

# 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>Lares Grundbesitz Hannover GmbH</b>
2.2	Group:	-
3.	Address:	<b>Gartenweg 12, 31162 Bad Salzdetfurth, Deutschland</b>
4.	Phone:	-
5.	E-Mail:	-
6.	Website:	-
7.	Company Registry Number:	<b>HRB 205628</b>
8.	VAT Number:	-
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	<b>EUR 25,000</b>
10.1.1	of which paid in:	<b>EUR 12,500</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 1,000,000</b>
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	<b>EUR 13,313,000</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. Philipp Eisenberger</b>
12.	Owners:	<b>Eisenberger Real Estate GmbH (50%) Stieger Real Estate GmbH (50%)</b>
13.	Ultimate Beneficial Owners:	<b>Mr. Philipp Eisenberger Mr. Johannes Stieger</b>
14.	Business Purpose according to the Statutes:	<b>Acquisition, management, development and utilisation of properties in Germany</b>
15.	Short Description of the Project:	<b>The object is the management of portfolio properties in secondary cities in Germany.</b>
16.	Number of offers of the issuer according to AltFG	<b>1</b>

## 2 Information about the Alternative Financial Instrument

1.	Legal Form:	<b>Subordinated Loan</b>
2.	Duration:	<b>48 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 600,000</b>
7.	Funding Period	<b>From 03.04.2020 to 30.06.2020</b>
8.	Purchase Price:	<b>Minimum € 500,00</b>
9.	Interest / Form of Interest Payments/ Distribution:	<b>4.50% p. a. / simple interest, yearly distribution of interest</b>
10.	Cost	
10.1	Distribution Cost:	<b>0% for Investor / EUR 5,000 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 4.00% for Issuer</b>
10.5	Total Running Cost per Year:	<b>0% for Investor / 0,5417% 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 to refinance equity for the project described under 1.15 Wunstorfer Straße 33, 30453 Hannover, to acquire further portfolio properties.</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.

Nummer der Eintragung	a) Firma b) Sitz, Niederlassung, inländische Geschäftsanschrift, empfangsberechtigte Person, Zweigniederlassungen c) Gegenstand des Unternehmens	Grund- oder Stammkapital	a) Allgemeine Vertretungsregelung b) Vorstand, Leitungsorgan, geschäftsführende Direktoren, persönlich haftende Gesellschafter, Geschäftsführer, Vertretungsberechtigte und besondere Vertretungsbefugnis	Prokura	a) Rechtsform, Beginn, Satzung oder Gesellschaftsvertrag b) Sonstige Rechtsverhältnisse	a) Tag der Eintragung b) Bemerkungen
1	2	3	4	5	6	7
1	a) Lares Grundbesitz Hannover GmbH  b) Bad Salzdetfurth Geschäftsanschrift: Gartenweg 12, 31162 Bad Salzdetfurth  c) ausschließliche Verwaltung und Nutzung von eigenem Grundbesitz in der Region Hannover.	25.000,00 EUR	a) Ist nur ein Geschäftsführer bestellt, so vertritt er die Gesellschaft allein. Sind mehrere Geschäftsführer bestellt, so wird die Gesellschaft durch zwei Geschäftsführer oder durch einen Geschäftsführer gemeinsam mit einem Prokuristen vertreten.  b) Personenbezogene Daten geändert, nun: Geschäftsführer: Eisenberger, Philipp, Hannover, *20.08.1979 einzelvertretungsberechtigt.		a) Gesellschaft mit beschränkter Haftung Gesellschaftsvertrag vom 09.06.2015, mehrfach geändert. Die Gesellschafterversammlung vom 13.12.2017 hat die Änderung des Gesellschaftsvertrages in § 1 und mit ihr die Sitzverlegung von Hamburg (bisher Amtsgericht Hamburg HRB 137071) nach Bad Salzdetfurth beschlossen.	a) 09.02.2018 Düker  b) Fall 1
2			b) Bestellt als Geschäftsführer: Kurowski, Andreas, Hoya, *24.10.1986			a) 14.06.2019 Kratzberg