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Established in June 2021, **SIDO Immobilien GmbH** is engaged in the business of purchase and development of the real estate, rental of flats, operation of gastronomy and accommodation business



Real estate portfolio value*):
€ 7.16 million as of June 2023



Sole shareholder and managing director:
Mr. Siegfried Dobersek

*) valuation done by RHI GmbH (www.eurobilien.at)



Mission:

Make real estate investment accessible to everyone, regardless of their financial background.

PROBLEM

Ancillary Costs



Larger Capital
Required



Limited Short term access to
invested capital



Illiquid Investments



Investing in real estate requires a significant commitment of time, effort, and capital, and may not be suitable for investors looking for short-term or easily accessible investments.

Tokenized Real Estate Investment

Low Entry Threshold

The tokenization process has created a low entry threshold of 1 SID Token = € 1,000, making it easier for investors to participate.



No Additional Costs

There are no additional costs associated with investing in SID Tokens, which can make it more cost-effective compared to traditional investments.



Ongoing Profit Distribution

Investors can expect to receive an ongoing profit distribution, which can provide a steady source of income.



Access to Invested Capital

The SID Token can be transferred from person to person at any time or traded/exchanged after it has been listed on the assetera.com exchange.



Secure Investments

With no unauthorized third parties able to access the invested capital and profit distribution, investors can be confident in the security of their investment.



HOW IT WORKS

The product is the SID Token, an ERC-20 token on the Ethereum blockchain, with a denomination of € 1,000 and a total circulation of 20,000 units.

End-to-end Certified Process for creating Efficiency, Trust & Transparency

Increased transparency

Blockchain technology provides transparency and immutability, making it easier to track ownership, transactions, and contracts. This can help to reduce fraud and increase trust between parties.

Efficiency and cost reduction

By using blockchain-based smart contracts, real estate transactions can be executed faster and with fewer intermediaries, reducing costs and processing times.

Security

Transactions on the blockchain are secured through advanced encryption, making it difficult for hackers to tamper with or steal data.

Access to global markets

Blockchain-based real estate investment platforms can enable investors to access real estate markets around the world, providing more opportunities for diversification and potentially higher returns.

FEATURES & BENEFITS



Low entry fee



Simple and fast
transferability



No access by
unauthorized
third parties



Avoidance of
many actors
involved

The revenue streams for business operations of SIDO Immobilien GmbH ongoing and future are as follows:

Income generated from room rentals.

1

Income generated from gastronomy via a current subsidiary, Zoissl's Heurigen Schenke Betriebs GmbH.

2

Future income is expected from the completed co-working space project.

3

Buying and Selling real estate

4

Global Real Estate Tokenization Market Value

CAGR 27%
(2024 to 2029)

€ 3.51 Bn

Growth Drivers:



Improved liquidity, fractional ownership, and reduced transactional costs



World Economic Forum predicts that by 2027, 10% of the world's GDP will be tokenized.

Source: [\(1\)](#) [\(2\)](#) [\(3\)](#) [\(4\)](#)

TARGET MARKET & CUSTOMER SEGMENT

SIDO Immobilien will be targeting both B2B and B2C clients as the entry threshold for investment is as low as € 1,000 with no demographic restrictions.

