

# Information data sheet according to § 4 Abs. 1 AltFG

## 1 Information about the Issuer

1.	Legal Form:	<b>GmbH</b>
2.1	Company Name:	<b>Entwicklung B21 Immo GmbH</b>
2.2	Group:	<b>VMF Immo</b>
3.	Address:	<b>Liebermannstraße F 5/302 2345 Brunn am Gebirge</b>
4.	Phone:	<b>+43 1 890 35 31</b>
5.	E-Mail:	<b>cv@vmfimmo.at</b>
6.	Website:	<b><a href="https://www.vmfimmo.at/">https://www.vmfimmo.at/</a></b>
7.	Company Registry Number:	<b>FN 541676 h</b>
8.	VAT Number:	<b>AT U75983027</b>
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	<b>EUR 35.000</b>
10.1.1	of which paid in:	<b>EUR 35.000</b>
10.1.2	of which entitled to vote:	<b>100%</b>
10.1.3	Duration:	<b>indefinite</b>
10.2	Mezzanine Capital:	-
10.2.1	of which entitled to vote:	-
10.2.2	Duration:	-
10.3	Equity:	<b>EUR 308.347</b>
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	<b>EUR 2.200.000</b>
10.4.1	of which entitled to vote:	-
10.4.2	Duration:	
10.5	Ranking in the event of insolvency:	<b>Bank loan before subordinated loan</b>
11.	Administrators:	<b>Frau Voithofer Margarete</b>
12.	Owners:	<b>Firma VMF Capital Invest GmbH</b>
13.	Ultimate Beneficial Owners:	<b>Firma VMF Capital Invest GmbH</b>
14.	Business Purpose according to the Statutes:	<b>Real Estate</b>
+15.	Short Description of the Project:	<b>The aim of the project "Bergheidengasse 21" is the construction of an apartment complex</b>
16.	Number of offers of the issuer according to AltFG	<b>0</b>

### Information about the Alternative Financial Instrument

1.	Legal Form:	<b>Subordinated Loan</b>
2.	Duration:	<b>21 months</b>
3.	Extension option if the funding target is not achieved / consequences of non-achievement of the funding target	<b>1 month, if the funding target is not achieved, the issuer has the option of accepting the loan amount or paying it back to all lenders.</b>
4.	Notice Periods:	<b>The qualified subordinate loans cannot be terminated.</b>
5.	Termination Date:	<b>The qualified subordinate loans cannot be terminated.</b>
6.	Funding Target	<b>EUR 600.000</b>
7.	Funding Period	<b>From 10.01.2020 to 10.03.2021</b>
8.	Purchase Price:	<b>Minimum € 100</b>
9.	Interest / Form of Interest Payments/ Distribution:	<b>6,50% p. a. / simple interest, yearly distribution of interest</b>
10.	Cost	
10.1	Distribution Cost:	<b>0% for Investor / EUR 5.000 excl. VAT for Issuer</b>
10.2	Administrative Cost:	<b>0%</b>
10.3	Management Cost:	<b>0%</b>
10.4	Total One-Off Cost:	<b>0% for Investor / 6,00 % for Issuer</b>
10.5	Total Running Cost per Year:	<b>0% for Investor / 0,75 % for Issuer</b>
11.	Encumbrance:	<b>None</b>
12.	Treatment of Investors in Case of Insolvency:	<b>The loans given by the investors are subordinate to all other debt of the company.</b>
13.	Control Rights / Participation Rights:	<b>Control Rights:</b> <b>1. Yearly Annual Report</b> <b>2. Updates of the information contained in this Information Data Sheet</b> <b>Participation Rights: None</b>
14.	Sale or transmission possible?	<b>No</b>
15.	Cost of Sale/Transmission:	<b>Sale impossible</b>
16.	Tax Treatment of the Financial Instrument:	<b>Taxable acc. to § 27 (1) ITA icw § 27 (2) No 2 leg. cit.</b>

