

Information data sheet according to § 4 Abs. 1 AltFG

1 Information about the Issuer

1.	Legal Form:	Limited Liability Company
2.1	Company Name:	Vereins16 GmbH & Co KG
2.2	Group:	Realtrade Immobilien Gruppe
3.	Address:	Rotenturmstraße 29/8, 1010 Wien
4.	Phone:	+43 1 535 01 13
5.	E-Mail:	office@realtrade.at
6.	Website:	https://www.realtrade.at/de/
7.	Company Registry Number:	FN 533159 h
8.	VAT Number:	AT U75605427
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:	unbestimmt
10.2	Mezzanine Capital:	-
10.2.1	of which entitled to vote:	-
10.2.2	Duration:	-
10.3	Equity:	EUR 50.000
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 5.800.000
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:	Herr Abramov Israel
12.	Owners:	Firma I & Co Realtrade Holding und Beteiligungs GmbH
13.	Ultimate Beneficial Owners:	Herr Abramov Israel
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 aim of the project "Vereinsgasse 16" is the revitalization and attic storey extension of a well preserved apartment building.
16.	Number of offers of the issuer according to AltFG	-

2 Information about the Alternative Financial Instrument

1.	Legal Form:	Subordinated Loan
2.	Duration:	30 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 1.000,000
7.	Funding Period	From 23.08.2020 to 23.10.2020
8.	Purchase Price:	Minimum € 100,00
9.	Interest / Form of Interest Payments/ Distribution:	7,00 % p. a. / simple interest, quarterly distribution of interest
10.	Cost	
10.1	Distribution Cost:	0% for Investor / EUR 10.000 zzgl. UST. for Issuer
10.2	Administrative Cost:	0%
10.3	Management Cost:	0%
10.4	Total One-Off Cost:	0% for Investor / 6,00% for Issuer
10.5	Total Running Cost per Year:	0% for Investor / 1,75% 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.	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 "Vereinsgasse 16".
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.



HANDELSGERICHT WIEN

FN 533159 h
75 Fr 5568/20 m - 4
(Bitte in allen Eingaben anführen)

Marxergasse 1a
1030 Wien
Tel.: +43 (0)1 51528-0

Mag. Stefan OBERLOJER
Rechtsanwalt
Franz-Josefs-Kai 31//6c
1010 Wien

BESCHLUSS

FIRMENBUCHSACHE:

Vereins16 GmbH & Co KG
Rotenturmstraße 29/8
1010 Wien
Sitz in politischer Gemeinde Wien

Wegen:

Antrag auf Neueintragung einer Firma, eingelangt am 20. Mai 2020

In der Firmenbuchsache mit der Firmenbuchnummer FN 533159 h wird die nachstehende Eintragung mit der Eintragsnummer 1 bewilligt (Löschungen sind seitlich mit dem Zeichen # gekennzeichnet):

FIRMA

Vereins16 GmbH & Co KG

RECHTSFORM

Kommanditgesellschaft

SITZ in

politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT

Rotenturmstraße 29/8
1010 Wien

GESCHÄFTSZWEIG

Immobilien, insbesondere die Entwicklung der Liegenschaft
1020 Wien, Vereinsgasse 16

STICHTAG für JAHRESABSCHLUSS

31. Dezember

Gesellschaftsvertrag vom 20.05.2020

001

UNBESCHRÄNKT HAFTENDE/R GESELLSCHAFTER/IN

A Gimel Realtrade Immobilien GmbH
vertritt seit 10.06.2020 selbständig

KOMMANDITIST/IN	HAFTSUMME
B Israel Abramov, geb. 17.09.1979	EUR 500
C Yael Abramov, geb. 08.11.1981	EUR 500

--- PERSONEN -----

A Gimel Realtrade Immobilien GmbH
(FN 523190 y)
Rotenturmstraße 29/8
1010 Wien

B Israel Abramov, geb. 17.09.1979
Rotenturmstraße 29/8
1010 Wien

C Yael Abramov, geb. 08.11.1981
Rotenturmstraße 29/8
1010 Wien

(eingetragen am 10. Juni 2020)

Handelsgericht Wien, Gerichtsabteilung 36
Wien, 9. Juni 2020
Kathrin Fuhrmann, Diplomrechtspflegerin

Elektronische Ausfertigung
gemäß § 79 GOG

HINWEIS

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