

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

## 1 Information about the Issuer

1.	Legal Form:	<b>Limited Liability Company</b>
2.1	Company Name:	<b>2021bau Bauträger GmbH</b>
2.2	Group:	<b>Pecado GmbH</b>
3.	Address:	<b>Gumpendorfer Straße 25/7</b>
4.	Phone:	<b>+43 1 890 99 36 12</b>
5.	E-Mail:	<b>immobilien@immo-pecado.at</b>
6.	Website:	<b>www.immo-pecado.at</b>
7.	Company Registry Number:	<b>FN 475397 p</b>
8.	VAT Number:	<b>AT U72457147</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 17,500</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 1.316.500</b>
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	<b>EUR 5.266.000</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>Mr. Stanislav Hnat</b>
12.	Owners:	<b>PECADO GmbH</b>
13.	Ultimate Beneficial Owners:	<b>Mr. Stanislav Hnat</b>
14.	Business Purpose according to the Statutes:	<b>The business purpose of the company is the development of real estate.</b>
15.	Short Description of the Project:	<b>The aim of the project "Dammhaufengasse 4" is the construction of a residential building complex.</b>
16.	Number of offers of the issuer according to AltFG	<b>0</b>

## 2 Information about the Alternative Financial Instrument

1.	Legal Form:	<b>Subordinated Loan</b>
2.	Duration:	<b>18 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 750,000</b>
7.	Funding Period	<b>From 17.07.2020 to 12.09.2020</b>
8.	Purchase Price:	<b>Minimum € 100,00</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 zzgl. UST 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 / 4.50% for Issuer</b>
10.5	Total Running Cost per Year:	<b>0% for Investor / 1.00% 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>

### 3 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 "Dammhaufengasse 4".</b>
2.	Locally Competent Authority for the Issuer:	<b>Magistrat der Stadt Wien</b>

### 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.

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

Letzte Eintragung am 28.11.2019 mit der Eintragsnummer 4  
zuständiges Gericht Handelsgericht Wien

FIRMA  
1 2021bau Bauträger GmbH

RECHTSFORM  
1 Gesellschaft mit beschränkter Haftung

SITZ in  
1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT  
3 Gumpendorfer Straße 25/7  
1060 Wien

GESCHÄFTSZWEIG  
1 Immobilien, Bauträgertätigkeit, Projektentwicklung

KAPITAL  
1 EUR 35.000

STICHTAG für JAHRESABSCHLUSS  
1 31. März

JAHRESABSCHLUSS (zuletzt eingetragen; weitere siehe Historie)  
4 zum 31.03.2019 eingereicht am 22.11.2019

1 Gesellschaftsvertrag vom 10.07.2017 001

GESCHÄFTSFÜHRER/IN (handelsrechtlich)  
A Ing. Bernhard Hemetsberger, geb. 09.08.1988  
1 vertritt seit 29.07.2017 selbständig

GESELLSCHAFTER/IN	STAMMEINLAGE	HIERAUF GELEISTET
C Alpha IBP GmbH	EUR 17.500	
.....		EUR 8.750
D Mag. Klaus Lobmayr, geb. 17.08.1972	EUR 17.500	
.....		EUR 8.750
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Summen:	EUR 35.000	EUR 17.500

--- PERSONEN -----

1 A Ing. Bernhard Hemetsberger, geb. 09.08.1988  
1 Posern 61  
4822 Bad Goisern / Hallstättersee

1 C Alpha IBP GmbH  
1 [\(FN 474579 k\)](#)

1 Traunkai 36  
4820 Bad Ischl

3 D Mag. Klaus Lobmayr, geb. 17.08.1972  
3 Hasenau 17  
4813 Altmünster

----- VOLLZUGSÜBERSICHT -----

Handelsgericht Wien

1 eingetragen am 29.07.2017 Geschäftsfall 74 Fr 8659/17 z  
Antrag auf Neueintragung einer Firma eingelangt am 26.07.2017

3 eingetragen am 23.02.2019 Geschäftsfall 74 Fr 1841/19 s  
Antrag auf Änderung eingelangt am 12.02.2019

4 eingetragen am 28.11.2019 Geschäftsfall 75 Fr 21108/19 g  
Elektronische Einreichung Jahresabschluss eingelangt am 22.11.2019

----- INFORMATION DER ÖSTERREICHISCHEN NATIONALBANK -----

zum 25.06.2020 gültige Identnummer: 20589050

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Entgelt der Verrechnungsstelle LEXUNITED: EUR 0,20  
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