INFORMATION DOCUMENT FOR INVESTORS

pursuant to § 4 para 1 no 1 Alternative Financing Act (AltFG)

Risk warning:

(a) This public offer of securities or investments has not been reviewed or authorised by the Austrian Financial Market Authority (FMA) or any other Austrian authority.

(b) Investments in securities or investments involve risks, including the risk of partial or total loss of the money invested or the risk of possibly receiving no return.

(c) Your investment is not covered by the statutory deposit protection and investor compensation schemes.

(d) It is not a savings product. You should not invest more than 10% of your net assets in such securities or investments.

(e) You may not be able to resell the securities or investments as you wish.

Part A: Information about the issuer and the planned project

(a)	Identity of the issuer	sanSirro GmbH, FN 403078m ("**issuer**")
	Legal form	Austrian limited liability company
	Contact details	Stangersdorf Gewerbegebiet 110 8403 Lebring office@qus.tech
	Management and ownership structure	The sole managing director of the issuer is Hannes Steiner, born 13 February 1978. The share capital of the company amounts to around EUR 84,933, has been raised in full and is held by six shareholders as follows: • Situlus Holding GmbH 39.232% • Hannes Steiner 34.668% • Steiner Hannes GmbH 19.650% • DETO Beteiligungs GmbH 2.555% • Steirische Wirtschaftsförderungsges.m.b.H. 2.360% • Jonathan Tah Holding GmbH 1.515%

(b)	Principal activities of the issuer	The issuer is a company active in the field of textiles with integrated sensors for measuring vital data, as well as their transmission, storage and evaluation, and the customised printing of textiles for team sports and corporate customers. The issuer is developing a software platform (QUS Bodydata Platform) for the area of vital data measurement, which consists of various modules and is also partially customised to meet specific customer requirements. This software platform is the basis for various sales, licence and software-as-a-service business models. The issuer operates its own textile laboratory, in which smaller quantities of textiles with integrated sensors can be quickly customised according to customer requirements; series production for larger quantities is carried out with partner companies.
(c)	Description of the planned project, including its purpose and main features	The issuer will use the funds raised from the present offer for (a) the strengthening and scaling of sales and business development measures (investment in lead funnels, appointment generation and qualification of customers, support of pilot installations and field tests, development of sales partners, targeted sales measures by third parties, etc.), (b) software development, further development of existing electronics, evaluation of additional sensor technologies (including the outsourcing of technical development services to third parties if necessary) and (c) recruiting and team expansion, (d) for third-party software, websites, tools and apps to optimise sales, processes and quality for the planned growth and (e) to repay existing loans and other liabilities.

Part B: Main features of the offer procedure and conditions for raising capital

(a)	Minimum target for raising capital as part of the public offer	There is no minimum target for raising capital.
	Offers already carried out by the Issuer in accordance with the AltFG	In 2016, the issuer issued qualified subordinated loans totalling EUR 348,400 with an originally planned term of 5 years. The planned term of 5 years was extended indefinitely and the agreed interest will continue to be paid annually. The funds acquired were used for product development and the establishment of direct sales to end customers in the sports sector. This strategy was converted into a B2B strategy after the coronavirus crisis, as the support effort for direct customers became too great. Interest of EUR 138,780.81 was incurred up to the annual financial statements as of 31 December 2023.

(b) Deadline for achieving the capital procurement target	The subscription period for the issuer's profit participation rights subject to the offer begins on 20 April 2025 and ends on 31 December 2025. The issuer reserves the right to extend or shorten this subscription period and, if necessary, to cancel the offer completely. In the event of an extension, the subscription period will end on 19 April 2026 at the latest. During the offer period, interested parties may submit subscription offers to the issuer. Subscription offers will be accepted by the issuer and Sensus Pura Austria GmbH by e-mail. The minimum subscription per investor is 2 profit participation rights. The profit participation rights are offered in compliance with the statutory provisions in Austria. At the same time as this offer of non-securitised profit participation rights in Austria, the issuer is also offering these in Slovenia. In Germany, the issuer is also offering participation certificates securitised in the form of e-securities with the same structure and a total nominal value of EUR 7,749. However, the issuer will only accept so many subscriptions from the offers in total that, after both offers have been carried out, the issuer will have profit participation capital totalling a maximum of EUR 7,749, which, given the issuer's share capital of around EUR 84,933, will result in a maximum total capital of around EUR 92,682 after both offers have been carried out.
(c) Information on the consequences in the event that the capital raising target is not achieved on time	Not applicable. There is no minimum target for raising capital and therefore no consequences if this is not achieved.
(d) Maximum bid amount	The issuer is aiming for issue proceeds from the offering in the maximum amount of EUR 1,999,999.
(e) Amount of own funds provided by the issuer for the planned project	The company's shareholders contributed around EUR 84,933 in share capital. In addition, the shareholders provided equity of EUR 6,853,274.29 as of 1 March 2025.
(f) Change in the issuer's equity ratio in connection with the public offer	The issuer's equity was negative at EUR 2,385,723.85 as of 31 December 2023. Calculated as of 31 December 2023, the issuer's equity would continue to be negative, taking into account the maximum issue proceeds of EUR 1,999,999.

