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INFORMATION MEMORANDUM
Beaumont de la Roche Limited
Bond Program 30-54 percent 2028

1st September 2025



BEAUMONT
ROCHE

DEVELOPMENTS

IMPORTANT INFORMATION

This document is exempt from the general restriction in section 21 of the Financial Services and Markets Act 2000 (“FSMA”) on the communication of invitations or inducements to engage in investment activity on the ground that it is made to ‘investment professionals’ within the meaning of Article 19 of the Financial Services and Markets Act (Financial Promotion) Order 2005 (FinProm); persons believed on reasonable grounds to be ‘certified high net worth individuals’ within the meaning of Article 48 FinProm; persons who are ‘certified sophisticated investors’ within the meaning of Article 50 FinProm; and persons who are ‘self-certified sophisticated investors’ within the meaning of Article 50A FinProm.

The offer for subscription of the securities described in this document (“the Securities”) which are issued by Beaumont de la Roche Limited (“the Company”) is intended solely for selected persons: (i) who are investment professionals, certified high net worth individuals, certified sophisticated investors or self-certified sophisticated investors, in each case in accordance with the relevant sections of FinProm as referred to in the previous paragraph (“Eligible Investors”). The requirements for an investor to fall under the categories of certified high net worth individuals, certified sophisticated investors and self-certified sophisticated investors are set out in the Appendix to this Investment Memorandum (“IM”).

Investing in the Securities is speculative and invested capital is at risk of partial or total loss.

The attention of prospective Investors is drawn to the “Risk Factors” section of this document in section 5. Eligible Investors should consider carefully whether an investment in the Securities is suitable for them in the light of their personal circumstances and the Risk Factors. The Securities may not be a suitable investment for all recipients of this IM.

Nothing in this document shall be construed as the giving of investment advice by the Company or any other person. If you are in any doubt about the contents of this document, you are strongly recommended to consult a person authorised under FSMA) to give advice in relation to investment in equity and debt securities issued by unquoted single companies.

The purpose of this IM is to provide information to a limited number of selected, named individuals who have expressed an interest in the possibility of subscribing for the Securities issued by the Company and, as such, provides details of a private offer to those individuals.

Any investment to which this document relates is available only to such persons noted above and any other person and other class of person should not rely on this document or regard it as being made available to them.

This document is confidential and is being supplied solely for the information of the intended recipient and may not be used, disclosed, copied, reproduced, published, or further distributed to any other person in whole or in part, for any purpose.

This IM does not constitute a prospectus made pursuant to the Prospectus Regulation (EU 2017/1129). The offer described in this document does not constitute an offer to the public for the purpose of that Regulation. Therefore, this IM has not been approved by the Financial Conduct Authority or any other regulatory body. You should ensure that you have read and understood all of this IM before taking steps to apply for the Securities.

This IM does not purport to be all-inclusive or and may not contain all the information that a prospective Investor may desire in investigating the Company. The IM may be subject to updating, revision or amendment. Interested parties should carry out their own investigations and analysis of the IM and of the data referred to in the IM and should consult their own advisers before proceeding with any investment in the Company. All opinions and/or beliefs stated in this IM and all views expressed regarding the Company's projections, forecasts and statements relating to expectations of future events are those of the Company and its Director(s). No representation or warranty is made, or assurance given that such opinions, beliefs, views, projections, forecasts or statements are correct or that the Company's objectives will be achieved.

Exclusions of liability

While the information contained herein has been prepared in good faith, neither the Company nor any of its shareholders, directors, proposed directors, officers, agents, employees or advisers give, have given or have authority to give, any representations or warranties (express or implied) as to, or in relation to, the accuracy, reliability or completeness of the information in this document, or any revision thereof, or of any other written or oral information made or to be made available to any interested party or its advisers (all such information being referred to as "Information") and liability therefor is expressly disclaimed. Accordingly, neither the Company nor any of its shareholders, directors, proposed directors, officers, agents, employees or advisers take any responsibility for, or will accept any liability, whether direct or indirect, express or implied, contractual, tortious, statutory or otherwise, in respect of, the accuracy or completeness of the Information or for any of the opinions contained herein or for any errors, omissions or misstatements or for any loss, howsoever arising (save in respect of fraudulent misrepresentation), from the use of this documentation. No reliance may be placed for any purpose whatsoever on the information contained in the documentation or on its completeness.

