

Information data sheet according to § 4 Abs. 1 AltFG

1 Information about the Issuer

1.	Legal Form:	GmbH
2.1	Company Name:	DEBO Dreizehn Immobilien GmbH
2.2	Group:	DEBO Holding GmbH
3.	Address:	Schottenfeldgasse 72/2/II, 1070 Wien
4.	Phone:	+43 699 103 29 190
5.	E-Mail:	office@deboholding.at
6.	Website:	https://deboholding.at/
7.	Company Registry Number:	FN 536410 p
8.	VAT Number:	AT U74876306
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	EUR 35,000
10.1.1	of which paid in:	EUR 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	Equity:	EUR 532.720
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 4.530.880
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:	Herr Bozovic Dejan
12.	Owners:	DEBO Holding GmbH Herr Bozovic Dejan
13.	Ultimate Beneficial Owners:	Herr Bozovic Dejan
14.	Business Purpose according to the Statutes:	Purchase and sale of real estate, leasing, brokerage, utilization and administration of real estate, development of real estate projects, especially the property "Hermannsgasse 3
+15.	Short Description of the Project:	The aim of the project "Hermannsgasse 3" is the renovation and extension of the attic floor of an apartment building.
16.	Number of offers of the issuer according to AltFG	0

45 Information about the Alternative Financial Instrument

1.	Legal Form:	Subordinated Loan
2.	Duration:	24 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 27.09.2020 to 27.11.2020
8.	Purchase Price:	Minimum € 100
9.	Interest / Form of Interest Payments/ Distribution:	6,75% p. a. / simple interest, yearly distribution of interest
10.	Cost	
10.1	Distribution Cost:	0% for Investor / EUR 5.000 excl. VAT for Issuer
10.2	Administrative Cost:	0%
10.3	Management Cost:	0%
10.4	Total One-Off Cost:	0% for Investor / 6,50% 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.

2 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 "Hermannsgasse 3".
2.	Locally Competent Authority for the Issuer:	Magistrat der Stadt Wien

3 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.



Stichtag 21.7.2020

Auszug mit aktuellen Daten

FN 536410 p

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

Letzte Eintragung am 18.07.2020 mit der Eintragsnummer 1

zuständiges Gericht Handelsgericht Wien

FIRMA
 1 Hermanngasse 3 Immobilien GmbH

RECHTSFORM
 1 Gesellschaft mit beschränkter Haftung

SITZ in
 1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT
 1 Schottenfeldgasse 72/2/DG II
 1070 Wien

GESCHÄFTSZWEIG
 1 An- und Verkauf von Liegenschaften, Vermietung, Vermittlung,
 1 Verwertung und Verwaltung von Liegenschaften, Entwicklung von
 1 Immobilienprojekten, insbesondere die Liegenschaft Hermanngasse 3

KAPITAL
 1 EUR 35.000

STICHTAG für JAHRESABSCHLUSS
 1 31. Dezember

VERTRETUNGSBEFUGNIS
 1 Die Generalversammlung bestimmt, wenn mehrere
 1 Geschäftsführer/innen bestellt sind, deren
 1 Vertretungsbefugnis.

1 Gesellschaftsvertrag vom 06.07.2020 001

GESCHÄFTSFÜHRER/IN (handelsrechtlich)
 A Dejan Bozovic, geb. 28.12.1968
 1 vertritt seit 18.07.2020 selbständig

GESELLSCHAFTER/IN	STAMMEINLAGE	HIERAUF GELEISTET
A Dejan Bozovic, geb. 28.12.1968		
1	EUR 3.500	
1		EUR 1.750
B DEBO Holding GmbH		
1	EUR 31.500	
1		EUR 15.750
Summen:		
	EUR 35.000	EUR 17.500

--- PERSONEN -----

1 A Dejan Bozovic, geb. 28.12.1968
 1 Göschlgasse 5/34
 1030 Wien
 1 B DEBO Holding GmbH
 1 (FN 482084 y)

1 Schottenfeldgasse 72/2/II
1070 Wien

----- VOLLZUGSÜBERSICHT -----

Handelsgericht Wien

1 eingetragen am 18.07.2020 Geschäftsfall 72 Fr 9333/20 b
Antrag auf Neueintragung einer Firma eingelangt am 15.07.2020

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

zum 21.07.2020 keine gültige Identnummer vorhanden
erstellt über Verrechnungsstelle ÖGIZIN ***** HA021
***** 21.07.2020 08:50:58,060 48675129 ** ZEILEN: 48




öf. Notar
als Gerichtskommissär