SIDO Immobilien will expand into its Target Markets in Two Phases

Phase 1

In 1-3 years: Austria, Germany

Phase 2

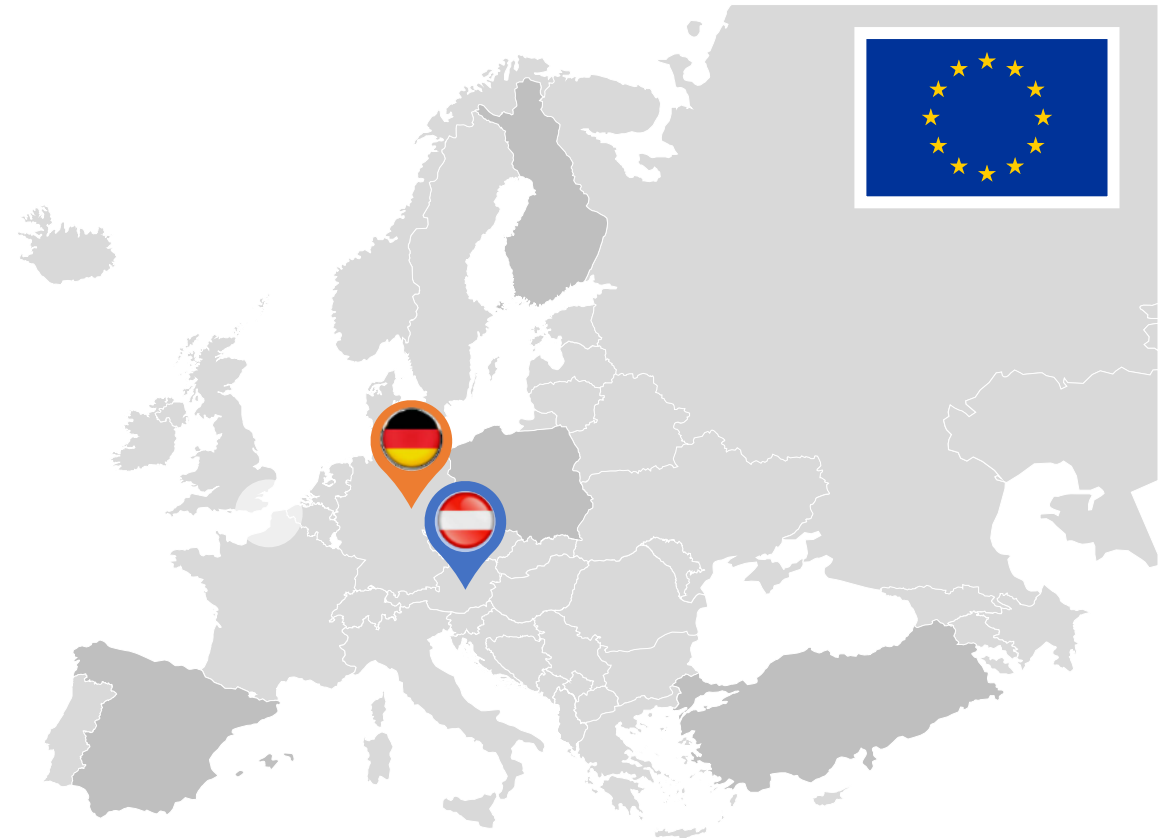
In 4-7 years:
Other countries with real
estate investor base

