

Asset Information sheet according to §§ 2a, 13 investment Act (VermAnlG)

the project development company Frahmredder 62a mbH & Co. KG The acquisition of this investment

is associated with considerable risks and can be used to cause complete loss of the assets employed.

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1	Art and Name of the investment	The type of investment offered is partial amounts from the requirement of a subordinated bank loan, which the project development company Frahmredder 62a mbH & Co. KG (the issuer) for the senior subordinated - and therefore a priority - financing Sparkasse Südholstein, is granted. It is in this investment is for any other plant according to § 1. 2, no. 7 VermAnlG. The investment shall be named - offered "Hamburg Frahmredder".
2	provider of investment	BERGFÜRST Service GmbH, Schumann Strasse 18, 10117 Berlin, phone: 030 609 895 220, Berlin Charlottenburg District Court, HRB 181783 B.
	Issuer of the investment and their operations	Project development company Frahmredder 62a mbH & Co. KG, mountain road 28, 20095 Hamburg, Register: Amtsgericht Hamburg HRA 123818; Purpose of the company is the development, redevelopment, sale and / or rental of land in Frahmredder 56, 60, 62, 62 a + b and Saseler Chaussee 139 in Hamburg Sasel. The Company is authorized to take all actions that are used directly or indirectly to the achievement of the company.
	Internet-Service platform	www.bergfuerst.com; BERGFÜRST AG, Schumann Strasse 18, 10117 Berlin, phone: 030 609 895 220, email: service@bergfuerst.com ; Register: Amtsgericht Berlin Charlottenburg, HRB 139567 B; Registered financial investment intermediary under § 34f para 1 sentence 1 GewO, registration number:.. DF 107-9DDG-20.
3	investment strategy	The investment strategy of the Issuer is revenue from the sale of the individual units of the still to be constructed apartment buildings on land in Frahmredder 56, 60, 62, 62 a + b and Saseler Chaussee 139 to achieve and 22393 Hamburg-Sasel the inserted on the capital calculated borrowing costs and to achieve an attractive return on equity. The financing structure should be optimized under this publicly offered investments.
	investment policy	The investment policy of the Issuer is to take all steps to ensure that the implementation of the investment strategy. The investment policy aims at the highest possible sales revenue from the sale of individual residential units still to be built apartment buildings on the land in Frahmredder 56, 60, 62, 62 a + b and Saseler Chaussee 139, 22393 Hamburg - Sasel from. This particular for covering of interest and repayment for recorded or to be picked by the Issuer debt (ability to service), and generate a gain in the company (issuer). Under debt to be picked, the underlying of this investment tranches from the requirement of a subordinated bank loan are to be understood.
	anl a geo b ject	Investment are acquired by the Issuer plots Frahmredder 56, 60, 62, 62 a + b and Saseler Chaussee 139 22393 Hamburg Sasel-together with the yet to be established multi-family houses. It is intended to create a building design, to obtain a building permit and build then on the land three apartment buildings and individual residential units to sell.
4	Running time, notice of investment	The term of the investment starts individually after receipt of payment of the investment amount to the account of the provider BERGFÜRST Service GmbH, allocation to the portfolio of the investor and the end of the withdrawal period of the investor 14 days. Subject to the provisions relating to the below described under "conditions of repayment" of the Issuer early redemption the term of the investment is limited until 10.31.2021. Investors undertake to act as the senior - and primarily - financed Sparkasse Südholstein, their investment amounts - from the underlying this investment loan - as long to leave the Issuer as of the priority Sparkasse Südholstein has claims from its first-rate developers financing against the Issuer. To clarify, this means that the investment amounts of investors can only be refunded if the demands of the Sparkasse Südholstein were served primarily and completely against the Issuer. Investors can not redeem their investment after the withdrawal period of 14 days according to § 2d VermAnlG. The Issuer is no ordinary right of termination. Early ordinary termination of investment during the term of the investment is not possible by the investor. The right to terminate for good cause remains unaffected for both parties. Investors can not redeem their investment after the withdrawal period of 14 days according to § 2d VermAnlG. The Issuer is no ordinary right of termination. Early ordinary termination of investment during the term of the investment is not possible by the investor. The right to terminate for good cause remains unaffected for both parties. Investors can not redeem their investment after the withdrawal period of 14 days according to § 2d VermAnlG. The Issuer is no ordinary right of termination. Early ordinary termination of investment during the term of the investment is not possible by the investor. The right to terminate for good cause remains unaffected for both parties.
