



BASE PROSPECTUS

for Bearer Bonds of

Multitalent Investment 3 GmbH

Rosenau 54
D-87437 Kempten (Allgäu)
Germany

pursuant to Article 8 of Regulation (EU) 2017/1129 of the European Parliament and of the Council of June 14, 2017 ("EU Prospectus Regulation") in conjunction with Articles 25 and 26 and Annexes 6, 14, 22 and 28 of Commission Delegated Regulation (EU) 2019/980 of March 14, 2019 ("Delegated Regulation").

as of June 19, 2023

This Base Prospectus shall cease to be valid upon the expiry of June 18, 2024. The obligation to prepare a prospectus supplement in case of important new circumstances, material misstatements or material inaccuracies shall cease to exist as of the date of expiry of the validity of the Base Prospectus.

Note:

The investments offered with this prospectus are subject to total loss risk. Ordinary termination of the Bearer Bonds is excluded during the term.

Multitalent Investment 3 GmbH, a limited liability company under German law, Rosenau 54, 87437 Kempten (Allgäu), Germany, registered with the Commercial Register of the Local Court of Kempten (Allgäu) (Germany) under registration number HRB 16940 (hereinafter also referred to as the **"Issuer"**), is preparing this document (the **"Prospectus"**) for the purpose of publicly offering Bearer Bonds (hereinafter referred to as **"Bearer Bonds"** or **"Bonds"** or **"Securities"**) under an offering program. The Bonds are governed by German law. It is not intended to apply for admission of the Bonds to trading.

Investors should bear in mind that an investment in the Bonds involves various risks. If certain risks materialize, in particular those described in more detail in section "II. Risks and Warnings", investors may lose parts or all of their investment, including the interest claim (total loss risk). Each investor should make his investment decision only after his own thorough examination, taking into account his financial and other circumstances, and should seek individual and professional investment, legal and tax advice in connection with the subscription for Bearer Bonds of the Issuer before making any investment.

This Prospectus is a Base Prospectus of Multitalent Investment 3 GmbH within the meaning of Article 8 of Regulation (EU) at 2017/1129 of the European Parliament and of the Council of June 14, 2017 on the Prospectus to be published when securities are offered to the public or admitted to trading on a regulated market (**"EU Prospectus Regulation"**) and in accordance with the requirements of that Regulation, Commission Delegated Regulation (EU) 2019/980 of March 14, 2019 (**"Delegated Regulation (EU) 2019/980"**), Commission Delegated Regulation (EU) 2019/979 of March 14, 2019 (**"Delegated Regulation (EU) at 2019/979"**) and the Act of May 10, 2019 implementing Regulation (EU) 2017/1129 on the prospectus to be published when securities are offered to the public and admitted to trading on a regulated market (**"EEA Securities Prospectus Implementation Act"**). It must be read in conjunction with all documents incorporated by reference in the Prospectus (see the section headed **"VII. Documents Incorporated by Reference"**), which also form part of this Prospectus.

Bearer Bonds issued under this Base Prospectus are governed by German law.

This Prospectus contains all the information required by the provisions of the EU Prospectus Regulation and the Implementing Regulations (including, in the case of a supplement, the amending and supplementary information) relating to the Issuer and the Bearer Bonds to be offered to the public. It consists of the following sections:

- I. General Description of the Offer Program**
- II. Risks and Warnings**
- III. Registration Document, General Information, Information on the Issuer**
- IV. Information on Non-Equity Securities - Description of Securities**
- V. Form for Final Terms**
- VI. Consent of the Issuer to the Use of the Prospectus**
- VII. Documents incorporated by Reference**

The information contained in section **"IV. Information on Non-Equity Securities - Description of Securities"** of the Prospectus will be completed and adjusted upon the issue of the respective Bonds in the relevant section of the applicable Final Terms of the including the Annex to the Final Terms (the terms and conditions of issue provided for Non-Equity Securities in each case).

This Prospectus has been approved by the Austrian Financial Market Authority (**"FMA"**) and may be notified to other authorities at any time.

The Prospectus has been prepared for the purpose of the public offering of the Bearer Bonds in Austria, France, Belgium, Italy, Estonia, Latvia, Lithuania, Hungary, Luxembourg, Netherlands, Finland and Sweden. The Issuer will request the FMA to provide the supervisory authorities of each of the aforementioned countries with a certificate of approval of this Prospectus. In the aforementioned countries, the Bearer Bonds may then be offered and/or sold in accordance with the applicable national and international provisions.

This Base Prospectus has been approved by the Financial Market Authority Austria (FMA), as competent authority under Regulation (EU) 2017/1129.

Financial Market Authority Austria (FMA) only approves this Base Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by Regulation (EU) 2017/1129.

Such approval should not be considered as an endorsement of (i) the quality of the securities that are the subject of this Base Prospectus and (ii) endorsement of the Issuer that is the subject of this Base Prospectus.

Investors should make their own assessment as to the suitability of investing in the securities.

The Prospectus was made available in due time and thus prior to the commencement of the public offering. The Prospectus is freely accessible to anyone on the Issuer's website (www.multitalent.ag). Upon request, the Issuer will provide any potential investor with a version of the Prospectus on a durable medium free of charge. A printed version of the Prospectus is also available free of charge.

The validity of this Prospectus is limited to 12 months after approval of the Prospectus. After this period, the Prospectus is invalid. The obligation to prepare a supplement to the Prospectus no longer exists in the event of important new circumstances, material misstatements or material inaccuracies when the Prospectus has become invalid.

Pursuant to Art. 54 para. 2 of the Federal Financial Services Act (FIDLEG) in conjunction with Art. 70 para. 2 of the Swiss Financial Services Ordinance (FinSO), the Prospectus Review Board may provide that prospectuses approved in certain foreign jurisdictions are also deemed approved in Switzerland. The review bodies in Switzerland have recognized Austria and the Financial Market Authority of Austria. Accordingly, the Prospectus is deemed approved in Switzerland.

The invitation to submit a tender is generally not addressed to a specific or limited target group or category of investors. The Bonds may be acquired by any natural person or legal entity resident or domiciled in the EU.

The distribution of this Prospectus and the distribution of the Bearer Bonds may be restricted or prohibited in other jurisdictions. This Prospectus does not constitute an offer to sell or the solicitation of an offer to buy the Bonds in any jurisdiction in which such offer or solicitation is unlawful. Persons subject to any such jurisdiction who come into possession of this Prospectus or of non-equity securities of the Issuer must inform themselves about and observe any such restrictions and prohibitions on their own responsibility.

The Bearer Bonds have not been and will not be registered under the United States Securities Act of 1933, as amended (the "U.S. Securities Act"), or under any other regulation relating to the registration or distribution of securities in the United States, in connection with this offering. They may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the U.S. Securities Act).

In addition, the Bearer Bonds offered by this Prospectus may not be sold to a Politically Exposed Person ("PEP").

Responsibility for the Content of the Prospectus and General Information

Multitalent Investment 3 GmbH, with its registered office at Rosenau 54, 87437 Kempten (Allgäu), Germany, entered in the Commercial Register of the District Court of Kempten (Allgäu) under registration number HRB 16940, assumes responsibility for the information provided in this Prospectus.

The Issuer is solely responsible for the accuracy and completeness of the information contained in the Prospectus.

Multitalent Investment 3 GmbH declares that, to the best of its knowledge, the information contained in this Prospectus is in accordance with the facts and that no facts have been omitted which are likely to alter or distort the import of this Prospectus, and that it has taken all reasonable care to ensure that such is the case. This Prospectus contains forward-looking statements or statements that may be interpreted as such. These statements include certain objectives that the Issuer intends to achieve, but are not predictions. They involve known and unknown risks and uncertainties relating to events and circumstances that may or may not occur in the future.

Forward-looking statements are not guarantees of future performance or value. Potential investors should therefore not place any reliance on these forward-looking statements. Should one or more of the risks described in this Prospectus materialize, or should any of the underlying assumptions prove incorrect, actual results may vary materially from those described in this Prospectus as expected, believed or estimated, or may not be realized at all. The Issuer does not intend to update the information contained in this Prospectus after the end of the Offering.

All information contained in this Prospectus, in particular with respect to the Issuer and with respect to the rights attaching to the Non-Equity Securities, relates to the date of approval of this Prospectus. The delivery of the Prospectus or the offer, sale or delivery of the Bonds does not under any circumstances imply that the information contained in the Prospectus is accurate as of the date on which the Prospectus was published or last amended or supplemented or that there has been no deterioration in the financial condition of the Issuer since the date of the Prospectus or since the date of the last amendment or supplement to the Prospectus, and that any other information provided in connection with the Issuance Programme continues to be accurate after the date on which it is made available or (if different) the date on the document containing the information that is accurate at the relevant time. In any event, the validity of this Prospectus is limited to 12 months from the date of approval of this Prospectus.

The most complete possible information about the Issuer and the offer of the Bonds of the Issuer is only given if this Prospectus, supplemented by any supplements, is read in conjunction with the respective Final Terms of a Non-Equity Security.

This Prospectus contains all statements and information made by the Issuer in connection with the offer of Bonds. An offer of Bonds is made solely on the basis of this Prospectus.

The Issuer has not authorized any other person to give any information or to make any representation not contained in this Prospectus or in any other information given by the Issuer or contained in or inconsistent with publicly available information. Any information given or representations made shall be deemed not to have been authorized by the Issuer. No person is authorized to give any information or to make any representation not contained in this Prospectus. Such statements may not be relied upon under any circumstances.

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I. General Description of the Offer Program

1. Content of the Offer Program

The Base Prospectus published by the Issuer contains information on Securities that may be offered under the Program. These are Bearer Bonds. The Base Prospectus does not contain all the information required for an investment decision, as the structure of the relevant Securities has not yet been determined at the time of publication of the Base Prospectus, but will only be described in the applicable Final Terms.

An investment decision can therefore only be made after the investor has carefully read and assessed the Final Terms for the relevant Securities as well as the Base Prospectus and any supplements in connection with each other. The Final Terms will be published on the Issuer's website, www.multitalent.ag.

The following general description of the program does not claim to be complete.

Issuer	Multitalent Investment 3 GmbH, Rosenau 54, 87437 Kempten (Allgäu), Germany, registered in the Commercial Register of the District Court of Kempten (Allgäu), Germany, under the registration number HRB 16940, telephone: +49 831 5128899-0
Description	Offer program for Bearer Bonds
Issue volume	The aggregate amount of the respective issues of Bearer Bonds under this Program will be specified in the Final Terms.
Types and forms of Securities	<p>Under the Program, the Issuer may issue immediate, unsubordinated, unsecured Bearer Bonds.</p> <p>The Bearer Bonds are not included in a clearing system; they are securitized in physical individual certificates. The transfer takes place by handing over the certificate to the acquirer.</p>
Currency	The Securities are denominated in CHF or EUR, the final currency will be specified in the Final Terms.
Paying agent	The Issuer itself performs the function of paying agent.
Trade approval	Securities issued under this program will not be admitted to trading.
Applicable law	Subject to any mandatory consumer protection provisions, the Bonds shall be governed by German law, to the exclusion of the provisions of private international law to the extent that this would result in the application of foreign law.
Jurisdiction	The exclusive place of jurisdiction for all actions against the Issuer shall be Leipzig, Germany, subject, however, to any mandatory consumer protection provisions to the contrary.

II. Risks and Warnings

1. General Risk Considerations

Terms defined in the Terms and Conditions or elsewhere in this Prospectus have the same meaning in this section. Investors are exposed to Issuer-related and Securities-related risks in connection with the Bonds described in this Prospectus. Investors should therefore carefully read and consider the following risk factors and the other information contained in this Prospectus in making their investment decision before deciding to purchase the Bonds of the Issuer described in this Prospectus.

The risks which the Issuer considers to be material are set out below. However, there is a possibility that the risks listed below, when considered retrospectively, may not prove to be conclusive, in particular because risks which the Issuer did not consider to be material at the time of the preparation of the Prospectus become material and the Issuer is unable to make interest and/or principal payments on or in connection with the Bonds for reasons other than those set out herein. Such other reasons cannot be foreseen at the time of the preparation of the Prospectus and therefore cannot be currently assessed by the Issuer as material risks.

The realization of one or more risks may have material adverse effects on the Issuer's net assets, financial position and/or results of operations and, in extreme cases, may lead to a total loss of the interest payable to investors and/or a total loss of the amount invested. The investor should consider and be able to cope economically with such a conceivable total loss against the background of his personal financial circumstances and investment objectives.

Investors should have experience with regard to Securities transactions of this kind. In any event, they should read the risks set out in detail in this Prospectus carefully and evaluate them accordingly in order to be able to assess the risk of the Bonds offered here. From the Issuer's point of view, individual advice by a knowledgeable expert is in any case indispensable prior to the purchase decision.

The selected order of the risk factors represents a statement about their probability of occurrence and about the significance or severity of the respective risk or the extent of the potential impairment of the Issuer's business and financial position. On the basis of applicable law, the Issuer is entitled to classify risks according to the categories "low", "medium" and "high" and to present them accordingly. In this respect, the description of the risks in the following section is structured under the respective risk category as "risk class high", "risk class medium" and "risk class low". Where a risk class is not mentioned or is marked "Not applicable", the Issuer does not currently consider a risk class to exist for the respective risk category. Within the risk categories, too, the order chosen is to be understood as a statement about the probability of occurrence and about the significance or severity of the respective risk or the extent of the potential impairment of the Issuer's business and financial position.

The materialization of any of the following risks, either individually or in combination, may have a negative impact on the Issuer's net assets, financial position and/or results of operations, which in the worst case may even lead to the Issuer's insolvency. With regard to all risks, there is a risk for investors that interest payments will not be made or that they will lose parts and/or the entire investment amount (risk of total loss).

2. Risks Specific to the Issuer

2.1. Risks Relating to the Issuer's Financial Position

2.1.1. Risk Class High

Insolvency risk and risk of access by other creditors of the Issuer

If, for whatever reason, the Issuer's business model were to prove unsustainable, or if the Issuer were to experience more than minor ongoing financial difficulties, the Issuer's ability to continue as a going concern would be at risk. If the Issuer does not have sufficient funds available to be able to make repayments and/or fixed interest payments to the investors or to cover other liabilities, this may lead to

insolvency for the Issuer.

This would mean that investors would not receive interest payments as well as the partial or total loss of the investment amount.

If the borrowed capital is no longer covered by current and fixed future assets, a state of arithmetical overindebtedness occurs. Since the Issuer itself only has limited operational business activities, arithmetical over-indebtedness can quickly occur when Bearer Bonds are issued. Overindebtedness exists when the debtor's assets no longer cover the existing liabilities and there is a negative going concern forecast. In such a case, investors face the immediate risk of non-payment of interest and partial or total loss of the investment amount.

The claims of the creditors from the Bearer Bonds are not secured. Accordingly, the bondholders do not have first priority of access to the future assets in which the Issuer invests or which are the property of the Issuer. Rather, other creditors of the Issuer can access these future assets to cover their receivables from the Issuer by way of enforcement.

In the event of insolvency proceedings regarding the assets of the Issuer, the receivables of these other unsecured creditors from the Issuer would rank equally with the claims arising from the Bearer Bonds. As a result, other creditors of the Issuer are therefore in competition with the bond creditors in terms of the assets of the Issuer. If the future assets of the Issuer are insufficient to cover the receivables of all creditors, there is a risk that the bondholders may not receive part or all of their receivables from the Bearer Bonds. Secured creditors can satisfy their claims from the future assets of the Issuer on a priority basis, and their claims are ranked above those of the investors who purchased the present bonds. This priority ranking of secured claims means that these will be satisfied before those of the investors, leading to a reduction in the assets of the Issuer which are available to satisfy the claims of the investors. This could mean that the investors may receive none or only part of their claims arising from the Bearer Bonds.

Liquidity risk and risk of the absence of profits

The Issuer was established for the purpose of buying and selling real estate in Germany, making investments under company law, granting subordinated loans and/or participatory subordinated loans to property development companies and issuing Bearer Bonds, and does not engage in any other independent operating business activities.

Liquidity is the capacity to meet current payment obligations at any time within the period prescribed. The existence of liquidity therefore presupposes that sufficient liquid assets are available. At the time of formation, the company has a subscribed and paid-up capital of EUR 25,000. Further liquidity is to be generated by the Bearer Bonds offered with this prospectus. The Issuer will take out subordinated loans and/or participatory subordinated loans as well as bank loans to finance future individual investment properties. With the start of the subscription of the Bearer Bonds offered, the shareholder will pay an additional EUR 250,000 of equity into the Company for free disposal and add it to the capital reserve.

The share capital as well as the capital reserve are subsequently offset by significantly higher liabilities to the investors and other contractual partners. The investors are therefore exposed to a significantly greater credit risk when purchasing the Bearer Bonds compared to an Issuer with significantly higher capital reserves.

The Issuer's ability to meet its liabilities is thus limited by the low level of own operational activity. It relies on profits from investment activities, in order to cover its liabilities to creditors, including the bondholders. The economic success of the Issuer is fundamentally dependent on the business success and the future net assets, financial position and results of operations of the property development companies and future subsidiaries and existing as well as future real estate projects. Only if the property development companies are able to meet their interest and redemption payments on the loans granted by the company in the future or if the companies in which the Issuer will acquire interests in the future distribute profits on a sustained basis, can there be a significant inflow of funds to the Issuer.

