

Informationsdatenblatt iSd § 4 Abs. 1 AltFG

1 Information about the Issuer

1.	Legal Form:	Limited Liability Company
2.1	Company Name:	Herrengasse 26 und 28 Projektentwicklungs-GesmbH
2.2	Group:	-
3.	Address:	Fichtegasse 2/Top24, 1010 Wien
4.	Phone:	+43 1941 20 23
5.	E-Mail:	office@k3-immobilien.at
6.	Website:	https://www.k3-immobilien.at
7.	Company Registry Number:	FN 300293 h
8.	VAT Number:	AT U64116405
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	Equity:	EUR 700,000
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 6,000,000
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:	Mr. Friedrich Köberl
12.	Owners:	Mr. Friedrich Köberl
13.	Ultimate Beneficial Owners:	Mr. Friedrich Köberl
14.	Business Purpose according to the Statutes:	The business purpose of the company is the development of real estate.
15.	Short Description of the Project:	The objective of the project „Heiligenstädter Straße 38“ is the development, letting and subsequent sale of medical office building.
16.	Number of offers of the issuer according to AltFG	0

2 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 700,000
7.	Funding Period	From 31.03.2019 to 26.05.2019
8.	Purchase Price:	Minimum € 1,000
9.	Interest / Form of Interest Payments/ Distribution:	7.00 % p. a. / simple interest, yearly distribution of interest
10.	Cost	
10.1	Distribution Cost:	0% for Investor / 0% for Issuer
10.2	Administrative Cost:	0%
10.3	Management Cost:	0%
10.4	Total One-Off Cost:	0% for Investor / 10.00% for Issuer
10.5	Total Running Cost per Year:	0% for Investor / 0.25% 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 "Heiligenstädter Straße 38".
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.

MANZ Firmenregister

Quelle: Firmenbuch und Insolvenzdatei (Edikte) der Republik Österreich
Lizenzgeber: Republik Österreich vertreten durch Bundesministerium für Verfassung, Reformen, Deregulierung und Justiz
Lizenznehmer: MANZ'sche Verlags- und Universitätsbuchhandlung GmbH, Kohlmarkt 16, 1010 Wien

Stichtag 28.03.2019

Firmenbuch-Auszug mit aktuellen Daten

FN 300293 h

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

Letzte Eintragung am 04.10.2018 mit der Eintragsnummer 17
zuständiges Gericht Handelsgericht Wien

FIRMA
1 **Herrengasse 26 und 28**
Projektentwicklungs-GesmbH

RECHTSFORM
1 Gesellschaft mit beschränkter Haftung

SITZ in
10 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT
13 Fichtegasse 2/top24
1010 Wien

GESCHÄFTSZWEIG
1 An- und Verkauf von Immobilien

KAPITAL / GESCHÄFTSFALL/HAFTUNG
1 EUR 35.000

STICHTAG für JAHRESABSCHLUSS
1 31. Dezember

JAHRESABSCHLUSS (zuletzt eingetragen; weitere siehe Historie)
17 zum 31.12.2017 eingereicht am 27.09.2018

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

1 Erklärung über die Errichtung der Gesellschaft 001
vom 25.09.2007

10 Generalversammlungsbeschluss vom 24.10.2013 002
Änderung der Erklärung über die Errichtung der Gesellschaft
im Punkt Zweitens.

GESCHÄFTSFÜHRER/IN (handelsrechtlich)
5 A Friedrich Köberl, geb. 30.05.1961
vertritt seit 12.11.2010 selbständig

GESELLSCHAFTER/IN	STAMMEINLAGE	HIERAUF GELEISTET
5 A Friedrich Köberl, geb. 30.05.1961	EUR 35.000	
5	EUR 35.000	EUR 35.000
Summen:	EUR 35.000	EUR 35.000