	Conditions of interest payment	The investment is based on the amount invested by the investor with 6.25% pa interest. The interest commitment is not performance-related. The interest rate cycle starts individually after receipt of payment of the amount invested in the account of BERGFÜRST Service GmbH, allocation to the portfolio of the investor and the end of the withdrawal period of the investor 14 days. The calculation period of interest is one year. Interest rates are each semi-annual installments of 30.06. and 31.12. one year and payable at maturity. Interest is payable to ten days after each due date. The last interest payment, the interest rate the period between the second last interest payment date and the maturity date of the investment, no later than seven days after the maturity date of the investment. Interest, to be calculated over a period of less than six months are accrued daily. The calculation is performed based on the actual elapsed days of a calculation period, divided by the actual number of days in a year interest rate (Act / Act). This also applies to the first interest payment, the interest rate during the period from the beginning of the interest run up to the first interest payment date. Event of early repayment, the interest to be premature maturity occurs.
	Terms of repayment	The repayment of the investment made no later than seven days after the expiry of the term of the investment in the amount of the invested amount invested. As of 04.30.2020 the Issuer at any time without notice for any reason entitled (but not obliged) to repay the investment fully or partially. It is investment contracts with a lower investment volume in priority to investment contracts to repay a higher investment volume (waterfall principle). I.e. starting with investment amounts of EUR 10, - following EUR 20, - etc. investment amounts are recycled. Thus, investors will be attributed with smaller total investment amounts from larger total investment amounts. A claim by the investor to pay a prepayment penalty does not exist. This possibility of early repayment is not an ordinary right of termination and no special right is Investors undertake to act as the senior - and primarily - financed Sparkasse Südholstein their investment amounts from the underlying this investment loan - as long to leave the Issuer as of the priority Sparkasse Südholstein, entitled to claims from its first-rate financing developers against the issuer. To clarify, this means that the investment amounts of investors can only be refunded if the demands of the Sparkasse Südholstein were served primarily and completely against the Issuer. their investment amounts from the underlying this investment loan - as long as to leave the issuer, such as the priority savings Südholstein entitled to claims from its first-rate financing developers against the Issuer. To clarify, this means that the investment amounts of investors can only be refunded if the demands of the Sparkasse Südholstein were served primarily and completely against the Issuer. their investment amounts from the underlying this investment loan - as long as to leave the issuer, such as the priority savings Südholstein entitled to claims from its first-rate financing developers against the Issuer. To clarify, this means that the investment amounts of investors can only be refunded if the demands of the Sparkasse Südholstein were served primarily and completely against the Issuer.
5	With the Investment risks associated	The investor enters into a commitment with short-term capital bond with acquisition of these investments. It should therefore include all relevant risks in their investment decision. The acquisition of the investment is linked to business risks. Below all the risks associated with the investment can not be executed. The following risks can not be conclusively explained here. A detailed description of the risks provided to investors by the issuer in the Investment Memorandum, which is available under www.bergfuerst.com within the offered investment under the heading "Documents". It concerns with the risks specified here to the significant risks from the perspective of the issuer.
	a) maximum risk	A risk to the private assets of the investor over the total loss his investment addition to a personal bankruptcy (So-called investor-threatening risk) may arise from a possible debt financing for the acquisition of these investments and represents the maximum risk.
