

1 Information about the Issuer

1.	Legal Form:	Limited Partnership
2.1	Company Name:	fourreal H65 GmbH & Co KG
2.2	Group:	fourreal group
3.	Address:	Bauernmarkt 10/14, 1010 Vienna
4.	Phone:	+43 1 890 65 70
5.	E-Mail:	office@fourreal.eu
6.	Website:	https://fourreal.eu
7.	Company Registry Number:	FN 449382 g
8.	VAT Number:	
9.	Business License:	Construction Business
10.	Equity Structure (in €)	
10.1	Share Capital:	1200 €
10.1.1	<i>of which paid in:</i>	1200 €
10.1.2	<i>of which entitled to vote:</i>	1200 €
10.1.3	<i>Duration:</i>	unlimited
10.2	Mezzanine Capital:	300.000,00 €
10.2.1	<i>of which entitled to vote:</i>	0 €
10.2.2	<i>Duration:</i>	30 months
10.3	Shareholder loans, treated as equity:	
10.3.1	<i>of which entitled to vote:</i>	
10.3.2	<i>Duration:</i>	30 months
10.4	Bank loans	2.300.000,00 €
10.4.1.	<i>of which entitled to vote:</i>	
10.4.2	<i>Duration:</i>	5 years
10.5	Ranking in the event of insolvency:	Bank before mezzanine before qualified subordinate loan before shareholder loans fourreal Beteiligungen GmbH, Managing Director represented by Anna Comber Paul Fiala Werner Vogl all Bauernmarkt 10/14, 1010 Wien Comber Holding GmbH (FN 375044 k) Fiala Projects GmbH (FN 264935 k) WVI Invest GmbH (FN 431856 h) all Bauernmarkt 10/14, 1010 Wien Anna Comber (33,33%) Paul Fiala (33,33%) Werner Vogl (33,33%)
11.	Administrators:	
12.	Owners:	
13.	Ultimate Beneficial Owners:	
14.	Business Purpose according to the Statutes:	1. The organizational and commercial development and carrying out of construction projects (new buildings, substantial redevelopment) as well as the redevelopment equalling the totally new construction of a building both nationally and internationally, especially in Germany;

2. Acquisition, letting and leasing of property and land rights as well as the management and sales thereof, especially in Germany;
3. Consulting services in connection with real estate projects both nationally and internationally, especially in Germany, as well as every other activity of a real estate trustee;
4. Brokerage (acquisition, sales, exchange) of undeveloped real estate and brokerage (acquisition, sales, exchange) of rights in such real estate, including but not limited to the brokerage of rights of use in real estate and brokerage (acquisition, sales, exchange) of apartments, offices, prefabricated houses and companies both nationally and internationally, especially in Germany.

15.	Short Description of the Project:	Renovation, division and sale of a building in Hietzinger Hauptstraße 65, 1130 Vienna
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2 Information about the Alternative Financial Instrument

1.	Legal Form:	Qualified Subordinate Loan
2.	Duration:	12 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:	7,5% p. a. / simple interest, due at maturity
7.	Cost	
7.1	<i>Distribution Cost:</i>	0% for Investor / 2,5% 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 / 2,5% for Issuer
7.5	<i>Total Running Cost per Year:</i>	0% for Investor / 1,8% 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 1.10 „Hietzinger Hauptstraße 65, 1130 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“.