If the Issuer does not manage to fulfil its earnings expectations, to call upon the corresponding funds

and obtain sufficient liquid funds, the liquidity situation of the Issuer will worsen and this will create the risk that the Issuer will not be able to fulfil its liabilities on time or not at all.

As the Issuer will invest in real estate directly or via property development companies, it will only partly be operationally active. The Issuer will - as far as it invests in real estate via a property development company - be significantly dependent on the business success of the investments to be made in property development companies or future subsidiaries and future real estate projects. The liquidity risk may therefore occur, in particular, if the profits from the investment activities of the Issuer do not materialize as expected or if the Issuer is not in a position to call in the necessary funds from its investors. The risk that sufficient funds will not be available to meet the liabilities is especially likely to occur if earnings are lower than predicted, if no income is generated at all, if funds are used for the wrong purpose, if there are unexpected expenses or if all or some important contractual partners drop out and do not fulfil their obligations to the Issuer or no longer fulfil them in due time. This may result in the Issuer being unable to make interest payments and repayments to investors on time and/or in full or at all. This could mean that the investors may receive none or only part of their claims arising from the Bearer Bonds.

Risk of insufficient subscriptions from the investors

No actual investors have currently been confirmed, they must first be attracted. The Issuer's business plan is based on the fact that the total amount of the securities will be subscribed and paid up, at least to a large extent. Deposits from Bearer Bonds of around EUR 1 Mio. at least are necessary to ensure repayment of the deposited funds when the expected returns occur. There is a high risk to the success of the future investment if the planned partial amount is not subscribed within a year of the approval of this prospectus. Only when the investor's capital to be used is actually available to the Issuer can the intended investment objects be acquired and the commercial objectives of the Issuer achieved.

The materialization of the above risks can negatively impact the asset, financial and earnings situation of the Issuer, which can lead to the investor not receiving fixed interest payments or to a partial or total loss of the investment amount.

Risk of high issuing costs

High issuing costs are incurred for the issuance of the Bearer Bonds. These amount to 18% of the capital to be raised in relation to the issue volume of EUR 25,000,000 and CHF 25,000,000. Only part of these costs is dependent on sales. If significantly less bond capital is raised than forecast by the Issuer, the actual issue costs will be significantly higher in relation to the capital actually raised.

This may result in the Issuer having insufficient capital available for meaningful investments. This in turn may result in the Issuer being unable to make interest payments and repayments to investors. This can lead to a total loss of the capital invested, including the interest claim.

2.1.2. Risk Class Medium

External financing by the Issuer

Further liquidity is to be generated by the Bearer Bonds offered with this prospectus. The Issuer will take out subordinated loans and/or participatory subordinated loans as well as bank loans to finance future individual investment properties. The Issuer also is at liberty to issue any amount of additional Bearer Bonds or other securities of the same rank or even collateralized securities and to enter into higher-ranking obligations. The raising of further debt capital leads to the addition of further creditors who, in the case of unsecured claims, rank *pari passu* with the investors and, in the case of secured claims, take precedence over them. Such secured creditors of the Issuer have precedence over the bondholders of these Bearer Bonds when satisfying their claims to the Issuer's future assets.

It is not certain that the required financing resources could be obtained within the required time, to the required extent and/or at the desired terms and conditions in every case. This could mean that further capital investments cannot be made or other liabilities cannot be met, which could have a significant adverse impact on the asset, financial and earnings situation of the Issuer, up to and including the

insolvency of the Issuer. But even if the necessary outside capital can be procured in good time, this means that the Issuer must raise additional funds to service and repay the debt capital. The failure of the Issuer to meet its obligations in this regard, in particular, its interest and repayment obligations, will have a negative impact on the asset, financial and earnings situation of the Issuer and may lead to its insolvency and therefore to the non-payment of interest for investors and to a partial or complete loss of the investment amount.

2.1.3. Risk Class Low

Not applicable.

2.2. Risks Relating to the Issuer's Business Activities and Industry

2.2.1. Risk Class High

Risks in connection with the selection of investment properties

The Issuer's business success depends largely on the development of the German real estate market. The real estate market is subject to fluctuations and, in addition to the principle of supply and demand, is dependent to a considerable extent on external factors that the Issuer cannot influence or foresee like economic factors, the development of the capital and financial markets, tax changes, inflation and the behavior of competitors.

Specific, unforeseeable risks are associated with the selection of the respective real estate object. This initially presupposes that a sufficient number of suitable real estate properties are available in the first place. If sufficient suitable properties are temporarily or permanently unavailable and/or if such properties can only be acquired at a significant price premium, this may have a negative impact on the Issuer's net assets, financial position and results of operations. In particular, it is possible that the Issuer will not be able to sell corresponding properties at the planned profit.

The Issuer is free to decide in which real estate properties and in which property development company it invests and in which legal form this takes place. The investors have no influence on the selection of the investment objects or property development companies. There is a risk that the Issuer - for whatever reason - makes bad investment decisions. This may relate to the selection of the real estate object on the one hand, but also to the selection of the property project company on the other.

The selection of a real estate project by the Issuer and/or the property development company may prove to be disadvantageous and lead to losses in the value of the property. This may be caused by unforeseeable, cost-intensive renovations, natural events, changes in the infrastructure, claims for damages by purchasers against the property development companies or soil contamination by delayed construction work, significantly higher costs than planned, or that the use of a real estate property may not be possible as planned for legal or factual reasons. The location of the real estate may deteriorate, for example due to a deterioration in transport links or the social structure.

The occurrence of one or more of the aforementioned risks may result in the Issuer generating significantly lower profits than planned due to higher costs and/or lower sales proceeds. This can lead to a total loss of the capital invested, including the interest claim.

Risk arising from investments of the Issuer in other companies, in particular, property development companies

The main activity of the Issuer is the issue of subordinated loans and/or participatory subordinated loans to property development companies, the purchase and sale of real estate in Germany and in the acquisitions of shareholdings under company law. The Issuer finances its operations through the issuance of bonds and through the equity provided by the shareholder. The Issuer will also take out subordinated loans or bank loans.

There is a risk of insolvency of the property development companies. In the event of insolvency of the property development companies, the Issuer will receive neither interest payments nor repayments

from them. The Issuer's claims against the property development companies can only be realized by the Issuer to a limited extent. This applies in particular also with regard to the fact that the Issuer plans to grant subordinated loans and/or participatory subordinated loans to the property development companies. The Issuer may not assert payment claims against the respective real estate project company to the extent and for as long as this would lead to the insolvency or overindebtedness of the respective property development company.

It is also beyond the Issuer's sphere of influence whether the property development companies in which the Issuer intends to participate or invest take up debt capital. There is a risk that the property development companies themselves have loan obligations to third parties that must be serviced in priority to the subordinated loans and/or participatory subordinated loans that the Issuer intends to extend. The Issuer has no or only limited possibilities to influence property development companies. If the Issuer grants a subordinated loan or a participatory subordinated loan to a property development company in the future, the loan agreement generally does not give the Issuer any rights of co-determination or influence over the business of the property development companies. This may mean that the Issuer is unable to influence or prevent economically disadvantageous uses of the loan capital by the property development company that are contrary to the terms of the agreement and/or misuse of the loan capital. If the Issuer enters into a participation under company law in a property development company, the Issuer's rights of co-determination and influence are restricted in any case if the Issuer is a minority shareholder in the property development company. In this case, the shareholders who have joined up to that point may pass resolutions that are contrary to the interests of the Issuer.

The risks described above may, individually or in combination, result in the Issuer receiving no or only low returns from its future investment in property development companies. This may result in the Issuer being unable to make interest payments and repayments to investors. This can lead to a total loss of the capital invested, including the interest claim.

Semi-blind pool character

The Issuer intends to invest in future investment properties, which have only been partially determined at the time of the preparation of the prospectus. The Issuer has a first target project.

It is an existing vacation property on the Island of Rügen (Germany), in the City of Binz, Amselweg 23. It is planned to renovate and divide the property into condominiums. The condominiums are to be sold to owner-occupiers or capital investors.

The property has an all-over size of 834 m² and a rentable space of 429 m². It was constructed in 2011. The acquisition costs will be EUR 2.5 million. The concept is to start selling the condominiums at the beginning of the project.

The financing of the acquisition and the development is planned with the purchase price installments of the buyers and or bank loans and with the offered Bearer Bonds. The remaining financial resources required will be financed with subordinated loans and participatory subordinated loans. Financing offers securing the overall financing are available. The amount of the individual financing components depends on the initial sales success of the condominiums.

The total implementation of the project from the start of investment is planned 24 months.

In addition, the Issuer has so far only defined asset classes in which it will invest in the future (purchase and sale of real estate in Germany, making investments under company law, granting subordinated loans and/or participatory subordinated loans to property development companies). In fact, the Issuer has not yet taken up any participatory subordinated interests under company law and has not yet granted any subordinated loans and/or participatory subordinated loans. The investors do not participate in choosing the investment properties and merely receive information on the groups of investment properties in which the Issuer plans to invest when the investment decision is reached, but not the specific investment properties actually being purchased. The specific future contractual partners of the Issuer, as well as the specific contracts they conclude, are not fixed at the time the prospectus is created. As, against this background, it is largely open how the individual investment properties and

projects of the Issuer will be designed und who the individual contractual partners involved in the procurement of the specific investment properties will be, this constitutes a so-called "semi-blind pool".

The time and financial expenditure behind the future investments in investment properties as well as the economic development of the investment properties cannot be conclusively determined or forecast. It must therefore be expected that envisaged real estate objects cannot be realized, in their entirety or in part or at the planned conditions and have to be replaced by other real estate properties. In this context there could be potential developments which could have a significantly negative effect on the asset, financial and/or earnings situation of the Issuer.

In particular, the type, nature and specific options for value development for the investment properties, which play a major role in an investment decision, are not transparent. It cannot be ruled out that business decisions which may not be comprehensible for the investor may be made which have a negative impact on the asset, financial and/or earnings situation of the Issuer. The realization of even individual risks mentioned in this section may lead to a failure to make interest payments and to a partial or complete loss of the investment sum for the investors.

Risks in connection with real estate investments

The commercial success of the Issuer's business activities is largely dependent on the development of the German property market. The property market is subject to a variety of fluctuations and, as well as being dependent on the basic effects of supply and demand of a market economy, it is also dependent to a significant degree on a variety of other external factors which cannot be influenced by the Issuer and are also not always foreseeable. These are, for example, economic factors or the development of the money, capital and financial markets, changes in the tax framework and the activities and/or number of other market participants/competitors. It must always be borne in mind that a further rise in interest rates could have a negative impact on the property market. It is already noticeable on the real estate market that demand is declining slightly as a result of the interest rates, which have already risen to date. A further rise in interest rates could significantly reduce demand.

There also is a risk that not enough suitable investment properties will be available or that investment properties can only be acquired on unfavorable terms. In addition, there is a risk that the Issuer and/or the property development company may make a wrong decision with regard to the investment of the net proceeds and that a property may be afflicted with, for example, significant defects that significantly reduce its value. This includes the need for repair and/or redevelopment as a result of wear and tear, natural events or social/infra-structural developments that unforeseeably devalue the property's location. Furthermore, there is the risk that properties are acquired with contaminated sites or war contamination or other soil contamination that must be removed as part of obligations under public law. Remediation measures of whatever kind may entail unforeseeably high costs and considerable delays that neither the Issuer nor the property development company has anticipated.

Based on these exemplary factors, there is also a risk that the usability of the property may be significantly restricted or even eliminated. This may lead to loss of rental income. In addition, a property development company or the Issuer may be exposed to substantial claims for damages accompanied by protracted legal proceedings. If the market conditions should change, this may result in the Issuer and/or the property development companies in which the Issuer has a participatory subordinated interest or to whom it has granted a profit participating loan not being in a position to carry out their business operations in the envisaged manner, or that expenses could be made in vain. Inasmuch as the Issuer or property development companies cannot react to these developments, or not promptly or inadequately, this could have negative impacts on the asset, financial and/or earnings situation of the Issuer, up to its insolvency. This could lead to the investor not receiving any interest payments, or to the whole or partial loss of the investment amount.

Risk of non-performance of the contracts or a delay

The property development companies and the Issuer are dependent on the fulfilment of the agreements concluded with their contractual partners. In this respect, there is a contract performance risk. Several companies are usually involved in the performance of work in projects in the real estate sector, and ideally their services should interlock seamlessly in terms of timing and craftsmanship. However, there

is a risk that one or more contractual partners carry out their work poorly, with a delay or not at all, with the result that not only the work to be provided by this/these contractor(s) is defective or is not provided, but the subsequent work of other contractors is also delayed or not provided. Possible legal deficiencies in drawing up contracts, fraudulent activity, and embezzlement and the existence of claims against contractual partners could also have an adverse effect on the Issuer.

Further delays or a completely deficient realization of property projects are conceivable if requisite approvals are either applied for or issued too late or not at all. Even the weather, which could prevent building works being carried out, disputes with residents, individual contractual partners or subcontractors, planning errors, construction errors or incorrect cost calculations could delay or prevent the realization of real estate projects.

Cost increases and/or payment defaults could be the result here. Each of these situations could have a negative impact on the asset, financial and/or earnings situation of the property development companies and the Issuer. This could lead to the investor not receiving any interest payments, or to the whole or partial loss of the investment amount.

2.2.2. Risk Class Medium

Cluster risk

Cluster risk means that a lack of diversification in the investment of investor funds and also the degree of diversification of the individual property development companies may adversely affect the Issuer's ability to absorb crises. The less diversified the fields of activity of the property development companies are (the less they differ from each other with regard to risk of default), the more bundled is the risk of losing value in the event of crises. Property development companies, in which the Issuer invests, on their part invest in real estate in the German real estate market in turn. Due to this concentration, the property development companies may not be able to compensate for the risks materializing in the property sector through other investment properties. As the Issuer is dependent on the success of the property development companies, this can also have a negative impact on the Issuer. Furthermore, the Issuer itself is subject to a cluster risk.

Risks that materialize in the property market may have a material adverse effect on the Issuer's assets, financial position and/or profit situation. There can be no assurance that the Issuer will be able in the future to diversify the risks associated with its business activities through an appropriate selection of properties and investment properties. The initial low diversification of risk could lead to an accumulation of negative economic developments in the property portfolio within short time periods. The materialization of the above risks could lead to the investor not receiving any interest payments, as well as to the whole or partial loss of the investment amount. The Issuer plans to invest in real estate projects in Germany and in property development companies active on the German market. This leads to an increased cluster risk.

The materialization of the cluster risk, both at the level of the Issuer itself and also at the level of the property development companies, could lead to the investor not receiving interest payments as well as to a partial or total loss of the investment amount.

Outsourcing risks associated with the evaluation of property development companies and assets

Specific risks arise mainly from the condition of the individual property object at the time of investment. In the valuation of properties or property development companies, a large number of factors play a role, some of which have to be assessed subjectively on a case-by-case basis and whose future development cannot be predicted without doubt due to various factors. The assumptions and premises formed by the Issuer when making an investment may therefore in hindsight prove to be wholly or partly incorrect or inapplicable.

The Issuer plans to carry out so-called due diligence (a risk assessment carried out with "due care") each time before purchasing a property and before granting a profit-participation loan to property development companies, in order to be able to determine the value of the respective property and/or assess the financial situation and economic prospects of the property development companies in the

best way possible. In such an instance, it cannot be ruled out that individual value-increasing factors may be falsely assessed during a due diligence.

If possible, valuation reports should be available for all properties. Profit-participation loans to property development companies establish subordinate creditor claims; high interest rate promises are given in return for this. However, there is a risk of default in the event of insolvency of the property development companies. This risk can also not usually be calculated in advance and it is therefore possible that this risk will be incorrectly assessed in a due diligence. In the course of this due diligence, the Issuer may commission valuation reports for the investment objects to use as a basis for deciding whether to make an investment.

It is possible that these valuation reports may lead to an erroneous result for a variety of reasons, and as a result, the Issuer is encouraged to make an incorrect investment decision. For example, there is a risk that such valuation reports may be incorrect and/or incomplete. A valuation of this kind does not necessarily make reference to a future or altered market situation and also does not constitute a guarantee of actually receiving the specified value for an object. Reports stating excessive values could be particularly problematic.

This is because they could be an inducement to the property in question being purchased at too high a price and/or not being able to be sold for the expected amount and thus having to accept a loss of earnings. Such erroneous investment decisions, even if they were made on the basis of incorrect information from a third party, may have a negative impact on the asset, financial and/or earnings situation of the Issuer. This could lead to the investors not receiving any interest payments, or to the whole or partial loss of the investment amount.

Furthermore, the Issuer can basically only determine the terms of a contract within any existing scope for negotiation, which may only favor the Issuer to a limited degree or not at all, depending on the market situation. Consequently, losses occurring at the level of the Issuer, so that the asset, financial and/or earnings situation of the Issuer could be adversely affected. This could lead to the investor not receiving any interest payments, or to the whole or partial loss of the investment amount.

