

Non-binding translation. Only the German language version is binding.

**Publication of the summary according to Art. 21 (3) Regulation (EU)
2017/1129**

to

EU GROWTH PROSPECTUS

of Bloxxter 1 GmbH, Hamburg

**for the public offering of a qualified subordinated token-based bond with a maximum
total nominal amount of EUR 39,000,000**

Date: 10/12/2020

Warning notice:

This EU Growth prospectus will cease to be valid upon termination of the public offering (expected to close on October 12, 2021). If the prospectus has become invalid, there is no obligation to prepare a supplement to the prospectus in the event of important new circumstances, material inaccuracies or material inaccuracies.

The full prospectus is available on the website www.bloxxter.com

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1. SPECIAL SUMMARY OF THE EU GROWTH PROSPECTUS

Section 1 - INTRODUCTION

1.1	Name and international securities identification number (ISIN) of the securities	Securities sui generis in the form of uncertificated, subordinated token-based bonds. The ISIN is: DE000A254TG 0
1.2	Identity and contact details of the Issuer, including its legal entity identifier (LEI)	Bloxxter 1 GmbH, Geibelstraße 46 b, 22303 Hamburg, Germany, telephone number: +49 (40) 22 85 85 910. The LEI is: 391200ZEMZ1ZLOLSKW70.
1.3	Identity and contact details of the competent authority that approved the prospectus	Federal Financial Supervisory Authority, Graurheindorfer Str. 108, 53117 Bonn; Marie-Curie-Str. 24-28, 60439 Frankfurt am Main. Phone number: +40 228 / 4108 - 0 Fax: + 49 228 / 4108 - 1550 / - 123 Mail: poststelle@bafin.de
1.4	Date of approval of the EU Growth prospectus	12.10.2020
1.5	Warnings	The Issuer hereby declares <ul style="list-style-type: none"> a. that the summary should be read as an introduction to this EU Growth prospectus and any decision to invest in the securities should be based on a consideration of the EU Growth prospectus as a whole by the investor; b. that the investor could lose all or part of the invested capital; c. that where a claim relating to the information contained in an EU Growth prospectus is brought before a court, the plaintiff investor may, under the national law of the Member States, have to bear the expenses of translating the EU Growth prospectus before the legal proceedings are initiated; d. the fact that civil liability attaches only to those persons who have tabled the summary including any translation thereof, but only where the summary is misleading, inaccurate or inconsistent when read together with the other parts of the EU Growth prospectus, or where it does not provide, when read together with the other parts of the EU Growth prospectus, key information in order to aid investors when considering whether to invest in such securities.

Section 2 - KEY INFORMATION ON THE ISSUER

2.1	Who is the Issuer of the securities?	
2.1.1	Information about the Issuer	The Issuer is a limited liability company (GmbH) founded in Germany and is subject to the laws of the Federal Republic of Germany. The Issuer is registered with the Commercial Register of the Local Court of Hamburg (Germany) under the registration number HRB 159129. The managing directors jointly authorized to represent the Issuer are Mr. Marc Drießen and Mrs. Dr. Bianca Ahrens. The sole shareholder of the Issuer is Bloxxter GmbH, registered in the Commercial Register of the Local Court of Hamburg (Germany) under HRB 155017. Bloxxter GmbH's sole shareholder is bloxxter AG, a Swiss stock corporation based

