Don't invest unless you're prepared to lose all the money you invest. This is a high-risk investment and you are unlikely to be protected if something goes wrong. Take 2 minutes to learn more on page 2

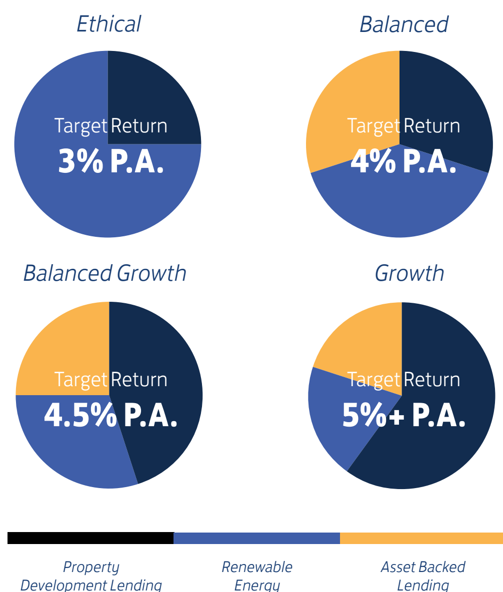
BLACKFINCH INVESTMENTS

Blackfinch Adapt IHT Portfolios

The Adapt IHT Portfolios are an Inheritance Tax (IHT) solution with options focused on environmental, social and governance (ESG) factors. Clients can invest in firms operating across renewable energy generation and energy infrastructure assets, property development finance and asset-backed lending.

We only invest in companies that we believe will be Business Relief (BR) qualifying[1], which can deliver IHT relief after just two years, if held at the time of death. We offer four model portfolios, targeting returns from 3-5%+. These access the same underlying firms but have different allocations.[2]

TYPICAL PORTFOLIO ASSET ALLOCATION



KEY FEATURES

- Target returns of 3%, 4%, 4.5% and 5%+
- IHT relief after two years (and if held at death) using BR
- Ethical IHT solution with ESG focus
- Access to and control of capital
- Simplicity: no complex legal structures
- Aims to preserve capital
- A cost-efficient solution

POTENTIAL CLIENTS[3]

Clients with IHT liability who:

- are focused on ESG investing
- want access to and control over their money
- wish to target strong returns from 3-5%+ on investment
- are in trust (new or existing)

Business owners/clients who are selling/have sold a business

Clients seeking an alternative investment for diversification.

FEES

Initial Fee	**2.00%**
Annual Management Charge[4]	**0.5% + VAT**
Dealing Fee	**1%** Dealing Fee to any initial purchases, ad-hoc withdrawals and sales of shares at exit. **0%** fee on shares sold to pay adviser fees and regular client withdrawals up to 10% per annum.

[1]We will only invest in companies which we reasonably believe qualify for BR. However, we can't give a commitment that investments will remain qualifying at all times in the future.
[2]The Adapt IHT Portfolios invest in small, unquoted companies. Investors' capital is at risk and the investment return is not guaranteed.
[3]The Adapt IHT Portfolios may not be suitable for all investors. We would recommend that prospective investors seek independent advice before making a decision.
[4]Deferred and only payable if investment achieves target return

IMPORTANT INFORMATION

Capital at Risk. This Information is Issued by Blackfinch Investments Limited which is authorised and regulated by the Financial Conduct Authority (FCA Number 153860). Registered Address: 1350-1360 Montpellier Court, Gloucester Business Park, Gloucester, GL3 4AH. Registered in England and Wales Company Number 02705948. All information correct at November 2023.

Estimated reading time: 2 mins

Risks

Due to the potential for losses, the Financial Conduct Authority (FCA) considers this investment to be high risk.

What are the FCA key risks?

1 - You could lose all the money you invest
If the business you invest in fails, you are likely to lose 100% of the money you invested. Most start-up businesses fail.

2 - You are unlikely to be protected if something goes wrong
Protection from the Financial Services Compensation Scheme (FSCS), in relation to claims against failed regulated firms, does not cover poor investment performance. Try the FSCS investment protection checker (https://www.fscs.org.uk/check/investment-protection-checker).

Protection from the Financial Ombudsman Service (FOS) does not cover poor investment performance. If you have a complaint against an FCA-regulated firm, FOS may be able to consider it. Learn more about FOS protection (https://www.financial-ombudsman.org.uk/consumers).

3 - You won't get your money back quickly
Even if the business you invest in is successful, it may take several years to get your money back. You are unlikely to be able to sell your investment early.

The most likely way to get your money back is if the business is bought by another business or lists its shares on an exchange such as the London Stock Exchange. These events are not common.

If you are investing in a start-up business, you should not expect to get your money back through dividends. Start-up businesses rarely pay these (https://www.financial-ombudsman.org.uk/consumers).

4 - Don't put all your eggs in one basket
Putting all your money into a single business or type of investment for example, is risky. Spreading your money across different investments makes you less dependent on any one to do well.

A good rule of thumb is not to invest more than 10% of your money in high-risk investments (https://www.fca.org.uk/investsmart/5-questions-ask-you-invest).

5 - The value of your investment can be reduced
The percentage of the business that you own will decrease if the business issues more shares. This could mean that the value of your investment reduces, depending on how much the business grows. Most start-up businesses issue multiple rounds of shares.

These new shares could have additional rights that your shares don't have, such as the right to receive a fixed dividend, which could further reduce your chances of getting a return on your investment.

If you are interested in learning more about how to protect yourself, visit the FCA's website (https://www.fca.org.uk/investsmart).