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Information data sheet according to § 4 Abs. 1 AltFG

1 Information about the Issuer

1.	Legal Form:	**Limited Liability Company**
2.1	Company Name:	**Jedlersdorferstraße 341 Projekt GmbH**
2.2	Group:	**-**
3.	Address:	**Ramperstorffergasse 21/3-6, 1050 Wien**
4.	Phone:	**-**
5.	E-Mail:	**-**
6.	Website:	**-**
7.	Company Registry Number:	**FN 526292 i**
8.	VAT Number:	**AT U75143523**
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	**EUR 35,000**
10.1.1	of which paid in:	**EUR 5,000**
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 440,000**
10.3.1	of which entitled to vote:	**-**
10.3.2	Duration:	**-**
10.4	Bank loans	**EUR 1,900,000**
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. Christian Wagner**
12.	Owners:	**HYPERIA holding gmbh**
13.	Ultimate Beneficial Owners:	**Mr. Christian Wagner** **Mr. Julian Antos**
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 „Jedlersdorfer Straße 341“ is the construction of an apartment complex**
16.	Number of offers of the issuer according to AltFG	**0**

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2 Information about the Alternative Financial Instrument

1.	Legal Form:	**Subordinated 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 300,000**
7.	Funding Period	**From 05.05.2020 to 30.06.2020**
8.	Purchase Price:	**Minimum € 500**
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 / EUR 2,500 excl. VAT 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 / 0.75% 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.	Cotrol 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.**

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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 "Jedlersdorfer Straße 341".**
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, exklusiv historischer (gelöschter) Daten, am 14.01.2020 mit der Eintragungsnummer 1
zuständiges Gericht Handelsgericht Wien

FIRMA
1 Jedlersdorferstraße 341 Projekt GmbH

RECHTSFORM
1 Gesellschaft mit beschränkter Haftung

SITZ in
1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT
1 Ramperstorffergasse 21/3-6
1050 Wien

GESCHÄFTSZWEIG
1 Kauf, Entwicklung, Vermietung und Verkauf der Liegenschaft EZ 2699, KG 01616, mit der Grundstücksadresse Jedlersdorfer Straße 341, Kauf und Verkauf von weiteren Immobilien, deren Entwicklung und Vermietung

KAPITAL
1 EUR 35.000
Gründungsprivilegierung

STICHTAG für JAHRESABSCHLUSS
1 31. Dezember

1 Erklärung über die Errichtung der Gesellschaft vom 31.12.2019 001

GESCHÄFTSFÜHRER/IN (handelsrechtlich)
A Christian Wagner, geb. 29.08.1988

1 vertritt seit 14.01.2020 selbständig

GESELLSCHAFTER/IN	STAMMEINLAGE	GRÜNDUNGS-PRIVILEGIERTE STAMMEINLAGE	HIERAUF GELEISTET
B HYPERIA holding gmbh			
1	EUR 35.000		
1		EUR 10.000	
1			EUR 5.000
SUMME	EUR 35.000	EUR 10.000	EUR 5.000

--- PERSONEN ---

1 A Christian Wagner, geb. 29.08.1988
1 Ramperstorffergasse 21/3-6
1050 Wien
1 B HYPERIA holding gmbh
1 (FN 510715 b)
1 Ramperstorffergasse 21/3-6
1050 Wien

--- VOLLZUGSÜBERSICHT ---

Handelsgericht Wien

1 eingetragen am 14.01.2020 Geschäftsfall 71 Fr 253/20 t
Antrag auf Neueintragung einer Firma eingelangt am 08.01.2020

--- INFORMATION DER ÖSTERREICHISCHEN NATIONALBANK ---

zum 14.01.2020 keine gültige Identnummer vorhanden