

# Information data sheet according to § 4 Abs. 1 AltFG

## 1 Information about the Issuer

1.	Legal Form:	<b>GmbH</b>
2.1	Company Name:	<b>SWW1 Projektentwicklungs GmbH</b>
2.2	Group:	<b>EL-CO GmbH</b>
3.	Address:	<b>Marc Aurel Straße 7Top 6D, 1010 Wien</b>
4.	Phone:	<b>+43 676 843 777 888</b>
5.	E-Mail:	<b>ab@elco-immo.at</b>
6.	Website:	<b><a href="https://www.elco-immo.at/">https://www.elco-immo.at/</a></b>
7.	Company Registry Number:	<b>FN 382741 f</b>
8.	VAT Number:	<b>AT U74149325</b>
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	<b>EUR 35,000</b>
10.1.1	of which paid in:	<b>EUR 17,500</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 211.257</b>
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	<b>EUR 2.137.878</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>Herr Babadschanov Artur Herr Alaev Arik</b>
12.	Owners:	<b>Herr Cohen Eliahu Herr Stephan Freudl Herr Arik Alaev Frau Svetlana Alaev</b>
13.	Ultimate Beneficial Owners:	<b>Herr Cohen Eliahu Herr Stephan Freudl Herr Arik Alaev Frau Svetlana Alaev</b>
14.	Business Purpose according to the Statutes:	<b>Aim of the project "Schillwasserweg 1" is the construction of a housing estate with 6 residential units</b>

+15.	Short Description of the Project:	<b>Aim of the project "Schillwasserweg 1" is the construction of a housing estate with 6 residential units</b>
16.	Number of offers of the issuer according to AltFG	<b>0</b>

### Information about the Alternative Financial Instrument

1.	Legal Form:	<b>Subordinated Loan</b>
2.	Duration:	<b>24 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 500.000</b>
7.	Funding Period	<b>From 22.09.2020 to 22.11.2020</b>
8.	Purchase Price:	<b>Minimum € 100</b>
9.	Interest / Form of Interest Payments/ Distribution:	<b>6,75 % p. a. / simple interest, yearly distribution of interest</b>
10.	Cost	
10.1	Distribution Cost:	<b>0% for Investor / EUR 1.750 excl. VAT for Issuer</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 / 5,50 % for Issuer</b>
10.5	Total Running Cost per Year:	<b>0% for Investor / 1,00 % 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>

## 2 Other Information

1.	Description of Use of the Money invested:	<b>The qualified subordinate loans given under the terms on the website are used for the project described under 1.15 "Schillwasserweg 1".</b>
2.	Locally Competent Authority for the Issuer:	<b>Magistrat der Stadt Wien</b>

## 3 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.



ÖFFENTLICHER NOTAR

# Mag. PETER PFANNL

3180 Lilienfeld, Zdarskystraße 2 TELEFON 02762/52791 FAX DW 5  
email: office@notar-pfannl.at

FN 505708 p

An das  
Handelsgericht Wien  
Firmenbuch  
Marxergasse 1A  
1030 Wien

AEV-Gebühreneinzug Konto Nr. 13532,  
BLZ 32447 (nur f. Eingabengebühr)  
N 110 804

**Herr Arik Alaev**, geb. 09.10.1986  
1200 Wien, Kluckygasse 15/11  
als selbstständig vertretungsbefugter Geschäftsführer

der

## **SWW1 Projektentwicklung GmbH**

mit dem Sitz in Wien und der Geschäftsanschrift 1010 Wien, Marc Aurel Straße 7/6D

zu Händen des  
Schriftenempfängers:

Mag. PETER PFANNL  
ÖFFENTLICHER NOTAR  
3180 LILIENFELD, ZDARSKY STRASSE 2  
TEL 0 27 62 / 527 91

*Änderung im Stande der Gesellschafter*

*einfach  
Beilagen*

Im Firmenbuch des Handelsgerichtes Wien ist unter FN 505708 p die

**SWW1 Projektentwicklung GmbH**

mit dem Sitz in Wien eingetragen.

Mit Abtretungsvertrag vom heutigen Tage, errichtet zur Geschäftszahl 8299 (2019) des öffentlichen Notars Mag. Peter Pfannl mit dem Amtssitz in Lilienfeld, hat die Adonia Immobilien GmbH ihren gesamten Geschäftsanteil an obiger Gesellschaft mit sofortiger Wirkung an die SAMA Immo Invest GmbH abgetreten.

**Beantragt wird, nachstehende Eintragungen vorzunehmen:**

GESELLSCHAFTER	GRÜNDUNGS- PRIVILEGIERTE STAMMEINLAGE	HIERAUF GELEISTET
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abtretende Gesellschafterin:

# C Adonia Immobilien GmbH

# bish. Stammeinl.	EUR 7.000,--	EUR 2.000,--	EUR 1.000,--
num. Stammeinl.	EUR ----	----	----

übernehmende Gesellschafterin:

E SAMA Immo Invest GmbH

bisherige Stammeinl.	---	----	----
nummehrige Stammeinl.	EUR 7.000,--	EUR 2.000,--	EUR 121.000,--

**PERSONEN**

F SAMA Immo Invest GmbH (FN 467158 y)

# C Adonia Immobilien GmbH

# (FN 458688 t)

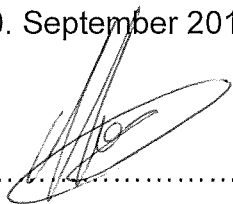
Börsegasse 9/4

1010 Wien

Der Einschreiter bevollmächtigt und ermächtigt hiermit Frau Gerlinde Skrabala, und Frau Tanja Mayerhofer, Notariatsangestellte, 3180 Lilienfeld, Zdarskystraße 2, beide einzeln, alle zur Durchführung dieser Rechtssache allenfalls erforderlichen Nachträge und Firmenbuchanträge zu unterfertigen.

Als Schriftenempfänger und Zustellungsbevollmächtigter wird öffentl. Notar Mag. Peter PFANNL, 3180 Lilienfeld, Zdarskystraße 2, namhaft gemacht.

Wien, am 10. September 2019



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