Part C: Special risk factors

- concerning the legal structure of the security/investment and the secondary market, including information on the investor's position in the event of insolvency and the risk of the investor having to meet additional obligations over and above the invested capital (obligation to make additional contributions)	**Risk of total loss**: For the holder of profit participation rights, there is a risk of total loss of the capital invested. Holders of profit participation rights should therefore only invest a small portion of their financial assets in the issuer's profit participation rights in order to avoid a cluster risk. In addition, the issuer generally advises against external financing of the investment. **Business risk:** Whether and what payments holders of profit participation rights receive on their investment depends on the economic success of the issuer, which in turn is characterised by many different factors. For example, the issuer could lose important customers (due to poor performance or negative market developments in general) or fail to win planned new customers and be unable to land sufficient new orders. Particularly in the most important target market, the military, as in other markets, there is a risk that purchasing decisions may be made much more slowly than planned due to complex processes or may not materialise at all due to political or budget changes. The issuer is subject to the permanent risk that special technical requirements may arise that cannot be met or cannot be met in full or that other market participants may succeed with new, possibly more cost-effective solutions. There is also a significant risk of losing key employees or that the issuer may not be able to recruit suitably qualified employees at all or in sufficient numbers to realise its planned growth. Furthermore, projects developed by the issuer, such as the QUS Bodydata Platform software platform, new sensor solutions or further developments in evaluation electronics, may not bring the desired success. The issuer is also exposed to risks from potential changes in the tax and legal framework. **Malversation risk**: This refers to the risk of criminal offences being committed by employees/officers of the issuer. These can never be ruled out. Malversations can damage the issuer directly or indirectly and can also lead to the insolvency of the issuer. **Risk due to limited transferability:** The issuer could refuse to consent to the transfer of profit participation rights. Even if the issuer gives its consent, it is unlikely that a sale can be realised at all or on reasonable terms due to the lack of a secondary market for the profit participation rights. In this context, the issuer points out that the profit participation rights are neither securitised nor admitted to stock exchange trading. In the event of early termination, holders of profit participation rights must also accept discounts on the settlement balance, which is why the invested capital is likely to be tied up for a longer period of time. **Risk due to the qualified subordination of the profit participation rights**: Claims of the holders of profit participation rights against the issuer arising from the profit participation rights are unrestricted qualified subordinated. The holders of profit participation rights can therefore only demand payments based on the terms and conditions of the profit participation rights if this does not constitute grounds for the issuer to open insolvency proceedings, i.e. would not lead to over-indebtedness or insolvency of the issuer, and the issuer does not have negative equity. The claims of the holders of profit participation rights arising from the profit participation rights are subordinated to all current and future claims of other (non-subordinated) creditors of

-	concerning the financial situation of the issuer: Is there negative equity? Is there a net loss? Have insolvency proceedings been opened in the last 3 years?	According to the balance sheet as of 31 December 2023, the issuer has (negative) equity of EUR 2,385,723.85. There is an accumulated loss of EUR 7,433,873.94 (of which EUR 5,979,282.01 is loss carryforward). No insolvency proceedings have been opened in the last 3 years.