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		<p>in Zug. Shareholders of the bloxxter AG are Mr. Norbert Ketterer (85%) and Little Misty Capital GmbH (15%), whose sole shareholder and managing director is Mr. Marc Drießen. The Issuer intends to grant a subordinated loan with qualified subordination to SNK Vermögensverwaltung GmbH & Co KG. The subordinated loan is to be secured with likewise subordinated land charges (“Grundschulden”). SNK Vermögensverwaltung GmbH & Co. KG is a 100% subsidiary of SKE Immobilien Holding AG, a Swiss stock corporation. SNK Vermögensverwaltung GmbH & Co KG in turn will make this loan capital available to two real estate property companies, Objekt SNK Städtisches Kaufhaus Leipzig GmbH & Co KG and Reclam-Carré Leipzig GmbH & Co KG. Both property companies are wholly owned subsidiaries of SNK Vermögensverwaltung GmbH & Co KG. The property companies each own one property, which is predominantly let on a commercial basis. The property companies will use the funds to repay existing shareholder loans and for investments in the properties. As of the date of this prospectus, the Issuer is not yet engaged in these business activities. The current business activity of the Issuer consists of preparing the granting of the subordinated loan to SNK Vermögensverwaltung GmbH & Co KG and issuing these token-based bonds.</p>								
<p>2.2</p>	<p>What is the key financial information regarding the Issuer?</p>									
		<p>The following information is based on the audited annual financial statements of the Issuer for the short financial year 2019 as of the reporting date September 30, 2019. The short financial year covers the period from September 5, 2019 to September 30, 2019. Comparative figures for the financial year 2018 could not be included as the company was only founded on September 5, 2019. There is no information for the financial year 2020 yet. An interim income statement and an interim cash flow statement have not been prepared. Therefore, no comparative figures can be given with regard to the above-mentioned information.</p> <table border="1" data-bbox="308 1043 1481 1211"> <tr> <td data-bbox="308 1043 624 1099"></td> <td data-bbox="624 1043 1481 1099">Income statement for the period 09/05 - 09/30/19</td> </tr> <tr> <td data-bbox="308 1099 624 1211">Net loss for the year according to income statement</td> <td data-bbox="624 1099 1481 1211">- 6,353.43 EUR</td> </tr> </table> <table border="1" data-bbox="308 1245 1481 1632"> <tr> <td data-bbox="308 1245 624 1301"></td> <td data-bbox="624 1245 1481 1301">Balance sheet for financial year 2019 as of the reporting date 09/30/19</td> </tr> <tr> <td data-bbox="308 1301 624 1632">Net financial assets (unaudited, calculated from cash and cash equivalents (i.e. cash on hand, Bundesbank balances, bank balances and checks) less liabilities including provisions according to the balance sheet</td> <td data-bbox="624 1301 1481 1632">EUR 18,646.57 (calculated from EUR 23,681.30 (cash) - EUR 5,034.73 (liabilities including provisions)) Net financial assets represent the difference between the Issuer's liquid funds and financial liabilities. If the liabilities exceed the liquid funds, the amount is referred to as net financial liabilities. Net financial liabilities can be used, for example, to determine the net debt ratio of a company. For this purpose, the net financial liabilities are to be compared to the company's earning power (EBITDA of the respective financial year - earnings before interest, taxes, depreciation and amortization). The net gearing ratio indicates how long it would take the company (at constant EBITDA) to repay the current net debt.</td> </tr> </table>		Income statement for the period 09/05 - 09/30/19	Net loss for the year according to income statement	- 6,353.43 EUR		Balance sheet for financial year 2019 as of the reporting date 09/30/19	Net financial assets (unaudited, calculated from cash and cash equivalents (i.e. cash on hand, Bundesbank balances, bank balances and checks) less liabilities including provisions according to the balance sheet	EUR 18,646.57 (calculated from EUR 23,681.30 (cash) - EUR 5,034.73 (liabilities including provisions)) Net financial assets represent the difference between the Issuer's liquid funds and financial liabilities. If the liabilities exceed the liquid funds, the amount is referred to as net financial liabilities. Net financial liabilities can be used, for example, to determine the net debt ratio of a company. For this purpose, the net financial liabilities are to be compared to the company's earning power (EBITDA of the respective financial year - earnings before interest, taxes, depreciation and amortization). The net gearing ratio indicates how long it would take the company (at constant EBITDA) to repay the current net debt.
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<p>2.3</p>	<p>What are the key risks that are specific to the Issuer?</p>	<p>The risks described below could have a significant adverse effect on the Issuer's net assets, financial position and results of operations and, individually or cumulatively, could lead to the insolvency of the Issuer. For the investor, this means a total loss of his investment.</p> <p><u>Risk of insolvency of SNK Vermögensverwaltung GmbH & Co. KG</u></p> <p>With the intended granting of a subordinated loan (loan with qualified subordination) to SNK Vermögensverwaltung GmbH & Co KG, the Issuer bears the risk of the insolvency of SNK Vermögensverwaltung GmbH & Co KG. By the qualified subordination to be agreed upon (including pre-insolvency enforcement block) the Issuer carries an entrepreneurial risk, which is higher than that of a regular lender (equity-like liability function). Nevertheless, the Issuer has no participation rights under company law and no possibility of influencing the realization of the entrepreneurial risk at SNK Vermögensverwaltung GmbH & Co KG. The</p>								

