

1 Information about the Issuer

1.	Legal Form:	Gesellschaft mit beschränkter Haftung
2.1	Company Name:	WS130 Projekt GmbH
2.2	Group:	-
3.	Address:	Sterngasse 11/4B, 1010 Wien
4.	Phone:	+43 1 890 22 58 - 100
5.	E-Mail:	office@aira.at
6.	Website:	
7.	Company Registry Number:	FN 474731 i
8.	VAT Number:	AT U73187204
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	Shareholder loans, treated as equity:	EUR 400,000
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 7,700,000
10.4.1.	of which entitled to vote:	-
10.4.2	Duration:	
10.5	Ranking in the event of insolvency:	Bank before qualified subordinate loan
11.	Administrators:	Mr. Roman Ascherov Mr. Andreas Schachinger
12.	Owners:	AIRA Development Group GmbH (50%) AENB WS130 Holding GmbH (50%)
13.	Ultimate Beneficial Owners:	Mr. Roman Ascherov und Mr. Arthur Iliyav
14.	Business Purpose according to the Statutes:	The object of the Borrower is the Development of real estate on Wagramer Straße.
15.	Short Description of the Project:	The objective of the project „Wagramer Straße 130“ is the construction of residential real estate complex with the subsequent sale of the individual units.
16.	Number of offers of the issuer according to AltFG	0

2 Information about the Alternative Financial Instrument

1.	Legal Form:	Qualified Subordinate Loan
2.	Duration:	18 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 400,000
7.	Funding Period	From 13.01.2018 to 10.03.2019
8.	Purchase Price:	minimum € 1.000
9.	Interest / Form of Interest Payments/ Distribution:	6 % p. a. / simple interest, yearly distribution of interest
10.	Cost	
10.1	Distribution Cost:	0% for Investor / 4,5% for Issuer
10.2	Administrative Cost:	0%
10.3	Management Cost:	0%
10.4	Total One-Off Cost:	0% for Investor / 4,5% for Issuer
10.5	Total Running Cost per Year:	0% for Investor / 0% 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.

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 “Wagramer Straße 130“.
2.	Locally Competent Authority for the Issuer:	Magistrat der Stadt Wien

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 am 25.07.2017 mit der Eintragsnummer 1
zuständiges Gericht Handelsgericht Wien

FIRMA

1 WS130 Projekt GmbH

RECHTSFORM

1 Gesellschaft mit beschränkter Haftung

SITZ in

1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT

1 Sterngasse 11/4B
1010 Wien

GESCHÄFTSZWEIG

1 Entwicklung und Bearbeitung von Liegenschaften
und Projekten in der Wagramer Straße

KAPITAL

1 EUR 35.000

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.
Die Generalversammlung kann, auch wenn mehrere Geschäftsführer/innen bestellt sind, einzelnen von ihnen selbständige Vertretungsbefugnis erteilen.

1 Gesellschaftsvertrag vom 29.06.2017 001
Nachtrag vom 20.07.2017

GESCHÄFTSFÜHRER/IN (handelsrechtlich)

1 A Andreas Schachinger, geb. 05.12.1974
vertritt seit 25.07.2017 gemeinsam mit
einem weiteren Geschäftsführer
1 B Roman Ascherov, geb. 10.05.1989
vertritt seit 25.07.2017 gemeinsam mit
einem weiteren Geschäftsführer

GESELLSCHAFTER/IN STAMMEINLAGE HIERAUF GELEISTET

1	C	AIRA Development Group GmbH		
		EUR 17.500	
			EUR 17.500
1	D	AENB WS130 Holding GmbH		
		EUR 17.500	
			EUR 17.500
		Summen:	EUR 35.000	EUR 35.000

--- PERSONEN -----

1 A Andreas Schachinger, geb. 05.12.1974
1 Langenzersdorfer Straße 9
1210 Wien
1 B Roman Ascherov, geb. 10.05.1989
1 Herminengasse 6/6
1020 Wien
1 C AIRA Development Group GmbH
1 ([FN 399409 t](#))
1 Sterngasse 11/4B
1010 Wien
1 D AENB WS130 Holding GmbH
1 ([FN 474001 k](#))
1 Börsegasse 12
1010 Wien

----- VOLLZUGSÜBERSICHT -----

Handelsgericht Wien

1 eingetragen am 25.07.2017 Geschäftsfall 73 Fr 7634/17 i
Antrag auf Neueintragung einer Firma eingelangt am 12.07.2017

zum 16.10.2018 gültige Identnummer: 20572913

?

erstellt über Verrechnungsstelle LEXUNITED ***** HA021
Gerichtsgebühr: EUR 3.53 ***** 16.10.2018 11:50:14,681 80847489 ** ZEILEN: 63

Firmenbuch

Abgefragt am 16.10.2018, um 11:50:14 MEZ

Entgelt der Verrechnungsstelle LEXUNITED: EUR 0,20
Gesamtentgelt: EUR 3,73 zuzüglich 20% USt