

# Information data sheet according to § 4 Abs. 1 AltFG

## 1 Information about the Issuer

1.	Legal Form:	<b>Limited Liability Company</b>
2.1	Company Name:	<b>KLG36 Immo GmbH</b>
2.2	Group:	<b>PECADO GmbH</b>
3.	Address:	<b>Schellinggasse 3/11, 1010 Wien</b>
4.	Phone:	<b>+43 1 890 99 36 12</b>
5.	E-Mail:	<b>immobilien@immo-pecado.at</b>
6.	Website:	<b>www.immo-pecado.at</b>
7.	Company Registry Number:	<b>FN 505597 a</b>
8.	VAT Number:	<b>AT U74175616</b>
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	<b>EUR 35,000</b>
10.1.1	of which paid in:	<b>EUR 17,500</b>
10.1.2	of which entitled to vote:	<b>100%</b>
10.1.3	Duration:	<b>indefinite</b>
10.2	Mezzanine Capital:	-
10.2.1	of which entitled to vote:	-
10.2.2	Duration:	-
10.3	Equity:	<b>EUR 2,300,000</b>
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	<b>EUR 9,200,000</b>
10.4.1	of which entitled to vote:	-
10.4.2	Duration:	
10.5	Ranking in the event of insolvency:	<b>Bank loan before subordinated loan</b>
11.	Administrators:	<b>Mr. Stanislav Hnat</b>
12.	Owners:	<b>Mr. Stanislav Hnat</b>
13.	Ultimate Beneficial Owners:	<b>Mr. Stanislav Hnat</b>
14.	Business Purpose according to the Statutes:	<b>The business purpose of the company is the development of real estate.</b>
15.	Short Description of the Project:	<b>The objective of the project „ Karl-Löwe-Gasse 36 “ is the construction of a hotel</b>
16.	Number of offers of the issuer according to AltFG	<b>0</b>

## 2 Information about the Alternative Financial Instrument

1.	Legal Form:	<b>Subordinated Loan</b>
2.	Duration:	<b>36 months</b>
3.	Extension option if the funding target is not achieved / consequences of non-achievement of the funding target	<b>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.</b>
4.	Notice Periods:	<b>The qualified subordinate loans cannot be terminated.</b>
5.	Termination Date:	<b>The qualified subordinate loans cannot be terminated.</b>
6.	Funding Target	<b>EUR 1,000,0000</b>
7.	Funding Period	<b>From 01.12.2019 to 31.01.2020</b>
8.	Purchase Price:	<b>Minimum € 500,00</b>
9.	Interest / Form of Interest Payments/ Distribution:	<b>7.20% p. a. / simple interest, yearly distribution of interest</b>
10.	Cost	
10.1	Distribution Cost:	<b>0% for Investor / EUR 5,500 excl. VAT</b>
10.2	Administrative Cost:	<b>0%</b>
10.3	Management Cost:	<b>0%</b>
10.4	Total One-Off Cost:	<b>0% for Investor / 4.50% for Issuer</b>
10.5	Total Running Cost per Year:	<b>0% for Investor / 1.00% for Issuer</b>
11.	Encumbrance:	<b>None</b>
12.	Treatment of Investors in Case of Insolvency:	<b>The loans given by the investors are subordinate to all other debt of the company.</b>
13.	Control Rights / Participation Rights:	<b>Control Rights:</b> <b>1. Yearly Annual Report</b> <b>2. Updates of the information contained in this Information Data Sheet</b> <b>Participation Rights: None</b>
14.	Sale or transmission possible?	<b>No</b>
15.	Cost of Sale/Transmission:	<b>Sale impossible</b>
16.	Tax Treatment of the Financial Instrument:	<b>Taxable acc. to § 27 (1) ITA icw § 27 (2) No 2 leg. cit.</b>

### 3 Other Information

1.	Description of Use of the Money invested:	<b>The qualified subordinate loans given under the terms on the website are used for the project described under 1.15 "Karl-Löwe-Gasse 36".</b>
2.	Locally Competent Authority for the Issuer:	<b>Magistrat der Stadt Wien</b>

### 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.

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

Letzte Eintragung, exklusiv historischer (gelöschter) Daten, am 26.11.2019 mit der Eintragsnummer 4

zuständiges Gericht Handelsgericht Wien

FIRMA

3 KLG36 Immo GmbH

RECHTSFORM

1 Gesellschaft mit beschränkter Haftung

SITZ in

1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT

1 Schellinggasse 3/11  
1010 Wien

GESCHÄFTSZWEIG

1 An- und Verkauf, Vermietung, Verwertung und Verwaltung von Liegenschaften, sowie die Entwicklung von Immobilienprojekten, insbesondere der Immobilie "Ödenburger Straße 1-3"

KAPITAL

1 EUR 35.000  
Gründungsprivilegierung

STICHTAG für JAHRESABSCHLUSS

1 31. Dezember

1	Erklärung über die Errichtung der Gesellschaft vom 14.12.2018	001
2	Generalversammlungsbeschluss vom 11.02.2019 Änderung der Erklärung über die Errichtung der Gesellschaft in Punkt Erstes und Viertens.	002
3	Generalversammlungsbeschluss vom 11.03.2019	003

Änderung des Gesellschaftsvertrages in Punkt Erstens.

GESCHÄFTSFÜHRER/IN (handelsrechtlich)

4 F Ing. Stanislav Hnat, geb. 14.08.1979  
4 vertritt seit 06.11.2019 selbständig

GESELLSCHAFTER/IN	GRÜNDUNGS- STAMMEINLAGE	PRIVILEGIERTE STAMMEINLAGE	HIERAUF GELEISTET
G PECADO GmbH			
4 .....	EUR 28.000		
4 .....		EUR 8.000	
4 .....			EUR 4.000
H Inversion GmbH			
4 .....	EUR 7.000		
4 .....		EUR 2.000	
4 .....			EUR 1.000
SUMME	-----	-----	-----
	EUR 35.000	EUR 10.000	EUR 5.000

--- PERSONEN -----

4 F Ing. Stanislav Hnat, geb. 14.08.1979  
4 Wildholzgasse 11/3  
4 1110 Wien  
4 G PECADO GmbH  
4 (FN 310411 m)  
4 Dreherstraße 39  
4 1110 Wien  
4 H Inversion GmbH  
4 (FN 485358 m)  
4 Dreherstraße 39  
4 1110 Wien

----- VOLLZUGSÜBERSICHT -----

Handelsgericht Wien

1 eingetragen am 24.01.2019                      Geschäftsfall 74 Fr 862/19 a  
Antrag auf Neueintragung einer Firma   eingelangt am 21.01.2019  
2 eingetragen am 27.02.2019                      Geschäftsfall 74 Fr 1885/19 f

Antrag auf Änderung eingelangt am 13.02.2019  
3 eingetragen am 19.03.2019                                Geschäftsfall 71 Fr 3362/19 f  
Antrag auf Änderung eingelangt am 12.03.2019  
4 eingetragen am 26.11.2019                                Geschäftsfall 74 Fr 17562/19 i  
Antrag auf Änderung eingelangt am 07.11.2019

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

zum 26.11.2019 gültige Identnummer: 23720476

**Erstellt am: 26.11.2019      Bereitgestellt von ADVOKAT Unternehmensberatung. Kein amtliches Dokument.**