The distribution of this Information Memorandum in certain jurisdictions may be restricted by law and therefore persons into whose possession this document comes should inform

themselves about and observe any such restrictions. Any such distribution could result in a violation of the law of such jurisdictions.

This Information Memorandum is dated 1st September 2025.

Definitions

In this document the following expressions bear the meaning set out opposite each expression respectively except where the context requires otherwise:

Application Form	The form of application for the Bond prescribed by the Company
Bond or Bonds	The £ 5,500,000 30-54 per cent fixed rate Bonds 2028 created by the Company under the terms of the Bond Instrument
Bondholders	Holders of the Bond
Bond Instrument	The instrument constituting the Bond and made by the Company on 1st September 2025
Business Day	a day on which banks in England are open for business
Company	Beaumont de la Roche Limited (registered in Northern Ireland under company number NI732190)
Eligible Investors	Individuals selected by the Company and who are: (i) 'investment professionals' within the meaning of Article 19 of the Financial Services and Markets Act (Financial Promotion) Order 2005 (FinProm); (ii) persons believed on reasonable grounds to be 'certified high net worth individuals' within the meaning of Article 48 FinProm; (iii) persons who are 'certified sophisticated investors' within the meaning of Article 50 FinProm; and (iv) persons who are 'self-certified sophisticated investors' within the meaning of Article 50A FinProm

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certified sophisticated investor and self-certified sophisticated investor

2. Executive Summary

The following is a summary of the key points pertaining to the opportunity to invest in the £5,500,000, 30-54% Fixed Return, 24-36 Month Bond, Coupon Paid annually, in arrears. Bonds 2028 issued by Beaumont de La Roche Limited and should be read in conjunction with the full text of this IM.

The business	Beaumont de la Roche Limited aims to provide Real Estate opportunities for development and Assisted Living projects.
Interest:	30 to 54 per cent per annum paid annually in areas net of income tax
Capital:	repaid annually on the last day of the month of each anniversary from subscription to the bond [to the Bondholder]
Security:	the Trustee appointed by us will hold a fixed and floating charge over the assets of the Company
Transferable:	the Bonds may be transferred to another party (as per the terms set out in the Bond Instrument)
Early Redemption:	holders are not entitled to require redemption but the Company may agree to early redemption in exceptional circumstances at their sole discretion which may include penalties.
Early Repayment:	the Company may at any time redeem the whole or part of the Bonds after giving one month's written notice by paying the principal amount due and any accrued interest up to (and including) the date of such redemption
Applications:	applications on the Application Form are invited from selected Eligible Investors only
Minimum Investment	£25,000 and thereafter multiples of £1,000
Opening and Closing	applications are 9.00am on 1st September 2025 until 31st March 2026. Applications received after this time and date may be accepted at the discretion of the Company.
Risk Factors	Investing in Bonds is speculative and invested capital is at risk of partial or total loss. The attention of prospective Investors is drawn to the "Risk Factors" in section 5 of this document . Eligible Investors should consider carefully whether an investment in the Securities is suitable for them in the light of their personal circumstances and the Risk Factors.

3. Offer for subscription of £5,500,000 fixed rate, 18 per cent Bonds 2028

Beaumont de la Roche Limited [The Company] invites selected Eligible Investors to subscribe for £5,500,000, 30-54 per cent fixed rate bonds due 2028 created by and subject to the terms and conditions of the Bond Instrument (a copy of which may be obtained on application to the Company).

