

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

## 1 Information about the Issuer

1.	Legal Form:	<b>Limited partnership</b>
2.1	Company Name:	<b>Valde Bauträger GmbH</b>
2.2	Group:	<b>Kollitsch Immobilien Gruppe</b>
3.	Address:	<b>Deutenhofenstraße 3, 9020 Klagenfurt am Wörthersee</b>
4.	Phone:	<b>+43 463 26001</b>
5.	E-Mail:	<b>immobilien.klagenfurt@kollitsch.eu</b>
6.	Website:	<b><a href="https://www.kollitsch.eu/">https://www.kollitsch.eu/</a></b>
7.	Company Registry Number:	<b>FN 480781 g</b>
8.	VAT Number:	<b>AT U72769934</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>unbestimmt</b>
10.2	Mezzanine Capital:	-
10.2.1	of which entitled to vote:	-
10.2.2	Duration:	-
10.3	Equity:	<b>EUR 1.027.248</b>
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	<b>EUR 18.500.000</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>Herr Dipl.- Ing. Kollitsch Günther</b>
12.	Owners:	<b>Firma Kollitsch Immobilien GmbH</b>
13.	Ultimate Beneficial Owners:	<b>Herr Dipl.- Ing. Kollitsch Günther Frau Mag. Kollitsch Sigrun</b>
14.	Business Purpose according to the Statutes:	<b>Acquisition, management, sale, use as well as renting and letting, leasing and leasing of real estate; construction of residential complexes; property development;</b>
15.	Short Description of the Project:	<b>The goal of the project "Tirolerweg" is the construction of a housing estate with 69 residential units. .</b>
16.	Number of offers of the issuer according to AltFG	-

## 2 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 650.000</b>
7.	Funding Period	<b>From 08.11.2020 to 08.01.2020</b>
8.	Purchase Price:	<b>Minimum € 100,00</b>
9.	Interest / Form of Interest Payments/ Distribution:	<b>6,75 % p. a. / simple interest, quarterly distribution of interest</b>
10.	Cost	
10.1	Distribution Cost:	<b>0% for Investor / EUR 3.000 zzgl. UST. 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 / 6,00% for Issuer</b>
10.5	Total Running Cost per Year:	<b>0% for Investor / 0,75% 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 for the project described under 1.15 "Tirolerweg".</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.

Stichtag 20.11.2018

Auszug mit aktuellen Daten

FN 480781 g

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

Letzte Eintragung am 02.08.2018 mit der Eintragsnummer 2  
zuständiges Gericht Landesgericht Klagenfurt

FIRMA

1 Valde Bauträger GmbH

RECHTSFORM

1 Gesellschaft mit beschränkter Haftung

SITZ in

1 politischer Gemeinde Klagenfurt am Wörthersee

GESCHÄFTSANSCHRIFT

1 Deutenhofenstraße 3  
9020 Klagenfurt am Wörthersee

GESCHÄFTSZWEIG

1 Erwerb, Verwaltung, Veräußerung, Nutzung sowie Vermietung und  
Mietung, Verpachtung und Pachtung von Liegenschaften,  
die Errichtung von Wohnanlagen, Bautränergewerbe

KAPITAL

1 EUR 35.000

STICHTAG für JAHRESABSCHLUSS

1 31. Dezember

JAHRESABSCHLUSS (zuletzt eingetragen; weitere siehe Historie)

2 zum 31.12.2017 eingereicht am 29.06.2018

VERTRETUNGSBEFUGNIS

1 Die Vertretungsbefugnis der Geschäftsführer/innen wird  
mit Beschluss der Gesellschafter/innen geregelt.

1 Erklärung über die Errichtung der Gesellschaft  
vom 27.09.2017

001

GESCHÄFTSFÜHRER/IN (handelsrechtlich)

1 A DI Günther Hermann Kollitsch, geb. 01.11.1966  
vertritt seit 16.11.2017 selbständig

PROKURIST/IN

1 B Reinhold Groß, geb. 01.12.1963  
vertritt seit 16.11.2017 selbständig

	GESELLSCHAFTER/IN	STAMMEINLAGE	HIERAUF GELEISTET
	C Kollitsch Immobilien GmbH		
1	.....	EUR 35.000	
1	.....		EUR 17.500
	<b>Summen:</b>	<b>EUR 35.000</b>	<b>EUR 17.500</b>

--- PERSONEN -----

- 1 A DI Günther Hermann Kollitsch, geb. 01.11.1966
- 1 Markus-Jabornegg Weg 1  
9020 Klagenfurt am Wörthersee
- 1 B Reinhold Groß, geb. 01.12.1963
- 1 Faradaygasse 14  
9020 Klagenfurt am Wörthersee
- 1 C Kollitsch Immobilien GmbH
- 1 (FN 281307 m)
- 1 Deutenhofenstraße 3  
9020 Klagenfurt am Wörthersee

----- VOLLZUGSÜBERSICHT -----

Landesgericht Klagenfurt

- 1 eingetragen am 16.11.2017    Geschäftsfall 5 Fr 4809/17 d
- Antrag auf Neueintragung einer Firma            eingelangt am 06.11.2017
- 2 eingetragen am 02.08.2018    Geschäftsfall 5 Fr 2223/18 i
- Elektronische Einreichung Jahresabschluss            eingelangt am 29.06.2018

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

zum 20.11.2018 gültige Identnummer: 20899572

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