Sale risks arise when the forecast potential value growth of the properties cannot or can only partially be realized as a result of a drop in real estate prices. In addition, the sale of the subdivided properties may take a longer period of time than planned or the sale may not take place at all or only at worse conditions than forecast. The materialization of the above risks would significantly affect the profitability of the Issuer's business activities and have a significant negative effect on the asset, financial and/or earnings situation of the Issuer. This could lead to the investor not receiving any interest payments, or to the whole or partial loss of the investment amount.

Risks associated with the transfer of tasks to third parties (Outsourcing Risks)

The Issuer has in principle no human and material resources of its own. All essential administrative tasks, such as customer administration and customer service, agency administration (financial intermediaries) and support, commission invoicing and payment, marketing and conceptualization, are performed on behalf of the Issuer by third parties with whom the Issuer has concluded appropriate contracts (VIVAT Financial Services GmbH, Largamus Financial GmbH). All of these contracts can be terminated, each subject to various notice periods. If any such contract should be terminated by a contractual partner or by the Issuer, the fulfilment of liabilities from the Bearer Bonds is dependent on the ability of the Issuer to find other individuals willing to carry out the administrative tasks in the place of the former contractual partners and sign equivalent contracts with them.

It is also possible that, during the transfer of administrative tasks, expertise regarding the properties managed and the management processes could be lost, and the Issuer is unable to find and contractually bind suitable, reliable service providers within the required time. The outsourcing risk exists in the risk that the internal business processes of the Issuer could be adversely affected by outsourcing processes, and that higher costs or operational losses could occur, or there is a loss of profit. This can occur, for example, as a result of contracts which have not materialized because of outsourcing deficiencies. Furthermore, the outsourcing risk consists in the risk that the contractual outsourcing arrangements contain imprecise services and/or an inadequate level of service.

This could have a significant negative impact on the asset, financial and/or earnings situation of the Issuer, the group or individual group companies and therefore on the ability of the Issuer to fulfil its liabilities from the Bearer Bonds.

Interest-change risk

At present, interest rates are relatively low but already started to increase. If they should increase further, this could negatively affect the property market, since prospective buyers inquire about fewer properties as a result of the increasing costs of financing, or there is only a demand for property at less favorable conditions. Moreover, the property development companies in which the Issuer invests, or the Issuer itself, may finance its future investments in whole or at least in part with outside capital. Changes in interest rates, in particular an increase in the general level of interest rates, may have a negative impact on the value of assets, on the one hand, and on the interest income resulting from the assets, on the other hand, and may therefore also have a negative impact on the net assets, financial position and/or results of operations of the property development companies and thus also on the assets, financial position and/or profit situation of the Issuer.

This could lead to the investor not receiving any interest payments, or to the whole or partial loss of the investment amount.

Exchange rate and currency risk

There is always a risk of unfavorable exchange rates (currency risk). The currency risk comprises fluctuations in the value of balance sheet items (e.g. receivables and payables) and/or cash flows as a result of exchange rate fluctuations. This risk exists in particular where business transactions in a currency other than the local currency (foreign currency) exist or may arise in the course of business as planned.

This risk is significant for the Issuer as it issues bonds in CHF as well as in EUR. This means that a large part of its obligations is in a foreign currency. In addition, the Issuer operates internationally. It generates a not insignificant part of its revenues and creates a not insignificant part of its expenses in a currency other than CHF, in particular in EUR. In addition, the Issuer finances a significant volume of investments in EUR. If a currency risk materializes, in particular due to the EUR/CHF or CHF/EUR exchange rates, this may have a negative impact on the Issuer's net assets, financial position and/or results of operations. For the investors, this may lead to a failure to receive interest payments and to a partial or complete loss of the investment amount, including the interest claim.

Inflation risk and risk of a significant change in the general economic environment

The risk of inflation consists, on the one hand, in the fact that costs at the level of those companies in which the Issuer plans to enter into participations under company law and/or to which it intends to grant subordinated loans and/or participatory subordinated loans increase due to inflation, so that the surpluses at the level of the real estate property development companies are reduced and thus the Issuer's earnings are negatively affected. On the other hand, there is a risk that the property development companies will not be able to meet their payment obligations to the Issuer, or only partially. Inflation also carries the risk that the Issuer's costs will also rise in line with inflation.

The liquidity situation of the Issuer would deteriorate in both cases. This may result in the Issuer being unable to meet its payment obligations arising from the Bearer Bonds in full or in part and may lead to the nonpayment of interest to investors and to a partial or complete loss of the investment amount. The Issuer is exposed in its business activities not only to the risk of inflation but also to other risks of deterioration of the general economic conditions and constant economic fluctuations. The financial crises of recent decades have had a significant effect, particularly on the property market. It is not yet possible to predict whether there will be further financial or economic crises which could have a negative impact on the property market situation. The resulting loss of income for the population and the increase in unemployment are usually associated with declining investments and/or a lower investment volume by customers with respect to the purchase of real estate. This can negatively impact the asset, financial and/or earnings situation of the Issuer and can lead to the investors not receiving interest payments or to a partial or total loss of the investment amount.

Gaps in insurance cover

The Issuer cannot guarantee, with regard to insurance cover, including in relation to its property development companies and its subsidiaries, that possible damages incurred will be fully compensated. In particular, the Issuer may be exposed to significant claims for damages for which it must provide compensation. This includes, above all, claims for damages that could arise due to the ownership of the land and buildings, e.g. due to breaches of the obligations of traffic safety. In addition, the ownership of property and buildings could cause property damage, e.g. by fire or soil contamination, to the company. Should damage events occur which are not or insufficiently covered by the existing insurance cover, this could have a significant negative impact on the asset, financial and/or earnings situation of the Issuer. This could lead to the investor not receiving any interest payments, or to the whole or partial loss of the investment amount.

Reputational risks

There is a risk that negative publicity about the business policy and the business relationships of the Issuer, regardless of whether it is true or not, may significantly undermine confidence in the integrity of the Issuer. The reputational risk mainly includes damage to the image of the Issuer in the eyes of the general public, business partners and clients of the Issuer. Reputation risks therefore have an impact on specific actions and reactions of the stakeholder groups of the Issuer and could lead to losses in market value. The materialization of the reputation risks could negatively affect the asset, financial and/or earnings situation of the Issuer. This could lead to the investor not receiving any interest payments, or to the whole or partial loss of the investment amount.

2.2.3. Risk Class Low

Not applicable.

2.3. Legal and Regulatory Risks

2.3.1. Risk Class High

Not applicable.

2.3.2. Risk Class Medium

Legal risks

Legal risks include the danger of being unable to enforce contractual or legal claims and the costs associated with legal disputes or changes to the law. This risk may occur in any area of investment activity through changes to the legal situation due to legislation or jurisdiction, particularly if this affects previously concluded contracts.

The legal risks are not only limited to changes in Austrian and/or German law, but also to changes in the law in whose jurisdiction the investment properties or investors are located. Accordingly, any legal changes or changes to case law may, for example, also have negative effects on the business activities and/or the economic situation of the property development companies, which may also affect the Issuer due to the dependence of the Issuer on the success of these companies.

In addition, a change in jurisdiction, legislation or administrative procedures can lead to further unexpected costs for the Issuer with the consequence for the investor that the investor will receive only low or even no interest payments, and/or his/her invested amount will only be returned in part or not at all. In light of this, it should be noted in particular that the legal situation is continually changing in various areas, both in Europe and in the most significant target markets. Not only national legal changes, but also European legal acts and their implementation in national law, may lead to a change in the legal situation that is significant for the Issuer. Supervisory, commercial or fiscal legislative and regulatory changes can also come into force which have to be implemented in the short term and the implementation of which would entail high additional costs and personnel expenses for the Issuer or would have consequences for the investors personally. In particular, there is also the risk of a change

in the tax framework in Austria and/or in the country to whose tax liability the investor is subject. Furthermore, there is the risk of a change in the tax situation in the relationship between the relevant states, as well as the risk of a change due to the modification of the relationship under international law between the relevant states. All of these factors may lead to adverse changes to the detriment of the investors. These risks are borne exclusively by the investors.

2.3.3. Risk Class Low

Not applicable.

2.4. Risks Relating To Internal Control

2.4.1. Risk Class High

Risk of conflicts of interest

Mr. Waldemar Hartung, 100 % shareholder of the Issuer and sole member of the Management Board, also holds the following positions:

Mr. Waldemar Hartung is 100% shareholder and member of the management board of the following companies:

- » Multitalent AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » Multitalent II AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » Multitalent 3 AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » VIVAT AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » VIVAT II AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » VIVAT Exclusive GmbH located in Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Multitalent Investment GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Multitalent Investment II GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » unique capital GmbH with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany
- » VIVAT Investment GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » VIVAT Investment II GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » assetSolution UG with registered office in Rosenau 52, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is a shareholder and member of the management of the following company:

- » SIA Multitalent Investment with registered office at Skolas iela 21, 1010 Riga, Latvia (30%)
- » F+F Finanzinvestitionen GmbH with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany (49%)
- » Spirit Financial Group GmbH with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany (76%)

Mr. Waldemar Hartung is 100% shareholder of the following company:

- » Zinnowitz GmbH & Co. KG with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is a member of the management of the following companies:

- » VIVAT Akzent GmbH located at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » VIVAT Rothenburg GmbH & Co KG located in Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Rothenburg-Grundstücks UG with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany
- » FFM-WohnTrend GmbH with registered office at Landsberger Straße 155, 80687 Munich,

Germany

- » VIVAT Sachwerte GmbH with registered office in Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Project WendestrassE Erfurt GmbH & Co. KG with registered office at Landsberger Straße 155, 80687 Munich, Germany
- » Objektgesellschaft Liebenau Halle GmbH with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Objektgesellschaft Bernburg Halle GmbH with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Objektgesellschaft Dresden Living GmbH & Co. KG with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Objektgesellschaft "Alte Post" Oschatz GmbH & Co. KG with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Spirit Investor GmbH & Co KG with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany
- » VIVAT Solution GmbH & Co. KG located in Rosenau 54, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is a member of the Management Board of the following company:

- » VIVAT Multitalent AG with registered office in Rosenau 54, 87437 Kempten im Allgäu, Germany

In individual cases, the interests of Mr. Waldemar Hartung could conflict with those of the Issuer. Multitalent Investment 3 GmbH has not taken any measures to prevent the abuse of such control.

2.4.2. Risk Class Medium

Risks associated with the concentration of all the company shares in the hands of one person

Sole shareholder of the Issuer is Waldemar Hartung, he is holding 100 % of the Issuer's shares. The position as sole shareholder gives Waldemar Hartung controlling influence on the Issuer. Among other things, he may influence the appointment of other governing bodies of the Issuer and the amount of dividend payments, decisions on the annual budget or decisions on an increase of the share capital and amendments to the Issuer's Articles of Association. Waldemar Hartung is also sole member of the managing board of the Issuer. Waldemar Hartung's interests could conflict with those of the Issuer in individual cases, which could lead to conflicts of interest. Investment decisions may also be influenced by the fact that Waldemar Hartung is also the majority shareholder of other Issuers with similar portfolios. The Issuer has not taken any specific measures or precautions to avoid conflicts of interest and their consequences. If Waldemar Hartung does not exercise his controlling interest for the benefit of the Issuer, this could lead to the investors not receiving interest payments or to the total or partial loss of their investment amount.

Key personnel risk

The economic success of the Issuer is dependent on its Management (currently Mr. Waldemar Hartung as sole shareholder and Mr. Waldemar Hartung as sole members of the managing board) and on qualified contractual partners. The specific knowledge (know-how) of the Issuer and its protection are crucial factors for the commercial development of the Issuer. However, the available intellectual property including the company name is only protected or protectable in the first place to a limited extent.

The departure of Mr. Waldemar Hartung from the company as well as failures to adopt requisite measures for the protection of the intellectual property rights could reduce or threaten the competitiveness of the Issuer.

There is also a risk that the Issuer will not be able to contractually bind any qualified contractual partners in the future. The economic development of the Issuer depends, among other things, on its success in finding qualified and experienced contractual partners in the real estate sector, as well as in binding contractual partners to sell or buy receivables portfolios and/or real estate in the future or to realize real estate projects in property development companies and to successfully offer the property development companies corporate shareholdings or profit-participation loans in these property

development companies.

If the Issuer does not succeed in attracting, engaging and retaining qualified personnel and qualified contractual partners in the future, or if the sole shareholder and member of the managing board of the Issuer, Mr Waldemar Hartung, as well as any key persons who may continue to work for the company in the future make wrong personnel decisions, this may have a material adverse effect on the Issuer's assets, financial position and/or profit situation. This could lead to the investor not receiving any interest payments, or to the whole or partial loss of the investment amount.

2.4.3. Risk Class Low

Not applicable.

2.5. Risks relating to the Nature of the Bearer Bonds

2.5.1. Risk Class High

Total loss of the invested capital and claims to interest

If the total amount of securities is not subscribed, the issuing costs will increase in percentage terms in relation to the sums actually subscribed by investors and will be significantly higher than forecast, as the Issuer has fixed remuneration obligations.

If the total amount of subscription of the securities is below an amount of around 1 Mio. EUR, the Issuer will not have sufficient net proceeds to acquire future investment properties. In this case, there is a risk of failure of the Bearer Bonds.

The Bearer Bonds described in this prospectus are not subject to any legally required or voluntary deposit protection fund. Investors do not participate in the equity of the Issuer. The insolvency of the Issuer may therefore adversely affect the amount and timing of payments to investors. Investors may also suffer a total loss in the event of the insolvency of the Issuer. In the event of insolvency of the Issuer, the investors are treated in the same way as the other non-preferential creditors of the Issuer in accordance with the applicable insolvency regulations. In the insolvency proceedings, the assets are valued and distributed to satisfy the respective creditors with respect to their claim to the total obligations of the Issuer. There is the risk that the investors could lose their investment amount as well as any potential interest payments partly or even entirely. It is conceivable that insolvency proceedings will be initiated against the Issuer or that other measures will be taken which could affect the timing or amount of payments to the investors.

For an investor who is not in a position to cope financially with the total loss of the invested amount, there is therefore also the risk of personal insolvency.

Risks associated with debt financing

If investors finance the capital to be invested with borrowed funds, there is a risk that they will not only have to accept the loss of the investment amount and interest in the event of a negative economic development of the Bearer Bonds, but that they will also have to pay interest on and repay the loan from their own funds and also have to pay further financing costs. This can lead to insolvency of the investor. This can lead to further financial losses beyond the risk of total loss and even to the private insolvency of the investor.

Risk of limited termination options for investors

Investors in the Bearer Bonds have no ordinary right of termination during the term of the Bearer Bonds. There is thus a risk that investors will remain bound by their investment decision even if they have other capital requirements during the term of the Bearer Bonds. They cannot then draw on the money they have invested and may be forced to take out a bank loan to cover their capital requirements elsewhere. If it is not possible to take out a bank loan, this may also lead to the investor's personal insolvency.

Risk of capital commitment and lack of tradability of the Bearer Bonds

The Bearer Bonds have a term as specified in the Terms and Conditions of the Bearer Bonds. Fundamentally, investors have no access to the investment amount during the term of the Bearer Bonds. In this context, it should be noted that the offered Bearer Bonds will not be admitted for trading and are not included in a clearing system. The Bearer Bonds offered with this prospectus are transferable by handing over the certificate to the acquirer. A transfer of the Bearer Bonds offered with this prospectus is, therefore, in fact dependent on whether the respective investors find interested parties for the acquisition of the Bearer Bond and whether these are also prepared to pay a price that is reasonable from the perspective of the respective investor. If a potential buyer is found for the transfer of the Bearer Bond who, however, is not prepared to pay a reasonable price, this means that the respective investor will receive a price from the potential buyer which falls short of the original investment amount. If investors do not succeed in finding a party interested in a transfer of the Bearer Bonds, the investors continue to be bound to the Bearer Bonds at the contractual Terms and Conditions.

2.5.2. Risk Class Medium

No influence by the investors on the decisions of the Issuer

The Bearer Bonds do not convey any corporate or company holdings. Investors do not purchase any voting rights, membership rights, management authority or co-determination rights. The bondholders are also not entitled to request from the Issuer access to documents, in particular regarding the future investment objects acquired, to be acquired or sold by the Issuer. Investors therefore have no influence on the decisions of the Issuer. This means that they cannot prevent wrong decisions. This could cause negative development of the asset, financial and/or earnings situation of the Issuer. This could lead to the investor not receiving any interest payments, or to the whole or partial loss of the investment amount.

Inflation risk

The capital sum is repaid to the investors at the nominal value. However, the value of the sum repaid may also be reduced by inflation, meaning that the real value of the issued Bearer Bonds decreases as a result of monetary depreciation. There is no inflation compensation in respect of this bond.

2.5.3. Risk Class Low

Tax Risks

Investors are responsible for meeting their own tax obligations in connection with the bonds. There is a risk that investors who receive pension payments or social benefits may receive lower pension payments or social benefits as a result of interest income from the Bearer Bonds if certain additional income limits are exceeded.

Changes in tax laws, implementing regulations, case law as well as the guidelines and administrative directives of the tax authorities in Austria or in the respective country of origin of the investor may lead to a reduction in the expected yield or even taxation of the substance. Tax disadvantages may also arise as a result of changes to any double taxation agreement. Changes in the tax legislation could mean a higher tax liability for the Issuer. This could lead to the investor not receiving any interest payments, or to the whole or partial loss of the investment amount.

