

INFORMATION NOTICE FOR INVESTORS
SCIC/SAS « Sur le Chemin des Cévennes »

Before making any decisions, investors are invited to carefully read the documents provided to them: Summary, Presentation, and Statutes.

In accordance with I 1 of article L 411 2 of the Monetary and Financial Code, this offer is open to the public and less than 8 million euros. Consequently, it does not necessitate submission of a prospectus for approval by the Financial Markets Authority.

From the outset, SCIC / SAS Sur le Chemin des Cévennes chose the legal form most appropriate to the ethics desired by its founding members and beneficiaries. Private and of social utility, the status of SCIS (Société Coopérative d'Intérêt Collectif) is part of the current social and solidarity economy, economic system that places people, not capital, at the heart of the project. Consumers and producers can thus, if they wish, become members of the cooperative, by acquiring at least one share.

What is a SCIC?

SCIC = Cooperative Company of Collective Interest, created by law 2001-624 of July 17, 2001.

A SCIC is a new cooperative status, created in 2001. It reinvents the company and the role of its actors, who build and manage together a common project.

More and more entrepreneurs, resolved to take up the challenges of the territories, see themselves in these businesses of tomorrow.

The idea is to associate people with various interests around a collective project by mobilizing to the best advantage the economic and social resources **of the territory on which the SCIC is created.**

Based on cooperative rules, it has **the status of a commercial company** and as such it operates like any other business.

SCICs are part of **a rationale of local and sustainable development.** Rooted in their territory, they present a **collective interest** and **an aspect of social utility.**

How does the SCIC work?

SCIC / SAS Sur le Chemin des Cévennes is a Cooperative Company of Collective Interest. This status allows it to bring together in its membership all the stakeholders involved in the sector and imposes a reinvestment of profits up to 57.5% in the cooperative (indivisible reserves).

The members are divided into 4 categories:

- Beneficiaries "Saint Maurice-Piémont des Cévennes and its winegrowers"
- Employees, Producers and Service Providers of SCIC / SAS
- Individuals
- Professional and institutional partners.

For General Assemblies, the categories of members are brought together by voting colleges. The weighting of voting rights is defined in accordance with the articles of the association (available on request).

The statutes provide that each category is represented on the Cooperative Council of the company.



How is the SCIC managed?

The SCIC is directed and administered by the Cooperative Council. It is invested with the broadest powers to act in all circumstances in the interest of the company, within the limit of the corporate purpose.

The Cooperative Council, made up of 10 to 17 elected members chosen from each college, appoints the President of the company as well as the Chief Executive Officer on the proposal of the President.

The President is invested with the widest powers to act in all circumstances, in the interest of the Company, within the limit of the corporate purpose and subject to the powers expressly attributed by law and by the statutes to the Cooperative Council and to the assembly of partners.

Who can become a SCIC partner?

SCIC / SAS is open to anyone interested in this collective project: customers, individuals or professionals (French or foreign), employees, winegrowers, cooperative members, suppliers, local and regional authorities, companies, etc.

How to purchase shares?

You can purchase shares by returning a completed Purchase Order Form. The minimum purchase is one share, set at € 1,000. A share certificate will be sent to you upon validation of your application by the Cooperative Council and payment of the purchase amount.

Is it safe to invest in SCIC / SAS Sur le Chemin des Cévennes?

The objective is of course to succeed in making **SCIC / SAS Sur le Chemin des Cévennes** a stable and long-term structure, intended to contribute for a long time to the ambition of preserving and developing the organic viticultural heritage of the Cévennes. However, purchasing share capital of **SCIC / SAS Sur le Chemin des Cévennes** is above all a positive ethical gesture and can include a financial risk, like any shareholding in the capital of a company. However, the risk remains limited to your capital contribution.

How many shares can I buy?

Each investor can buy the number of shares they want, provided that their application for entry to the capital and the number of shares are validated by the Cooperative Council.
Each share issued is worth € 1,000.

What will I own?

All partners are the collective owners of the vineyard purchased. Its capital is spread over the entire vineyard. You are a physical shareholder in the wine estate through the SCIC and in proportion to your shares, without a precise designation of a vineyard plot.

What are the main advantages for an investor?

- Tax advantage: the tax reduction is equal to 18% of the payments made each year during the reference period, payments within the limit of 50,000 euros.
- Participation in festive events dedicated to investors
- Participation in activities around the area
- Bonus of bottles of wine from Domaine Le Mas des Justes
- Partner purchase prices on wines from the estate

What are the conditions to benefit from the income tax reduction for individuals?

“Taxpayers domiciled for tax purposes in France can benefit from a reduction in their income tax equal to 18% of payments made in respect of cash subscriptions made under the same conditions as those provided for in 1 and 2 of article 885-0 V bis, in the version in force on December 31 of the subscription year "(article 199 terdecies-0 A of the General Tax Code).

The conditions to benefit from the tax reduction are those relating to the system of the Madelin law. SCIC / SAS “On the way to the Cévennes” therefore respects the following conditions:

<p>Activity: The company must be subject to corporate tax and not exercise an activity limited to the management of its own movable or immovable heritage.</p>	<p>Duration of detention: The securities must be held at least until December 31 of the fifth year following that of the capital subscription. The purchase of securities must not give rise to a refund before the end of the seventh year following that of the subscription. For the record, SCIC Sur Le Chemin Des Cévennes does not set a minimum exit time.</p>
<p>Employee workforce: The company must employ at least two employees at the end of the first financial year following that of the subscription (or only one if it is a craft activity).</p>	
<p>Young SMEs: SMEs must have been created less than five years ago and be in the seed, start-up or expansion phase.</p>	<p>Resumption and early withdrawal: The tax reduction is resumed when the investor does not keep his securities for the minimum period required. Except in certain cases, the law having provided for exceptions. The tax reduction is maintained when the early withdrawal of the investor is the consequence of the following events:</p> <ul style="list-style-type: none"> • Death, invalidity or dismissal of the taxpayer or of his spouse or partner in a civil partnership. • Judicial liquidation or receivership of the company • Donation of securities provided that the total holding period is respected by the beneficiary • Merger, split or cancellation of securities due to losses • Public exchange offer • Compulsory transfer by application of a shareholders' agreement provided that the net proceeds of the sale are reinvested in SMEs eligible for the scheme within two years after the transfer and that the securities are kept until the end of the required period of detention. • Sale of any kind provided that the net proceeds from the sale are reinvested in eligible SMEs within the period of twelve months after the sale and that the securities are kept until the end of the required holding period.
<p>Increase in capital: For companies created since January 1, 2016, the subscription to a capital increase cannot give right to the Madelin tax reduction if the taxpayer concerned is already a partner or shareholder of the company. Unless it is a follow-up investment that meets the following conditions (this is our case):</p> <ul style="list-style-type: none"> • The taxpayer already benefited from the tax reduction when he made his first investment. • The company plan of the company concerned provides for follow-up investments • The company has not become linked to another. 	
<p>Tax reduction rate: The amount of the tax reduction is equal to 18% of the payments made each year during the reference period, payments taken within the limit of 50,000 euros (single person) or 100,000 euros (married or PACS couple). This system is also subject to the global cap on tax loopholes. However, the amount of the tax reduction which exceeds the overall ceiling for tax benefits may be carried over to</p>	

income tax due for the next four years, always within the limits of the annual ceilings.	
Exclusions: On the same transaction, the device cannot be combined with any other tax advantage.	

Does SCIC / SAS have AMF (Autorité des Marchés Financiers) approval?

SCIC / SAS does not have any AMF approval.

In accordance with I 1 of article L 411 2 of the Monetary and Financial Code, this offer is open to the public and for an amount less than 8 million euros. Consequently, it does not give rise to a prospectus subject to the approval of the Autorité des Marchés Financiers.

SCICs are subject to a ban on advertising and canvassing.

Therefore, identification by a form is essential in order to send the subscription elements to SCIC.

How do I claim my « Madelin » tax reduction?

The amount of the sums paid in respect of the subscriptions made is to be reported on the supplementary income statement n ° 2042C (box 7CF).

Deferrals of payments from previous years that exceeded the limit of € 50,000 or € 100,000 are to be reported on lines 7CQ, 7CR, 7CV and 7CX.

What is the risk (in capital)?

SCIC / SAS does not offer a capital guarantee: subscribing to the share capital of SCIC / SAS “Sur le Chemin des Cévennes” is above all a militant act and can include a financial risk, like any shareholding in the capital of a Company. However, the risk remains limited to your capital contribution.

If I want to leave the company, how does the transfer of my share (s) go?

The tax law (December 2015) relating to the 18% reduction in Income Tax of capital contributions in cash, gives obligation to keep the shares until December 31 of the fifth year following that of the subscription.

SCIC's articles of association do not set a minimum shareholder engagement period.

The shareholder can, if he wishes, sell his share (s), at the nominal purchase amount after deduction of any losses for the current financial year.

He may transfer his shares free of charge or against payment to a partner after approval of the transfer by the Cooperative Council. If no partner acquires, SCIC is obliged to redeem the shares within a maximum of 5 years.

What happens in the event of death concerning my share (s)?

When a partner dies, he loses his status as a partner in accordance with the articles of association, the capital of his shares leaves SCIC and is transferred to a deposit account. The amount of the capital will be transmitted after request to the notary who manages the estate to be distributed to the beneficiaries.



What is the value of the shares?

The value of the shares is uniform and fixed by the articles of association at € 1,000.
The nominal value of the shares is not indexed to the value of the land.

Can I make a capital gain when I sell my shares?

The status of SCIC confers on our SCIC / SAS "Sur le Chemin des Cévennes", a cooperative status and as such there can be no gain because the shares cannot be sold beyond their nominal value of departure.

Can I buy shares for my children?

Only adult children can hold shares.
Parents can legally buy shares for their children. The subscription must be made on behalf of the children who will be the beneficiaries of the tax abatement whether they are at the origin of the payment or not.
Children must also provide, for the registration of shares in their name, an identity document as well as proof of address. Each child will then be a full subscriber. He will receive the share certificate corresponding to his engagement. It will in fact benefit from the advantages specific to subscribers (the symbolic wine bonuses, share purchase prices, etc.) as well as a legal advantage such as the 18% tax reduction.

Can the SCIC / SAS evolve over the years?

Our desire is to preserve the viticultural territory of the Cévennes and its Biodiversity. We will examine the opportunities that arise and if they fulfill our values.

What are the wine bonuses?

The choice of a wine bonus can be made from a selection of wines from the Domaine Mas des Justes.
The objective of the wine bonus is to allow you discover the wines and to promote the project. If you want more bottles, you can buy them directly in the shop at member purchase prices.

Can I choose the composition of my wine bonus?

For logistical and equity reasons, SCIC / SAS Sur le Chemin des Cévennes will offer a range of accessible products depending on the number of shares held.

How can I get my wine bonus?

Wine bonuses will be given each year at the General Assembly the year following your subscription. Shareholders who have not been able to collect their wine by the proposed date may collect it later in our store by appointment only, or may have it shipped by paying the delivery costs.



[Need more information?](#)

Contact us:

- By mail: SCIC/SAS « Sur le chemin des Cévennes », 452 route de Vacquières, 30580 St-Just-et-Vacquières
- By mail: info@masdesjustes.com
- By phone: 07 48 72 05 58