

A FIXED EURO RETURN FOR INVESTORS

Fixed euro income, *backed by bitcoin collateral.*

6.5% annual interest in euros, fixed for a twelve-month term. Paid annually, or quarterly at 6.35%. Your euros fund loans secured by overcollateralised bitcoin.

6.5% per year | Minimum €100.000 | Twelve-month term

A euro loan to Blockrise Lending B.V. Lending involves risk and you may receive back less than you invest.

THE PROPOSITION

A fixed return in euro, *from bitcoin-backed credit.*

Blockrise Income is a euro loan to Blockrise Lending B.V., a Dutch company in the Blockrise group. You invest euros for a fixed term and receive a fixed annual return of 6.5%. Your euros fund bitcoin-backed loans, each secured by bitcoin worth at least twice its value and held separately in Stichting Blockrise, in segregated wallets. A separate foundation holds the security over this loan portfolio for the lenders. You do not hold bitcoin, and the return does not move with the bitcoin price.

6.5%

Annual interest, in euros

€100.000Minimum
investment**12 mo**Fixed twelve-month
term**2×**Bitcoin backing
each loan

THE RISK, STATED PLAINLY

Repayment of your principal and interest depends on Blockrise Lending B.V. If it cannot meet its obligations, in particular if it becomes insolvent, the security agent can step in and enforce the security held for the lenders. Recovery then depends on the value of the bitcoin behind the loans, which moves with the bitcoin price. Blockrise Lending B.V. does not hold a MiCAR licence and these loans are not regulated under MiCAR.

A EURO RETURN OUTSIDE CONVENTIONAL FIXED INCOME

Where this sits for an investor.

Investors looking for euro returns outside listed fixed income usually weigh private-credit funds or real-estate financing. Both ask for larger commitments and hold collateral that is hard to inspect. Blockrise Income applies the same collateral-based logic with two differences: the collateral is bitcoin, which is verifiable on-chain in real time, tradable around the clock, and the entry point starts at €100.000.

INDICATIVE ANNUAL YIELD · AS OF JUNE 2026

REFERENCE POINT	INDICATIVE ANNUAL YIELD
Euro savings, money-market funds & term deposits	1.5–3%
Dutch 10-year government bonds	~3%
European high-yield bonds	6–7%
Blockrise Income	6.5%
Real-estate debt funds	7–9%
European private credit (direct lending)	8–9%

Blockrise Income yields more than euro savings and government bonds. The higher-yielding private-credit and real-estate strategies carry more risk, hold collateral that is harder to inspect, and usually require larger commitments. This comparison is for context only and is not a like-for-like risk comparison. Lending involves risk and you may receive back less than you invest.

HOW IT WORKS

From investment to maturity.

- 1 You commit**
You agree an amount and a twelve-month term with Blockrise Lending B.V. The minimum is €100.000.
- 2 We call the capital**
Your commitment is drawn when the loans it funds are ready, in one call or in tranches. Each amount runs its own twelve months and earns interest from the day it is called.
- 3 We secure**
Those euros are deployed into bitcoin-backed loans, each secured by bitcoin worth at least twice its value and locked in segregated wallets, held separately in Stichting Blockrise.
- 4 Interest accrues**
Your interest accrues at the rate fixed for your term and is paid in euros, either quarterly or annually, as you choose at the start.
- 5 Thresholds are contractual**
If the bitcoin price falls toward the agreed thresholds, the margin-call and liquidation rules set in the contract apply. There are no discretionary triggers.
- 6 You are repaid**
At maturity your principal is returned in euros.

BEHIND YOUR RETURN

What sits behind your return.

You lend to Blockrise Lending B.V., whose business is bitcoin-backed lending: euro loans to clients who borrow against bitcoin they already own. The interest earned on that lending is what your fixed return is built on.



YOU

Invest euros

You lend euros to Blockrise Lending B.V. for a fixed term and a fixed annual return.



BLOCKRISE LENDING B.V.

Issues secured loans

Its business is issuing euro loans, each overcollateralised by the borrower's bitcoin.



THE BORROWER

Pledges bitcoin

Receives euros and pledges bitcoin worth at least twice the amount borrowed.

WHERE YOUR RETURN COMES FROM

Your fixed euro return is supported by the interest Blockrise Lending B.V. earns on its bitcoin-backed loans. Repayment of your principal and interest depends on Blockrise Lending B.V., with security held by Stichting Zekerheden Blockrise Lending for the benefit of all lenders.

HOW THE LOAN IS SECURED

Bitcoin as the security behind the loan.

When a loan is made against collateral, the quality of that collateral decides how well the position holds up if a borrower cannot repay. The collateral here is bitcoin, and it behaves differently from the collateral behind most private loans.