## 2 Other Information

1.	Description of Use of the Money invested:	<b>The qualified subordinate loans given under the terms on the website are used for the project described under 1.15 "Bergheidengasse 21".</b>
2.	Locally Competent Authority for the Issuer:	<b>Magistrat der Stadt Wien</b>

## 3 Risk Notice

Investing in qualified subordinated loans involves risks, including the **risk of losing part or all of the money invested or the risk of not receiving any returns**. The Subordinated Lender grants a qualified subordinated loan. In the **case of bankruptcy or liquidation** of the Issuer, there is the risk that the loans will be granted only after all other creditors of the Issuer, who are primarily to be satisfied, and thus the investor partially or completely fails with his or her own claim. In principle, it can be assumed that higher potential returns result from a higher risk.

There is **no supervision by the Financial Market Authority (FMA)** regarding compliance with the Austrian Alternativfinanzierungsgesetz or a regulation issued pursuant to this Act. This public offer has therefore not been audited or approved by the Financial Market Authority (FMA) or any other Austrian authority.

Your investment is not covered by statutory deposit insurance and investor compensation schemes.

**This product is not a savings product.** You should not invest more than 10% of your net assets. It is not possible for you to resell or transfer the investments.

Investment services companies that broker alternative financial instruments on an Internet platform are subject to FMA supervision only with regard to compliance with the Securities and Exchange Protection Act 2007.

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**Auszug mit aktuellen Daten**

**Stichtag 3.12.2020**

**Auszug mit  
aktuellen Daten**

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**FN 541676 h**

Grundlage dieses Auszuges ist das Hauptbuch ergänzt um Daten aus der  
Urkunden-  
sammlung.

Letzte Eintragung am 07.10.2020 mit der Eintragsnummer 1  
zuständiges Gericht Landesgericht Wiener Neustadt

FIRMA  
1 Entwicklung B21 Immo GmbH

RECHTSFORM  
1 Gesellschaft mit beschränkter Haftung

SITZ in  
1 politischer Gemeinde Brunn am Gebirge

GESCHÄFTSANSCHRIFT  
1 Liebermannstraße F05/302  
2345 Brunn am Gebirge

GESCHÄFTSZWEIG  
1 Immobilien

KAPITAL  
1 EUR 35.000

STICHTAG für JAHRESABSCHLUSS  
1 31. Dezember

1 Erklärung über die Errichtung der Gesellschaft  
001 vom 09.09.2020

GESCHÄFTSFÜHRER/IN (handelsrechtlich)  
1 A Margarete Voithofer, geb. 10.02.1960  
vertritt seit 07.10.2020 selbständig

GESELLSCHAFTER/IN	STAMMEINLAGE	HIERAUF GELEISTET
1 B VMF Capital Invest GmbH	EUR 35.000	
1 .....	EUR 35.000	EUR 35.000
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Summen:	EUR 35.000	EUR 35.000

--- PERSONEN -----  
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1 A Margarete Voithofer, geb. 10.02.1960  
1 Leopoldsgraben 19i  
3400 Klosterneuburg  
1 B VMF Capital Invest GmbH  
1 [\(FN 450325 v\)](#)  
  
1 Liebermannstraße F 05/302  
2345 Brunn am Gebirge

----- VOLLZUGSÜBERSICHT -----  
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Landesgericht Wiener Neustadt

1 eingetragen am 07.10.2020                      Geschäftsfall    1 Fr  
2996/20 v  
Antrag auf Neueintragung einer Firma    eingelangt am 01.10.2020

----- INFORMATION DER ÖSTERREICHISCHEN NATIONALBANK -----  
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zum 03.12.2020 gültige Identnummer: 26056135

erstellt über Verrechnungsstelle WZ \*\*\*\*\* HA021  
Gerichtsgebühr: EUR 3.53 \*\*\*\*\* 03.12.2020 16:48:29,708 94457828 \*\* ZEILEN: 40

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**Firmenbuch**

**Abgefragt  
am 3.12.2020, um 16:48:29 MEZ**

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