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		<p>qualified subordination (including pre-insolvency enforcement block) can lead to a permanent non-performance of the claims (interest and repayment) from the subordinated loan, even outside of an insolvency of SNK Vermögensverwaltung GmbH & Co. KG. For the investors this can mean a total loss of their investment.</p> <p><u>Risks for the property companies</u></p> <p>SNK Vermögensverwaltung GmbH & Co KG generates its income via the property companies, which generate rental income. SNK Vermögensverwaltung GmbH & Co. KG also indirectly bears the risks from letting, the risk of which is increased by the fact that it provides the capital by means of subordinated shareholder loans. As a result of the intended subordinated loan to SNK Vermögensverwaltung GmbH & Co. KG, the Issuer is also indirectly exposed to the risks of the property companies from the renting of the properties. If the rental income is reduced or the expenses of operating the properties increase, there is a risk that SNK Vermögensverwaltung GmbH & Co. KG will not be able to fulfill its liabilities (interest and repayment claims) to the Issuer from the subordinated loan. For investors, this could mean a partial or total loss of their investment.</p> <p><u>Risks from market developments</u></p> <p>The real estate investments held by SNK Vermögensverwaltung GmbH & Co KG are subject to market cycles and fluctuations in value. The value and earning power of the real estate held in the property companies is determined by various external factors over which SNK Vermögensverwaltung GmbH & Co. has no control. These include a deterioration in the general economic conditions, which may lead in particular to a deterioration in the financial situation of tenants, a lack of demand from tenants for upcoming follow-on leases and/or a decline in rental prices. Due to the corona pandemic, a severe recession is expected worldwide, the extent and consequences of which cannot yet be predicted in detail. This could have a negative impact on the renting of the properties owned by the property companies. It is conceivable that existing tenants will default on their payment obligations due to their own economic crisis, and that new rentals will not be possible at all or only at significantly worse conditions than those previously offered. Other external factors could include a deterioration in the locations in Leipzig, an increase in the range of alternative rental and purchase offers, a deterioration in financing terms, and reduced interest in buying properties. Unfavorable market developments may thus have a negative impact on the rental income of the property management companies and adversely affect the performance of the properties. If income is too low, the Issuer's ability to meet its interest and repayment claims is also at risk. In this case, the Issuer could also fail to meet investors' claims under the token-based bond.</p>
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Section 3 - KEY INFORMATION ON THE SECURITIES

3.1	What are the main features of the securities?	
3.1.1	Information about the securities	<p>The securities offered are sui generis securities in the form of subordinated token-based bonds. For each bond security issued, a token (BLX01) is issued by the Issuer to the investor. BLX01 are based on the Ethereum blockchain and represent the rights under the bond. The token is based on the ERC-20 standard of the Ethereum blockchain. Securitization of the token-based bond in an individual or global certificate is excluded. The currency of the securities issue is EUR. The Issuer will issue this series of token-based bonds with a total nominal amount of up to EUR 39 million. Up to 39 million token-based bonds will be issued with a nominal amount of EUR 1 each, represented by up to 39 million BLX01 with an equivalent of EUR 1 each. The minimum subscription amount for investors who are natural persons is EUR 500.00. The minimum subscription amount for investors who are legal entities or partnerships or partnerships is EUR 25,000.00. The token-based bonds constitute payment obligations of the Issuer to the holders of the token-based bond. The investors are entitled to interest and, after the end of the term of the token-based bond, to repayment of</p>