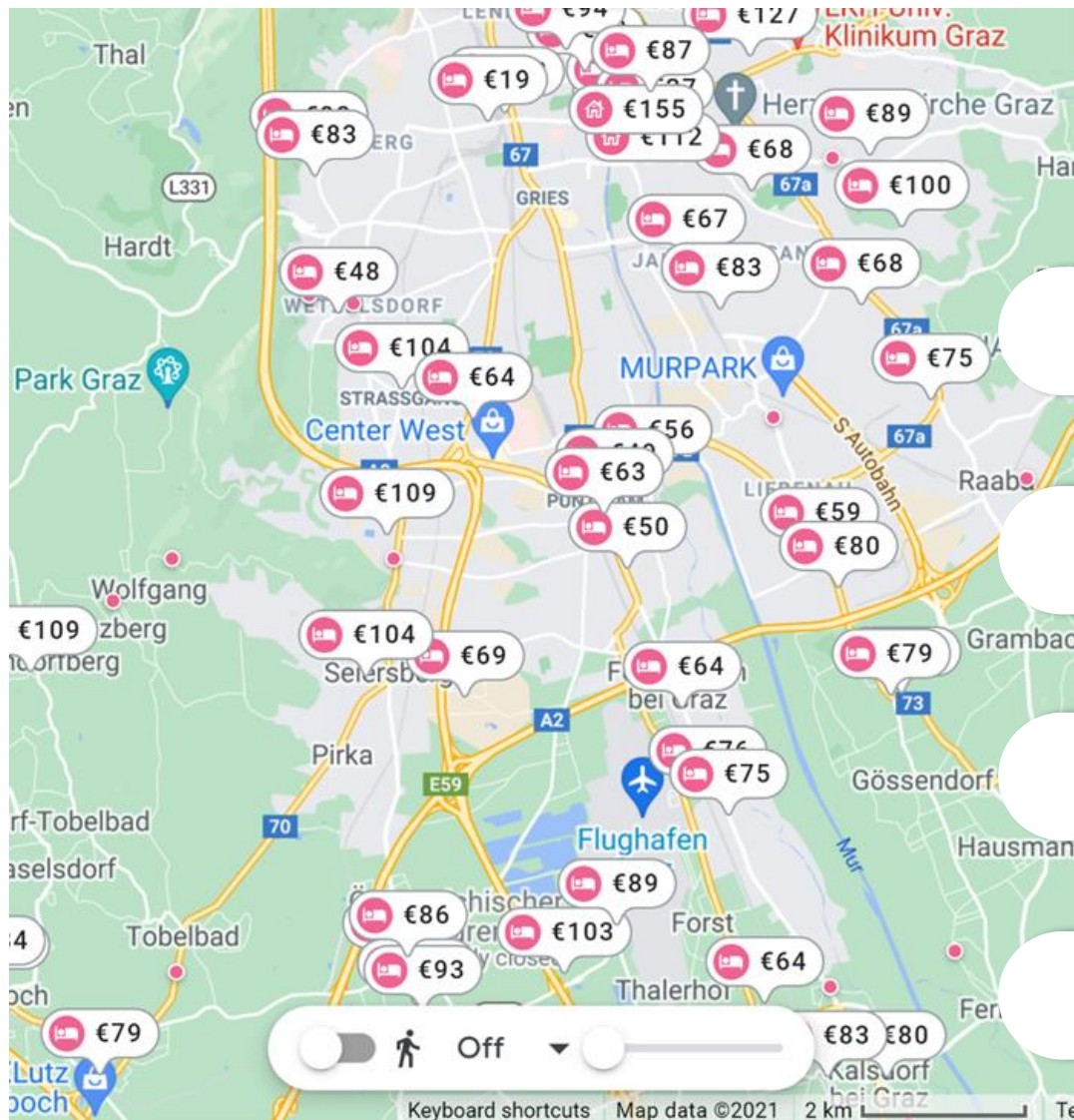


Austria



Germany





A competitor analysis of accommodation options in Graz, Austria and its surroundings:

1. The target group is temporary workers placed in the area by personnel leasing companies.
2. The current range of accommodation options is relatively expensive compared to the income opportunities of the target group.
3. Temporary workers prefer accommodation with their own cooking facilities.
4. Good transport connections and parking facilities are important.

Offering relatively inexpensive overnight accommodation with kitchen and cooking facilities.



Sandgrubenstrasse 1 project filling a gap in the market for small offices for SMEs and start-ups.



Comprehensive realignment of the restaurant business at Sandgrubenstrasse 4, leading to the potential for expansion in the tourism sector.



Multi-story car park providing additional parking space for workers' flats, workers' rooms, guest rooms, guesthouse, and office space.



Good parking situation in a convenient location close to the motorway and airport exit, but still close to the city center.