	BTC	BTC COLLATERAL	BUSINESS-ASSET LOANS	REAL ESTATE
 Pricing		Continuous public market price	Periodic, often estimated	Periodic appraisal
 Liquidity		Sells on global markets around the clock	Tied to selling the business or its assets	Sale takes months
 Verification		Verifiable on-chain in real time	Relies on borrower reporting	Relies on registries and inspection
 Dependence		Not tied to one company surviving	Depends on the business continuing to trade	Depends on one property and its tenants

✓ Bitcoin worth at least twice each loan's value at origination.

✓ Collateral valued at the median of at least three live price sources, calculated every minute.

✓ A conservative loan-to-value, capped at 50% at origination.

✓ Margin-call and liquidation rules defined in the contract before investment.

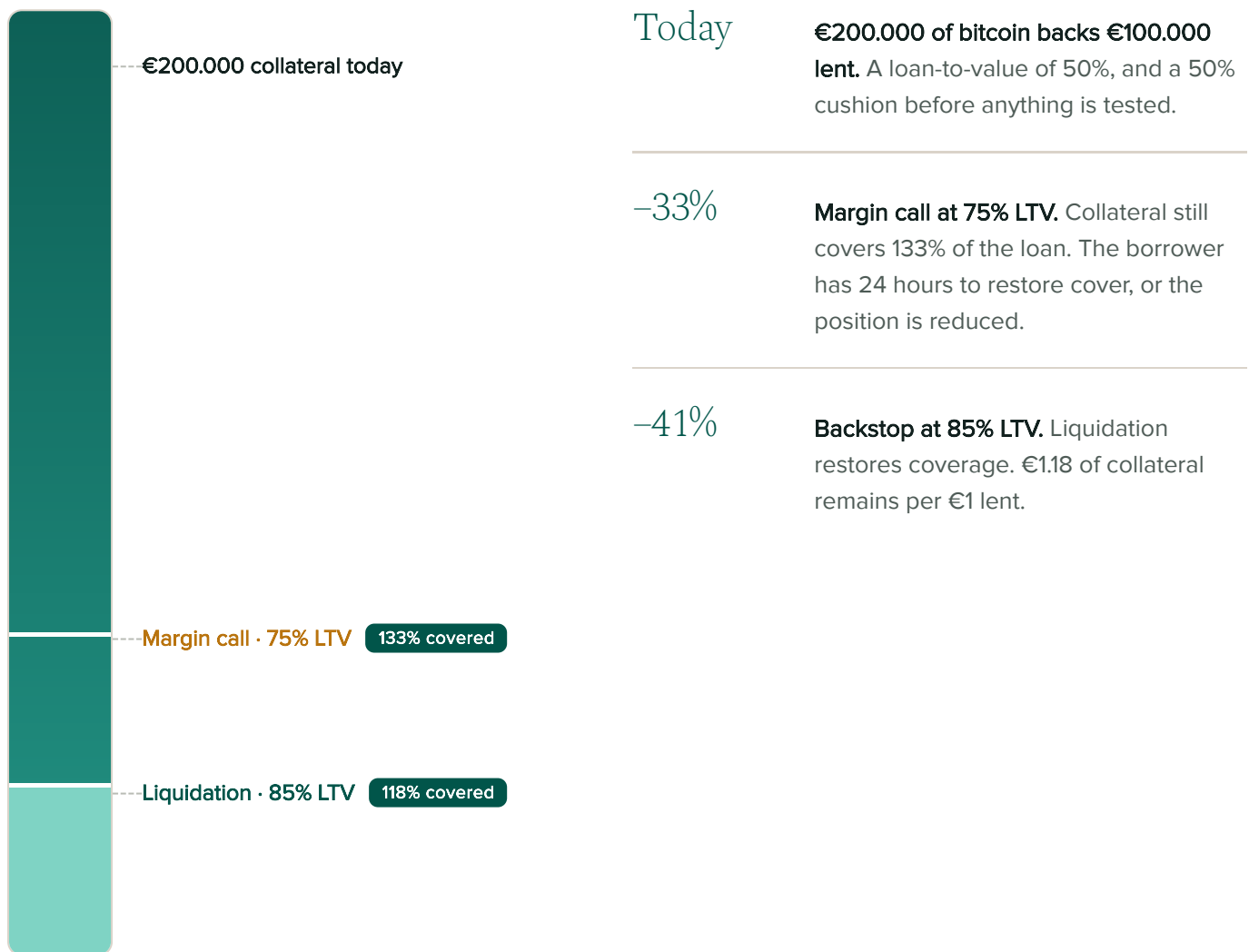
THE VOLATILITY TRADE-OFF

The collateral is bitcoin, and its value moves with the bitcoin price. Coverage of at least twice each loan's value at origination and pre-defined liquidation rules reduce risk; they do not remove it. In a sharp decline, recovery may be less than the principal.

MARGIN CALL AND LIQUIDATION

What happens when bitcoin falls.

