/2026/01/faq_proxi_2026.pdf
- Exemplarity: https://economie-emploi.brussels/exemplarite-entreprise

INFORMATION NOTICE
This document does not replace the official deed, the registered repayment schedule, or tax or legal advice tailored to your circumstances.

APPENDIX / F&I repayment schedule - €1,000

Simulation generated by the Brussels Guarantee Fund for a €1,000 loan with an eight-year term, starting on 1 September 2026, a gross annual rate of 4.50%, quarterly payments and level repayments.

finance & invest .brussels
Fonds Bruxellois de Garantie
Brussels Waarborgfonds

Repayment schedule - Simulation

Principal:	€1,000.00	**Start date:**	1/09/2026
Term:	8 years	**Repayment method:**	Level repayment
Interest rate:	4.500%	**Frequency:**	Quarterly

Payment	Due date	Outstanding balance	Principal	Interest (*)	Total
1	30/11/2026	1,000.00	0.00	11.25	11.25
2	28/02/2027	1,000.00	0.00	11.25	11.25
3	31/05/2027	1,000.00	0.00	11.25	11.25
4	31/08/2027	1,000.00	0.00	11.25	11.25
5	30/11/2027	1,000.00	0.00	11.25	11.25
6	29/02/2028	1,000.00	0.00	11.25	11.25
7	31/05/2028	1,000.00	0.00	11.25	11.25
8	31/08/2028	1,000.00	0.00	11.25	11.25
9	30/11/2028	1,000.00	0.00	11.25	11.25
10	28/02/2029	1,000.00	0.00	11.25	11.25
11	31/05/2029	1,000.00	0.00	11.25	11.25
12	31/08/2029	1,000.00	0.00	11.25	11.25
13	30/11/2029	1,000.00	44.87	11.25	56.12
14	28/02/2030	955.13	45.37	10.75	56.12
15	31/05/2030	909.76	45.89	10.23	56.12
16	31/08/2030	863.87	46.40	9.72	56.12
17	30/11/2030	817.47	46.92	9.20	56.12
18	28/02/2031	770.55	47.45	8.67	56.12
19	31/05/2031	723.10	47.99	8.13	56.12
20	31/08/2031	675.11	48.53	7.59	56.12
21	30/11/2031	626.58	49.07	7.05	56.12
22	29/02/2032	577.51	49.62	6.50	56.12
23	31/05/2032	527.89	50.18	5.94	56.12
24	31/08/2032	477.71	50.75	5.37	56.12
25	30/11/2032	426.96	51.32	4.80	56.12
26	28/02/2033	375.64	51.89	4.23	56.12
27	31/05/2033	323.75	52.48	3.64	56.12
28	31/08/2033	271.27	53.07	3.05	56.12
29	30/11/2033	218.20	53.67	2.45	56.12
30	28/02/2034	164.53	54.27	1.85	56.12
31	31/05/2034	110.26	54.88	1.24	56.12
32	31/08/2034	55.38	55.38	0.62	56.00
		Total	1,000.00	257.28	1,257.28

(*) Amounts in the 'Interest' column are gross. The borrower must withhold the applicable withholding tax on investment income and remit it to the tax authorities.

HOW TO READ THE TABLE

For the first 12 instalments, the €11.25 paid consists entirely of gross interest. From instalment 13, the level gross payment is €56.12, except for the final instalment, adjusted to €56.00. Over eight years, €1,000 of principal and €257.28 of gross interest are repaid.