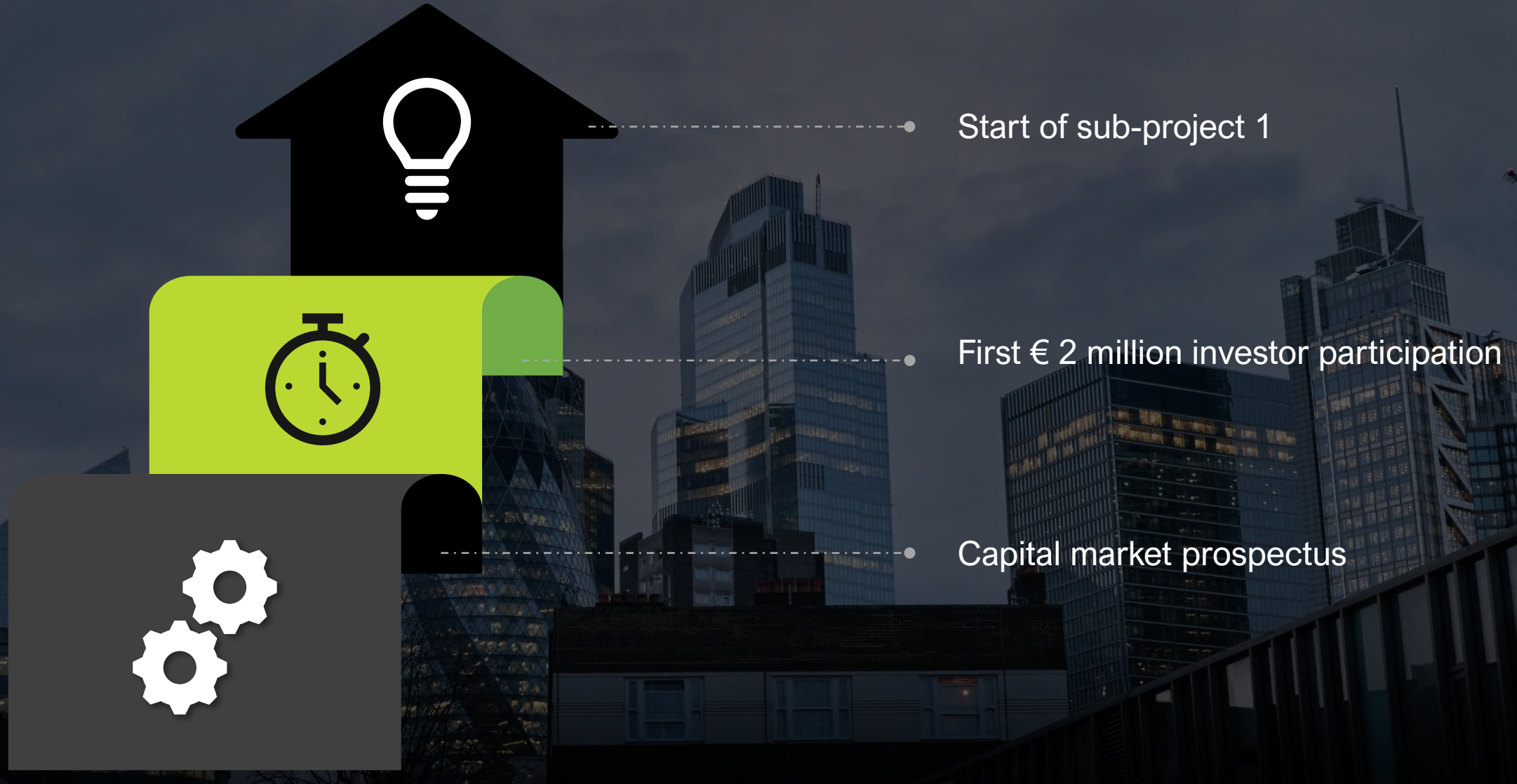
Quick access to various locations in the area, such as Graz-Nord, Gratkorn, Wildon, Leibnitz, Lieboch, and Graz-Ost.