Allocation of the earnings to the investors for tax purposes without these earnings actually having been paid out to the investors could mean that the investors have to discharge their personal tax burden with respect to these allocated but undisbursed earnings from their own further assets. This can lead to financial repercussions or even the insolvency of the investors.

The purchase of the Bearer Bonds can cause reciprocal effects on other legal areas in particular cases. Investors would have to cover claims for the return of undue payments as a result of the reductions from their own assets. This and/or any future reductions may lead to financial difficulties or Bearer even the insolvency of the respective investor.

III. Registration Document, General Information, Information on the Issuer

1. Responsible Persons, information from Third Parties, Expert Reports and Approval by the Competent Authority

1.1. Responsibility for the Information Provided in the Prospectus

The Issuer, Multitalent Investment 3 GmbH, with its registered office at Rosenau 54, 87437 Kempten (Allgäu), Germany, is responsible for the information provided in this section (Registration Document). Managing Director of the Issuer is Mr. Waldemar Hartung.

1.2. Statement of the Issuer

The Issuer declares that it has taken all reasonable care to ensure that the information given in this section is, to the best of its knowledge, complete and correct and that no facts have been omitted which may alter or distort the import of this section.

1.3. Approval of this Prospectus

This Prospectus has been approved by the Financial Market Authority Austria ("FMA") as competent authority under the EU Prospectus Regulation, whereby the FMA reviews and approves the Prospectus solely with regard to its completeness, comprehensibility and consistency in accordance with the EU Prospectus Regulation. Such approval shall therefore expressly not be deemed to be an endorsement of the Issuer, or the Bearer Bonds issued by the Issuer, which is the subject of this Prospectus.

2. Auditor

2.1. Name and Address of the Issuer's Auditor

The auditor of the Issuer is UStB GmbH Wirtschaftsprüfungsgesellschaft, Wägerstraße 14, 01309 Dresden, Germany. UStB GmbH Wirtschaftsprüfungsgesellschaft is a member of the Berlin Chamber of Auditors (Germany).

3. Risk Factors

With regard to the risk factors that are likely to affect the Issuer's ability to meet its obligations under the Bearer Bonds to investors, reference is made to Chapter II of this Base Prospectus, in particular subchapter 2 ("Risks Specific to the Issuer").

4. Information on the Issuer

4.1. Business History and Development of the Issuer

4.1.1. Legal and Commercial Name of the Issuer

The name of the Issuer is Multitalent Investment 3 GmbH. The Issuer acts under the business name "Multitalent Investment 3 GmbH", which is identical to the company name. No other commercial designations are used by the Issuer.

4.1.2. Place of Registration and Registration Number, Legal Entity Identifier (LEI)

The Issuer is registered in the Commercial Register of the Local Court of Kempten (Allgäu), Germany, under the registration number HRB 16940. The LEI is: 529900LIO2RK6QKTZK26

4.1.3. Date of Incorporation and Duration of Existence of the Issuer

The Issuer was incorporated for an unlimited period of time by its Articles of Association as of February

17, 2023 and was entered in the Commercial Register of the Local Court of Kempten (Allgäu), Germany, on March 16, 2023 under the registration number HRB 16940.

4.1.4. Registered Office and Legal Form of the Issuer, Legal System, Country of Incorporation, Address and Telephone Number of the Registered Office

The Issuer is a limited liability company incorporated and existing under the laws of Germany for an indefinite period. The business address of the Issuer is Rosenau 54, 87437 Kempten (Allgäu), Germany, its telephone number is +49 831 5128899-0.

The website of the Issuer is available at www.multitalent.ag. The information on the Issuer's website is only part of the Prospectus if it has been included in the Prospectus by reference.

4.1.5. Recent Events that are materially relevant to the assessment of the Issuer's Solvency

From the date of incorporation to the date of preparation of the Prospectus, no events have occurred that are materially relevant to the assessment of the Issuer's solvency.

4.1.6. Details of Credit Ratings prepared for the Issuer on its behalf or in cooperation with the Issuer at Rating the Proceedings

No ratings have been prepared for the Issuer.

4.1.7. Information on significant changes in the Issuer's debt and financial structure since the last financial year

The Issuer is a newly established company, its opening balance sheet was prepared on February 17, 2023. The Issuer's interim financial statement was prepared on March 31, 2023. At the time of the preparation of the Prospectus, no changes in the debt and financial structure of the Issuer have occurred.

4.1.8. Description of the Expected Financing of the Activities of the Issuer

The Issuer intends to finance the commencement of its business activities by raising subordinated loans and participatory subordinated loans and by issuing the present Bearer Bonds.

5. Overview of Business Activities

5.1. Main Areas of Activity of the Issuer

The statutory purpose of the Issuer is the establishment, administration, participation in subsidiaries and thirdparty enterprises in trade and industry; assumption of consulting, representation and organizational tasks in its own interest; all transactions and activities directly or indirectly related to the aforementioned corporate purpose. The Company is authorized to issue investments and securities. The Company does not engage in any transactions that require a license pursuant to Section 32 of the German Banking Act (KWG). The Issuer plans to acquire real estate directly or via a property development company. These properties will be further developed by means of a pre-purchase development concept and a verified profitability calculation, with the aim of selling them at a high profit.

The following initial investment is planned:

- » Acquisition of a vacation property on the Island of Rügen, City of Binz, Amselweg 23
- » Property size 834 sqm
- » Year of construction 2011
- » Rentable area 429 sqm
- » Acquisition costs EUR 2.5 million

The concept is to start selling the condominiums at the beginning of the project.

The financing of the acquisition and the development is planned with the purchase price installments of the buyers and or bank loans and with the offered bearer bonds. The remaining financial resources required will be financed with subordinated loans and participatory subordinated loans. Financing offers securing the overall financing are available. The amount of the individual financing components depends on the initial sales success of the condominiums.

The total implementation of the project from the start of investment is planned 24 months.

The financing interest paid during the project phase for the bearer bonds, like all other financing interest, represents construction period interest to be capitalized. They are not included in the above acquisition costs and are incurred additionally. The capitalization of interest costs does not result in an expense in the balance sheet. The accounting expense only arises when the condominiums sold are handed over and is offset by the proceeds from the sale.

Upon formation, the Company has subscribed and paid-in capital in the amount of EUR 25,000.00. The shareholder paid the capital into the Company in full and at its free disposal on March 13, 2023 until the start of the Bearer Bonds from this offering program, the shareholder will pay in an additional EUR 250,000.00 in equity capital at the Company's free disposal and add it to the capital reserves.

The financing of the projects is to be secured on the basis of a financing mix; this consists of the Bearer Bonds offered as well as subordinated loans and participatory subordinated loans. The initial investments in the investment company will be financed exclusively with subordinated loans and participatory subordinated loans. In later years, this financing will be replaced by the net proceeds from the Bearer Bonds.

The future business development of the Issuer will largely depend on the success of its investment activities and thus on the success of the construction and operation of plants from the field of renewable energies.

The company does not employ its own staff and does not plan to employ its own staff in the future. The investment decisions and strategic decisions are made by the management of Multitalent Investment 3 GmbH.

The Issuer will operate in the real estate market in accordance with its corporate purpose.

5.2. Basis for any disclosures by the Issuer on its competitive position

The Issuer does not provide any information on its competitive position.

6. Organizational Structure

6.1. Position of the Issuer in a Group

The Issuer is currently not part of a corporate group. However, in line with its investment strategy, it may take over or represent other companies in Germany or abroad of the same or a similar kind; it may participate in such companies, also as a general partner. In addition, the Issuer may establish branches in Germany or abroad under the same or a different name, as well as establish, manage or participate in subsidiaries in Germany or abroad, and acquire or pre-extend shares in third-party companies in Germany or abroad. The Company may limit its activities to the administration of its shareholdings.

7. Trend Information

7.1. Statement on material deterioration of the Issuer's prospects since the date of its incorporation

As of the date of this Prospectus, there have been no material adverse changes in the prospects of the Issuer since the date of its incorporation.

7.2. Information on Trends, etc.

The Issuer has no information about any known trends, uncertainties, demands, commitments or events that are likely to have a material effect on the Issuer's prospects for at least the current fiscal year.

8. Earnings Forecasts or Earning Estimates

The Issuer does not provide any profit forecast or profit estimates.

9. Administrative, Management and Supervisory Bodies

9.1. Information on members of the administrative, management and supervisory bodies

Mr. Waldemar Hartung, 100 % shareholder of the Issuer and member of the Management Board, also holds the following positions:

Mr. Waldemar Hartung is 100% shareholder and member of the management board of the following companies:

- » Multitalent AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » Multitalent II AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » Multitalent 3 AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » VIVAT AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » VIVAT II AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein

Mr. Waldemar Hartung is 100% shareholder and member of the management of the following companies:

- » VIVAT Exclusive GmbH located in Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Multitalent Investment GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Multitalent Investment II GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » unique capital GmbH with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany
- » VIVAT Investment GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » VIVAT Investment II GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » assetSolution UG with registered office in Rosenau 52, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is a shareholder and member of the management of the following company:

- » SIA Multitalent Investment with registered office at Skolas iela 21, 1010 Riga, Latvia
- » F+F Finanzinvestitionen GmbH with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany
- » Spirit Financial Group GmbH with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is 100% shareholder of the following company:

- » Zinnowitz GmbH & Co. KG with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is a member of the management of the following companies:

- » VIVAT Akzent GmbH located at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » VIVAT Rothenburg GmbH & Co KG located in Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Rothenburg-Grundstücks UG with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany

- » FFM-WohnTrend GmbH with registered office at Landsberger Straße 155, 80687 Munich, Germany
- » VIVAT Sachwerte GmbH with registered office in Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Project Wendestrass Erfurt GmbH & Co. KG with registered office at Landsberger Straße 155, 80687 Munich, Germany
- » Objektgesellschaft Liebenau Halle GmbH with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Objektgesellschaft Bernburg Halle GmbH with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Objektgesellschaft Dresden Living GmbH & Co. KG with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Objektgesellschaft "Alte Post" Oschatz GmbH & Co. KG with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Spirit Investor GmbH & Co KG with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany
- » VIVAT Solution GmbH & Co. KG located in Rosenau 54, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is a member of the Management Board of the following company:

- » VIVAT Multitalent AG with registered office in Rosenau 54, 87437 Kempten im Allgäu, Germany

In individual cases, the interests of Mr. Waldemar Hartung could conflict with those of the Issuer. Multitalent Investment 3 GmbH has not taken any measures to prevent the abuse of such control.

9.2. Conflicts of interest of administrative, management and supervisory bodies

VIVAT Investment II GmbH and VIVAT II AG currently also issue Bonds. Situations are therefore conceivable, such as a shortage of investment objects in the German real estate market, in which the Issuer's management could make decisions on their behalf that are made for the predominant benefit of VIVAT Investment II GmbH and VIVAT II AG currently and are therefore contrary to the Issuer's best interests. Such decisions may result in a negative development of the Issuer's net assets, financial position and/ or results of operations. This may result in investors losing some or all of their bond capital and interest entitlement.

The Issuer has not taken any measures to prevent negative effects on the Issuer resulting from the described potential conflicts of interest.

10. Principal Shareholder

10.1. Direct and indirect shareholdings and control relationships as well as measures to prevent abuse of such control

The sole shareholder of the Issuer is Mr. Waldemar Hartung, Rosenau 54, 87437 Kempten (Allgäu), Germany.

This Issuer is represented by its sole shareholder and sole member of the Managing Board, Mr. Waldemar Hartung.

All decisions requiring a shareholders' resolution are therefore made solely by Mr. Waldemar Hartung. These include in particular, but are not limited to, the election, dismissal and discharge of a managing director of the Issuer and of the auditing company, the timing and amount of distributions, decisions on the annual budget, the approval of the annual financial statements, the adoption of resolutions on the appropriation of the annual result, regulations on the subscription amount of shares in the company, amendments to the Issuer's Articles of Association, resolutions on the dissolution of the company, and resolutions on the relocation of the registered office or conversions.

In individual cases, the interests of Mr. Waldemar Hartung could conflict with those of the Issuer. Multitalent Investment 3 GmbH has not taken any measures to prevent the abuse of such control.

11. Financial information on the net assets, financial position and results of operations of the Issuer

11.1. Historical Financial Information

The Issuer was incorporated by registration in the Commercial Register of the Local Court of Kempten (Allgäu), Germany, on March 16, 2023 and has a share capital in the amount of EUR 25,000.00. The extract from the commercial register is attached as an annex to this Prospectus.

As the Issuer is a newly established company, no key figures on the Issuer's financial position and results of operations from previous years or comparative periods or historical financial information are available or are limited to the opening balance sheet:

Opening Balance Sheet as of February 17, 2023 Multitalent Investment 3 GmbH, Kempten (Allgäu)

Assets		Liabilities	
	EUR		EUR
A. Current Assets	25,000.00	A. Shareholders Equity	25,000.00
- thereof receivables from shareholders Euro 50,000.00			
	25,000.00		25,000.00

Up to the date of the Prospectus, expenses were only incurred for the establishment and start-up of the Company.

The financial information selected below should be read only in conjunction with the documents and materials incorporated by reference in this Prospectus (see Section "VII. Documents Incorporated by Reference").

Up to the date of the Prospectus, expenses were only incurred for the establishment and start-up of the Company. The financial information selected below should be read only in conjunction with the documents and materials incorporated by reference in this Prospectus (see Section "VII. Documents Incorporated by Reference").

Interim Financial Statement as of March 31, 2023 Multitalent Investment 3 GmbH

Assets		Liabilities	
	EUR		EUR
A. Current Assets		A. Shareholders Equity	
I. Cash on hand, Bundesbank balances, bank balances and checks	17,143.01	I. Subscribed Capital	25,000.00
		II. Net Loss for the Year	7,856.99
Total Current Assets	17,143.01	Total Equity	17,143.01

The opening balance sheet of the Issuer was prepared on February 17, 2022, the interim financial statement was prepared on March 31, 2023. Financial Information is therefore not older than 18 months as of the date of the Prospectus.

11.2. Review of Historical Financial Information

The opening balance sheet of the Issuer as of February 17, 2023 and the interim financial statement as of March 31, 2023 have been prepared in accordance with international accounting standards as adopted by the Union pursuant to Regulation (EC) No. 1606/2002.

11.3. Court and Arbitration Proceedings

No governmental interventions or legal or arbitration proceedings have been instituted in the past 12

months in which the Issuer is a party or which could have or have had a significant effect on the Issuer's financial position or profitability. Moreover, the Issuer has no knowledge that such proceedings have been initiated.

11.4. Significant changes in the Issuer's financial position or trading position

As the Issuer is a newly established company, there is no previous financial year. Therefore, there have been no material changes in the Issuer's financial position or trading position as of the date of this Prospectus. The Issuer is not part of a group at the date of this Prospectus. Therefore, no information on changes in the financial position of the group is provided.

12. More Details

12.1. Share Capital

The Company's share capital amounts to EUR 25,000.00. The capital was paid up in full and in cash. The Articles of Association do not contain any authorized or conditional capital increase. Furthermore, no profit participation certificates have been issued.

The share capital is divided into one share with a nominal value of EUR 25,000.00. The company share is in the name of the sole shareholder, Mr. Waldemar Hartung.

12.2. Articles of Association and Bylaws of the Company

The Issuer is registered in the Commercial Register of the Local Court of Kempten (Allgäu), Germany, under the registration number HRB 16940. The corporate purpose of the Issuer is set forth in the Articles of Association of the Issuer under II. as follows:

"II. Object of the Company

1. The statutory purpose of the Issuer is the establishment, administration, participation in subsidiaries and thirdparty enterprises in trade and industry; assumption of consulting, representation and organizational tasks in its own interest; all transactions and activities directly or indirectly related to the aforementioned corporate purpose. The Company is authorized to issue investments and securities. The Company does not engage in any transactions that require a license pursuant to Section 32 of the German Banking Act (KWG).

2. The Company is entitled to engage in all transactions and take all measures which appear suitable to serve the object of the Company. For this purpose, it may establish branches, found, acquire and participate in other companies in Germany and abroad, as well as uniformly manage such companies or limit itself to the management of participations. It may spin off its operations in whole or in part to affiliated companies."

13. Material Contracts

The Company has entered into the following contracts that are outside the ordinary course of business:

13.1. Subordinated Loans and Participatory Subordinated Loans

The Issuer intends to take up subordinated loans and participatory subordinated loans from other companies in the future. To date, the Issuer has not yet taken up any subordinated loans and participatory subordinated loans or concluded any corresponding agreements.

13.2. Issuance of Bearer Bonds

In order to finance the commencement of its business activities, the Issuer intends to issue Bearer Bonds under this Base Prospectus in several different forms at a total issue volume specified in the Final Terms. As of the date of this Prospectus, the Issuer has not yet issued any Bearer Bonds.