Margin call and liquidation appear throughout this brochure. Here is what they mean in practice. Follow one bitcoin-backed loan from the book, €100.000 lent against €200.000 of bitcoin, as the price falls. Liquidation is a backstop, not a step in the process. A margin call restores coverage first.



MARKED TO MARKET

Median of at least three live price sources, calculated every minute. Sources without a current price are excluded.

NEVER LENT ON

Collateral stays in segregated custody for the full term and is never pooled, never rehypothecated and never lent on.

Thresholds are illustrative and apply to the bitcoin-backed loans in the book. Liquidation reduces, but does not remove, the risk of loss in a severe and rapid market move; recovery may be less than the principal.

WHO IT IS FOR

Built for specific investors.

Blockrise Income suits investors who want a fixed euro return outside conventional fixed income and are comfortable with collateral-based structures.



Family offices

Adding a euro income line backed by collateral they can verify themselves.



High-net-worth individuals

Putting idle euro cash to work without taking on bitcoin price risk.



Corporate treasuries

Earning a fixed euro yield on reserves that would otherwise sit at the bank.



Investment funds

Allocating to collateral-backed euro income with on-chain proof of cover.

THE BORROWER

Who you are lending to.

Blockrise Lending B.V. is the borrower and counterparty for every loan. It is part of Blockrise Group B.V., and every company in the group is incorporated in the Netherlands. Blockrise has operated as a bitcoin-only business since 2017 and built its own custody and collateral infrastructure rather than outsourcing it. Blockrise Capital B.V., the group company that provides custody, holds a MiCAR licence issued by the AFM under number 41000029; Blockrise Lending B.V. does not, and these loans are not regulated under MiCAR.

WHAT STANDS BEHIND EACH LOAN

**Segregated custody**

Blockrise Capital B.V. is the custodian. The bitcoin is held separately in Stichting Blockrise, a Dutch foundation within the Blockrise group, in segregated wallets: never pooled, never rehypothecated and never lent on.

**Security agent**

A separate foundation, Stichting Zekerheden Blockrise Lending, holds the security over the loan portfolio for the lenders. Lenders rank equally with one another.

**Rules set in advance**

Margin-call and liquidation rules are set in the contract before you invest, and collateral positions are verifiable on-chain throughout the term.

Blockrise Capital B.V., the group company that holds a MiCAR licence (number 41000029, issued by the AFM), is a separate entity and provides custody. Blockrise Lending B.V. does not hold a MiCAR licence and these loans are not regulated under MiCAR.

RATES BY TERM

Your rate is fixed on day one.

Your rate is set against the institutional funding benchmarks we ourselves borrow at, and it is fixed for your full term on the day you sign. You choose how the interest reaches you.

PAID ANNUALLY

6.5%_{p.a.}

One payment for each year of the term. The simplest arrangement, and the usual choice where the income is not needed in the meantime and the full amount can stay at work.

PAID QUARTERLY

6.35%_{p.a.}

Four payments of 1.5875%, adding up to 6.35% across the year. Chosen where the income meets running costs or a distribution schedule: corporate treasuries, foundations and family offices managing quarterly cashflow.

Either frequency is available from €100.000, whatever the size of the loan. You choose at the start, and the rate does not change during the term. Longer terms on request, from €2.5 million.

Rates are fixed for the chosen term and defined in the term sheet before any funds are invested. Minimum €100.000. Initial loan-to-value up to 50%.

TERMS AND NEXT STEP

Your terms.

KEY TERMS	
Interest rate	6.5% per year, fixed for the term
Minimum amount	€100.000
Loan duration	12 months; longer terms on request from €2.5 million
Interest payment	Quarterly or annually
Maximum initial LTV	50%
Collateral coverage	Overcollateralised loan book
Open to	Private individuals or businesses

The next step is a term sheet, followed by a call with a relationship manager.

[Download the term sheet](#)

[Schedule a call](#)

All terms are defined in the term sheet before any funds are invested.

Blockrise is a registered trademark of Blockrise Capital B.V. Custody is provided by Blockrise Capital B.V. (KvK 74879782), holder of a MiCAR licence (41000029) from the AFM. Blockrise Lending B.V. (KvK 98889613) is a separate group company, does not hold a MiCAR licence, and these loans are not regulated under MiCAR. The collateral is bitcoin, a volatile asset. Collateralisation reduces but does not remove the risk of loss. Loans are not deposits and are not covered by any deposit-guarantee scheme. No advice is provided; rely on the executed loan agreement and risk disclosures, not on this summary.

SPEAK TO THE TEAM

The people behind your loan.

Every loan is handled personally. From the first conversation through to maturity, you work directly with the same people, not a service desk.



Hans Dieren

HEAD OF BUSINESS DEVELOPMENT

 h.dieren@blockrise.com



Maarten Sterk

ACCOUNT MANAGER

 m.sterk@blockrise.com



*Fixed euro income,
backed by bitcoin
collateral.*

+31 10 848 17 41 · blockrise.com