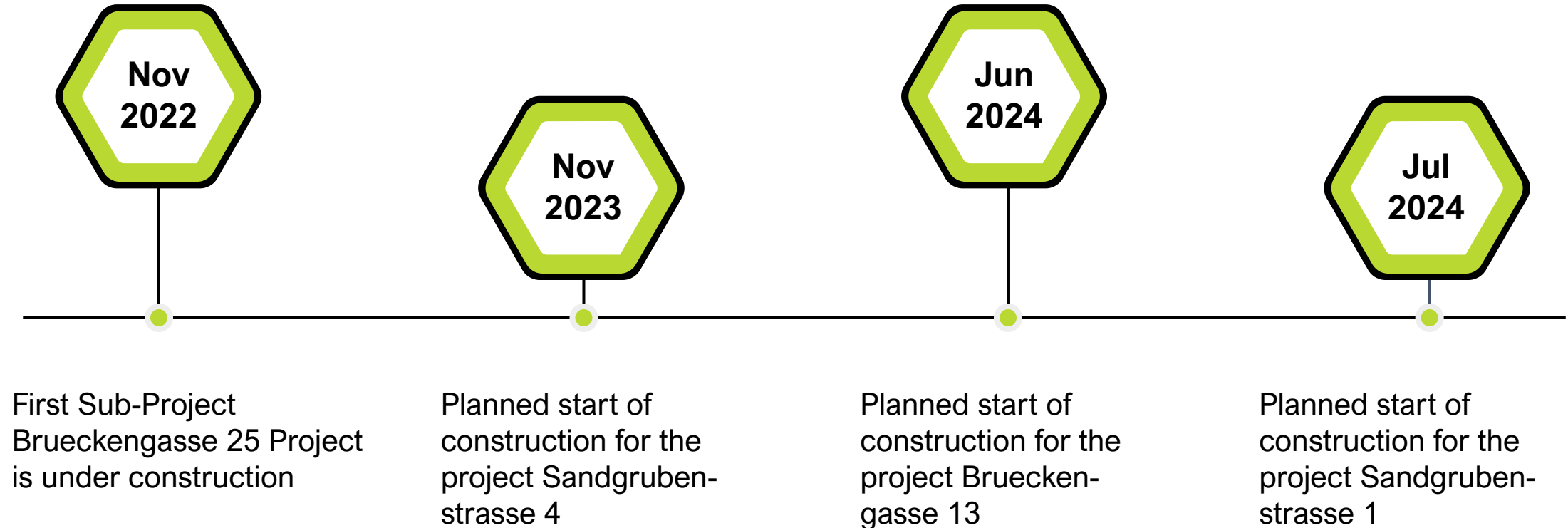
Strong focus on workers' rooms and workers' flats, with increasing demand from holidaymakers.