13.3. Exclusive Distribution Agreement with Largamus Financial GmbH

The Issuer has entered into an exclusive distribution agreement for the brokerage of financial instruments with Largamus Financial GmbH in order to offer the Bearer Bonds to interested investors. Largamus Financial GmbH is a licensed securities institution. Largamus Financial GmbH has received its permission in accordance with § 15 WpIG (Wertpapierinstitutsgesetz) for investment advice and investment brokerage from the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin) with notice as of January 31, 2022. The permission became effective with the entry of Largamus Financial GmbH in the Commercial Register on April 7, 2022. It is possible that the permission of Largamus Financial GmbH as a licensed securities institution will be notified to other states and accordingly the activity of Largamus Financial GmbH will be extended to other states. So far this is not the case.

14. Available Documents

Until the expiry of the validity of this section (Registration Document), copies of the following documents may be inspected at the Issuer's business address, Rosenau 54, 87437 Kempten (Allgäu), Germany:

- » Articles of Association of the Issuer
- » Bond conditions
- » Opening balance sheet of the Issuer as of February 17, 2023 including audit report
- » Interim financial statement as of March 31, 2023.

IV. Information on Non-Equity Securities - Securities Description

1. Responsible persons, information from third parties, expert reports and approval by the competent authority

1.1. Responsibility for the Information provided in the Prospectus

The Issuer, Multitalent Investment 3 GmbH, with its registered office at Rosenau 54, 87437 Kempten (Allgäu), Germany, is responsible for the information provided in this section. The Company is represented by its sole Managing Director, Mr. Waldemar Hartung.

1.2. Declaration by the Persons Responsible for the Bearer Bonds

The Issuer, as responsible for the information given in this section, declares that it has taken all reasonable care to ensure that the information given in this section is, to the best of its knowledge, in accordance with the facts and contains no omission likely to alter or distort its import.

1.3. Approval of the Prospectus

This Prospectus has been approved by the Austrian Financial Market Authority ("FMA") as competent authority in accordance with the EU Prospectus Regulation, whereby the FMA approves the Prospectus solely with regard to its completeness, comprehensibility and consistency in accordance with the EU Prospectus Regulation. Such approval should therefore not be taken as an endorsement of the quality of the Securities which are the subject of this Prospectus. Investors should make their own assessment of the suitability of these Securities for their individual investment.

2. Risk Factors

With regard to risk factors that are material to the Securities to be offered, in particular with regard to the effects of insolvency or similar proceedings on the expected amount or timing of payments, see section "II. / 2. Risks specific to the Issuer / 2.5. Risks Relating to the Nature of the Bearer Bonds". With respect to those risks that are likely to affect the Issuer's ability to meet its obligations under the Securities to investors, see section "II./2. Risks Specific to the Issuer".

3. Basic Data

3.1. Interests of natural or legal persons involved in the issue/offer

The issuance of Bonds under this Offering Program is primarily in the interest of the Issuer.

Mr. Waldemar Hartung, 100 % shareholder of the Issuer and member of the Management Board, also holds the following positions:

Mr. Waldemar Hartung is 100% shareholder and member of the management board of the following companies:

- » Multitalent AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » Multitalent II AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » Multitalent 3 AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » VIVAT AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein
- » VIVAT II AG with registered office at Landstrasse 63, 9490 Vaduz, Liechtenstein

Mr. Waldemar Hartung is 100% shareholder and member of the management of the following companies:

- » VIVAT Exclusive GmbH located in Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Multitalent Investment GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany

- » Multitalent Investment II GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » unique capital GmbH with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany
- » VIVAT Investment GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » VIVAT Investment II GmbH with registered office at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » assetSolution UG with registered office in Rosenau 52, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is a shareholder and member of the management of the following company:

- » SIA Multitalent Investment with registered office at Skolas iela 21, 1010 Riga, Latvia
- » F+F Finanzinvestitionen GmbH with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany
- » Spirit Financial Group GmbH with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is 100% shareholder of the following company:

- » Zinnowitz GmbH & Co. KG with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is a member of the management of the following companies:

- » VIVAT Akzent GmbH located at Rosenau 54, 87437 Kempten im Allgäu, Germany
- » VIVAT Rothenburg GmbH & Co KG located in Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Rothenburg-Grundstücks UG with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany
- » FFM-WohnTrend GmbH with registered office at Landsberger Straße 155, 80687 Munich, Germany
- » VIVAT Sachwerte GmbH with registered office in Rosenau 54, 87437 Kempten im Allgäu, Germany
- » Project WendestrassE Erfurt GmbH & Co. KG with registered office at Landsberger Straße 155, 80687 Munich, Germany
- » Objektgesellschaft Liebenau Halle GmbH with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Objektgesellschaft Bernburg Halle GmbH with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Objektgesellschaft Dresden Living GmbH & Co. KG with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Objektgesellschaft "Alte Post" Oschatz GmbH & Co. KG with registered office at Thölauerstrasse 13, 95615 Marktredwitz, Germany
- » Spirit Investor GmbH & Co KG with registered office at Rosenau 52, 87437 Kempten im Allgäu, Germany
- » VIVAT Wolution GmbH & Co. KG located in Rosenau 54, 87437 Kempten im Allgäu, Germany

Mr. Waldemar Hartung is a member of the Management Board of the following company:

- » VIVAT Multitalent AG with registered office in Rosenau 54, 87437 Kempten im Allgäu, Germany

In individual cases, the interests of Mr. Waldemar Hartung could conflict with those of the Issuer. Multitalent Investment 3 GmbH has not taken any measures to prevent the abuse of such control.

3.2. Reasons for the Offer as well as use of Proceeds

The proceeds generated by way of this Securities issue will be used by the Issuer for:

The following initial investment is planned:

Acquisition of a vacation property on the Island of Rügen, City of Binz (Germany), Amselweg 23

- » Property size 834 sqm

- » Year of construction 2011
- » Rentable area 429 sqm
- » Acquisition costs EUR 2.5 million

The concept is to start selling the condominiums at the beginning of the project.

The financing of the acquisition and the development is planned with the purchase price installments of the buyers and or bank loans and with the offered bearer bonds. The remaining financial resources required will be financed with subordinated loans and participatory subordinated loans. Financing offers securing the overall financing are available. The amount of the individual financing components depends on the initial sales success of the condominiums.

The total implementation of the project from the start of investment is planned 24 months.

The financing interest paid during the project phase for the bearer bonds, like all other financing interest, represents construction period interest to be capitalized. They are not included in the above acquisition costs and are incurred additionally. The capitalization of interest costs does not result in an expense in the balance sheet. The accounting expense only arises when the condominiums sold are handed over and is offset by the proceeds from the sale.

Upon formation, the Company has subscribed and paid-in capital in the amount of EUR 25,000.00. The shareholder paid the capital into the Company in full and at its free disposal on March 13, 2023 until the start of the Bearer Bonds from this offering program, the shareholder will pay in an additional EUR 250,000.00 in equity capital at the Company's free disposal and add it to the capital reserves.

The financing of the projects is to be secured on the basis of a financing mix; this consists of the Bearer Bonds offered as well as subordinated loans and participatory subordinated loans. The initial investments in the ownership company will be financed exclusively with subordinated loans and participatory subordinated loans. In later years, this financing will be replaced by the net proceeds from the Bearer Bonds.

The Issuer will receive, upon issuance of all of the Bonds at an issue amount equal to 100% of the principal amount thereof, anticipated net proceeds from the total proceeds realized from the issuance, less the expenses described below:

The total costs are 18 % in relation to the entire term and the nominal amount of this issue. The costs are attributable to sales commissions, conception expenses, marketing expenses, administrative expenses, training expenses and expenses for sales coordination. the total costs are spread evenly over the term of the respective Bonds. The annual costs are therefore calculated by dividing the total costs by the (full) years of the relevant term of the Bond. A detailed breakdown of the costs can be found in the respective Final Terms. The net issue proceeds are therefore the total proceeds generated by the issue less the costs described above. the Issuer will take the costs of commencing its business activities from the issue proceeds.

4. Information on the Securities to be Offered

4.1. Description of the Type and Class of Securities

The Securities issued on the basis of this Prospectus are fixed rate Bearer Bonds. The respective Securities identification number ("ISIN") is specified in the Final Terms.

4.2. Legislation on the basis of which the Securities were created

The Bonds issued under this Prospectus are governed by German law. The Bonds are fixed-income Securities within the meaning of §§ 793 et seq. BGB, which are made out to the bearer. The German Bond Act ("SchVG") is applicable to these Securities.

4.3. Securitization and Denomination

The Bearer Bonds are not included in a clearing system, but physical individual certificates are issued. Upon receipt and acceptance of the subscription form, the Issuer shall confirm acceptance of the subscription to the bondholder. Effective certificates (physical individual certificates) are issued in respect of the Bearer Bonds subscribed for by the investor. Investors will receive their individual Bearer Bond certificates by mail within 20 banking days at the latest.

In the event of an intended transfer of the Bearer Bonds, the respective investor shall inform the Issuer of the intended transfer, at the same time naming the acquirer (including its account details).

4.4. Total issue volume of Securities to be offered

The maximum aggregate issue size of all Bonds issued under this Prospectus will be the sum of the specific issue sizes set forth in the respective Terms and Conditions (see Final Terms), as the individual issues made under the Offering Program will be subject to an upper limit on the issue size.

The total costs are 18 % in relation to the entire term and the nominal amount of this issue. The costs are attributable to sales commissions, conception expenses, marketing expenses, administrative expenses, training expenses and expenses for sales coordination. The total costs are distributed evenly over the term of the respective Bonds. The annual costs are therefore calculated by dividing the total costs by the (full) years of the relevant term of the Bond. A detailed breakdown of the costs can be found in the respective Final Terms. The net issue proceeds are therefore the total proceeds generated by this issue less the costs described above. The Issuer will take the costs of commencing its business activities from the issue proceeds.

4.5. Currency of the Securities issue

The Bearer Bonds are issued in euros (EUR) or Swiss Francs (CHF). The currencies in relation to the individual financial products result from the Final Terms of the respective issue.

4.6. Rank of Securities

Unless mandatory legal provisions provide otherwise, the Bonds constitute direct, unconditional, unsubordinated and unsecured liabilities of the Issuer ranking pari passu with each other and with all present and future unsecured and unsubordinated liabilities of the Issuer. Those liabilities that rank senior under applicable mandatory law include, for example, the costs of insolvency proceedings or employees' claims for payment of current remuneration after the opening of insolvency proceedings. The Issuer is free to enter into further liabilities of unlimited amount ranking pari passu with those of the investors, but also secured liabilities of unlimited amount ranking prior to the investors' claims.

4.7. Description of the rights attached to Securities, including any restrictions and the procedure for exercising these rights

The Bonds issued under this offering program grant the respective security holder a claim against the Issuer for interest payments and repayment of the principal at the nominal amount on a date specified in the respective terms and conditions sheet (Final Terms). The rights and obligations of the Issuer shall otherwise be governed by the laws of the Federal Republic of Germany.

All Bonds issued under this Bond are Bearer Bonds, which are securitized in physical individual certificates for the entire term of the Bond.

The Bonds may be transferred in compliance with the statutory provisions. The Bearer Bonds are not included in a clearing system or in trading on a regulated market. The transferability of the Bonds is therefore limited in this respect.

The bondholders have no membership rights, and in particular no rights to attend, participate in, or vote at the General Meeting of the Company. In principle, investors have no rights to inspect the Issuer's documents.

During the term of the respective Bond, the ordinary right of termination for the security holder of the Bearer Bond is irrevocably excluded. The bondholders' extraordinary right of termination remains unaffected. The Issuer is not obliged to pay the investor any early redemption compensation.

All amounts payable under the terms and conditions of the Bonds shall be paid by the Issuer itself to the bondholders in the respective currency of issue. All payments, in particular principal repayments and interest payments, shall be made without deduction and withholding of taxes, duties and other charges, unless the Issuer is required by law to make such deduction and/or withholding. The Issuer assumes no responsibility for the fulfillment of tax obligations by the bondholders. The Issuer shall not be obligated to pay any additional amounts to the bondholders as compensation for any amounts so deducted or withheld. To the extent that the Issuer is not legally obligated to deduct and/or withhold taxes, duties or other charges, it shall have no obligation whatsoever with respect to any obligations of the bondholders under tax law.

4.8. Interest rate and Interest Debt

The Bonds confer the right to payment of interest in the amount specified in the Final Terms. The interest rate is fixed and interest payments are due quarterly in arrears on the first day of the following quarter. If this day is not a bank working day on which German banks settle payment transactions, the interest receivable falls due on the bank working day following the actual due date on which German banks settle payment transactions. Interest is calculated on the basis of the nominal value of the Bond. Interest is calculated using the ICMA (Actual/Actual) interest calculation method.

The date from which interest is due is specified in the Final Terms.

Claims from interest due become time-barred after three years, claims from Bonds due after thirty years. "Banking days" are days, other than Saturdays, Sundays or public holidays, on which German banks settle payment transactions.

4.9. Maturity Date and Repayment Terms

The right to repayment is associated with the Bonds. The Issuer undertakes to redeem the Bonds at the nominal amount on the maturity date, unless it has already redeemed or repurchased and cancelled the Bonds prematurely. The redemption price for all Bonds issued under this offering program is equal to the nominal amount.

The Issuer's issues have a specific term. The term of an issue shall commence on the calendar day specified in the Final Terms (start of term) and shall end on the end of term, which shall also be specified in the Final Terms. The start of the term of the issue coincides with the (first) value date and/or the first day of interest payment (start of interest payment) and the end of the term coincides with the last day of interest payment (end of interest payment).

The maturity date will be specified in the Final Terms for all Bonds issued under this Offering Program.

Subject to applicable tax and other legal rules and regulations, the payment of principal and interest shall be made by the Issuer to the credit of the respective investors. Repayment shall be made without separate application or submission by the investor.

During the term of the respective Bond, the ordinary right of termination for the security holder of the Bearer Bond is irrevocably excluded. The bondholders' extraordinary right of termination remains unaffected.

4.10. Yield

Yield is generally defined as the total return on a cash or capital investment, measured as the actual percentage increase in the value of the capital invested. The annual yield, before deduction of any taxes and other levies, of the Bonds based on the issue amount of 100% of the principal amount and redemption at maturity is equal to the nominal yield and is specified in the Final Terms. The total yield in respect of the Bearer Bonds results from the issue price, the interest rate, the term and the redemption rate.

4.11. Representation of the Holders of Bearer Bonds

The terms and conditions of the Bonds do not regulate any special form of representation of the security holders of the Bonds. In principle, all rights arising from the Bonds in question must be asserted by the individual bondholders themselves or by the legal representative appointed by them directly against the Issuer at its registered office in writing (by registered mail) or by ordinary legal proceedings.

The Issuer does not provide for organized representation of the bondholders. However, the community of creditors is established on the basis of the German Bond Act (SchVG). The German Bond Act provides that the creditors of the same Bond may approve amendments to the terms and conditions of the Bond by majority resolution and appoint a joint representative to safeguard their rights. In this case, a bondholder can no longer address the Issuer independently of the other creditors. See section "II. / 2. Risks specific to the Issuer / 2.5. Risks Relating to the Nature of the Bearer Bonds".

4.12. Details of the resolutions, authorizations and approvals pursuant to which the Securities are to be created and/or issued

The relevant resolutions, authorizations and approvals result from the Final Terms.

4.13. Indication of the expected issue date

The expected issue date is specified in the Final Terms.

4.14. Description of any restrictions on the transferability of the Securities

The Bonds may in principle be freely transferred in accordance with the statutory provisions by handing over the certificate to the acquirer. However, there is no admission to a regulated market or other trading venue, multilateral trading facility or organized trading facility, which may constitute a de facto restriction on tradability.

Consequently, transferability is not legally restricted, but in fact always depends on whether there is a purchaser who, from the perspective of the transferring investor, is willing to pay an adequate price for the Bearer Bond.

The Bonds may be purchased by any natural person or legal entity resident or domiciled in the EU and Switzerland. This offer is only addressed to investors in Austria, France, Belgium, Italy, Estonia, Latvia, Lithuania, Hungary, Luxembourg, Netherlands, Finland and Sweden. However, the Issuer is free to request the FMA to notify the competent authorities of other EEA member states of the Prospectus and to extend its offer to these states.

Pursuant to Art. 54 para. 2 of the Federal Financial Services Act (FIDLEG) in conjunction with Art. 70 para. 2 of the Swiss Financial Services Ordinance (FinSO), the Prospectus Review Board may provide that prospectuses approved in certain foreign jurisdictions are also deemed approved in Switzerland. The review bodies in Switzerland have recognized Austria and the Financial Market Authority of Austria. Accordingly, the Prospectus is deemed approved in Switzerland.

The invitation to submit a tender is generally not addressed to a specific or limited target group or category of investors. The Bonds may be acquired by any natural person or legal entity resident or domiciled in the EU. The Bearer Bonds may not be offered in the United States of America or acquired by U.S. persons or politically exposed persons.

4.15. Cautionary note on the effect of tax legislation on contracts from the Securities

In accordance with the EU Prospectus Regulation as well as the Delegated Regulation (EU) 2019/980, investors are expressly warned and explicitly advised that the tax legislation of the investor's country of origin and the Issuer's country of incorporation may affect the income from the security.