Opening date for submission of applications **1st September 2025**

Closing date for applications **31st March 2026 or such later date as the Company may determine**

Minimum investment **£25,000 and thereafter multiples of £1,000.00.**

Applications to subscribe for the Bonds may be made only by selected, named Eligible Investors by completing and submitting the Application Form.

In summary, the principal terms of the Bond are:

- Interest: 30-54 per cent per annum paid annually in arrears on the last day of the month of each annual anniversary and thereafter in each year (an “Interest Payment Date). Interest will be payable from the date of acceptance of an application for Bonds by the Company. Interest will be paid net of income tax unless the recipient provides evidence in the form required by the Company that they are not liable to pay income tax on such interest.
- Repayment of Capital: repayment starts on 30th September 2028
- Security: the Company has granted a fixed and floating charge over its assets in favour of an appointed Trustee to secure the liability of the Company arising from the Bonds. The Trustee is an independent entity which holds a charge over the Company’s assets on behalf of and for the benefit of the Bondholders. In the event that the Company fails to meet the payment terms or other obligations set out in the Bond Instrument, the Trustee may enforce the charge on the Company’s assets and cause the liquidation of the Company. The Trustee does not and cannot provide any form of financial guarantee for the Bondholders and does not monitor or supervise the day-to-day operations of the Company. The value of the assets held as security will be subject to market conditions at that time.
- Certificates: the Company will issue a certificate of holding of the Bonds to each successful applicant as soon as practicable following the date of acceptance of the application and not later than two months thereafter.

- Transferable and transmission: the Bonds may be transferred to another party or transmitted on the holder's decease or bankruptcy by written instrument subject to the terms set out in the Bond Instrument. Early Redemption: holders are not entitled to require redemption of the Bonds before the Redemption Date provided that the Directors of the Company may agree to early redemption upon application in exceptional circumstances at their sole discretion.
- Early Repayment: the Company may at any time, after giving the Bondholders not less than one month's written notice, redeem the Bonds or any portion thereof by paying all monies due to the Bondholders the principal amount and any accrued interest up to (and including) the date of such redemption plus an additional one month's interest.
- Other terms: The Bond Instrument contains further provisions including those providing for events of default, the Trustee to approve certain amendments to the Bond Instrument, convening of meetings of and the passing of resolutions by Bondholders which may amend the terms of the Bonds.

The above description of the Company's £ 5,500,000 30-54 per cent fixed rate Bonds 2028 is a summary and the definitive terms and conditions are contained in the Bond Instrument, a copy of which may be obtained on application to the Company.

I have questions– how can I get them answered?

Our Bond holder relationship team would be very pleased to assist you with any questions. You can contact us via admin@beaumontroche.com and we will get in touch with you by return.

Please note that we cannot provide investment, legal or tax advice. We can only give you guidance on the practical steps to make an investment. We strongly recommend that you speak to an appropriately authorised financial adviser before making any investment decision.

4. The Company

Company Overview The Company was incorporated in Northern Ireland as a United Kingdom company on 8th August 2025 under company number NI732190.

SUMMARY Beaumont de la Roche has been established to maximise high-return property investments.

Our advisory board brings over 150 years of industry experience globally. We are positioned to offer secure investments that align with high-demand markets. Our model is designed to protect investors through the development of physical real estate assets and maximise the profits.

5. Risk Factors

The risks described below are those risks that the Directors of the Company consider at the date of this document to be material to a decision as to whether to make an investment in the Bonds but are not the only risks relating to the Company or the Bonds.

If any of the following risks, as well as other risks and uncertainties that are not herein identified or that the Company does not consider to be material at the date of this document, were to occur, then these could have a material adverse effect on the Company's ability to fulfil their obligations to pay interest, principal or other amounts in connection with the Bonds.

Potential Investors are strongly advised to consult an independent financial advisor or other financial adviser who is authorised under FSMA to advise on investments of this sort if they are in any doubt.

Bond Security Statement:

The capital invested through this bond is secured against tangible real estate assets and development projects located within the United Kingdom.