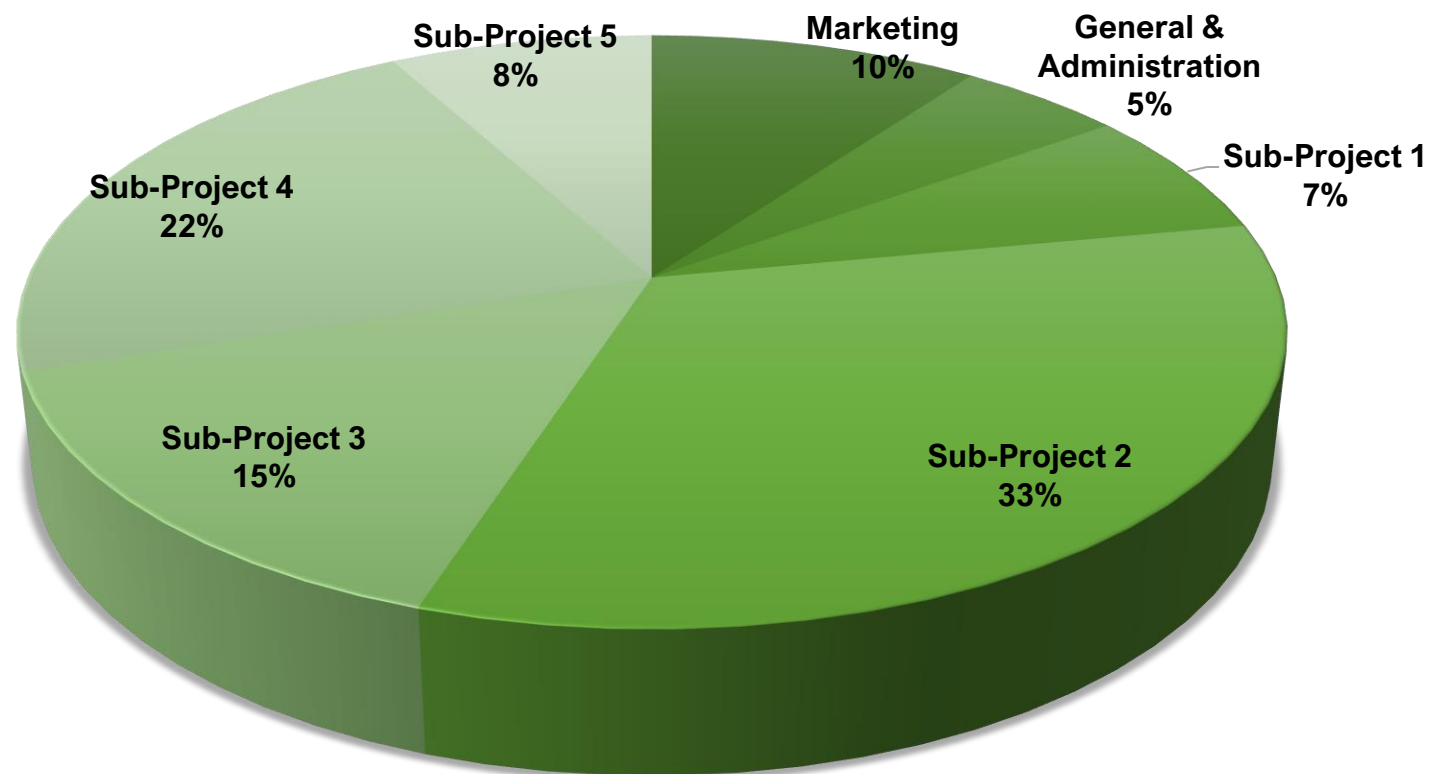


The implementation and progress schedule for the next two financial years:



We are raising
€ 20 million

Uses of Funds*

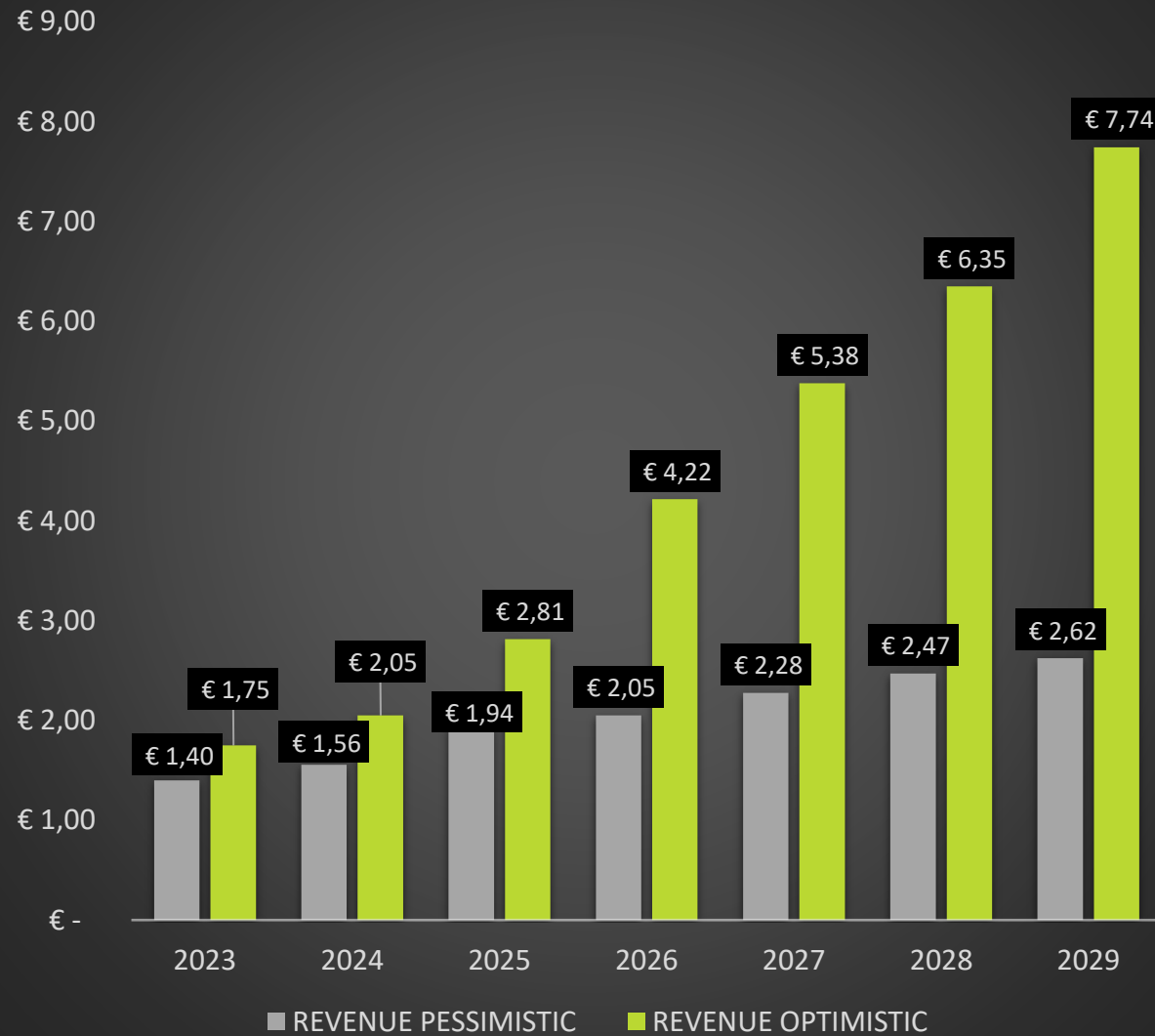


- Marketing
- Sub-Project 2
- Sub-Project 5
- General & Administration
- Sub-Project 3
- Sub-Project 1
- Sub-Project 4

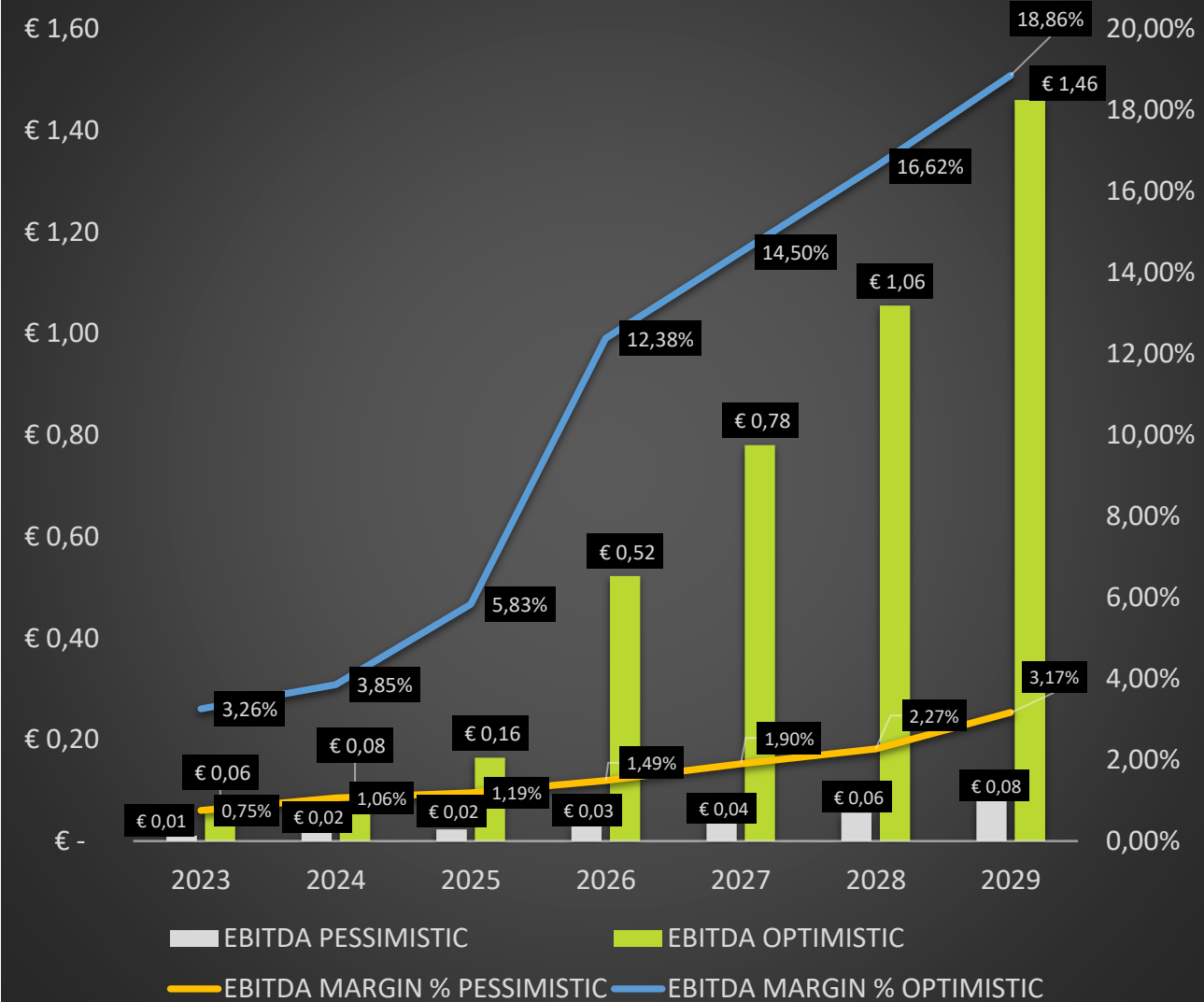
**Currently planned use of funds. The issuer is under no obligation to use the funds raised in the manner presented. The issuer is free to use the funds.*