	b) Business risk	The economic success of the Issuer and thus the success of the investment can not be predicted with certainty. The Issuer can not guarantee that the owed interest and principal payments to the designated points in time or at all are provided. The economic success of the Issuer depends on several factors. It is particularly the scheduled completion and sale of residential units to be built as well as the development of the property market <u>decisive. It may change legal and fiscal framework and have an impact on the Issuer.</u>

	It can not be ruled out that the costs exceed the planned project budget or present defects that impair the recovery and the Issuer so in the future continue to rely on financial resources of third parties. One then possibly required follow-up financing can not be guaranteed. There is a risk that no funds are made available. A negative economic history can lead to a total loss of assets by the investor.
c) failure risk of the Issuer (Issuer risk)	The Issuer may become insolvent or fall into indebtedness. This may be the case if the Issuer has recorded lower revenues and / or higher expenses than expected. The ensuing insolvency of the Issuer can full Loss of the amount invested and the interest payments the investor's lead, since the Issuer does not belong to the deposit guarantee scheme.
d) interest rate risk / Reinvestment risk	The Interest rate risk is one of the main risks of fixed income investment. Fluctuations in interest rates are on the money market (short to medium term) and capital markets (long term) on the agenda and can greatly affect the value of investments in the context of a sale. Interest rate risk arises from the uncertainty over future changes in market interest rates. The feeder of a rate investment is exposed to interest rate risk in the form of a track loss when the market interest rate increases. This risk is all the higher, the more pronounced the interest rate increases, the longer the remaining term of the investment and the lower the agreed nominal interest rate is. If market interest rates are on the Redemption Date at a low level, investors to the redemption amount u. U. recreate again only on unfavorable terms (Reinvestment risk).
e) security risk	To secure the loan claims of this investment underlying subordinated bank loan, by means trustee - BERGFÜRST Service GmbH - a mortgage loan amount together with abstract enforceable promissory note, after the first-financed savings Südholstein to the land in Frahmredder 56, 60, 62, 62 a + b and Saseler Chaussee ordered 139, 22393 Hamburg-Sasel and entered. In favor of the priority financing Sparkasse Südholstein mortgages totaling up to EUR 23.5 million, may - be ordered. Within the overall financing of the project investors contact their all claims arising from this loan agreement behind the first-rate - back financing of the Sparkasse Südholstein - and priority. To clarify, this means that the investment amounts of investors can only be refunded if the demands of the Sparkasse Südholstein were served primarily and completely against the Issuer. The two managing partners Mr. Christian Arens and Mr. Elmer Ugis Pilagers give an absolute maximum guarantee in the amount of EUR 405,000, - from. Furthermore, enter the limited partner Björn Schlun of EUR 300.000, - and the indirect limited partner Günter Erdmann in the amount of EUR 90.000, - selbstschuldnerische Maximum guarantees the fulfillment of all claims arising from the underlying investments of these loans off. Investors of these investments come with their claims and guarantees behind all claims and guarantees the Senior - back financing of the Sparkasse Südholstein which is primarily attributable to operate and - and priority. To clarify, this means that the investment amounts of investors can only be refunded if the demands of the Sparkasse Südholstein were served primarily and completely against the Issuer. Likewise, the security of the underlying of this investment loan in case of realization subordinated to the prime collateral Sparkasse Südholstein are. It can not be predicted whether the liquidation event (yet) available collateral sufficient to repay the investment and the resulting interest completely. This can lead to the complete loss of the amount invested and the interest payments to the investor.
6 Issue size, type and number of shares	The issue volume amounts to EUR 2,400,000, -. In kind is offered in the investment to partial amounts from the requirement of a subordinated bank loan, which is granted by the Issuer. The minimum subscription amount per investor will be EUR 10.00. If the investor is no corporation the investment amount is a maximum of EUR 1,000 and EUR 10,000 if the respective investor confirms that this has a freely available assets in the form of bank deposits and financial instruments of at least EUR 100,000 or the investment amount twice the amount of the average monthly net income does not exceed. a maximum of 240,000 partial demands are offered.