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		<p>the token-based bond at the nominal amount. The token-based bond bears interest on its nominal amount at a fixed rate of 3.00 percent per annum. The token-based bond has a term until September 30, 2025 (inclusive), unless the token-based bonds are terminated by the Issuer by ordinary or extraordinary notice or by an investor by extraordinary notice. The investors are not entitled to terminate the token-based bond before the end of the term. The Issuer is entitled to terminate the token-based bond at any time prior to the end of the agreed term by giving 6 weeks' notice. Each investor is entitled to terminate the token-based bond without observing a notice period and to demand repayment of the token-based bond at the nominal amount plus any interest accrued up to the date of repayment (exclusive) if there is good cause (extraordinary termination). The Issuer also has the right of extraordinary termination. The Issuer is entitled to extend the term four times by one (1) year each time ("Extension Option"). The Issuer shall declare the exercise of the extension option in each case no later than 3 months before the end of the term.</p> <p><u>Qualified subordination (including pre-insolvency enforcement block)</u></p> <p>The token-based bond is equipped with a subordination agreement and a pre-insolvency enforcement block. The claims arising from the token-based bond establish subordinate investor rights in relation to claims of other investors of the Issuer. In order to avoid over-indebtedness of the Issuer under insolvency law within the meaning of Section 19 (2) InsO and in the event that liquidation proceedings are conducted, a liquidation block is imposed pursuant to Section 39 (2) InsO, with regard to all present and future claims of the investors arising from the token-based bond - including the claims to interest and repayment of the invested capital - a subordination is agreed in such a way that all claims of the holders of the token-based bond are only to be satisfied after all claims and demands of all existing and future investors of the Issuer as described in Section 39 (1) Nos. 1 to 5 InsO. The claims of the holders of the token-based bond can only be satisfied from future annual net profits, any liquidation surplus or other free assets remaining after satisfaction of all other investors of the Issuer. The investors of the token-based bond undertake to assert their claims under the token-based bond for as long and to the extent that the satisfaction of such claims would not give rise to a reason for the opening of insolvency proceedings against the assets of the Issuer, i.e. would lead to the insolvency of the Issuer within the meaning of Section 17 of the German Insolvency Act (InsO) or over-indebtedness of the Issuer within the meaning of Section 19 of the German Insolvency Act (in the version applicable at the time) (pre-insolvency enforcement block).</p>
3.2	Where will the securities be traded?	The Issuer has not applied for admission of the token-based bond to trading on an MTF or an SME growth market. At the date of this prospectus, the Issuer also has no intention to apply for such admission to trading.
3.3	Is there a guarantee attached to the securities?	No guarantee is attached to the securities.

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<p>3.4</p>	<p>What are the key risks that are specific to the securities?</p>	<p><u>Default risk of the Issuer</u> The Issuer will only be in a position to implement the intended business activities and thus to meet the claims of the investors from the token-based bond issue if the planned proceeds are used. The investors in the token-based bond bear the risk of the Issuer's insolvency, i.e. the risk that the Issuer is temporarily or permanently unable to meet its payment obligations to the investors from the securities on time. The insolvency of the Issuer may result in a total loss of the investment funds used and the expected interest claims for the investors.</p> <p><u>Qualified subordination (with pre-insolvency enforcement block)</u> The qualified subordination clause applies both before and after the opening of insolvency proceedings as well as in the case of liquidation proceedings. The claims are permanently blocked in their enforcement as long and to the extent that the crisis of the Issuer is not resolved. Due to the agreed qualified subordination (including pre-insolvency enforcement block), the investors bear an entrepreneurial risk that is higher than that of a regular lender (equity-like liability function). Nevertheless, investors are not granted any rights of participation under company law and have no possibility to influence the realization of the entrepreneurial risk. The qualified subordination (including pre-insolvency enforcement block) can lead to a permanent non-performance of the investors' claims from the token-based bond.</p> <p><u>No deposit insurance</u> The token-based bond does not constitute a deposit and is therefore not subject to any statutory or voluntary deposit insurance. In the event of default by the Issuer, no payments will be made to investors by third parties (e.g. a deposit protection fund).</p> <p><u>Limited tradability</u> It may not be possible to sell the token-based bond or BLX01 because there is no regulated market for trading the token-based bond or BLX01. The risk that the investor cannot find a buyer for the BLX01 or can only sell it at a price that is too low in his view is borne solely by the investor. The BLX01 may also turn out to be completely illiquid.</p>
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Section 4 - KEY INFORMATION ON THE OFFER OF SECURITIES TO THE PUBLIC