FINANCIAL PROJECTIONS

Revenue (€ Millions)



EBITDA (€ Millions) & EBITDA Margins



Further Funding Rounds

Funding rounds can be followed by Series A, B and C, more which can provide exit criteria for investors.



Merger or Acquisition

Management buyout or merger with a competitor or Acquisition by a Bigger Corporation.



Security Token Offering (STO)

Average annual returns of 18.5% over the next 7 years





Siegfried Dobersek
Managing Director



Siegfried has a huge experience in the construction and development of real estate with official housing, business, and office space, as well as the future-oriented management of catering and accommodation facilities.

In the past – amongst others – he was responsible for the operation of 2-way Bitcoin ATMs and the development of the merchant crypto payment system CoinwayPay.



Barbara Zoissl
Head of Accounting

As part of the extended management team of Siegfried, Barbara contributes her skills, experience and knowledge in the field of managing and running catering and accommodation businesses.

In addition, she oversees the tasks of bookkeeping and accounting. Since 29 March 2019, in addition to the extended management of Siegfried, Barbara has held the position of authorised signatory at Zoissl's Heurigen Schenke Betriebs GmbH.



Egon Schwarzl
Partner, Financial Consultant



Egon has a background in banking as a manager of Unicredit Bank Austria AG for 34 years, one of his strengthen was to be a specialist in financing of real estate projects (hotels...) in Austria! He is actually working as independent wealth advisor.



Thomas Labenbacher
CEO Assetera



Thomas has a background in banking and the financial industry, where he worked for 20 years in Austrian, US and German banks. He also co-founded Fidor Bank group companies and has been partner in two leading FinTech private equity firms, before co-founding Assetera.

assetera

Stadler & Völkel is a Vienna-based commercial law firm specialising in finance and capital markets law. Its practice focuses on corporate finance using alternative financial instruments. Partners and staff of the firm are characterised by many years of experience in the relevant and related fields of law. Highest professional quality and the claim to always find the best legal solution form the cornerstone and philosophy of the law firm.

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Investor Presentation

Capital Market Prospectus & Terms: <https://sido-immobilien.at/prospekt/>



Facebook: <https://www.facebook.com/SIDOLmmo>



LinkedIn: <https://www.linkedin.com/company/82570267>

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