

1 Information about the Issuer

1.	Legal Form:	Gesellschaft mit beschränkter Haftung (Limited Liability Company)
2.1	Company Name:	NBS 2 Projekt GmbH
2.2	Group:	-
3.	Address:	Kärntner Straße 369, Top 4, 8054 Graz
4.	Phone:	01 8902258
5.	E-Mail:	office@aira.at
6.	Website:	https://www.aira.at
7.	Company Registry Number:	FN 468918 k
8.	VAT Number:	ATU72
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	EUR 35.000
10.1.1	of which paid in:	EUR 35.000
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	EUR 5.350.000
10.4.1.	of which entitled to vote:	-
10.4.2	Duration:	2,5 Jahre
10.5	Ranking in the event of insolvency:	Bank loans before subordinated loans
		a) Roman Ascherov Managing Director Herminengasse 6/6, 1020 Wien
11.	Administrators:	b) Ewald Streicher Managing Director Strasserhofweg 33, 8045 Graz
12.	Owners:	Roman Ascherov, Ewald Streicher
13.	Ultimate Beneficial Owners:	Roman Ascherov, Ewald Streicher
14.	Business Purpose according to the Statutes:	The object of the enterprise is: (a) the trade, the renting, lease and the general exploitation of real estate; (b) activity as developer; (c) trade in goods of all kinds; (d) the acquisition, possession, administration and realization of participation in domestic and foreign companies; (e) coordinating the activities of the investment companies; and (f)

all other ancillary activities related to the achievement of the Company's purpose.

15.	Short Description of the Project:	The aim of the project at “Nußbaumerstraße 2, 8042 Graz”, is the demolition of the old stock and the construction of a 4-storey residential building (new building) including basement with a total of 42 condominiums and 39 garage car parking spaces and 1 business premise for subsequent sale.
-----	-----------------------------------	--

2 Information about the Alternative Financial Instrument

1.	Legal Form:	Qualified Subordinate Loan
2.	Duration:	18 months
3.	Notice Periods:	The qualified subordinate loans cannot be terminated.
4.	Termination Date:	The qualified subordinate loans cannot be terminated.
5.	Purchase Price:	minimum €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 / 5,25 % 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 / 5,25 % for Issuer
7.5	<i>Total Running Cost per Year:</i>	0% for Investor / 0 % 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 „Nußbaumerstraße 2, 8042 Graz“.
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 „Wertpapieraufsichtsgesetz 2007“.