

1 Information about the Issuer

1.	Legal Form:	Limited Liability Company
2.1	Company Name:	Haga 47 Development GmbH
2.2	Group:	-
3.	Address:	Stauraczgasse 7/5, 1050 Wien
4.	Phone:	+43 650 87 02 970
5.	E-Mail:	stefan.hadrbolec@sth-living.at
6.	Website:	sth-living.at
7.	Company Registry Number:	FN 472028 i
8.	VAT Number:	ATU 71216329
9.	Business License:	-
10.	Equity Structure (in €)	
10.1	Share Capital:	50,000 €
10.1.1	of which paid in:	25,000 €
10.1.2	of which entitled to vote:	100%
10.1.3	Duration:	unlimited
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	1,850,000 €
10.4.1.	of which entitled to vote:	-
10.4.2	Duration:	3 years
10.5	Ranking in the event of insolvency:	Bank before qualified subordinate loans
11.	Administrators:	Mr. Stefan Hadrbolec, Executive Manager, Stauraczgasse 7/5, 1050 Vienna
12.	Owners:	Mr. Stefan Hadrbolec, Jan Kozlak, Elvis Hrustemovic
13.	Ultimate Beneficial Owners:	Mr. Stefan Hadrbolec, Jan Kozlak, Elvis Hrustemovic
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 renovate a purchased property in Habichergasse 47, 1160 Vienna and add additional units. Subsequently all apartments will be sold.

2 Information about the Alternative Financial Instrument

1.	Legal Form:	Qualified Subordinate Loan
2.	Duration:	30 months
3.	Notice Periods:	The qualified subordinate loans cannot be cancelled.
4.	Termination Date:	The qualified subordinate loans cannot be cancelled.
5.	Purchase Price:	min. € 1.000
6.	Interest / Form of Interest Payments:	7% 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

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 „Habichergasse 47, 1160 Vienna“
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“.



Stichtag 10.7.2017

Auszug mit aktuellen Daten

FN 472028 i

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

Letzte Eintragung am 08.07.2017 mit der Eintragsnummer 1
zuständiges Gericht Handelsgericht Wien

FIRMA

1 Haga 47 Development GmbH

RECHTSFORM

1 Gesellschaft mit beschränkter Haftung

SITZ in

1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT

1 Stauraczgasse 7/5
1050 Wien

KAPITAL

1 EUR 50.000

STICHTAG für JAHRESABSCHLUSS

1 31. Dezember

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, sofern mit Generalversammlungsbeschluss nicht einzelnen oder allen Geschäftsführern selbständige Vertretungsbefugnis eingeräumt wird.

1 Gesellschaftsvertrag vom 12.05.2017
Nachtrag vom 14.06.2017

001

GESCHÄFTSFÜHRER/IN (handelsrechtlich)

1 A Mag. Stefan Hadrbolec, geb. 05.05.1972
vertritt seit 08.07.2017 selbständig
1 B Jan Kozlak, geb. 08.03.1950
vertritt seit 08.07.2017 gemeinsam mit
einem/einer weiteren Geschäftsführer/in

GESELLSCHAFTER/IN

STAMMEINLAGE

HIERAUF GELEISTET

1 A Mag. Stefan Hadrbolec, geb. 05.05.1972
..... EUR 12.500
1 EUR 6.250
1 B Jan Kozlak, geb. 08.03.1950

