

Information data sheet according to § 4 Abs. 1 AltFG

1 Information about the Issuer

1.	Legal Form:	Ltd & Co KG
2.1	Company Name:	fourreal Kappa GmbH & Co KG
2.2	Group:	Fourreal GmbH
3.	Address:	Bauernmarkt 10/14, 1010 Wien
4.	Phone:	+43 1 890 65 70
5.	E-Mail:	office@fourreal.eu
6.	Website:	https://fourreal.eu/
7.	Company Registry Number:	FN 533532 g
8.	VAT Number:	AT U75613659
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	-
10.1.1	of which paid in:	-
10.1.2	of which entitled to vote:	-
10.1.3	Duration:	-
10.2	Mezzanine Capital:	-
10.2.1	of which entitled to vote:	-
10.2.2	Duration:	-
10.3	Equity:	EUR 247.000
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 2.970.000
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. Mag. Paul Fiala Mrs. Anna Orgovanyi- Hanstein
12.	Owners:	Fourreal GmbH
13.	Ultimate Beneficial Owners:	Firma fourreal Beteiligungen GmbH
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 " Pistoriusstraße 91 - 92" is the Revitalization and general renovation of a Residential building.
16.	Number of offers of the issuer according to AltFG	0

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 800.000
7.	Funding Period	From 31.01.2021 to 31.04.2021
8.	Purchase Price:	Minimum € 100,00
9.	Interest / Form of Interest Payments/ Distribution:	6,50 % p. a. / simple interest, quarterly distribution of interest
10.	Cost	
10.1	Distribution Cost:	0% for Investor / EUR 4.250 zzgl. UST. for Issuer
10.2	Administrative Cost:	0%
10.3	Management Cost:	0%
10.4	Total One-Off Cost:	0% for Investor / 5,00% for Issuer
10.5	Total Running Cost per Year:	0% for Investor / 1,00% 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 "Pistoriusstraße 91 - 92".
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.

MANZ Firmenregister

Quelle: Firmenbuch und Insolvenzdatei (Edikte) der Republik Österreich
 Lizenzgeber: Bundesministerium für Justiz
 Lizenznehmer: MANZ'sche Verlags- und Universitätsbuchhandlung GmbH, Kohlmarkt 16, 1010 Wien

Stichtag 12.01.2021 **Firmenbuch-Auszug mit aktuellen Daten** **FN 533532 g**

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

Letzte Eintragung am 03.06.2020 mit der Eintragsnummer 1
 zuständiges Gericht Handelsgericht Wien

FIRMA

1 **fourreal Kappa GmbH & Co KG**

RECHTSFORM

1 Kommanditgesellschaft

SITZ in

1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT

1 [Bauernmarkt 10/14](#)
1010 Wien

GESCHÄFTSZWEIG

1 Immobilienentwicklung

STICHTAG für JAHRESABSCHLUSS

1 31. Dezember

1 Gesellschaftsvertrag vom 27.05.2020 001

UNBESCHRÄNKT HAFTENDE/R GESELLSCHAFTER/IN

1 A fourreal Beteiligungen GmbH
vertritt seit 03.06.2020 selbständig

KOMMANDITIST/IN

HAFTSUMME

1 B Comber Holding GmbH
..... EUR 600

1 C Fiala Projects GmbH
..... EUR 600

----- PERSONEN -----

1 A fourreal Beteiligungen GmbH

1 [\(FN 427326 x\)](#)

1 [Bauernmarkt 10/14](#)

1010 Wien

1 B Comber Holding GmbH

1 [\(FN 375044 k\)](#)

1 [Bauernmarkt 10/14](#)

1010 Wien

1 C Fiala Projects GmbH

1 [\(FN 264935 k\)](#)

1 [Bauernmarkt 10/14](#)

1010 Wien

----- VOLLZUGSÜBERSICHT -----

Handelsgericht Wien

1 eingetragen am 03.06.2020

Geschäftsfall 72 Fr 6516/20 i

Antrag auf Neueintragung einer Firma eingelangt am 28.05.2020

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

zum 12.01.2021 gültige Identnummer: 25502352

MANZ Firmenregister

Abgefragt am 12.01.2021 16:06

----- HINWEIS -----

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