To ensure the protection of bondholder interests, the following layered security structure has been established:

1. Asset-Backed Security

All capital raised is deployed into UK-based property development projects with real estate assets serving as security. These developments are managed through dedicated Special Purpose Vehicles (SPVs), allowing for ring-fenced control over individual projects.

2. Legal Charges

Each SPV may provide the following types of legal security for the benefit of bondholders:

- First Legal Charge: Where available, a first legal charge is placed on the property, giving the bondholder (or trustee) priority rights in the event of default or liquidation.
- Second Legal Charge: In certain cases, the bond may be secured with a second legal charge, offering a subordinate claim to the primary lender but still a formal legal interest in the property.
- Equity Ownership: In addition to or in lieu of charges, the bond may be linked to equity positions in development SPVs, offering a share of profits and an additional layer of asset-based security.

3. SPV Structure & Governance

- Each development is housed within its own SPV, ensuring clear separation of assets and liabilities.
- SPVs are subject to regular financial reporting and oversight.
- Independent legal and financial professionals are appointed where applicable to monitor compliance and asset protection.

4. Risk Mitigation

The use of multiple security instruments—legal charges, equity stakes, and asset-backed structuring—provides a robust framework to protect bondholder capital while allowing for sustainable project delivery and returns.

Risk to capital

Invested capital is at risk and you may not get back what you invest.

The Company, like all businesses, is vulnerable to financial difficulties and investing in unlisted corporate loan notes involves significant risk of default and loss of capital. Investment in Bonds of this nature is speculative and involves a higher degree of risk than other types of investment. Investments of this type are not suitable for all investors.

Illiquid investment

Neither the Company nor these Bonds are presently listed on any stock so even though the Bonds are transferable between parties they cannot be easily traded, bought or sold. As the Company is unlisted it is not subject to all the rules and regulations that apply to listed companies.

Investors should expect to hold the Bonds for the full term and therefore prospective Investors should not submit an application unless they are prepared to hold the Bonds until maturity. In the event of the death of a Loan Note holder or in other exceptional personal circumstances, individual Bondholders may be repaid early - however, any such early repayment is at the Company's discretion and subject to there being sufficient cash available at that time.

Risks relating to the nature of the Company

Lack of Profit

There can be no assurance that the Issuer will achieve its objectives or that the strategy described in this document will be successful. Given the risks described in this section, there exists a possibility that an investor may not receive any coupon income from their holding.

Litigation and Claims

The Company may be subject to lawsuits or proceedings by government entities or private parties. Except in the event of a lawsuit or proceeding arising from a director's wilful neglect or default in the performance of his duties, expenses or liabilities of the Company arising from any suit will be borne by it. While the Company currently has no outstanding litigation, there can be no guarantee that the current or future actions of the Company will not result in litigation. Defence and settlement costs can be substantial, even with respect to claims that have no merit. Due to the inherent uncertainty of the litigation process, there can be no assurance that the resolution of any particular legal proceeding will not have a material adverse effect on the Company's financial position or results of operations.

Management and Employees The future performance of the Company will depend on its ability to retain the services and personal connections or contacts of key executives and to recruit, motivate and retain suitably skilled, qualified and industry experienced personnel. Although certain key executives have entered into service agreements with the Company, the loss of the services of any such individual may have an adverse material effect on the business, operations, revenues, customer relationships and/or prospects of the Company.

Internal Controls

Future growth and prospects for the Company will depend on its ability to manage the current business and to continue to expand and improve operational, financial and management information and quality control systems on a timely basis, whilst at the same time maintaining effective cost controls. Any failure to expand and improve operational, financial and management information and quality control systems in line with the Company's growth could have a material adverse effect on the Company's business, financial condition and results of operations.

