

Information data sheet according to § 4 Abs. 1 AltFG

1 Information about the Issuer

1.	Legal Form:	Limited Liability Company
2.1	Company Name:	Velum GmbH
2.2	Group:	
3.	Address:	Schottenbastei 4/7, 1010 Wien
4.	Phone:	+43 (1)-398 5005-22
5.	E-Mail:	office@velum.com
6.	Website:	https://www.velum.com/
7.	Company Registry Number:	FN 394662 k
8.	VAT Number:	AT U67955439
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:	indefinite
10.2	Mezzanine Capital:	-
10.2.1	of which entitled to vote:	-
10.2.2	Duration:	-
10.3	Equity:	EUR 150.000
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 2.500.000
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:	Mag. Johannes Stieger
12.	Owners:	Mag. Johannes Stieger
13.	Ultimate Beneficial Owners:	Mag. Johannes Stieger
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 „ Fockygasse 50“ is the managing and leasing the acquired property efficiently.
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:	48 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 500.000
7.	Funding Period	From 30.07.2020 to 30.09.2020
8.	Purchase Price:	Minimum € 100,00
9.	Interest / Form of Interest Payments/ Distribution:	4.25 % p. a. / simple interest, quarterly distribution of interest
10.	Cost	
10.1	Distribution Cost:	0% for Investor / EUR 4.165 for Issuer
10.2	Administrative Cost:	0%
10.3	Management Cost:	0%
10.4	Total One-Off Cost:	0% for Investor / 4.00% for Issuer
10.5	Total Running Cost per Year:	0% for Investor / 0.5417% 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 "Fockygasse 50".
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.

**Velum GmbH, FN 394662k**

FIRMEN-REPORT

Kommunikation

Firmenwortlaut	Velum GmbH
Adresse	Schottenbastei 4/7 1010 Wien
Internet-Adresse	http://www.velum.com
E-Mail	office@velum.com
Telefon	01 398 50 05-22
Historische Adresse	Bösendorfer Straße 9/14 1010 Wien

Stammdaten

Rechtsform	Gesellschaft mit beschränkter Haftung
Kapital/ Gründungsprivilegierung	EUR 36.000 EUR 36.000,00 einbezahlt
Gründungsjahr (besteht seit)	2013
Sitz in	politischer Gemeinde Wien
Gericht	Handelsgericht Wien
Firmenbuchnummer	394662k
UID	ATU67955439
OeNB Identnummer	16524330
Compass-ID	102577491

Organe & Beteiligungen

Wirtschaftlicher Eigentümer (berechnet)	Stieger Johannes, Mag., geb. 27.01.1977
Eigentümer	Gesellschafter Stieger Johannes, Mag., geb. 27.01.1977 (Anteil: 100 %)
Management	Geschäftsführer Stieger Johannes, Mag., geb. 27.01.1977 vertritt seit 04.04.2013 selbständig
Beteiligungen	als Unbeschränkt haftender Gesellschafter LEEB67 Immobilien GmbH & Co KG als Gesellschafter Quadratite GmbH (Anteil: 50 %) HG7 Immobilien GmbH (Anteil: 50 %) LFG 25 Projektentwicklungs GmbH (Anteil: 25 %)



STI1214 Immobilien GmbH (Anteil: 6 %)
 WP5 Immobilien GmbH (Anteil: 6 %)
 HIM42 Immobilien GmbH (Anteil: 6 %)
 KOPP2 Immobilien GmbH (Anteil: 6 %)
 HUB17 Immobilien GmbH (Anteil: 6 %)
 Velum Bürofabrik GmbH (Anteil: 6 %)
 ISBA6 Grundbesitz GmbH (Anteil: 6 %)

Wirtschaftsdaten

Jahresabschluss zum 31.12.2018 eingereicht am 30.09.2019

Beschäftigte 2018: 10

Auszüge & Urkunden

Ersteintragung 04.04.2013

Letzte Eintragung 16.10.2019

Produkte & Dienstleistungen

Geschäftszweig Vermögensverwaltung Vermietung und Verpachtung von Liegenschaften

OENACE 2008 **Hauptbranche:** Sonstige Vermietung und Verpachtung von eigenen oder geleasteten Grundstücken, Gebäuden und Wohnungen (68.20-9)
Nebenbranche: Beteiligungsgesellschaften (64.20-0)

Produkte Beteiligungsverwaltung
 Liegenschaftsvermietung
 Liegenschaftsverpachtung
 Vermögensverwaltung

Rechtstatsachen

Rechtstatsachen **001** Erklärung über die Errichtung der Gesellschaft vom 26.03.2013