

1 Information about the Issuer

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| 1. | Legal Form: | Gesellschaft mit beschränkter Haftung |
| 2.1 | Company Name: | TELVI Immobilien Management und Entwicklung GmbH |
| 2.2 | Group: | - |
| 3. | Address: | Operring 1, Büro Top E536-537 1010 Wien |
| 4. | Phone: | +43 1 890 73 88 |
| 5. | E-Mail: | office@telvi.at |
| 6. | Website: | www.telvi.at |
| 7. | Company Registry Number: | FN 363185 x |
| 8. | VAT Number: | ATU 43916009 |
| 9. | Business License: | Bauträgerwesen |
| 10. | Equity Structure (in €) | |
| 10.1 | Share Capital: | 35,000 € |
| 10.1.1 | of which paid in: | 17,500 € |
| 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 | € 4,177,375 |
| 10.4.1. | of which entitled to vote: | - |
| 10.4.2 | Duration: | 5 Jahre |
| 10.5 | Ranking in the event of insolvency: | Bank loans before subordinated loans |
| 11. | Administrators: | DI Valery Taritsyn (Managing Partner) |
| 12. | Owners: | DI Valery Taritsyn, Anatoly Ulyanov, Olegk Volpianski |
| 13. | Ultimate Beneficial Owners: | DI Valery Taritsyn, Anatoly Ulyanov, Olegk Volpianski |
| 14. | Business Purpose according to the Statutes: | a. Asset Management b. Real Estate Development c. execution of all such transactions and measures that may appear necessary for or conducive to the accomplishment of the Company's objects |
| 15. | Short Description of the Project: | The objective of the project is to develop a new residential building in Franz-Glaser-Gasse 30, 1170 Vienna. Subsequently all apartments will be sold. |

2 Information about the Alternative Financial Instrument

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| 1. | Legal Form: | Qualified Subordinate Loan |
| 2. | Duration: | 24 months |
| 3. | Notice Periods: | The qualified subordinate loans cannot be terminated. |
| 4. | Termination Date: | The qualified subordinate loans cannot be terminated. |
| 5. | Purchase Price: | min. € 1.000 |
| 6. | Interest / Form of Interest Payments: | 6,5% p. a. / simple interest, yearly distribution of interest |
| 7. | Cost | |
| 7.1 | <i>Distribution Cost:</i> | 0% for Investor / 5% for Issuer |
| 7.2 | <i>Administrative Cost:</i> | 0% |
| 7.3 | <i>Management Cost:</i> | 0% |
| 7.4 | <i>Total One-Off Cost:</i> | 0% for Investor / 5% for Issuer |
| 7.5 | <i>Total Running Cost per Year:</i> | 0% for Investor / 1% for Issuer |
| 8. | Encumbrance: | none |
| 9. | Treatment of Investors in Case of Insolvency: | The loans given by the investors are subordinate to all other debt of the company. |
| 10. | Control Rights / Participation Rights: | Control Rights: 1. Yearly Annual Report 2. Updates of the information contained in this Information Data Sheet Participation Rights: None |
| 11. | Sale possible? | No |
| 12. | Cost of Sale: | Sale impossible |
| 13. | Tax Treatment of the Financial Instrument: | Taxable acc. to § 27 (1) ITA icw § 27 (2) No 2 leg. cit. |

3 Other Information

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| 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 „Franz-Glaser-Gasse 30, 1170 Wien“ |
| 2. | Locally Competent Authority for the Issuer: | Magistrat der Stadt Wien |

4 Risk Notice

The acquisition of alternative financial instruments may lead to the complete loss of the capital invested. It can be assumed that the higher interest an investment pays, the higher the risk it bears.

There is no supervision of the Financial Market Authority with regard to the compliance with the rules of the „Alternativfinanzierungsgesetz“ or other legal regulations coming with that law.

Securities Services Companies, which act as intermediaries for alternative financial instruments via an online platform are only supervised by the Financial Market Authority concerning the compliance of the „Wertpapieraufsichtsgesetzes 2007“.