Part D: Information on the offer of securities or investments

(a) Total amount and type of securities or investments to be offered	The issuer issues profit participation capital with a total nominal value of up to EUR 7,749, divided into up to 7,749 profit participation rights with a nominal value of EUR 1 each (the "**profit participation rights**" or individually a "**profit participation right**"). The profit participation rights are non-securitised, equity-like profit participation rights of the issuer, which embody a contractual participation in the profit and loss as well as in the assets of the issuer.
(b) If applicable, information on - Runtime	The profit participation capital is made available to the issuer for an indefinite period (for termination options, however, see section E (d)).
- Interest rate, other remuneration and payment dates	The profit participation rights are equity-like profit participation rights. Interest payments are therefore not provided for. The holders of profit participation rights participate in the annual profit of the issuer in the ratio of the nominal value of their profit participation rights to the nominal value of the total capital of the issuer (consisting of profit participation rights and similar capital and share capital), whereby the profit entitlement exists for the first time for the 2025 financial year. The share of the annual profit attributable to the holders of profit participation rights will be paid out to the holders of profit participation rights within two weeks of the adoption of the issuer's annual financial statements for the respective financial year, if necessary after covering any outstanding loss participation. The profit participation rights also participate (for the first time from the 2025 financial year) in any losses incurred by the issuer up to the full amount in the ratio of the nominal value of the profit participation rights to the nominal value of the total capital. If the profit participation capital is used in full or in part to cover a loss, future annual profits must be used to replenish the profit participation capital used to cover the loss before it is used for any other purpose.
- Repayment instalment and repayment	The profit participation capital is made available to the issuer for an indefinite period. There are therefore no fixed redemptions or repayments. However, the holders of profit participation rights participate in the assets of the issuer in the ratio of the nominal value of their profit participation rights to the nominal value of the total capital. In the event of the liquidation of the issuer, they have a corresponding claim to a portion of the liquidation proceeds. In the event of the termination of profit participation rights, the holders of profit participation rights receive a settlement credit, which is calculated in accordance with section E (d).
- Measures to limit risk insofar as these are not listed under letter f;	None.
(c) The issue price	The issue price per profit participation right is EUR 310 for subscription offers submitted up to (and including) 1 June 2025, after which the issue price per profit participation right is EUR 323.

(d) Information on whether oversubscriptions are accepted	At no time does the holder of profit participation rights have a claim to the acceptance of his/her subscription offer or to the conclusion of a profit participation rights agreement. If the maximum number of profit participation rights has been subscribed, no further subscription offers will be accepted. Acceptance is generally based on the principle of "first come - first serve", whereby the issuer and Sensus Pura Austria GmbH reserve the right to allocate according to other allocation rules if necessary.
(e) Information on the custody of securities and delivery of securities to investors	This is not a security.
(f) Investment collateralised by a guarantor or collateral provider	No.
i. Indication of whether the guarantor/guarantor is a legal entity	-
ii. Identity, legal form and contact details of the guarantor or collateral provider	-
iii. Information on the nature and conditions of the guarantee or security	-
(g) Obligation to repurchase securities/investments and deadline for such repurchase.	The issuer or third parties are under no obligation to repurchase the profit participation rights. However, see section E (d) for the possibility of termination by the issuer and the holders of profit participation rights.

Part E: Investor rights that go beyond those described in Part D

(a) Rights associated with the securities or investments	The profit participation rights provide the investor with a profit entitlement as described in section D (b) and an entitlement to liquidation proceeds or a liquidation credit as described in section E (d) but also participate in the full amount of the issuer's loss as described in section D (b). The profit participation rights do not confer voting rights or other membership rights (such as the right to participate in general meetings of the issuer). The holders of profit participation rights have no subscription rights when new shares or further profit participation rights are issued by the issuer. The holders of profit participation rights also have no right to information from the issuer. The issuer is only obliged to provide the holders of profit participation rights with its current annual financial statements once a year after they have been adopted.
(b) Restrictions to which the securities or investments are subject	With the exception of the restrictions on transferability described below, the profit participation rights are not subject to any special restrictions.
(c) Description of any restrictions on the transfer of securities and investments	Any disposal of the profit participation right by the holder of the profit participation right is subject to the consent of the issuer. In particular, the holder of profit participation rights is therefore not permitted to pledge, assign or otherwise encumber the profit participation right or any resulting claims without the consent of the issuer. The transfer of the profit participation rights could result in a legal transaction fee of 0.8% of the consideration.

(d) Exit options	The profit participation capital is made available to the issuer for an indefinite period. Holders of profit participation rights may terminate the profit participation rights by giving six months' notice to the end of each calendar year, but the issuer may do so for the first time on 31 December 2029 and the holders of profit participation rights for the first time on 31 December 2028. In addition, both the issuer and the holders of profit participation rights have an immediate extraordinary right of termination for good cause. In the event of (ordinary or extraordinary) termination of the profit participation rights, the holders of profit participation rights are entitled to a settlement credit, which corresponds to (a) the pro rata enterprise value in the ratio of the nominal value of their profit participation rights to the nominal value of the total capital plus (b) profit shares not yet paid out less (c) loss shares not yet replenished. In these cases, the enterprise value is to be determined on the basis of the issuer's sales and earnings after taxes. In the event of termination as of 31 December, the annual financial statements of the issuer prepared as of this date are to be used for this purpose. In the event of extraordinary termination during the year, the annual financial statements prepared as of 31 December preceding the date of termination shall be used as the basis for calculating the enterprise value. If the earnings after tax in the relevant annual financial statements are negative, the negative value is used for the calculation. The formula for calculating the enterprise value is as follows Enterprise value = (sales x 7.5 + earnings after tax x 2)/ 2 The Issuer must notify the holder of profit participation rights to be settled of the settlement balance within two weeks of the adoption of the relevant annual financial statements by the shareholder(s) of the issuer (which must take place by 30 June of the following year at the latest) and payment must be made within a further three weeks. In addition, both the issuer and the holders of profit participation rights may terminate the profit participation rights with immediate effect within a certain time frame if an exit event as defined in the terms and conditions of the profit participation rights occurs ("**exit termination**"). In the event of an exit termination, the holders of profit participation rights are entitled to a settlement credit which corresponds to (a) the pro rata enterprise value in the ratio of the nominal value of their profit participation rights to the nominal value of the issuer's total capital plus (b) profit shares not yet paid out less (c) loss shares not yet replenished. For the purposes of the exit termination, the enterprise value corresponds to the valuation of the issuer that the acquirer would use as the basis for a total acquisition of the issuer or its entire assets at the exit event. The settlement credit is due for payment within three months of the exit termination becoming effective, but no earlier than two weeks after the exit event has been completed. If, for whatever reason, the exit event is not completed, exit notices become ineffective and the profit participation rights continue to exist unchanged.

