

1 Information about the Issuer

1.	Legal Form:	Gesellschaft mit beschränkter Haftung (Limited Liability Company)
2.1	Company Name:	CWR Realitäten GmbH
2.2	Group:	-
3.	Address:	Herrengasse 1-3, 1010 Wien
4.	Phone:	+43 1 907 61 78
5.	E-Mail:	office@winegg.at
6.	Website:	
7.	Company Registry Number:	FN 475621 v
8.	VAT Number:	ATU 72
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	EUR 35.000
10.1.1	of which paid in:	EUR 35.000
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	Shareholder loans, treated as equity:	EUR 1.200.000,--
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 8.700.000,--
10.4.1.	of which entitled to vote:	-
10.4.2	Duration:	
10.5	Ranking in the event of insolvency:	Bank loans before subordinated loans
11.	Administrators:	Christian Winkler Managing Director Herrengasse 1-3, 1010 Wien
12.	Owners:	Christian Winkler
13.	Ultimate Beneficial Owners:	Christian Winkler
14.	Business Purpose according to the Statutes:	The object of the enterprise is: (a) the purchase, sale, rental and management of real estate, the ownership, management, use, development and exploitation of real estate; (b) the participation in other companies and companies with the same or similar activities in any legal form.
15.	Short Description of the Project:	The aim of the project "Bräuhausgasse 7-9, 1050 Vienna" is to partially replace the capital employed.

16.	Number of offers of the issuer according to AltFG	none
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2 Information about the Alternative Financial Instrument

1.	Legal Form:	Qualified Subordinate Loan
2.	Duration:	48 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.	Deadline for reaching the funding target	15.02.2019
8.	Purchase Price:	minimum € 1.000
9.	Interest / Form of Interest Payments/ Distribution:	4,0 % p. a. / simple interest, quarterly distribution of interest
10.	Cost	
10.1	<i>Distribution Cost:</i>	0% for Investor / 2,00 % for Issuer
10.2	<i>Administrative Cost:</i>	0%
10.3	<i>Management Cost:</i>	10.000 Euros
10.4	<i>Total One-Off Cost:</i>	0% for Investor / 2,00 % for Issuer
10.5	<i>Total Running Cost per Year:</i>	0% for Investor / 0 % 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 “Bräuhausgasse 7-9, 1050 Vienna“.
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 am 21.07.2018 mit der Eintragsnummer 2
zuständiges Gericht Handelsgericht Wien

FIRMA
1 CWR Realitäten GmbH

RECHTSFORM
1 Gesellschaft mit beschränkter Haftung

SITZ in
1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT
1 Herrengasse 1-3
1010 Wien

GESCHÄFTSZWEIG
1 Verwertung von Immobilien

KAPITAL
1 EUR 35.000

STICHTAG für JAHRESABSCHLUSS
1 31. Dezember

JAHRESABSCHLUSS (zuletzt eingetragen; weitere siehe Historie)
2 zum 31.12.2017 eingereicht am 11.07.2018

VERTRETUNGSBEFUGNIS
1 Mit Gesellschafterbeschluss oder durch Beschluss der
Generalversammlung wird, wenn mehrere
Geschäftsführer/innen bestellt sind, deren
Vertretungsbefugnis bestimmt.

1 Erklärung über die Errichtung der Gesellschaft 001
vom 28.07.2017

GESCHÄFTSFÜHRER/IN (handelsrechtlich)
A Christian Winkler, geb. 05.07.1971
1 vertritt seit 02.08.2017 selbständig

GESELLSCHAFTER/IN	STAMMEINLAGE	HIERAUF GELEISTET
B "WINEGG" Realitäten Gesellschaft m.b.H.		
1	EUR 35.000	
1		EUR 35.000
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Summen:	EUR 35.000	EUR 35.000

--- PERSONEN -----

1 A Christian Winkler, geb. 05.07.1971
1 Herrengasse 1-3
1010 Wien
1 B "WINEGG" Realitäten
1 Gesellschaft m.b.H.
1 ([FN 166945 h](#))
1 Herrengasse 1-3
1010 Wien

----- VOLLZUGSÜBERSICHT -----

Handelsgericht Wien

1 eingetragen am 02.08.2017 Geschäftsfall 75 Fr 8456/17 h
Antrag auf Neueintragung einer Firma eingelangt am 31.07.2017
2 eingetragen am 21.07.2018 Geschäftsfall 75 Fr 8177/18 g
Elektronische Einreichung Jahresabschluss eingelangt am 11.07.2018

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

zum 16.11.2018 gültige Identnummer: 20600534

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Entgelt der Verrechnungsstelle LEXUNITED: EUR 0,20
Gesamtentgelt: EUR 3,73 zuzüglich 20% USt