

1 Information about the Issuer

1.	Legal Form:	Gesellschaft mit beschränkter Haftung (Limited Liability Company)
2.1	Company Name:	ELAD Immobilien GmbH
2.2	Group:	-
3.	Address:	Marc-Aurel-Straße 7 Top 6D, 1010 Wien
4.	Phone:	+43 676 5501790
5.	E-Mail:	arik.alaev@lonvinpartners.com
6.	Website:	
7.	Company Registry Number:	FN 490928 d
8.	VAT Number:	ATU73
9.	Business License:	
10.	Equity Structure (in €)	EUR 126.000
10.1	Share Capital:	EUR 35.000
10.1.1	of which paid in:	EUR 10.000
10.1.2	of which entitled to vote:	100%
10.1.3	Duration:	Indefinite
10.2	Mezzanine Capital:	-
10.2.1	of which entitled to vote:	-
10.2.2	Duration:	-
10.3	Shareholder loans, treated as equity:	
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 1.780.707,--
10.4.1.	of which entitled to vote:	-
10.4.2	Duration:	
10.5	Ranking in the event of insolvency:	Bank loans before subordinated loans
11.	Administrators:	a) Asher Davidov Managing Director Marc-Aurel-Straße 7 Top 6D, 1010 Wien
12.	Owners:	Asher Davidov
13.	Ultimate Beneficial Owners:	Asher Davidov
14.	Business Purpose according to the Statutes:	The object of the enterprise is: (a) purchase, sale, leasing, realization and management of real estate and the development of real estate projects; (b) participation in similar companies.
15.	Short Description of the Project:	The aim of the project "Brosamergasse 12, 1220 Vienna" is the construction of 5 rowhouses, directly connected to each other, including one carparking-space for each rowhouse. A total of 562,78 m2 of usable space and open spaces (terraces and gardens) with a total area of 348,63 m2 will be constructed.
16.	Number of offers of the issuer according to AltFG	none

2 Information about the Alternative Financial Instrument

1.	Legal Form:	Qualified Subordinate Loan
2.	Duration:	18 months
3.	Extension option if the funding target is not achieved / consequences of non-achievement of the funding target	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.
4.	Notice Periods:	The qualified subordinate loans cannot be terminated.
5.	Termination Date:	The qualified subordinate loans cannot be terminated.
6.	Funding Target	EUR 375.000
7.	Deadline for reaching the funding target	15.11.2018
8.	Purchase Price:	minimum €1.000
9.	Interest / Form of Interest Payments/ Distribution:	6,75 % p. a. / simple interest, yearly distribution of interest
10.	Cost	
10.1	<i>Distribution Cost:</i>	0% for Investor / 5,25 % for Issuer
10.2	<i>Administrative Cost:</i>	0%
10.3	<i>Management Cost:</i>	0%
10.4	<i>Total One-Off Cost:</i>	0% for Investor / 5,25 % for Issuer
10.5	<i>Total Running Cost per Year:</i>	0% for Investor / 0 % for Issuer
11.	Encumbrance:	none
12.	Treatment of Investors in Case of Insolvency:	The loans given by the investors are subordinate to all other debt of the company.
13.	Control Rights / Participation Rights:	Control Rights: 1. Yearly Annual Report 2. Updates of the information contained in this Information Data Sheet Participation Rights: None
14.	Sale or transmission possible?	No
15.	Cost of Sale/Transmission:	Sale impossible
16.	Tax Treatment of the Financial Instrument:	Taxable acc. to § 27 (1) ITA icw § 27 (2) No 2 leg. cit.

3 Other Information

1.	Description of Use of the Money invested:	The qualified subordinate loans given under the terms on the website are used for the project described under 1.15 “Brosamergasse 12“.
2.	Locally Competent Authority for the Issuer:	Magistrat der Stadt Wien

4 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.

Stichtag 11.5.2018

Auszug mit aktuellen Daten

FN 490928 d

Grundlage dieses Auszuges ist das Hauptbuch ergänzt um Daten aus der Urkundensammlung.

Letzte Eintragung am 10.05.2018 mit der Eintragungsnummer 1
zuständiges Gericht Handelsgericht Wien

- FIRMA
1 ELAD Immobilien GmbH
- RECHTSFORM
1 Gesellschaft mit beschränkter Haftung
- SITZ in
1 politischer Gemeinde Wien
- GESCHÄFTSANSCHRIFT
1 Marc-Aurel-Straße 7 Top 6D
1010 Wien
- GESCHÄFTSZWEIG
1 Ankauf, Verkauf, Vermietung, Verwertung und Verwaltung von
Liegenschaften und die Entwicklung von Immobilienprojekten
- KAPITAL
1 EUR 35.000
Gründungsprivilegierung
- STICHTAG für JAHRESABSCHLUSS
1 31. Dezember
- VERTRETUNGSBEFUGNIS
1 Die Gesellschaft wird, wenn mehrere Geschäftsführer/innen
bestellt sind, durch zwei Geschäftsführer/innen gemeinsam
oder durch eine/einen von ihnen gemeinsam mit einer/einem
Gesamtprokuristin/Gesamtprokuristen vertreten.
Die Generalversammlung kann, auch wenn mehrere
Geschäftsführer/innen bestellt sind, einzelnen von
ihnen selbständige Vertretungsbefugnis erteilen.
- 1 Gesellschaftsvertrag vom 24.04.2018 001
- GESCHÄFTSFÜHRER/IN (handelsrechtlich)
1 A Asher Davidov, geb. 27.06.1975
vertritt seit 10.05.2018 selbständig
- | GESELLSCHAFTER/IN | STAMMEINLAGE | GRÜNDUNGS-
PRIVILEGIERTE
STAMMEINLAGE | HIERAUF GELEISTET |
|---------------------------|--------------|---|-------------------|
| 1 B SAMA Immo Invest GmbH | EUR 7.000 | | |
| 1 | | EUR 2.000 | |
| 1 | | | EUR 1.000 |
| 1 C Sharkone GmbH | EUR 7.000 | | |

