CIRCULARIUM EVENT SPACE

General Terms and Conditions — Venue Hire (B2B)

Version 1.0 — 24 July 2026

Article 1 — Identity of the venue operator

1.1 These general terms and conditions (the "Conditions") are issued by Freddy Met Curry, with registered office at Chaussée de Mons 95, 1070 Anderlecht, registered with the Crossroads Bank for Enterprises under number 0682.716.781, VAT BE 0682.716.781 ("Circularium" or the "Venue"), operating the Circularium event space at Chaussée de Mons 95, 1070 Anderlecht, Brussels.

1.2 Circularium operates the event space within a building made available by its owner and site manager. The Client acknowledges that the use of the Spaces is subject to the site rules referred to in these Conditions, which reflect Circularium's own obligations towards the owner and site manager.

Article 2 — Definitions

2.1 "Client": the legal entity or natural person acting for professional purposes that books the Spaces. Bookings are accepted from businesses and organisations only (B2B); the Conditions are not directed at consumers.

2.2 "Event": the gathering organised by the Client in the Spaces, as described in the Booking Confirmation.

2.3 "Spaces": the room(s) and areas of Circularium made available to the Client, as identified in the Booking Confirmation, including agreed set-up and breakdown periods.

2.4 "Booking Confirmation": the written offer or quote issued by Circularium and accepted in writing (including by e-mail) by the Client, together with these Conditions.

Article 3 — Offers, options and confirmation

3.1 Offers and quotes are valid for 30 calendar days unless stated otherwise, and are made subject to availability of the Spaces.

3.2 Circularium may place a free, non-binding option on a date for a maximum of 14 calendar days. If another client requests the same date, the option holder will be given 48 hours to confirm, failing which the option lapses automatically.

3.3 A booking is only final once (i) the Client has accepted the offer in writing and (ii) the advance payment under article 5.1 has been received. Circularium is not bound before that moment.

3.4 These Conditions apply to every offer and agreement, to the exclusion of the Client's own general or special terms and conditions, even where such terms claim precedence. Deviations are valid only if agreed in writing.

3.5 Mission alignment. Circularium hosts events with a social, ecological or circular-economy orientation. Circularium may refuse a booking request, without owing any compensation, where the Event, its content, its sponsors or its participants are, in Circularium's reasonable opinion, incompatible with its social and ecological purpose or liable to damage its reputation. Where such incompatibility only becomes apparent after confirmation because of information withheld or misrepresented by the Client, Circularium may terminate the agreement at the Client's expense in accordance with article 7.

Article 4 — Prices

4.1 All prices are in euros and exclusive of VAT, unless stated otherwise. The applicable VAT regime depends on the nature of the services provided.

4.2 The price stated in the Booking Confirmation covers only the spaces, services, equipment, staffing and time slots expressly listed there. Additional services, overtime, additional attendance or consumption beyond the agreed volumes will be invoiced additionally at the rates in force.

4.3 If the Event takes place more than six months after the Booking Confirmation, Circularium may adjust the price to reflect demonstrable cost increases (energy, wages, suppliers), capped at the evolution of the Belgian consumer price index over the same period, insofar as the adjustment relates to no more than 80% of the final price.

4.4 Set-up and breakdown days or hours outside the agreed slots are charged at the applicable rate. The Spaces must be vacated at the agreed time; late vacation is invoiced per commenced hour.

Article 5 — Payment

5.1 Upon confirmation of the booking, an advance of 60% of the total estimated price is due, payable within 14 calendar days of the invoice date and in any event before the Event. This advance also serves as the cancellation base under article 6.

5.2 The balance (remaining 40%), together with any variable and additional costs (consumption, overtime, damage, cleaning surcharges), is invoiced after the Event and is payable within 15 calendar days of the invoice date.

5.3 Circularium may derogate from article 5.2 and require full or partial prepayment of the balance before the Event where the Client is a first-time client, where the creditworthiness of the Client so warrants, or where the estimated variable costs are significant. Any such requirement will be stated in the Booking Confirmation.

5.4 In the event of late payment, interest is due by operation of law and without prior notice at the rate provided by the Law of 2 August 2002 on combating late payment in commercial transactions, plus a fixed recovery cost of €40 per invoice and reasonable recovery costs. Circularium may suspend its services — including access to the Spaces — as long as due amounts remain unpaid.

5.5 Invoices must be disputed in writing, stating reasons, within 8 calendar days of receipt, failing which they are deemed accepted.

Article 6 — Cancellation and modification by the Client

6.1 Cancellation must be notified in writing. The date of receipt of the written notice determines the applicable fee. In case of cancellation, the following compensation is due, expressed as a percentage of the total estimated price of the Event (venue hire and confirmed services):

- more than 6 months before the Event: 25%;
- between 6 months and 3 months before the Event: 50%;
- between 3 months and 30 calendar days before the Event: 75%;
- less than 30 calendar days before the Event, or no-show: 100%.

6.2 Amounts already paid, including the advance, are set off against the cancellation compensation. External costs already irrevocably committed by Circularium for the Event (third-party suppliers, specific rentals) are charged in full on top of the above percentages insofar as they are not already included.