7 D Verschuldungsgra the Issuer	Due to the re-establishment of the Issuer in 2018 no internally generated financial statements is available for a previous fiscal year. <u>For this reason, no debt ratio based on the most recently prepared annual financial statements of the Issuer can be calculated.</u>
8th The outlook for the contractual interest payments and repayment under various market conditions	This investment has short-term entrepreneurial character. Depending better or worse development of different market conditions in the property market (especially concerning sale prices, financing and distribution costs), the prospects for the real estate project and the investment change. developed the building project - depending on market conditions - there are no positive, there is a possibility that the investment earlier than the maturity date 31/10/2021 will be repaid interest and then only until the repayment date. In adverse market developments, the interest rate or repayment could delay or even fail completely and thus to a partial or total loss of the invested amount invested. a) scenarios for the interest payments: In prognosegemäßem course and neutral or positive market development, the investor receives the forecast, it is entitled for the period interest during and after expiration of the contract term of the investment. With a negative course and in the event of an unexpected negative business and / or bankruptcy of the Issuer, it is possible that the investor does not receive a part or the entire amount of the rightful interest during or after expiry of the contract term of the investment. It can thus lead to a total loss of interest payment claims. b) scenarios for the repayment of the amount invested: In neutral or positive market development, the investor receives the full repayment of the amount invested. With negative market development and in the event of unexpected negative business and / or insolvency of the issuer may lead to a partial or total loss of the invested amount invested. The investment is not subject to statutory deposit insurance. It can thus lead to a total loss of capital employed.
9 Costs and commissions	On the purchase price of the investment addition, the investor can the individual case, the following costs: can the investor arise Individual costs, eg by the listing fee (currently amounting to EUR 10.00) on sale or purchase of the investment on the internet service platform. If the investment is financed by debt, the investor bears the accruing interest, fees, any prepayment penalties and other forms of remuneration. In connection with the investment by the investor additional costs may arise, such as bank fees, telephone charges, postage or tax consulting fees, which the respective investor has also to be borne. As far as the amount of those costs is not specified, this can not be accurately quantified.
a) costs of the investor	
b) the cost of the Issuer	Other costs incurred by the Issuer prior to the start of emission for marketing expenses in connection with the outline and the image film of around 0.37% of the planned issue volume.
c) commissions including fees and other benefits received by the Internet service platform by the Issuer for the mediation of investment	The issuer pays for the settlement of the emission from the proceeds of the emission of these investments with a commission in the amount of up to 5.0% of the placed issue volume, plus. Any VAT. The issuer pays an annual administration fee of up to 2.0% excl. any VAT. and at maturity with a commission in the amount of up to 2.5% plus. any VAT. on the placed emission volume. The commissions are staggered by successful placement volume and indicated here with their respective maximum sentences. All of the charges described here are to be paid exclusively to the internet service platform.
10 Non existence of significant UNMIT-PUNITIVE or medium-cash impact	The Issuer has no direct or indirect significant influence within the meaning of § 2 para. 5 VermAniG to the Internet service platform and the BERGFÜRST AG. Neither are members of the management of the Issuer or their relatives within the meaning of § 15 AO also members of the Board of BERGFÜRST AG, nor is the Issuer with the BERGFÜRST AG connected in accordance with § 15 of the Companies Act.