Investors should therefore always consult their own tax advisors regarding individual tax consequences resulting from the subscription for, purchase, holding and disposition of the Bonds, including the

application and effect of state, regional and foreign or other tax laws and the possible effect of changes in the respective tax laws.

The Issuer cannot be held responsible for the individual tax consequences to the investor arising from the purchase, holding or sale of the Bonds.

4.15.1. General information on the tax situation

All amounts payable on the Bearer Bonds shall be paid without withholding or deduction of any present or future taxes or other duties of any kind, unless such withholding or deduction is required by law. The Issuer is not obligated to fulfill the tax obligations of the bondholders unless such obligation is provided for by law under German law.

5. Conditions of the Public Offering of Securities

5.1. Terms and conditions, bid statistics, expected timeline and required actions for application.

5.1.1. Offer Conditions

The Terms and Conditions Sheet (including the annexed Terms and Conditions of the respective issue) completes and amends the Securities description contained in Section IV. of this Prospectus with respect to the individual Bonds. The relevant Final Terms, including the annexes thereto, must always be read in conjunction with this Prospectus and any supplements thereto.

The relevant Final Terms including its annexes will be available free of charge on the Issuer's website at www.multitalent.ag and upon request during normal business hours at the Issuer's business address, Rosenau 54, 87437 Kempten (Allgäu), Germany.

5.1.2. Time limit within which the offer is valid, description of the application procedure.

The relevant offer period for the respective issue will be specified in the Final Terms.

5.1.3. Rejection or Reduction of Drawings

The Issuer reserves the right to reject offers for subscription made by potential investors at any time and without giving reasons or to execute them only in part.

5.1.4. Details of the minimum and/or maximum amount of the subscription

The minimum subscription amounts and the maximum subscription amounts for the Bonds are specified in the respective Final Terms.

5.1.5. Method and deadlines for servicing the Securities and their delivery

The investor makes a binding offer to the Issuer in writing or online to acquire the Bond with the desired nominal amount by subscribing for a subscription certificate. The acquisition of the Bond is effected by the acceptance of the offer by the Issuer. The Issuer reserves the right not to accept a subscription offer. No reasons need to be given for non-acceptance. The closing of the issue is possible on the 1st and 15th day of each month. Subscription to the issue must be made at least 14 days before the desired start of the contract.

Subsequently, the investor transfers the subscription amount, including any surcharges and fees, to the Issuer's subscription account.

An additional requirement for a successful conclusion of the contract is the receipt of the subscription amount on the account of the Issuer at least one day before the start of the contract. The Issuer reserves the right to reject an offer in the course of which the subscription amount is received late, without giving reasons.

The Issuer shall confirm receipt of payment to the investor on the basis of the contract concluded and shall issue the investor with an effective certificate (physical individual certificate) for the Bearer Bonds acquired.

Effective certificates (physical individual certificates) are issued in respect of the Bearer Bonds subscribed for by the investor. Investors will receive their individual Bearer Bond certificates by mail within 20 banking days at the latest.

In the event of a transfer of the Bearer Bonds, the respective investor shall inform the Issuer of the transfer, at the same time naming the acquirer (including its account details). The transfer of the Bearer Bonds from one investor to a new investor requires the delivery of the physical individual certificate. The beginning of the subscription period will be defined in the Final Terms.

5.1.6. Comprehensive description of the modalities and the date for the public announcement of the bid results

The Final Terms will be published on the Issuer's website, available at www.multitalent.ag, and will be made available in printed form free of charge upon request during normal business hours at the Issuer's business address. The publication of other results of an offering under this Base Prospectus is not intended.

5.1.7. Information on Preferential Subscription Rights

There are no preferential or subscription rights for the subscription of Bonds issued under the Offering Program, therefore information on this point is omitted.

5.2. Distribution and Allocation Plan

5.2.1. Indication of the different categories of potential investors to whom the Securities are offered

The Bonds issued under this Offering Program may be offered to investors in Austria. The Issuer plans to have the Bonds notified by the FMA in the following countries: France, Belgium, Italy, Estonia, Latvia, Lithuania, Hungary, Luxembourg, Netherlands, Finland and Sweden.

The invitation to submit a tender is generally not addressed to a specific or limited target group or category of investors. The Bonds may be acquired by any natural person or legal entity resident or domiciled in the EU. The Bearer Bonds may not be offered in the United States of America or acquired by U.S. persons or politically exposed persons.

A procedure for reporting the amount allocated to subscribers does not apply. No indication is given as to whether trading can commence prior to notification.

5.2.2. Pricing

The issue price of a particular issue is specified in the relevant conditions sheet. The issue price may include various incidental costs of the issue (commissions, markups, expenses or third-party costs), accrued interest, as well as follow-up costs.

Otherwise, no expenses or charges will be imposed on the investors by the Issuer.

5.2.3. Placement and Acquisition

The Issuer has entered into an exclusive distribution agreement for the brokerage of financial instruments with Largamus Financial GmbH in order to offer the Bearer Bonds to interested investors. Largamus Financial GmbH is a licensed securities institution. Largamus Financial GmbH has received this permission in accordance with § 15 WpIG (Wertpapierinstitutsgesetz) for investment advice and investment brokerage from the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin) with notice as of January 31, 2022. The permission became effective with the entry of Largamus Financial GmbH in the

Commercial Register on April 7, 2022. It is possible that the permission of Largamus Financial GmbH as a value institution will be notified to other states and accordingly the activity of Largamus Financial GmbH will be extended to other states. So far this is not the case.

The Issuer and Largamus Financial GmbH do not declare any placement guarantee or underwriting of the Securities.

6. Admission to Trading and Trading Modalities

The Securities offered are not the subject of an application for admission to trading and are not intended to be placed on a regulated market, other third country markets, SME growth market or MTF. The submission of an application for admission to trading on any of the above-mentioned markets, trading venues and systems is therefore not intended.

7. More Details

7.1. Advisors named in the Bearer Bonds who are involved in the issue

The Bearer Bonds do not name any advisors involved in an offering.

7.2. Audited Data

The Issuer has prepared an audited opening balance sheet on February 17, 2023 and an audited interim financial statement on March 31, 2023. As the Issuer was incorporated by registration in the Commercial Register at the Local Court of Kempten (Allgäu), Germany, on March 16, 2023, no further financial information is available.

7.3. Ratings

No rating has been prepared for either the Issuers or the Bonds.

V. Form for the Final Terms

1. Sample Conditions Sheet

Sample conditions sheet

June 19, 2023

Conditions sheet

[name of the relevant series of Non-Equity Securities]

[ISIN]

issued under the

Program for the issuance of Non-Equity Securities

as of June 19, 2023

of

Multitalent Investment 3 GmbH

Rosenau 54, 87437 Kempten (Allgäu), Germany

The content of the Final Terms is governed by the EU Prospectus Regulation and the implementing regulations. They must always be read in conjunction with the Prospectus and any supplements thereto, because complete information about the Issuer and the offer of Non-Equity Securities or the obtaining of all information is only possible if the Final Terms and the Prospectus - supplemented by any supplements - are read together. Terms and definitions contained in the Prospectus shall, in case of doubt, be given the same meaning in the Final Terms together with any supplements.

The Prospectus and any supplements thereto will be published on the Issuer's website, www.multitalent.ag, in accordance with the provisions of Article 21 of the EU Prospectus Regulation. In addition, they may be inspected by the public in printed form at the registered office of the Issuer during normal business hours. The publication or provision of the Prospectus is free of charge.

The Final Terms contain a summary for the respective issue. This is attached to the Final Terms as Annex 1. The Terms and Conditions of the Non-Equity Securities form Annex 2 to the Final Terms and, together with the present Final Terms, supplement or specify the terms and conditions of the individual issues under this Prospectus, which is why they should be read in conjunction with the present Final Terms. The completed Final Terms and its two annexes together constitute the complete Final Terms of the respective issue.

All provisions of the Final Terms which are not completed or deleted shall be deemed to have been deleted from the Terms of Issue applicable to the Non-Equity Securities.

The Issuer is not subject to EU Directive 2014/65/EU of the European Parliament and of the Council of May 15, 2014 on markets in financial instruments, as amended ("MiFID II"). Therefore, the Issuer has not conducted a target market assessment.

Notwithstanding a target market determination, investors may lose all or part of the investment amount. The target market determination is made without prejudice to contractual, statutory or regulatory sales restrictions relating to the Bonds offered.

Any person who subsequently offers, sells or recommends the Bonds should conduct an independent assessment. A distributor subject to MiFID II is responsible for conducting its own target market assessment in relation to the Bonds and for determining the appropriate distribution channels, subject to the distributor's applicable suitability and adequacy obligations under MiFID II. The Issuer assumes no responsibility in this regard.

The conditions sheet has the same structure as the Prospectus. This means that all the information to be provided in the individual chapters of the Prospectus is listed under the same chapter heading as in the Prospectus. Since not all chapters of the Prospectus require information in, or concretization by, the Final Terms for individual issues, the numbering of the Final Terms only starts with item 3.2. and is not consecutive.

Complete information is only available if the Prospectus and the Final Terms are read in context.

Notes:

Optional fields ☐ are only considered applicable if they are marked as follows: ☒ If no information is provided for certain items, they do not apply.

IV. Information on the Non-Equity Securities to be offered	
3. Basic Data	
3.2. Reasons for the Offer as well as use of Proceeds	
Detailed breakdown of the costs	[detailed breakdown of the costs]
4. Information on the Securities to be offered	
4.1 ISIN/Securities Identification Number	[ISIN]
4.3. Nominal amount	[nominal amount]
4.4 Total issue volume of the non-equity Securities to be offered	[Amount in EUR / CHF]
4.5. Currency of the Securities issue	<input type="checkbox"/> Euro (EUR) <input type="checkbox"/> Swiss franc (CHF)
4.8 Interest Rate and Interest Debt	
i) Nominal interest rate	[Interest rate]
ii) Interest due dates	Interest shall be paid quarterly in arrears, in each case on the 1st day of the following quarter, thus for the first time on [date] and for the last time on the due date, provided that this is a banking day on which German banks settle payment transactions, otherwise interest shall be due on the banking day following the due date on which German banks settle payment transactions.
4.9 Maturity Date and Repayment Terms	
i) Interest/maturity start and interest/maturity end dates	[Date] [Date]
ii) Maturity date	[Date]
4.10. Yield	The annual return is equal to the nominal interest rate and is therefore [percentage] %.
4.13. Details of the expected issue date	[Date]
5. Conditions of the Public Offering of Securities	
5.1. Terms and Conditions, bid statistics, expected timeline and required actions for application	
5.1.2. Time limit within which the offer is valid	[Deadline]
5.1.4. Details of the minimum and/or maximum amount of the subscription (expressed as the number of Securities or accredited investment amount).	[Minimum number of Non-Equity Securities /accredited investment amount] [Maximum number of Non-Equity Securities /accredited investment amount]
5.1.5. Method and deadlines for servicing the Securities and their delivery	[First value date]
5.2. Distribution and Allocation Plan	
5.2.1. Indication of the different categories of potential investors to whom the Securities are offered	[Indication of any markets to which individual tranche between the Non-Equity Securities are reserved].

5.2.2. Pricing	
Issue price	[Amount CHF/EUR]
5.2.3. Placement and Acquisition	
Name and address of the coordinator(s) of the entire offer or individual parts of the offer, as well as information on the placements in the individual countries	[name and address]

2. Sample Bond Conditions

The Issuer will prepare Bond Terms and Conditions for each issue of Bonds made under the Offering Program on the basis of the following model Bond Terms and Conditions. Conditions requiring completion, specified design alternatives and adjustments indicated by a placeholder will be specified in the terms and conditions of the respective issue.

References to the Bearer Bonds shall be understood as references to the section **“IV. Information on Non-Equity Securities - Securities Description”** of the Base Prospectus.

The terms and conditions of issue are attached as Annex 2 to the Terms and Conditions Sheet.

This Prospectus, including all documents incorporated by reference and all supplements, together with the Final Terms consisting of the relevant Final Terms including all annexes, constitutes a Prospectus within the meaning of Art. 6 of the EU Prospectus Regulation.

Sample Bond Conditions

[●]

Bond Conditions

[Bearer Bonds]

[ISIN]

issued under the Base Prospectus
for the issue of Bearer Bonds

of

Multitalent Investment 3 GmbH
Kempten (Allgäu), Germany

First value date: [date]

Maturity date: [date]

This document contains the terms and conditions of an issue of Bearer Bonds (the **“Bearer Bonds”** or **“Bonds”** or **“Securities”**) of Multitalent Investment 3 GmbH issued under the Base Prospectus for the issue of Bonds of Multitalent Investment 3 GmbH as of June 19, 2023 (the **“Prospectus”**).

In order to obtain all information on the Bonds, these Terms and Conditions, the Prospectus and any supplements to the Prospectus, and the Final Terms together with its annexes must be read together.

The Prospectus and any supplements thereto as well as documents referred to in these Terms and Conditions or in the Prospectus may be obtained free of charge at any time from the Issuer’s website, www.multitalent.ag, or from the Issuer during normal business hours.

An issue-related summary of the Bonds is attached to the Final Terms as Annex 1. The present Terms and Conditions constitute Annex 2 to the Final Terms. Together, the Final Terms and the annexes thereto constitute the Final Terms of the Issue.

1. Issue and Issue Price (Offer Price)

- 1.1. Multitalent Investment 3 GmbH, Rosenau 54, 87437 Kempten (Allgäu), Germany, registered in the Commercial Register of the Local Court of Kempten (Allgäu), Germany, under registration number HRB 16940 (the “Issuer”), issues in accordance with these Terms and Conditions (the “Terms and Conditions”) the Bearer Bonds “[name of the Bonds]” in an aggregate principal amount of up to [currency] [amount] ([amount and currency in words]), divided into up to [number] of Bearer Bonds bearing the same fixed rate of interest (the “Bearer Bonds” or the “Bonds” or “Securities”), each in the principal amount of [currency] [principal amount] (in words: [nominal amount and currency]).

- 1.2. The initial issue price (issue price) is [currency] [nominal amount] per Bond. A premium will not be charged. The Bearer Bonds shall mature for the first time on [date] ("First Value Date"). After the First Value Date, the Bearer Bonds shall mature on each first or 15th day of each calendar month. The Issuer shall have the right to increase or reduce the aggregate principal amount at any time.
- 1.3. The bondholders have no membership rights, in particular no participation, involvement or voting rights in the Company's Annual General Meeting. In principle, the bondholders are also not entitled to demand from the Issuer at any time to inspect documents, in particular regarding the investments acquired, to be acquired or to be sold by the Issuer.
- 1.4. The subscription period shall commence on [date] and end upon full placement, but no later than 12 months after the date of approval of this Prospectus, unless the Issuer terminates the issue earlier. The Issuer is entitled to terminate or extend the offer/subscription period earlier without giving reasons.

2. Form, Nominal Value, Denomination, Minimum Subscription

- 2.1. The Bonds "[name of the Bonds]" have an aggregate principal amount of up to [currency] [aggregate principal amount of the issue] (the "Aggregate Principal Amount"). The Issuer has the right to increase or decrease the aggregate principal amount at any time. The Bonds shall be divided into up to [number] Bonds.
- 2.2. The denomination is [currency] [nominal amount]. The minimum subscription amount is [currency] [minimum subscription amount], i.e. [number] of Bonds with a nominal value of [currency] [nominal amount]. There is no maximum value for the respective subscription.
- 2.3. The Bonds are evidenced by individual Bearer Bond certificates. The investor will receive his individual Bearer Bond certificates by mail within 20 banking days at the latest.

3. Status

The Bearer Bonds constitute unsecured, direct, unconditional and unsubordinated obligations of the Issuer ranking pari passu among themselves and pari passu with all other present or future unsecured and unsubordinated obligations of the Issuer to the extent such other obligations do not rank senior under applicable mandatory law.

4. Term

The term of the Bearer Bonds shall begin on [date] (inclusive) and end on [date] (inclusive). The Bearer Bonds thus have a term of [number] years and [number] months and are due for redemption on [date].

5. Interest

- 5.1. Subject to clause 5.2, the Bearer Bonds shall bear interest from [date] at [interest rate] % p.a. of the relevant nominal amount. The calculation of quarterly interest shall mean the period from the respective value date (inclusive) to the respective next value date (exclusive). If an investor subscribes for Bearer Bonds during the interest period, he shall receive only the interest for the pro rata period for that interest period.
- 5.2. Interest shall be paid quarterly in arrears. Interest shall be payable on [interest date], [interest date], [interest date] and [interest date] of each year (interest days). The first Interest Payment Date shall be [date]. Interest shall be paid on or before the 20th day of the month in which it becomes due. If the Bearer Bonds are called prior to such date, interest accrued since the last Interest Payment Date shall be paid at the time of redemption of principal.
- 5.3. Interest is calculated on the basis of the interest method in accordance with the ICMA (actual/actual) rule. Interest for a period shorter than one quarter is calculated on the basis of the actual number of days in that period divided by the actual number of days in the relevant interest year.

This also applies in the case of Bearer Bonds issued after the value date.