(e) For dividend stocks: Distribution of capital and voting rights before and after the capital increase resulting from the offering (assuming that all securities are subscribed)	Not applicable because the profit participation rights are not equity securities.

Part F: Costs, information and legal remedies

(a)	Costs incurred by investors in connection with the investment	Holders of profit participation rights do not incur any one-off or ongoing costs in connection with the investment offered over and above the issue price. All individual costs (external advice, charges for transfers outside the SEPA area, etc.) are borne by the holder of profit participation rights. With regard to Austrian private investors, the issuer assumes the payment of capital gains tax on the proceeds from the profit participation rights. However, the risks resulting from the tax classification of the profit participation rights are borne by the holder of the profit participation rights and the issuer assumes no responsibility for the fact that the competent tax authorities or courts share the classification of the profit participation rights as "equity-like".
(b)	One-off and ongoing annual costs incurred by the issuer in connection with the investment, in each case as a percentage of the investment	In connection with the offering, the issuer will incur one-off costs of around 13.5% of the maximum gross issue proceeds and ongoing costs of around 1.625% per annum of the gross issue proceeds. The running costs for the first four financial years are added to the non-recurring costs, i.e. a total of 20%. In addition, the issuer has undertaken to pay a variable fee to a service provider in the event that the holders of profit participation rights realise a return of more than 5% per annum from the profit participation rights. The variable fee amounts to 20% of the income generated by all holders of profit participation rights over the term of the profit participation rights that exceeds a return of 5% per annum for the holders of profit participation rights and is inclusive of any value added tax. The variable fee is paid by the issuer to the service provider when the profit participation rights are amortised.
(c)	Information on where and how additional information on the planned project and the issuer can be obtained free of charge	Potential holders of profit participation rights can obtain information about the investment project directly from the issuer and receive information free of charge. sanSirro GmbH Stangersdorf Gewerbegebiet 110, 8403 Lebring Mr Hannes Steiner office@qus.tech 06642513320
(d)	Body to which consumers can lodge a complaint in the event of a dispute.	The "Internet Ombudsman" association is responsible for all contractual disputes arising from contracts concluded via the Internet between a trader established in Austria and a consumer resident in Austria or in another EEA state. Ungargasse 64-66/3/404, 1030 Vienna www.ombudsmann.at You can also contact the "Arbitration for consumer transactions": Mariahilfer Straße 103, Stiege 1, Top 18, 1060 Vienna www.verbraucherschlichtung.at office@verbraucherschlichtung.at

Audit opinion:

Audited within the meaning of Section 4 (9) AltFG (in terms of completeness, comprehensibility and coherence with regard to the information mentioned in the note below)	A separate confirmation of the audit was issued on 16 April 2025 by Birgit Eichberger, Steuerberatung, Schöckelbachweg 3, A-8045 Graz.

Note:

Pursuant to § 4 para 1 no 2 to 4 and para 4 AltFG, issuers must provide the following information in addition to this information sheet:

1. during the first year of business activity, the opening balance sheet, thereafter the current annual financial statements; if there is no legal obligation to prepare annual financial statements or an opening balance sheet, a note to this effect;
2. the business plan;
3. general terms and conditions drawn up in connection with the securities or investments offered or other contractual conditions applicable to the investor;
4. Changes to this information sheet and changes to the documents referred to in points 1 to 3

You can find this information at: www.sensuspura.com/projekte/qus

ANNEX

- Business plan
- Annual financial statements 2023
- Terms and Conditions