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Information data sheet according to § 4 Abs. 1 AltFG

1 Information about the Issuer

1.	Legal Form:	**GmbH**
2.1	Company Name:	**Col21 Wohnprojekt Entwicklung GmbH**
2.2	Group:	**ELCO Immobilien**
3.	Address:	**Marc-Aurel-Straße 7/6, 1010 Wien**
4.	Phone:	**+43 676 843 777 888**
5.	E-Mail:	**ab@elco-immo.at**
6.	Website:	**https://elco-immo.at**
7.	Company Registry Number:	**FN 534255 w**
8.	VAT Number:	**AT U75623434**
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	**EUR 10.000**
10.1.1	of which paid in:	**EUR 5.000**
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	Equity:	**EUR 600.000**
10.3.1	of which entitled to vote:	**-**
10.3.2	Duration:	**-**
10.4	Bank loans	**EUR 7.100.000**
10.4.1	of which entitled to vote:	**-**
10.4.2	Duration:	
10.5	Ranking in the event of insolvency:	**Bank loan before subordinated loan**
11.	Administrators:	**Mr. Babadschanov Artur** **Mr. Cohen Eliahu**
12.	Owners:	**Realta Immobilien Beteiligungs GmbH (50%)** **EL-CO GmbH (25%)** **ARBA Real Estate Investment GmbH**
13.	Ultimate Beneficial Owners:	**Mr. Babadschanov Artur** **Mr. Cohen Eliahu** **Mr. Babacsayv Chanan** **Mrs. Babacsayv Isabella** **Mr. Babacsayv Rafik**
14.	Business Purpose according to the Statutes:	**the purchase and sale, rental, brokerage, utilization and management of real estate, as well as the development of real estate projects**
+15.	Short Description of the Project:	**The aim of the project "Colerusgasse 21" is the construction of an apartment complex**

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16.	Number of offers of the issuer according to AltFG	**0**

Information about the Alternative Financial Instrument

1.	Legal Form:	**Subordinated Loan**
2.	Duration:	**30 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 1.100.000**
7.	Funding Period	**From 31.12.2020 to 01.03.2021**
8.	Purchase Price:	**Minimum € 100**
9.	Interest / Form of Interest Payments/ Distribution:	**6,80% p. a. / simple interest, yearly distribution of interest**
10.	Cost	
10.1	Distribution Cost:	**0% for Investor / EUR 7.500 excl. VAT for Issuer**
10.2	Administrative Cost:	**0%**
10.3	Management Cost:	**0%**
10.4	Total One-Off Cost:	**0% for Investor / 5,50 % for Issuer**
10.5	Total Running Cost per Year:	**0% for Investor / 1,25 % 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.	Cotrol 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.**

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2 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 "Colerusgasse 21".**
2.	Locally Competent Authority for the Issuer:	**Magistrat der Stadt Wien**

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.

MANZ Firmenregister

Quelle: Firmenbuch und Insolvenzdatei (Edikte) der Republik Österreich
Lizenzgeber: Bundesministerium für Justiz
Lizenznehmer: MANZ'sche Verlags- und Universitätsbuchhandlung GmbH, Kohlmarkt 16, 1010 Wien

Stichtag 30.12.2020 | **Insolvenzdatei** | **FN 534255 w**

Für dieses Unternehmen ist zum Zeitpunkt der Abfrage kein Eintrag in der Insolvenzdatei vorhanden.

Stichtag 30.12.2020 | **Firmenbuch-Auszug mit aktuellen Daten** | **FN 534255 w**

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

Letzte Eintragung am 24.06.2020 mit der Eintragungsnummer 1
zuständiges Gericht Handelsgericht Wien

FIRMA
1 **COL21 Wohnprojekt Entwicklung GmbH**

RECHTSFORM
1 Gesellschaft mit beschränkter Haftung

SITZ in
1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT
1 Marc-Aurel-Straße 7/6d
1010 Wien

GESCHÄFTSZWEIG
1 die Verwaltung des Gesellschaftsvermögens, der Handel mit Waren aller Art, der Erwerb und die Veräußerung von Immobilien, Projektentwicklung

KAPITAL
1 EUR 35.000
Gründungsprivilegierung

STICHTAG für JAHRESABSCHLUSS
1 31. Dezember

1 Gesellschaftsvertrag vom 27.05.2020 001
Nachtrag vom 16.06.2020

GESCHÄFTSFÜHRER/IN (handelsrechtlich)
A Eliahu Cohen, geb. 23.04.1971
1 vertritt seit 24.06.2020 selbständig
B Artur Babadschanov, geb. 18.06.1980
1 vertritt seit 24.06.2020 selbständig

	GESELLSCHAFTER/IN	STAMMEINLAGE	GRÜNDUNGS-PRIVILEGIERTE STAMMEINLAGE	HIERAUF GELEISTET
	C EL-CO GmbH			
1		EUR 8.750		
1			EUR 2.500	
1				EUR 1.250
	D ARBA Real Estate Investment GmbH			

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  1         .............. EUR 8.750
  1         ............................... EUR 2.500
  1         ..................................................... EUR 1.250
       E    Realta Immobilien Beteiligungs GmbH
  1         ............. EUR 17.500
  1         ............................... EUR 5.000
  1         ..................................................... EUR 2.500
            Summen: -----------------------------------------------------------
                          EUR 35.000      EUR 10.000              EUR 5.000
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----------------------------------- PERSONEN ----------------------------------

  1    A    Eliahu Cohen, geb. 23.04.1971
  1         Kleine Stadtgutgasse 11-13/1/21
            1020 Wien
  1    B    Artur Babadschanov, geb. 18.06.1980
  1         Adolf-Schmidl-Gasse 3/11
            1200 Wien
  1    C    EL-CO GmbH
  1         (FN 382741 f)
  1         Marc Aurel Straße 7 Top 6D
            1010 Wien
  1    D    ARBA Real Estate Investment GmbH
  1         (FN 480597 k)
  1         Marc Aurel Straße 7/6d
            1010 Wien
  1    E    Realta Immobilien Beteiligungs GmbH
  1         (FN 531746 f)
  1         Rudolfsplatz 12/10
            1010 Wien
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------------------------------ VOLLZUGSÜBERSICHT -------------------------------

Handelsgericht Wien

  1 eingetragen am 24.06.2020                  Geschäftsfall  75 Fr  6541/20 v
      Antrag auf Neueintragung einer Firma  eingelangt am 10.06.2020
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---------------- INFORMATION DER ÖSTERREICHISCHEN NATIONALBANK ---------------

 zum 30.12.2020 gültige Identnummer: 25578340
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----------------------------------- HINWEIS -----------------------------------
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