6.3 A significant reduction of the scope of the Event (number of participants, spaces, services) of more than 20% compared to the Booking Confirmation is treated as a partial cancellation and gives rise to compensation on the cancelled portion in accordance with article 6.1.

6.4 A request to postpone the Event to another date is treated as a cancellation followed by a new booking, unless Circularium accepts the new date in writing. Where the postponement is requested more than 3 months before the Event and the new date falls within 12 months, Circularium will make reasonable efforts to accept the postponement without cancellation fee, subject to availability and a possible price adjustment. Only one such postponement is possible per booking.

Article 7 — Suspension and termination by Circularium

7.1 Circularium may suspend or terminate the agreement, without judicial intervention and without compensation being due to the Client, in case of: (i) non-payment of the advance or any other due amount after written notice; (ii) bankruptcy, judicial reorganisation, dissolution or manifest insolvency of the Client; (iii) a serious breach by the Client of these Conditions or of applicable law; (iv) the situation described in article 3.5 (mission alignment based on withheld or misrepresented information); or (v) a serious risk to safety, public order or the reputation of Circularium.

7.2 In the cases under article 7.1, the compensation of article 6.1 applies by analogy, without prejudice to Circularium's right to prove higher damage.

Article 8 — Catering and beverages (exclusivity)

8.1 All catering and beverages are provided exclusively by Freddy Met Curry (Circularium). The Client may not bring in, or allow third parties to bring in, any food or beverages without prior written consent from Circularium.

8.2 By way of exception, the Client may submit a reasoned written request to use an external caterer or to bring its own food or beverages, for instance where demonstrated budget constraints or specific cultural or dietary requirements cannot reasonably be met by Circularium. Circularium assesses such requests in good faith and may attach conditions to its written consent, including a corkage or facility fee and requirements regarding food safety, allergen information, logistics and waste. The Client remains fully liable for the quality and safety of such external products and shall indemnify Circularium against any related claim.

8.3 The final number of participants must be communicated in writing no later than 14 calendar days before the Event. This number constitutes the minimum invoicing basis; increases are accommodated where reasonably possible and invoiced additionally.

8.4 In line with Circularium's ecological purpose, the catering offer is seasonal and prioritises local, sustainable and plant-forward options. Specific dietary requirements are accommodated where notified in accordance with article 8.3.

Article 9 — Use of the Spaces, safety and permits

9.1 The Client uses the Spaces as a normally prudent professional and only for the Event described in the Booking Confirmation. Subletting or making the Spaces available to third parties, in whole or in part, is prohibited. The agreement constitutes a service/occupancy arrangement and confers no commercial lease or other real right on the Client. The following are in any event not permitted in the Spaces: parties, weddings, musical or similar festive events, and any horeca activity open to the general public.

9.2 The maximum capacity of the Spaces, as communicated by Circularium and in any event never more than 250 persons, is binding and may not be exceeded for safety reasons. Emergency exits, evacuation routes and fire-fighting equipment must remain free and visible at all times.

9.3 The Client is responsible for obtaining, at its own expense and in due time, all authorisations, declarations and licences required for its Event, including copyright and neighbouring rights declarations (Unisono/SABAM, billijke vergoeding/rémunération équitable) and, where applicable, municipal authorisations. Proof must be provided to Circularium on first request.

9.4 Nothing may be nailed, drilled, glued or otherwise fixed to floors, walls, ceilings or infrastructure without prior written consent. Signage and decoration must be removed at breakdown without leaving marks. Open flames, gas, pyrotechnics, confetti and similar are prohibited unless expressly agreed in writing.

9.5 Smoking is prohibited throughout the buildings. Events end no later than 22:00, including any amplified music. The Client is responsible for ensuring that sound levels comply at all times with the applicable Brussels regulations on amplified music and environmental noise and with the instructions of Circularium staff; amplified sound may be limited or shut down in case of non-compliance, without any right to compensation for the Client.

9.6 The Client complies, and ensures that its attendees, contractors and suppliers comply, with the house rules, safety instructions and technical regulations of Circularium, which are provided on request and form an integral part of the agreement. Instructions of Circularium staff must be followed at all times.

9.7 External suppliers engaged by the Client (production, décor, transport) must be announced in advance and work under the Client's sole responsibility. Circularium may refuse access to suppliers who do not comply with safety or house rules.

9.8 Technical production (audiovisual, sound, light, staging) is provided by Circularium's regular technical partner. The Client may engage its own technical partner subject to prior written approval and payment of a coordination fee of €200 excluding VAT; such partner works under the Client's sole responsibility and must comply with the technical regulations and safety instructions of the Venue.

9.9 Parking on site is limited to a maximum of 3 spaces, for organisers and visitors combined; no additional parking rights can be granted. The Client informs its attendees accordingly and encourages sustainable transport (the Venue is within walking distance of Brussels-South station).

9.10 Circularium, the building owner and the site manager may access the Spaces at any time, including during the Event, for inspection, technical intervention or repair, exercising reasonable discretion so as not to disturb the Event unnecessarily.

