

Information data sheet according to § 4 Abs. 1 AltFG

1 Information about the Issuer

1.	Legal Form:	Limited Liability Company
2.1	Company Name:	ES 108 Wohnbau GmbH
2.2	Group:	MV Privatstiftung
3.	Address:	Liebermannstraße F 5/302, 2345 Brunn am Gebirge
4.	Phone:	+43 1 890 35 31
5.	E-Mail:	home@vmfimmoo.at
6.	Website:	www.vmfimmoo.at
7.	Company Registry Number:	FN 467537 f
8.	VAT Number:	ATU72173907
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	EUR 36,000
10.1.1	of which paid in:	EUR 36,000
10.1.2	of which entitled to vote:	100%
10.1.3	Duration:	undefined
10.2	Mezzanine Capital:	-
10.2.1	of which entitled to vote:	-
10.2.2	Duration:	-
10.3	Equity:	EUR 1,000,000
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 5,300,000
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:	Mrs. Gabriele Voithofer
12.	Owners:	VMF Capital Invest GmbH (90%) Mrs. Margarete Voithofer (10%)
13.	Ultimate Beneficial Owners:	MV Privatstiftung
14.	Business Purpose according to the Statutes:	The business purpose of the company is the development of real estate.
15.	Short Description of the Project:	The objective of the project „Endresstraße 108“ is the construction of an apartment complex
16.	Number of offers of the issuer according to AltFG	0

2 Information about the Alternative Financial Instrument

1.	Legal Form:	Subordinated Loan
2.	Duration:	27 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 600,000
7.	Funding Period	From 27.02.2020 to 15.04.2020
8.	Purchase Price:	Minimum € 500,00
9.	Interest / Form of Interest Payments/ Distribution:	6.50% p. a. / simple interest, yearly distribution of interest
10.	Cost	
10.1	Distribution Cost:	0% for Investor / EUR 5,000 excl. VAT
10.2	Administrative Cost:	0%
10.3	Management Cost:	0%
10.4	Total One-Off Cost:	0% for Investor / 6.75% for Issuer
10.5	Total Running Cost per Year:	0% for Investor / 1.00% 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 "Endresstraße 108".
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.

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

Letzte Eintragung, exklusiv historischer (gelöschter) Daten, am 02.10.2019 mit der Eintragsnummer 6

zuständiges Gericht Landesgericht Wiener Neustadt

FIRMA

1 ES 108 Wohnbau GmbH

RECHTSFORM

1 Gesellschaft mit beschränkter Haftung

SITZ in

6 politischer Gemeinde Brunn am Gebirge

GESCHÄFTSANSCHRIFT

6 Liebermannstraße F 05/302
2345 Brunn am Gebirge

GESCHÄFTSZWEIG

1 An- und Verkauf von Immobilien

KAPITAL

1 EUR 36.000

STICHTAG für JAHRESABSCHLUSS

1 31. Dezember

JAHRESABSCHLUSS (zuletzt eingetragen; weitere siehe Historie)

3 zum 31.12.2018 eingereicht am 06.05.2019

VERTRETUNGSBEFUGNIS

1 Die Gesellschaft wird, wenn mehrere Geschäftsführer/innen bestellt sind, durch zwei Geschäftsführer/innen gemeinsam oder durch eine/n von ihnen gemeinsam mit einer/einem Prokuristin/Prokuristen vertreten.

Mit Gesellschafterbeschluss oder durch Beschluss der Generalversammlung kann, auch wenn mehrere Geschäftsführer/innen bestellt sind, einzelnen von ihnen selbständige Vertretungsbefugnis erteilt werden.

1 Gesellschaftsvertrag vom 17.02.2017 001
 6 Generalversammlungsbeschluss vom 16.09.2019 002
 Neufassung des Gesellschaftsvertrages.

GESCHÄFTSFÜHRER/IN (handelsrechtlich)

F Margarete Voithofer, geb. 10.02.1960
 6 vertritt seit 16.09.2019 selbständig

	GESELLSCHAFTER/IN	STAMMEINLAGE	HIERAUF GELEISTET
F	Margarete Voithofer, geb. 10.02.1960		
5	EUR 3.600	
5		EUR 3.600
G	VMF Capital Invest GmbH		
5	EUR 32.400	
5		EUR 32.400

	Summen:	EUR 36.000	EUR 36.000

--- PERSONEN -----

4 F Margarete Voithofer, geb. 10.02.1960
 4 Hanakgasse 17/9
 1140 Wien
 5 G VMF Capital Invest GmbH
 5 (FN 450325 v)
 5 Liebermannstraße F 05/302
 2345 Brunn am Gebirge

----- VOLLZUGSÜBERSICHT -----

Landesgericht Wels

1 eingetragen am 09.03.2017 Geschäftsfall 27 Fr 440/17 y
 Antrag auf Neueintragung einer Firma eingelangt am 01.03.2017
 3 eingetragen am 10.05.2019 Geschäftsfall 27 Fr 1227/19 y
 Elektronische Einreichung Jahresabschluss eingelangt am 06.05.2019
 4 eingetragen am 05.09.2019 Geschäftsfall 27 Fr 2624/19 b
 Antrag auf Änderung eingelangt am 29.08.2019