<p>4.1</p>	<p>Under which conditions and timetable can I invest in this security?</p>	<p>The offer period during which purchase offers for the token-based bond can be submitted is expected to begin on 10/13/2020 and end on 10/12/2021. A shortening of the offer period and termination of the public offer by the Issuer is possible at any time.</p> <p>The token-based bond and the corresponding number of BLX01 are issued against payment in euros. The Issuer is entitled to issue token-based bonds also against the provision of the crypto currencies Ether (ETH) and Bitcoin (BTC). A premium (agio) is not charged. One BLX01 corresponds to EUR 1 of the subscribed token-based bond. The number of BLX01 issued corresponds to the amount of the whole Euro or the EUR equivalent of the amount of crypto currencies (Bitcoin or Ether) paid by the investor at the time of transfer (without accrued interest). The exchange rates are determined by the Issuer on the basis of recognized current public exchange rates between EUR and the crypto currency concerned. The exchange rate on which the exchange is based will be communicated to the investor. The issue-related expenses are expected to total EUR 585,000 (including sales tax). At the level of SNK Vermögensverwaltung GmbH & Co KG, expenses of an anticipated total of EUR 585,000 (incl. sales tax, if any) will arise, among other things, because bloxxter AG has been commissioned to provide services in connection with the structuring of its financing to bloxxter AG.</p>
<p>4.2</p>	<p>Why is this EU Growth prospectus being produced?</p>	<p>The offer to purchase the token-based bond with an offering volume of up to EUR 39 million serves the Issuer to raise capital of up to EUR 39 million, which is to be used entirely to implement the Issuer's planned business activities. The gross</p>

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		<p>proceeds of the issue thus correspond to the net proceeds of the issue. The Issuer will use the proceeds in the expected amount of EUR 39 million - whereby a minimum issue volume of EUR 5 million is envisaged - in accordance with its intended business activities to grant SNK Vermögensverwaltung GmbH & Co KG a subordinated loan against an appropriate interest rate. If the proceeds are lower than expected, the loan proceeds from the subordinated loan will be reduced accordingly. The Issuer will receive from SNK Vermögensverwaltung GmbH & Co. KG a discount of 1.5% of the loan value that is available to the Issuer to offset its emission-related expenses in the amount of EUR 585,000 (incl. sales tax).</p> <p><u>Conflicts of interest:</u> Mr. Marc Drießen as Managing Director of the Issuer is also Managing Director of Bloxxter GmbH, which is the sole shareholder of the Issuer. Mr. Marc Drießen also has an indirect interest in bloxxter AG, the parent company of Bloxxter GmbH. The majority shareholder of bloxxter AG, Mr. Norbert Ketterer, is the husband of the indirectly sole shareholder of SNK Vermögensverwaltung GmbH & Co KG, Mrs. Ketterer. Mr. Ketterer may not only pursue the interests of the Issuer, but also those of his wife and thus of the SNK Group. Mrs. Dr. Bianca Ahrens as a further managing director of the Issuer is also at the same time managing director of Bloxxter GmbH. Mr. Jan Hedding is a member of the administrative board of bloxxter AG and at the same time managing director of the general partner (Komplementär-GmbH) of SNK Vermögensverwaltung GmbH & Co KG. This can result in conflicts of interest.</p>
<p>4.3</p>	<p>Who is the Offeror?</p>	<p>The Offeror of this offer for the purchase of the token-based bond is bloxxter AG, a Swiss stock corporation with its registered office in Zug (Switzerland). The corporate purpose of bloxxter AG is to provide services in connection with participation in and financing of domestic and foreign companies by means of advanced IT technologies. The LEI-Switzerland of the bloxxter AG is: 5067006A56G908HMVP84 The identification number UID is CHE-329.024.081</p>