Forward-Looking Statements

Certain information contained in this Information Memorandum constitutes "forward looking statements," which can be identified by the use of forward-looking terminology such as "assumed", "example", "illustrative", "may", "will", "should", "expect", "intend", "anticipate", "project", "estimate", "plan", "seek", "continue", "target", or "believe", or the negatives thereof or other variations thereof or comparable terminology, and include projected or targeted minimum returns to be made by the Company. Such forward looking statements are inherently subject to material, economic, market and other risks and uncertainties, including the risk factors set out in the 'Summary' and 'Risk Factors' sections of this document and, accordingly, actual events or results or the actual performance of the Company may differ materially from those reflected or contemplated in such forward- looking statements. In addition, Investors should not place undue reliance on "forward-looking statements", which speak only as of the date of this invitation document. The investment offered in this document may not be suitable for all recipients of the document. As the bonds in the Company are unlisted/unquoted on a stock exchange, it will be difficult to obtain valuation information and information regarding the extent of the risk involved. There are often greater risks involved in unquoted products than quoted shares/securities. The value of the business could down as well as up and this could result in an Investor incurring a total loss of their Investment.

Raising Working Capital to Fund Development and Consequences of Doing so.

Although unlikely, it is possible that the Company will need to raise further funds in the future. There is no guarantee that the then prevailing market conditions will allow for such a fundraising or that new investors will be prepared to subscribe for. If any of the risks referred to herein crystallise, the Company's business, financial condition, results, or future operations could be materially adversely affected.

Financial services compensation scheme and regulation

The content of this document has **not been approved** by an authorised person within the meaning of the Financial Services and Markets Act 2000. Please note that **this is an unregulated product**.

Therefore, the compensation entitlements under the Financial Services Compensation Scheme (FSCS) **do not apply to this investment**. In the event of the Company being unable to pay either the capital or interest payments, the protections afforded by the Financial Services and Markets Act 2000 including recourse to the Financial Ombudsman Service and access to the FSCS will not apply.

No right to participate in management or profits beyond fixed return

Bonds are a very different kind of investment to equity shares and Investors do not own a stake

or have any right to participate in management of the Company. As such Bondholders will not be in a position to object to particular strategies or decisions of the Company's directors.

Inadequate security or negative pledge

Although the Trustee is appointed to safeguard the interests of the Bondholders, the floating charge will rank behind any fixed charge creditors and the assets encompassed in the floating charge may be inadequate to realise sufficient funds to meet the interest and capital due on the Bonds. The Company may at any time, and without reference to Bondholders, create other security including which ranks ahead of the Bonds.

Loan note return rate, market interest rates inflation

The Bonds attract a rate of return which is in no way linked to market interest rates and as such will not benefit from any subsequent increases in market interest rates. Accordingly, you should note that a rise in market interest rates may adversely affect the relative returns that the Bonds offer. Further, inflation may reduce the real value of the returns over time.

Regulatory risk

Changes to existing laws or regulations or in regulatory interpretations of them or the creation of new laws or regulations may have an adverse effect on the Company's business and could result in the Company failing to generate sufficient returns to services the Bonds or redeem them in full (or at all).

Senior Debt Funding

Once proceeds have been raised from the issue of Bonds, the Company may seek to obtain further debt financing (loan(s)) from a bank or other senior lending sources to fund its development activities in order to deliver on its business plan in a timely and cost effective manner. In the event that the Company cannot obtain senior debt finance or the costs of senior debt finance are more than anticipated, there is a risk that the Company may not achieve its stated objectives with a potentially adverse effect on its ability to account to Bondholders for interest, principal or other amounts in connection with the Bonds.

Taxation Risks

The statements in this document regarding taxation only represent the Company's understanding of the current law and practice as regards the taxation of the Bonds. Nothing in this document should be considered tax or legal advice and prospective Investors are recommended to seek their own independent advice before investing. The tax legislation referred to herein may change in the future and such changes may have retrospective effect. Investors are reminded that any future legislation regarding taxation could also have an

adverse effect on the Company's profitability. Individual tax circumstances may differ from Investor to Investor and persons wanting to invest are advised to seek specific tax advice based on their personal circumstances.