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Investor group to which the investment targets	<p>The Issuer turns with this offer to private customers and professional clients in accordance with § 67 WpHG. Investors should have knowledge and / or experience with the type of investment Investments by the VermAniG particular interest financial instruments and to be aware of the risk of such a plant. The investor should also be aware that he can carry in general with this investment a loss of the amount invested up to 100% (total loss) needs. A risk to the private assets of the investor over the total loss his investment addition to a personal bankruptcy</p> <p>may result from any foreign financing of the investment for the investor. The investment has to the planned term of a short-term investment horizon of around 2.5 years.</p>
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legal Notices a) BaFin	The correctness of the investments information sheet is not subject to review by the Federal Financial Supervisory Authority (BaFin).
b) Prospectus	For this investment not by the Federal Financial Supervisory Authority (BaFin) approved the prospectus was filed. For further information investors receive directly from the provider or issuer of the investment.
c) last of disclosed financial statements	Due to the re-establishment of the Issuer in 2018, this has so far not drawn up a financial statements and disclosed. Future financial statements of the Issuer are created within the legal requirements and in the electronic Federal Gazette at www. bundesanzeiger.de disclosed and be available.
d) Adhesion	Claims based on a statement contained in the investments Information Sheet can only exist if the information is misleading, inaccurate and if the financial system for the period of the public offer, at the latest within two years after the first public offering of investments in Germany is acquired.

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<p>other information</p> <p>a) Description of investment</p>	<p>When offered investment is part sums from the requirement of a subordinated bank loan, which is granted by the Issuer as borrower of a bank. This loan is sold on the provider BERGFÜRST Service GmbH as an intermediary to the investors so that these creditors of a partial claim of subordinated bank loan to the issuer is. Before payment of the subordinated bank loan, the relevant conditions for payment are in particular - if any - agreed collateral for the loan from the bank and the appointed trustee, who BERGFÜRST Service GmbH, and issued the release for payment only after completion and fulfillment. The to be granted subordinated bank loans this investment subordinated to the Senior - and priority - financing of the Sparkasse Südholstein in the amount of up to EUR 23.5 million, - as the sum of the vested property development and guarantee facility. Investors of these investments come with their claims and guarantees behind all claims and guarantees the Senior - back financing of the Sparkasse Südholstein which is primarily attributable to operate and - and priority. To clarify, this means that the investment amounts of investors can only be refunded if the demands of the Sparkasse Südholstein were served primarily and completely against the Issuer. Likewise, the security of the underlying of this investment loan in case of realization subordinated to the prime collateral Sparkasse Südholstein are. This investment does not create shareholder rights and includes in particular, no attendance, participation or voting rights or other control rights in the shareholders' meetings of the Issuer. The investor has the opportunity over the contract period to achieve a fixed interest here. The interest run begins with the end of the withdrawal period, payment of the investment amount and allocation in the stock of the investor. are no provisions other obligations in addition to the mentioned in paragraph 9 "cost to the investors' commitments to the investor, This investment does not create shareholder rights and includes in particular, no attendance, participation or voting rights or other control rights in the shareholders' meetings of the Issuer. The investor has the opportunity over the contract period to achieve a fixed interest here. The interest run begins with the end of the withdrawal period, payment of the investment amount and allocation in the stock of the investor. are no provisions other obligations in addition to the mentioned in paragraph 9 "cost to the investors' commitments to the investor, This investment does not create shareholder rights and includes in particular, no attendance, participation or voting rights or other control rights in the shareholders' meetings of the Issuer. The investor has the opportunity over the contract period to achieve a fixed interest here. The interest run begins with the end of the withdrawal period, payment of the investment amount and allocation in the stock of the investor. are no provisions other obligations in addition to the mentioned in paragraph 9 "cost to the investors' commitments to the investor, The interest run begins with the end of the withdrawal period, payment of the investment amount and allocation in the stock of the investor. are no provisions other obligations in addition to the mentioned in paragraph 9 "cost to the investors' commitments to the investor, The interest run begins with the end of the withdrawal period, payment of the investment amount and allocation in the stock of the investor. are no provisions other obligations in addition to the mentioned in paragraph 9 "cost to the investors' commitments to the investor, The interest run begins with the end of the withdrawal period, payment of the investment amount and allocation in the stock of the investor. are no provisions other obligations in addition to the mentioned in paragraph 9 "cost to the investors' commitments to the investor, in particular there is no obligation to make additional contributions. The repayment of the investment is the maturity date of the investment subject to US premature repayment options - provided.</p>