Article 10 — Sustainability commitments

10.1 Circularium operates as a hub for the circular economy. The Client undertakes to: (i) sort waste in accordance with the sorting streams provided; (ii) refrain from distributing single-use plastics and non-recyclable goodies or flyers without prior consent; (iii) favour reusable or recyclable materials for stands, décor and signage; and (iv) reasonably cooperate with Circularium's measures to limit the energy and material footprint of the Event.

10.2 Structural or repeated non-compliance with article 10.1, after notice, entitles Circularium to charge the additional processing and cleaning costs and, in serious cases, constitutes a serious breach within the meaning of article 7.1.

Article 11 — Damage and end-of-event condition

11.1 No security deposit is required. However, the Client is liable for all damage to the Spaces, buildings, installations and equipment caused during the occupancy by itself, its attendees, staff, contractors or suppliers, normal wear and tear excepted. Circularium is entitled to re-invoice to the Client the actual, documented costs of repair or replacement. A joint condition report may be drawn up before and after the Event at the request of either party.

11.2 The Client is not required to clean or reset the Spaces after the Event: the Spaces may be left in the last event set-up, and standard cleaning and reset are included in the price. The Client must nevertheless respect the state of the Spaces: abnormal soiling, waste beyond what is customary for an event of the size concerned, and damage are invoiced additionally on the basis of actual costs.

11.3 The Spaces must be free of all materials of the Client at the end of the agreed occupancy period, unless otherwise agreed in writing. Abandoned materials may be removed and stored or disposed of at the Client's expense.

Article 12 — Insurance

12.1 The Client shall hold, for the entire duration of the occupancy, a civil liability insurance (including operational/organiser's liability) covering bodily injury and material damage to third parties, to Circularium and to the building owner, with coverage customary for events of the size concerned. Proof of cover is provided on first request and in any event no later than 14 calendar days before the Event.

12.2 Circularium insures the buildings against fire and related perils. The fire policy includes a waiver of recourse against occupants, or the Client insures its occupant's liability (tenant's/occupant's fire liability), as specified in the Booking Confirmation.

12.3 The Client's materials, goods and those of its suppliers and attendees remain in the Spaces at the Client's own risk. Circularium is not liable for theft, loss or damage to such goods, including in cloakrooms and parking areas, except in case of its own fraud or wilful misconduct.

Article 13 — Liability

13.1 Circularium's aggregate liability under or in connection with the agreement, whether contractual or extra-contractual, is limited per Event to the total price of the Event actually invoiced to the Client, except in case of fraud, wilful misconduct, or in the cases where liability cannot lawfully be limited (including liability for death or bodily injury caused by its fault).

13.2 Circularium is not liable for indirect or consequential damage, including loss of profit, loss of revenue, reputational damage or claims of third parties against the Client.

13.3 Technical malfunctions (power, HVAC, internet, AV) that are not attributable to Circularium's fault do not give rise to compensation; Circularium will use reasonable efforts to remedy them promptly.

13.4 The Client indemnifies Circularium against all claims of third parties, including attendees and suppliers of the Client, arising from or in connection with the Event, insofar as such claims are attributable to the Client, its instructions, its attendees or its suppliers.

Article 14 — Force majeure and hardship

14.1 Neither party is liable for a failure caused by force majeure, being any event beyond its reasonable control that makes performance impossible, including fire, flood, epidemics and governmental measures, general strikes, terrorism, and prolonged failure of utilities. Payment obligations for services already performed are not suspended by force majeure.

14.2 If force majeure prevents the Event from taking place on the agreed date, the parties will first seek a new date within 12 months. If no new date is agreed, either party may terminate; Circularium then refunds amounts paid, less the costs already reasonably incurred and services already performed.

14.3 In the event of a change of circumstances within the meaning of article 5.74 of the Civil Code that makes performance excessively onerous, the parties shall renegotiate in good faith; the application of article 5.74, § 3 (judicial adaptation) is not excluded.

Article 15 — Intellectual property, image and data protection

15.1 The Client may only use the name, logo and images of Circularium in its communication with prior written consent. Circularium may mention the Client and the Event (name, logo, generic photos of the set-up) as a reference, unless the Client objects in writing.

15.2 Each party processes personal data in connection with the agreement in accordance with the GDPR. For attendee data collected by the Client, the Client is data controller; Circularium processes such data only as necessary for the execution of the agreement (access, safety, catering).

15.3 The Client is responsible for informing its attendees of any recording, photography or streaming at its Event and for obtaining any required consents.

Article 16 — Final provisions

16.1 If any provision of these Conditions is invalid or unenforceable, it will be replaced by a valid provision that most closely approximates its economic purpose; the remainder remains in force.

16.2 The failure of Circularium to invoke a provision at any time does not constitute a waiver.

16.3 The Client may not assign the agreement without prior written consent.

16.4 The agreement is governed by Belgian law.

16.5 Any dispute falls within the exclusive jurisdiction of the French-speaking courts of Brussels, without prejudice to mandatory jurisdiction rules.