

Information data sheet according to § 4 Abs. 1 AltFG

1 Information about the Issuer

1.	Legal Form:	Limited Liability Company
2.1	Company Name:	SHRN Immobilienentwicklungs GmbH
2.2	Group:	-
3.	Address:	Dreherstraße 39, 1110 Wien
4.	Phone:	+43 1 890 99 36 12
5.	E-Mail:	immobilien@immo-pecado.at
6.	Website:	www.immo-pecado.at
7.	Company Registry Number:	FN 432655 h
8.	VAT Number:	ATU69810519
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	Equity:	EUR 360,000
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 1,435,000
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. Stanislav Hnat
12.	Owners:	PECADO GmbH
13.	Ultimate Beneficial Owners:	Mr. Stanislav Hnat
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 „Rinnböckstraße 23“ is the construction of an attic expansion.
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 250,000
7.	Funding Period	From 29.09.2019 to 24.11.2019
8.	Purchase Price:	Minimum € 500,00
9.	Interest / Form of Interest Payments/ Distribution:	6.50 % 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 / 4.50% for Issuer
10.5	Total Running Cost per Year:	0% for Investor / 1.00% 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 "Rinnböckstraße 23".
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.



Datenquelle: Republik Österreich (vertreten durch BMJ)

Stichtag 28.03.2019

aktuelle Firmenbuchdaten

FN 432655 h

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

Letzte Eintragung, exklusiv historischer (gelöschter) Daten, am 28.03.2019 mit der Eintragsnummer 6
zuständiges Gericht Handelsgericht Wien

FIRMA
1 SHRN Immobilienentwicklungs GmbH

RECHTSFORM
1 Gesellschaft mit beschränkter Haftung

SITZ in
1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT
2 Dreherstraße 39
1110 Wien

GESCHÄFTSZWEIG
1 Immobilienentwicklung

KAPITAL
1 EUR 35.000

STICHTAG für JAHRESABSCHLUSS
1 31. Dezember

JAHRESABSCHLUSS (zuletzt eingetragen; weitere siehe Historie)
5 zum 31.12.2017 eingereicht am 04.07.2018

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 30.03.2015 001

GESCHÄFTSFÜHRER/IN (handelsrechtlich)
C Stanislav Hnat, geb. 14.08.1979
6 vertritt seit 18.03.2019 selbständig

GESELLSCHAFTER/IN	STAMMEINLAGE	HIERAUF GELEISTET
B PECADO GmbH		
6	EUR 35.000	
6		EUR 17.500

Summen:	EUR 35.000	EUR 17.500

--- PERSONEN -----

1 B PECADO GmbH
1 (FN 310411 m)
1 Landstraßer Hauptstraße 148/1/B1
1030 Wien
1 C Stanislav Hnat, geb. 14.08.1979
1 Landstraßer Hauptstraße 148/1/B1
1030 Wien

----- VOLLZUGSÜBERSICHT -----

Handelsgericht Wien

1 eingetragen am 21.04.2015 Geschäftsfall 71 Fr 3819/15 t
Antrag auf Neueintragung einer Firma eingelangt am 13.04.2015
2 eingetragen am 17.06.2016 Geschäftsfall 71 Fr 6083/16 f
Antrag auf Änderung eingelangt am 08.06.2016
5 eingetragen am 14.07.2018 Geschäftsfall 71 Fr 8670/18 b
Elektronische Einreichung Jahresabschluss eingelangt am 04.07.2018
6 eingetragen am 28.03.2019 Geschäftsfall 71 Fr 3812/19 t
Antrag auf Änderung eingelangt am 21.03.2019

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

zum 28.03.2019 gültige Identnummer: 18396704

Erstellt am:
28.03.2019

**Bereitgestellt von ADVOKAT Unternehmensberatung. Kein amtliches
Dokument.**