b) Availability / transferability	<p>The portability is the investment to third parties limited. The assignment of rights from the investment is permitted only with the consent of the Issuer (prohibition of assignment with the consent of title). The Issuer has granted the approval of the sale and assignment when ordered with the involvement of Internet service platform this is done. Here, the investor will give the opportunity given to an online advertisement, expressing the intention to sell its assets held for investment -or parts thereof. A prospect can respond to this online advertisement and to communicate externally, bilaterally with the seller on the further processing. This is possible and permissible only after completion of the public offer of investment. Another consent shall be given in writing at the request only in exceptional cases and, unless there are no legitimate interests of the issuer. The Issuer points out that it is not guaranteed due to the low volume of supply and demand, that a sale is always possible. A comparable with a stock exchange liquid trading place does not exist for these investments.</p>
c) modifications to the plant Condition E n Stimmrechtspooling	<p>The investor is aware that the structure of this investment can lead to a pooling of interests. The investor therefore includes all decisions, particularly those with a formative effect on the investment, which are connected to economic and legal impact on the Company and other investors, as well as measures which have the amendment of the substance of investment conditions to the destination (see. § 5. 3 No. 1 to No.. SchVG 9) (together with the other investors creditors).. Here, the Bond Act (Bond Act) is not immediate, but for this investment application to ensure analogous investors a legally compliant and conventional process.</p> <p style="text-align: right;">In particular, the following</p> <p>Decisions require a resolution by all investors: measures that are aimed to replace the investment offered here to sell or exit (except for the early redemption right of the Issuer); Acceptance of a contract adjustment to enable a sale of / the objects (s) or the Issuer (Company); Removal and appointment of a new common representative of creditors. The provisions of the conditions of the investment can be changed at runtime by identically worded agreement with all investors (collective bond). A commitment to performance can not be justified for investors by majority vote. For joint representative of the creditors BERGFÜRST Service GmbH has been appointed.</p>
d) taxation	<p>The investor makes the interest payments passive income pursuant to § 20 para. 1 point 7 Income Tax Act that are subject to withholding tax, the solidarity surcharge and any applicable church tax, if it is taxable as a natural person and holds its investments in private assets. The repayment of the investment amount thereof (nominal amount of the investment) or parts, however, is not subject to income tax. The taxes are deducted at source directly from the issuer. If an investor participate by means of a capital company, are due for profit corporation and trade tax. More detailed explanations of the tax environment are shown in the relevant chapter of the Investment Memorandum, which is published under www.bergfuerst.com. To discuss the tax issues investors should turn to a tax adviser.</p>
e) Other	<p>This investments information sheet is not an invitation to subscribe for the investment. In particular, the detailed advice will be replaced on the basis of information provided by the issuer and provider on the Internet service platform in any way. These investments may be acquired only electronically via the Internet service platform. The public offer duration of this investment is up to six months. The inclusion of additional equity and / or debt by the Issuer to cover additional funding needs during the term of investment is not excluded.</p> <p style="text-align: center;">As part of the agency's Internet service platform</p> <p>www.bergfuerst.com takes place adequacy test according to § 2 a Abs.3 VermAniG and § 16. 2 FinVermV.</p>
14 Confirmation of knowledge of Warning on page 1 before paragraph 1	<p>The investor confirms the acknowledgment of the warning on page 1 before paragraph 1 - before the contract - by one of his signature equivalent manner (-Alone text input in accordance with § 2 para 1 No. 2 VIBBestV..) On the Internet service platform under www.bergfuerst.com, since the conclusion of the contract exclusively distance communication used (§ 15 para. 4 in conjunction with VermAniG VIBBestV).</p>