

Consumers

02.04.2025 | Topic [Consumer protection](#), [Prospectuses](#)

Smarter Habitat GmbH & Co. KG: evidence indicates no prospectus published

The Federal Financial Supervisory Authority (BaFin) has evidence indicating that Smarter Habitat GmbH & Co. KG, which claims to be based in Munich, is publicly offering an investment product in Germany in the form of “limited partnership” interests using the name “ecoHAB”. In contravention of section 6 of the German Prospectus Act (Vermögensanlagengesetz – VermAnlG), a prospectus has not been published for this product.

The investment is offered on the website smarter-habitat.com/invest/investors/.

Background information

Capital investments may be publicly offered in Germany only if a prospectus has been published. This prospectus must be approved by BaFin prior to publication. BaFin checks whether the minimum information required by law is included in the prospectus and whether its content is understandable, coherent and consistent. However, BaFin is not responsible for checking whether the information contained in the prospectus is correct, for verifying the integrity of the issuer, or for reviewing the product in question. Issuers of capital investments must ensure that this is clearly indicated in their prospectuses. The issuers are liable for the accuracy of the information provided in the prospectus.

BaFin advises consumers to invest funds in investment products solely on the basis of all required information.

You can check whether an approved prospectus for public offers of capital investments has been filed with BaFin by viewing the [Prospectuses file](#) on the BaFin website.

Please note:

In accordance with section 4 (4) of the German Act Establishing the Federal Financial Supervisory Authority (Finanzdienstleistungsaufsichtsgesetz – FinDAG), BaFin performs its functions and exercises its powers exclusively in the public interest. Due to their statutory obligation of confidentiality, BaFin’s staff are not in a position to provide third parties with information regarding the progress and results of administrative proceedings.

However, there are ways in which you can support BaFin’s work: if you have any specific information about the offeror mentioned above – such as contract templates, e-mail addresses, telephone or fax numbers of contact persons or the offeror’s account details – please do not hesitate to get in touch with [contact point for whistleblowers](#).

<https://www.bafin.de/ref/19818826LINKEDIN> [HTTPS://WWW.LINKEDIN.COM/COMPANY/BAFIN/]
MASTODON [HTTPS://SOCIAL.BUND.DE/@BAFIN]
INSTAGRAM [HTTPS://WWW.INSTAGRAM.COM/ACCOUNTS/LOGIN/?
NEXT=HTTPS%3A%2F%2FWWWW.INSTAGRAM.COM%2FBAFIN_BUND%2F]
E-MAIL



[<https://www.erfolgsfaktor-familie.de/>]



charta der vielfalt



[<https://www.charta-der-vielfalt.de/>]