5.4. The Issuer undertakes to pay the principal of and interest on the Bearer Bonds at maturity in [currency] to the respective account notified to the Issuer by the relevant investor. The Issuer will be discharged from its corresponding payment obligation by payments to the bondholders under the Bearer Bonds. A payment under the Bearer Bonds is timely if it has been received in the bank account of the relevant bondholder on the Maturity Date. If a redemption date or other payment date in connection with the Bearer Bonds falls on a day that is not a Banking Day, the bondholders shall not be entitled to payment of principal and interest until the next Banking Day. bondholders shall not have the right to demand further payment of interest or other payments as a result of such delay. "Banking Day" means a day on which banks are generally open for business at the registered office of the Issuer and which is a TARGET 2 Business Day. "TARGET 2 Business Day" means a day on which the Trans-European Automated Real-time Gross settlement Express Transfer system - TARGET 2 is in operation.

5.5. If the Issuer does not redeem the Bearer Bonds at maturity, interest shall not be payable on the day before the maturity of the Bearer Bonds but only on the day before the actual redemption of the Bearer Bonds.

6. Transferability of the Bearer Bonds

The Bearer Bonds are transferable by handing over the certificate to the acquirer.

In the event of a transfer of the Bearer Bonds, the respective investor shall inform the Issuer of the transfer, at the same time naming the acquirer (including its account details).

7. Repayment

Subject to Clause 9 hereof, the Bearer Bonds shall become due for payment on [date] at the principal amount of the Bearer Bonds plus interest. Repayment shall be made by [date].

8. Paying Agent

A paying agent has not been appointed. All payments by the Issuer will be made directly by the Issuer to the respective investor.

9. Taxes

All amounts payable on the Bearer Bonds are payable without withholding or deduction of any present or future taxes or other duties of any kind unless such withholding or deduction is required by law. The Issuer is not obligated to fulfill any tax obligations of the bondholders unless such obligation is provided for by law under German law.

10. Termination of the Bond

10.1. The bondholders have no ordinary right of termination before the end of the term.

10.2. The Issuer has an ordinary right of termination at any time with a notice period of 6 months, in each case as of December 31 of each year. If the Issuer of the Bonds gives notice of termination, such notice shall be given in respect of all outstanding Bearer Bonds, subject to the following provisions. The Issuer is entitled, but not obliged, in justified individual cases to accept notices of termination from bondholders prior to the expiry of the notice-free period and to redeem the respective Bearer Bonds of individual bondholders. The Bearer Bond shall be redeemed at the nominal amount plus accrued pro rata interest up to the date of redemption.

10.3. Each bondholder is entitled to give extraordinary notice of termination of its Bearer Bond and demand its immediate repayment at the nominal amount plus accrued pro rata interest up to the date of repayment if there is good cause. If a bondholder gives notice of termination, such notice shall be given only in respect of the Bearer Bonds held by the respective bondholders; the Bearer Bonds held by other bondholders shall remain unaffected thereby. Good cause shall be deemed to exist in particular if:

- a. the Issuer fails to pay principal or interest within 30 days after the respective maturity date;
- b. the Issuer breaches any other obligation under the Bearer Bonds or the Terms and Conditions of the Bonds and the breach continues for more than 30 days after receipt of the notice despite a written request to do so;

- c. the opening of insolvency proceedings against the assets of the Issuer is applied for and - if the application has been filed by a third party - such application is not withdrawn within 60 days or rejected for reasons other than lack of assets to cover costs (or the equivalent in another jurisdiction);
 - d. the Issuer goes into liquidation, ceases all or most of its business activities or sells or otherwise disposes of substantial parts of its assets.
- 10.4. The right of termination shall expire if the circumstance giving rise to the right of termination ceases to exist before the right of termination is exercised.
- 10.5. A termination of the Bearer Bonds by a bondholder must be declared to the Issuer in writing in German or English and with reference to the respective Bearer Bonds held. In addition, each bondholder is obliged to state the reason for termination asserted in each case. Any extraordinary termination by the Issuer must be notified to the respective bondholder by the Issuer in writing.
- 11. Limitation Period**
Claims for payment of interest become time-barred after three years from the due date, claims for payment of principal become time-barred after thirty years from the due date.
- 12. Stock Exchange Listing**
There is no stock exchange listing or other possibility of systematized trading of the Bearer Bonds.
- 13. Issue of further Bearer Bonds, purchase of Bearer Bonds**
- 13.1. The Issuer is entitled at any time, without the consent of the bondholders, to issue further Bearer Bonds with essentially the same features (if applicable, with the exception of the issue date, the interest commencement date and/or the issue price) in such a way that they do not form a single Bond with the Bearer Bonds. In such case, the aggregate principal amount of the Bonds shall be increased by the principal amount of the newly issued Bearer Bonds and the newly issued Bearer Bonds shall fall within the definition of "Bearer Bonds". There is no obligation on the part of the Issuer to issue such further series nor any right of the bondholders to subscribe for Bonds from such series.
- 13.2. The Issuer has the right to purchase Bearer Bonds in any form and at any price. The Bearer Bond acquired by the Issuer may be held, resold or cancelled at the Issuer's option.
- 14. Announcements**
All notices to the bondholders concerning Bearer Bonds shall be published on the website of the Issuer (www.multitalent.ag). Such notice shall be deemed to have been effected on the 5th day. In addition, investors will receive an individual notification by letter or e-mail.
- 15. Changes to the Terms and Conditions of the Bearer Bond**
- 15.1. The Issuer shall be entitled to amend or supplement in these Terms and Conditions
- (i) obvious printing or calculation errors,
 - (ii) other obvious errors or
 - (iii) contradictory or incomplete provisions
- without the consent of the bondholders, whereby in the cases mentioned under (iii) only such amendments or additions may be made which, taking into account the interests of the Issuer, are reasonable for the bondholders, i.e. which do not or only insignificantly worsen the financial situation of the bondholders.
- 15.2. The Issuer is entitled to amend the terms and conditions of the Bond at any time without the consent of the bondholders in their favor, in particular to provide additional security or to strengthen creditors' rights.

- 15.3. Other amendments to the terms and conditions are permissible. They require the approval of the creditors' meeting in accordance with the statutory provisions.
- 15.4. Any amendments or supplements to these Terms and Conditions shall be published in accordance with Section 13.

16. Applicable Law, Place of Performance and Jurisdiction

- 16.1. All legal relationships arising for the acquisition of the Bearer Bonds and/or with these Terms and Conditions of the investors (including any disputes in connection with non-contractual obligations arising out of or in connection with the Bearer Bonds and/or with these Terms and Conditions) shall be governed by German law, excluding the conflict-of-law rules of private international law and the provisions of the United Nations Convention on Contracts for the International Sale of Goods (UN Sales Convention). The place of performance shall be the registered office of the Issuer. In all other respects, the place of jurisdiction for all disputes arising from this Agreement shall be the registered office of the Issuer, to the extent permitted by law.
- 16.2. Any legal disputes of a consumer arising out of or in connection with the Bonds and/or these Terms and Conditions (including any disputes in connection with non-contractual obligations arising out of or in connection with the Bonds and/or these Terms and Conditions) against the Issuer shall, at the option of the consumer, be subject to the jurisdiction of the court having subject-matter jurisdiction and local jurisdiction at the domicile of the consumer or at the domicile of the Issuer or any other court having jurisdiction on the basis of statutory provisions. The agreement on the place of jurisdiction does not restrict the statutory right of bondholders (in particular consumers) to bring an action before another court with statutory jurisdiction. Similarly, the bringing of actions in one or more jurisdictions does not preclude the bringing of actions in another jurisdiction (whether concurrently or not) if and to the extent permitted by law.

17. Severability Clause

If any provisions of these Terms and Conditions of Bonds are or become invalid or unenforceable in whole or in part, the remaining provisions of these Terms and Conditions of Bonds shall remain in force. Legally invalid or unenforceable provisions shall be replaced in accordance with the spirit and purpose of these Terms and Conditions of Bonds by legally valid and enforceable provisions that come as close as possible in economic terms to the legally invalid or unenforceable provisions, insofar as this is legally possible.

VI. Consent of the Issuer to the Use of the Prospectus

1. Information regarding the consent of the Issuer or the person responsible for drawing up the Prospectus

1.1. Express Consent and Declaration

The Issuer grants its consent to the use of this Prospectus for the subsequent resale or final placement of the Bonds during the subscription period to those licensed and supervised financial intermediaries which operate in accordance with the legal requirements of the country in which the Bonds are domiciled or distributed and which it expressly permits to do so in individual cases. The placement of the issue will be carried out by the Issuer itself or by organizations or intermediaries appointed by the Issuer.

However, the consent expressly does not release from compliance with the selling restrictions applicable to the respective offer and all applicable regulations. A financial intermediary shall not be released from compliance with the statutory provisions applicable to it. The Issuer shall not be liable for any acts or omissions of the financial intermediaries.

1.2. Indication of the period for which consent to use the Prospectus is given

The approval is granted for a maximum of the respective duration of the validity of the Prospectus or the issue-related offer period - if this ends earlier - and thus up to a maximum of 12 months after approval of the Prospectus.

1.3. Indication of the offer period during which the subsequent resale or final placement of the Non-Equity Securities through financial intermediaries may take place.

Consent shall be granted for the respective period of validity of the Prospectus. The offer period during which the final placement of the Bonds may take place will be specified in the Final Terms. Consent shall further be granted only for the duration of the offer period, thus for a maximum of 12 months after approval of the Prospectus. The consent does not release from compliance with the selling restrictions applicable to the respective offer and all applicable regulations.

Beyond this, consent is not subject to any other conditions, but may be revoked or limited at any time.

1.4. Indication of the Member States in which the financial intermediaries may use the Prospectus for a subsequent resale or final placement of the Non-Equity Securities

The Issuer's consent to the use of the Prospectus by financial intermediaries is limited to Austria, France, Belgium, Italy, Estonia, Latvia, Lithuania, Hungary, Luxembourg, Netherlands, Finland and Sweden.

Following appropriate notification of the Prospectus, the Issuer is also free to offer the Bonds to the public in further EEA member states. The Issuer declares that it accepts liability for the content of the Prospectus even in the event of a subsequent resale or final placement of Non-Equity Securities by financial intermediaries who have received consent to use the Prospectus.

Pursuant to Art. 54 para. 2 of the Federal Financial Services Act (FIDLEG) in conjunction with Art. 70 para. 2 of the Swiss Financial Services Ordinance (FinSO), the Prospectus Review Board may provide that prospectuses approved in certain foreign jurisdictions are also deemed approved in Switzerland. The review bodies in Switzerland have recognized Austria and the Financial Market Authority of Austria. Accordingly, the Prospectus is deemed approved in Switzerland.

1.5. Any other conditions to which the consent is bound

Furthermore, the Issuer's consent is not subject to any other conditions, but may be revoked or limited at any time.

1.6. Notice to investors that in the event that a financial intermediary makes an offer to them, they must inform you of the terms and conditions of the offer at the time of submission.

A financial intermediary must provide potential investors with information on the terms and conditions of the Bonds at the time of the offering. Furthermore, this Prospectus may only be provided to potential investors together with any supplements. Financial intermediaries must provide investors with comprehensive information on the terms and conditions of the offer at the time the offer is made. The Issuer shall not be liable for any acts or omissions of the financial intermediaries.

2. Additional Information

2.1. Note for Investors

Investors are expressly informed that any financial intermediary using this Prospectus must indicate on its website that it is using the Prospectus with consent and in accordance with the conditions to which such consent is bound.

VII. Documents Incorporated by Reference

This Prospectus incorporates by reference the information contained in the following table (together with an indication of the document and the relevant pages of the document in which the information referred to is to be found). The referenced documents are available on the Issuer's website, www.multitalent.ag, and may be inspected at the Issuer's office during business hours. Specifically, these are the following documents:

Documents	Reference on the following pages
Commercial register excerpt of Multitalent Investment 3 GmbH	page 51-52
Balance sheet of Multitalent Investment 3 GmbH GmbH, as of February 17, 2023	page 53
Audit report on the opening balance sheet as of February 23, 2023	page 54
Audited Interim Financial Statement as of March 31, 2023	page 55-62

Information not expressly set forth in the above table is not incorporated by reference in this Prospectus and does not form an integral part of this Prospectus. Such unquoted information is provided for informational purposes only.

signed

Waldemar Hartung

Waldemar Hartung
Managing Director of Multitalent Investment 3 GmbH

1. Commercial register excerpt of Multitalent Investment 3 GmbH

Amtsgericht Kempten (Allgäu) -Registergericht-
Residenzplatz 4-6, 87435 Kempten (Allgäu)
Telefon: 0831-203-00
Fax: 0831-203-145



Amtsgericht Kempten (Allgäu), 87435 Kempten (Allgäu)

Herrn Notar
Karl Büringer
Königstraße 17
87435 Kempten

Bei Rückfragen wenden Sie sich bitte an:
Frau Schöne
Telefon: 0831 203-167

Öffnungszeiten:
Montag bis Freitag: 08:00-12:00 Uhr

Online-Einsicht:
www.handelsregister.de

Ihre Nachricht vom - Ihr Zeichen

17.02.2023 - UVZNr. B 328/2023

Bei Antwort bitte angeben:

Unser Geschäftszeichen

HRB 16940 (Fall 1)

Datum

22.03.2023

Mitteilung über die Eintragung im Handelsregister B Kempten (Allgäu)
Multitalent Investment 3 GmbH, Sitz: Kempten (Allgäu), HRB 16940
(Geschäftsanschrift: Rosenau 54, 87437 Kempten (Allgäu))

Achtung!

Kurz nach einer Eintragung werden häufig amtlich aussehende Rechnungen für Eintragungen in private Register verschickt. Bei diesen Rechnungen handelt es sich nicht um die Rechnung für die Eintragung in das öffentliche Handelsregister B. Der Bundesanzeiger Verlag hält unter folgendem Link eine Liste der dort bekannten Absender solcher Rechnungen vor: <https://www.bundesanzeiger.de/pub/de/howto-data-statistics> Des Weiteren wird darauf hingewiesen, dass auch Kostenrechnungen erstellt werden, welche angeblich von der Landesjustizkasse Bamberg kommen, jedoch mit einer falschen Kontoverbindung versehen sind.

Die Rechnung für untenstehende Registereintragung erhalten Sie ausschließlich von der Landesjustizkasse Bamberg. Deren korrekte Kontoverbindung lautet:
Bayerische Landesbank München, IBAN: DE78 7005 0000 0003 0249 19, BIC: BYLADEMMXXX

Unter der oben angegebenen Registernummer ist im Handelsregister B Kempten (Allgäu) nachfolgendes eingetragen worden:

1.
Nummer der Eintragung: 1

2.
a) Firma:
Multitalent Investment 3 GmbH

b) Sitz, Niederlassung, inländische Geschäftsanschrift, empfangsberechtigte Person, Zweigniederlassungen:
Kempten (Allgäu)
Geschäftsanschrift:
Rosenau 54, 87437 Kempten (Allgäu)

c) Gegenstand des Unternehmens:
Die Gründung, Verwaltung, Beteiligung an Tochtergesellschaften und Dritt-Unternehmungen des Handels und der Industrie; Übernahme von Beratungs-, Vertretungs- und Organisationsaufgaben im eigenen Interesse; die Verwaltung von eigenen Vermögenswerten aller Art; alle mit dem vorstehenden Gesellschaftszweck direkt oder indirekt verbundenen Geschäfte und Aktivitäten.

3.
Grund- oder Stammkapital:
25.000,00 EUR

4.
a) Allgemeine Vertretungsregelung:
Ist nur ein Geschäftsführer bestellt, so vertritt er die Gesellschaft allein. Sind mehrere Geschäftsführer bestellt, so wird die Gesellschaft durch zwei Geschäftsführer oder durch einen Geschäftsführer gemeinsam mit einem Prokuristen vertreten.

b) Vorstand, Leitungsorgan, geschäftsführende Direktoren, persönlich haftende Gesellschafter, Geschäftsführer, Vertretungsberechtigte und besondere Vertretungsbefugnis:
Geschäftsführer:
Hartung, Waldemar, Kempten (Allgäu), *15.04.1971
einzelvertretungsberechtigt; mit der Befugnis, im Namen der Gesellschaft mit sich im eigenen Namen oder als Vertreter eines Dritten Rechtsgeschäfte abzuschließen.

6.
a) Rechtsform, Beginn, Satzung oder Gesellschaftsvertrag:
Gesellschaft mit beschränkter Haftung
Gesellschaftsvertrag vom 17.02.2023.

7.
a) Tag der Eintragung:
16.03.2023
Göhl

Dieses Schreiben ist maschinell erstellt und auch ohne Unterschrift wirksam.

Beachten Sie auch die Online-Einsicht über das gemeinsame Registerportal der Länder!
Mit Inkrafttreten des Gesetzes zur Umsetzung der Digitalisierungsrichtlinie (DiRUG) zum 01.08.2022 ist der Abruf aller Registerinhalte aus dem Handels-, Genossenschafts-, Partnerschafts- und Vereinsregister sowie der elektronisch verfügbaren Dokumente **kostenfrei!**
Nähere Informationen finden Sie unter www.handelsregister.de.

Datenschutzhinweis: Informationen zum Datenschutz erhalten Sie unter www.justiz.bayern.de/gerichte-und-behoerden/amtsgerichte/kempten/datenschutz.php oder über die obenstehenden Kontaktdaten.

2.

Eröffnungsbilanz zum 17.02.2023

Multitalent Investment 3 GmbH Gründung, Verwaltung, Beteiligung an Gesellschaften, Kempten

AKTIVA		PASSIVA	
	EUR	EUR	
A. Umlaufvermögen	25.000,00	A. Eigenkapital	25.000,00
- davon eingeforderte noch ausstehende Kapitaleinlagen EUR 25.000,00			
	25.000,00		25.000,00

3. Audit report on the opening balance sheet as of February 23, 2023



Wirtschaftsprüfungsgesellschaft

Bestätigungsvermerk:

Den uneingeschränkten Bestätigungsvermerk haben wir wie folgt erteilt:

„Bestätigungsvermerk des Abschlussprüfers

An die Geschäftsführung der **Multitalent Investment 3 GmbH**

Wir haben die Eröffnungsbilanz zum 17. Februar 2023 der **Multitalent Investment 3 GmbH** geprüft. Die Aufstellung der Eröffnungsbilanz nach den deutschen handelsrechtlichen Vorschriften und auf Grund des Gründungsvertrages (Satzung) der **Multitalent Investment 3 GmbH** liegt in der Verantwortung der gesetzlichen Vertreter der **Multitalent Investment 3 GmbH**. Unsere Aufgabe ist es, auf der Grundlage der von uns durchgeführten Prüfung eine Beurteilung über die Eröffnungsbilanz abzugeben.

Wir haben unsere Prüfung der Eröffnungsbilanz nach § 317 HGB unter Beachtung der vom Institut der Wirtschaftsprüfer (IDW) festgestellten deutschen Grundsätze ordnungsmäßiger Abschlussprüfung vorgenommen. Danach ist die Prüfung so zu planen und durchzuführen, dass Unrichtigkeiten und Verstöße, die sich auf die Darstellung des durch die Eröffnungsbilanz vermittelten Bildes der Vermögenslage wesentlich auswirken, mit hinreichender Sicherheit erkannt werden. Bei der Festlegung der Prüfungshandlungen werden die Kenntnisse über die Geschäftstätigkeit und über das wirtschaftliche und rechtliche Umfeld der **Multitalent Investment 3 GmbH** sowie die Erwartungen über mögliche Fehler berücksichtigt. Im Rahmen der Prüfung wurden die Angaben in der Eröffnungsbilanz vollständig auf Grundlage der Gründungsurkunden geprüft und beurteilt. Die Prüfung umfasst die Beurteilung der angewandten Bilanzierungsgrundsätze sowie die Würdigung der Gesamtdarstellung der Eröffnungsbilanz. Wir sind der Auffassung, dass unsere Prüfung eine hinreichend sichere Grundlage für unsere Beurteilung bildet. Unsere Prüfung hat zu keinen Einwendungen geführt.



Wirtschaftsprüfungsgesellschaft

Digitales Exemplar vom Wirtschaftsprüfer

Prüfung des

Zwischenabschlusses zum 31. März 2023

Multitalent Investment 3 GmbH

Kempten

Wirtschaftsprüfung • Steuerberatung • Unternehmensberatung

Zwischenbilanz zum 31.03.2023

Multitalent Investment 3 GmbH Gründung, Verwaltung, Beteiligung an Gesellschaften, Kempten

AKTIVA		PASSIVA	
	EUR		EUR
A. Umlaufvermögen		A. Eigenkapital	
I. Kassenbestand, Bundesbankguthaben, Guthaben bei Kreditinstituten und Schecks	17.143,01	I. Gezeichnetes Kapital	25.000,00
Summe Umlaufvermögen	17.143,01	II. Jahresfehlbetrag	7.856,99
		Summe Eigenkapital	17.143,01
			17.143,01

Gewinn- und Verlustrechnung vom 17.02.2023 bis 31.03.2023

Multalent Investment 3 GmbH Gründung, Verwaltung, Beteiligung an Gesellschaften, Kempten

	EUR
1. sonstige betriebliche Aufwendungen	7.856,99
2. Ergebnis nach Steuern	7.856,99-
3. Jahresfehlbetrag	7.856,99

Digitales Exemplar vom Wirtschaftsprüfer

Anhang zum Zwischenabschluss der Multitalent Investment 3 GmbH zum 31.03.2023

Allgemeine Angaben zum Zwischenabschluss

Der Zwischenabschluss der Multitalent Investment 3 GmbH, Kempten wurde nach den Vorschriften der §§ 242 ff. des deutschen HGB unter Beachtung der ergänzenden Bestimmungen für Kapitalgesellschaften aufgestellt. Der Zwischenabschluss zum 31.03.2023 wurde einzig allein zur Erfüllung der Berichtszwecke im Rahmen des Antrages der auf Prospektbilligung vom 24.03.2023 bei der FMA-Finanzmarktaufsicht in Österreich erstellt.

Auf Grund des Zeitraums, Gründung der Gesellschaft, Eintragung der Gesellschaft im Handelsregister am 17.02.2023 konnten zum Zeitpunkt der Beantragung der Prospektbilligung (am 24.03.2023) keine historischen Finanzinformationen vorliegen.

Zum Zeitpunkt der Aufstellung dieses Zwischenabschlusses zum 31.03.2023 am 28.04.2023 lag ebenfalls keine geprüfte historische Finanzinformation vor. Auf Grund der Anforderung der österreichischen FMA-Finanzmarktaufsicht wurde dieser Zwischenabschluss zu Informationszwecken erstellt. Dieser Zwischenabschluss beinhaltet Eröffnungsbilanzwerte, die auf Grund der Eröffnungsbilanz zum 17.02.2023 gebildet wurden.

Angaben zur Identifikation der Gesellschaft laut Registergericht

Firmenname laut Registergericht:	Multitalent Investment 3 GmbH
Firmensitz laut Registergericht:	Kempten
Registereintrag:	Handelsregister
Registergericht:	Amtsgericht Kempten (Allgäu)
Registernummer:	HRB 16940

Die Gesellschaft wurde mit Gesellschaftsvertrag vom 17.02.2023 unter dem Namen Multitalent Investment 3 GmbH gegründet und erstmal so am 16.03.2023 in das Handelsregister B des Amtsgerichtes Kempten (Allgäu) unter HRB 16940 eingetragen.

Angaben zu Bilanzierungs- und Bewertungsmethoden zum Zwischenabschluss zum 31.03.2023

Die liquiden Mittel wurden zu Nennwerten angesetzt.

Angaben zu Posten der Bilanz

1. Anlagevermögen

Die Gesellschaft hat am 31.03.2023 kein Anlagevermögen.

2. Forderungen und sonstige Vermögensgegenstände

Die Gesellschaft hat am 31.03.2023 keine Forderungen und keine sonstigen Vermögensgegenstände

3. Eigenkapital

Die Gesellschaft verfügt zum Bilanzstichtag am 31.03.2023 über ein Eigenkapital in Höhe von 17.143,01 Euro.

4. Verbindlichkeiten

Die Gesellschaft hat am 31.03.2023 keine Verbindlichkeiten.

Sonstige Angaben

Haftungsverhältnisse nach § 251 HGB

Haftungsverhältnisse nach den §§ 251, 268 Abs. 7 HGB bestehen nicht. Vorschüsse und Kredite an Mitglieder der Verwaltungs-, Geschäftsführungs- oder Aufsichtsorgane (§ 285 Nr. 9 lit. c HGB) bestehen nicht.

Geschäftsführung

Im Geschäftsjahr 2023 wurden die Geschäfte des Unternehmens durch den Geschäftsführer Herrn Waldemar Hartung geführt.

Kempton, 28.04.2023

gez. Waldemar Hartung
Geschäftsführer

Digitales Exemplar vom Wirtschaftsprüfer

Bestätigungsvermerk:

Den uneingeschränkten Bestätigungsvermerk haben wir wie folgt erteilt:
„Bestätigungsvermerk des Abschlussprüfers

An die Geschäftsführung der **Multitalent Investment 3 GmbH**

Wir haben den Zwischenabschluss zum 31. März 2023 der **Multitalent Investment 3 GmbH** geprüft. Die Aufstellung des Zwischenabschlusses nach den deutschen handelsrechtlichen Vorschriften und auf Grund des Gründungsvertrages (Satzung) der **Multitalent Investment 3 GmbH** liegt in der Verantwortung der gesetzlichen Vertreter der **Multitalent Investment 3 GmbH**. Unsere Aufgabe ist es, auf der Grundlage der von uns durchgeführten Prüfung eine Beurteilung über den Zwischenabschluss abzugeben.

Wir haben unsere Prüfung des Zwischenabschlusses analog des § 317 HGB unter Beachtung der vom Institut der Wirtschaftsprüfer (IDW) festgestellten deutschen Grundsätze ordnungsmäßiger Abschlussprüfung vorgenommen. Danach ist die Prüfung so zu planen und durchzuführen, dass Unrichtigkeiten und Verstöße, die sich auf die Darstellung des durch den Zwischenabschluss vermittelten Bildes der Vermögenslage wesentlich auswirken, mit hinreichender Sicherheit erkannt werden. Bei der Festlegung der Prüfungshandlungen werden die Kenntnisse über die Geschäftstätigkeit und über das wirtschaftliche und rechtliche Umfeld der **Multitalent Investment 3 GmbH** sowie die Erwartungen über mögliche Fehler berücksichtigt. Im Rahmen der Prüfung wurden die Angaben im Zwischenabschluss vollständig auf Grundlage der Gründungsurkunden und weiteren Urkunden geprüft und beurteilt. Die Prüfung umfasst die Beurteilung der angewandten Bilanzierungsgrundsätze sowie die Würdigung der Gesamtdarstellung des Zwischenabschlusses. Wir sind der Auffassung, dass unsere Prüfung eine hinreichend sichere Grundlage für unsere Beurteilung bildet. Unsere Prüfung hat zu keinen Einwendungen geführt.

Nach unserer Beurteilung auf Grund der bei der Prüfung gewonnenen Erkenntnisse entspricht der Zwischenabschluss zum 31. März 2023 den gesetzlichen Vorschriften sowie der Satzung der **Multitalent Investment 3 GmbH** und vermittelt ein den tatsächlichen Verhältnissen entsprechendes Bild der **Multitalent Investment 3 GmbH**.“

Dresden, 2. Mai 2023

USTB GmbH Wirtschaftsprüfungsgesellschaft


Uwe P. Kerner
Wirtschaftsprüfer

GLOSSARY

Actual/Actual - ICMA	Interest calculation method: Interest is calculated on the basis of the days elapsed in an interest period and the actual number of days in a year in accordance with the provisions of ICMA Rule 251 (Actual/Actual).
Auditor	Those natural or legal persons who audit the annual financial statements of a company with regard to the formal correctness of the accounting and the factual accuracy and completeness of the annual reports. In Germany: auditors.
Banking Day	Any day, other than Saturdays, but not Saturdays or public holidays, on which German banks process payment transactions.
Bond	All bonds together
Bondholders	See "Investor"
Going Concern Forecast	A forecast with regard to the Company's solvency, showing whether the Company will be able to meet its payment obligations due in the current and following financial year or whether insolvency is imminent. In the event of a negative going concern forecast, insolvency proceedings must be opened against the company.
Debt Financing	Raising debt capital, by taking out a loan from a bank or a third party or by issuing bonds.
Delegated Regulation (EU) 2019/979	Commission Delegated Regulation (EU) 2019/979 of March 14, 2019 supplementing Regulation (EU) 2017/1129 of the European Parliament and of the Council with regulatory technical standards on key financial information contained in the summary prospectus, the publication and classification of prospectuses, the advertising of securities, supplements to the prospectus and the notification portal, and repealing Commission Delegated Regulation (EU) No 382/2014 and Commission Delegated Regulation (EU) 2016/301.
Delegated Regulation (EU) 2019/980	Commission Delegated Regulation (EU) 2019/980 of March 14, 2019 supplementing Regulation (EU) 2017/1129 of the European Parliament and of the Council as regards the presentation, content, scrutiny and approval of the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market and repealing Commission Regulation (EC) 809/2004.
End of Term	The calendar day specified in the Final Terms, which is the last day on which interest is payable on the bonds.
EU Prospectus Regulation	Regulation (EU) 2017/1129 of the European Parliament and of the Council of June 14, 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market and repealing Directive (EC) 2003/71.
FIDLEG	Swiss Federal Law on Financial Services (Financial Services Act); The FIDLEG applies to all professional financial service providers, including banks, creators and providers of financial instruments in Switzerland.
FinSO	Financial Services Ordinance; This Ordinance applies to persons who provide financial services on a professional basis in Switzerland or for clients in Switzerland.
Final Terms	The condition sheet completed for the respective issue, including its annexes.
FMA	Austrian Financial Market Authority, Otto-Wagner-Platz 5, 1090 Vienna, Austria
Insolvency	The situation of a debtor who can no longer meet his payment obligations to his creditor. Insolvency is therefore characterized by an acute or imminent inability to pay.
Issuer	Multitalent Investment 3 GmbH, Rosenau 54, 87437 Kempten (Allgäu), Germany, entered in the Commercial Register at Kempten (Allgäu) District Court under registration number HRB 16940
Investment Properties	Those assets, from the renewable energy sector, which the Issuer will acquire or in which it intends to invest.
Investor	The holders of the bonds in question; persons who hold the bonds in their own name and for their own account.
ISIN	International numbering system for securities identification (International Securities Identification Number).

LEI	Globally unique identifier for legal entities in the financial market (Legal Entity Identifier).
Liquidation	The aim of a liquidation is the termination of a company. This is usually done by selling all assets, settling all liabilities and distributing the remaining funds to the shareholders.
Maturity Date	The date on which the Issuer must redeem the bonds at 100% of the nominal amount, insofar as the bonds have not previously been redeemed in whole or in part.
Nominal Amount	Amount that the Issuer must repay to the security holder on the maturity date.
Participatory Subordinated Loan	A participatory subordinated loan is a contract, where the loan provider (in this case the Issuer) provides capital to the borrower (in this case property development companies) and expects repayments and a corresponding interest rate in return. With a participatory subordinated loan, the loan provider participates in the success of the property development company in addition to the interest. However, subordination means that the loan may not be repaid if the borrower becomes insolvent. During the course of its investment activities, Multitalent Investment GmbH grants participatory subordinated loan to property development companies.
Politically Exposed Person	A person to be classified as a politically exposed person (PEP) under each applicable anti-money laundering and anti-terrorist financing regulation.
Prospectus	This Base Prospectus, including any supplements thereto, including the documents incorporated by reference and attached as annexes hereto.
Semi-Blind Pool	At the time of the preparation of the prospectus, there is only one concrete project of the Issuer. For further projects, only the asset class has been determined so far, but not the concrete object of investment. This is a so-called "semi-blind pool" Therefore, in particular the type, the nature and the concrete value development possibilities of investment objects, which play a major role for an investment decision, are not transparent.
Start of Term	The calendar day specified in the Final Terms.
Subordinated Loan	A subordinated loan is a contract, where the loan provider (in this case the Issuer) provides capital to the borrower (in this case property development companies) and expects repayments and a corresponding fixed interest rate in return. The loan provider does not participate in the success of the property development companies. However, subordination means that the loan may not be repaid if the borrower becomes insolvent. During the course of its investment activities, Multitalent Investment GmbH grants subordinated loans to property development companies.
U.S. Person	Persons who are deemed to be U.S. persons under Regulation S under the U.S. Securities Act and who are therefore not permitted to acquire or hold the bonds in question and persons who are subject to U.S. tax.
U.S. Securities Act	United States Securities Act of 1933, as amended.




Multitalent
Investment 3 GmbH

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Signaturwert	SpOdQoyVW3Rx1KWb7L/KnLDY6QN03A1srJ5PHOKZnjSgzT0tW+3c5TWbJ33Ss7CIgZW0Jxhn2A6zt9N3cNBW ee9xFrF6EDwUqjus05Bl8asuqWkRbLR0tWle6HwTSWArCZYfNChZSHK1/EqY72GO/wDM+xfQ8LutwlsLeH2o HroaAKRC1Fn+a9WQyGqcqHLuHZ3jlQTuyJjkg9/ZNusPFufVUqhalWhBYtDLyMU+bTxItQ+4gkSLDbtVTSHs JDgWDDMJNz88gZyWHE/HfFeYXPdgiSkQoFkYjD6DtjAteqLiRMXiQnFxsAs+pAmq/ZFZvTeUEKcrpCQk2mli n+LkOQ==	
	Unterzeichner	Österreichische Finanzmarktaufsichtsbehörde
	Datum/Zeit-UTC	2023-06-20T06:10:17Z
	Aussteller-Zertifikat	CN=a-sign-corporate-light-02,OU=a-sign-corporate-light-02,O=A-Trust Ges. f. Sicherheitssysteme im elektr. Datenverkehr GmbH,C=AT
	Serien-Nr.	532114608
	Methode	urn:pdfsigfilter:bka.gv.at:binaer:v1.1.0
Prüfinformation	Informationen zur Prüfung des elektronischen Siegels bzw. der elektronischen Signatur finden Sie unter: https://www.signaturpruefung.gv.at Informationen zur Prüfung des Ausdrucks finden Sie unter: https://www.fma.gv.at/amtssignatur	
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