Tax

Investors are advised to take their own tax advice on the tax consequences of acquiring, holding and disposing of the Bonds. The comments below are of a general nature and are based on current United Kingdom law and practice. They relate only to the United Kingdom withholding tax treatment of interest payable on the Bonds. The comments do not deal with any other United Kingdom tax implications of acquiring, holding or disposing of the Bonds, and relate only to the position of Investors who are the absolute beneficial owners of the Bonds. Tax treatment depends on individual circumstances and may be subject to change in the future.

For UK residents, the Company is liable to withhold tax at a rate of 20% (equivalent to the basic rate of income tax) on the interest payments made to the Investor. Interest income is taxable in the UK at the taxpayer's highest marginal rate of tax and therefore the Investor may have additional income tax liabilities (subject to any domestic law exemptions).

The Company will make the necessary arrangements to deduct and pay basic rate tax due from your interest payment direct to HMRC. For Investors who are non-taxpayers, interest payments will still be paid net of tax and a tax certificate will be issued to the relevant Investor after each interest payment.

For a corporate Investor or charity, in each case resident in the UK for corporation tax purposes, the interest payment will be paid gross without any withholding of tax at source from the interest paid upon the Company receiving evidence of the taxpayer's status satisfactory to the Company. Interest on the Bonds may be subject to additional United Kingdom income tax or corporation tax by direct assessment, depending on the circumstances of a particular Investor. It is possible that legislation may change in the future or may be introduced with retrospective effect.

Individual tax circumstances may differ from Investor to Investor and persons wanting to invest are advised to seek specific tax advice based on their personal circumstances.

Security Trustee

Each of the Noteholders hereby authorises the Security Trustee (whether or not by or through employees or agents); to exercise such rights, remedies, powers and discretions as are specifically delegated to or conferred upon the Security Trustee and/or the Security Document together with such powers and discretions as are reasonably incidental thereto; and to take such action on its behalf as may from time to time be authorised under or in accordance with this Instrument and/or the Security Document and/or the Security Trust Deed.

It is expressly agreed and declared that the Security Trustee is not authorised by the Financial Conduct Authority and the Security Trustee is not required in connection with its appointment as Security Trustee to carry out any regulated activities within the meaning of the Financial Services and Markets Act 2000 and regulations made under that Act.

6. The Business Opportunity

As outlined in the Beaumont de la Roche BDLR-Brochure2025.pdf copy available via the website or upon request

7. General and Statutory Information

7.1

Date and place of incorporation

The Company was incorporated on 8th August 2025 in the name Beaumont de la Roche Limited under company number NI732190. The principal legislation under which the Company operates is the Companies Act 2006. The liability of members of the Company is limited by shares.

7.2 **Registered Address:** 54, Unit 263 Moat House Business Centre Bloomfield Avenue, Belfast, United Kingdom, BT5 5AD

7.3 **Directors:** Timothy David MCGOWAN

7.4 **Company Secretary:** None

7.5 **Articles of Association**

The current Articles were adopted on incorporation, a copy of which can be viewed online at the Companies House website or will be provided on request from the Company.

7.6 **Share capital**

Ordinary Shares

(ii) Directors' holdings Number held % of issued

Timothy David MCGOWAN	100	100
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The Company has no present intention to issue any further options or warrants.

7.7 **People with Significant Control**

Timothy David MCGOWAN

7.8 **Accounts**

The Company's accounts are prepared under the historical cost convention and in accordance with applicable accounting standards in the United Kingdom. The accounts are drawn up on a going concern basis.

The accounting reference date of the Company is 8th August unless amended by the Company at a future date.

7.9 Documents available for Inspection

Copies of the following documents may be inspected at the registered offices of the Company during usual business hours on any weekday (weekends and public holidays excepted), or can be emailed on request:

- (i) The Articles of Association of the Company
- (ii) Bond Instrument
- (iii) Accounts of the Company for the year ended 8th August 2025

Appendix Certified high net worth individual

Note: 'Certified high net worth individual' means an individual who has signed, within the period of twelve months ending with the day on which the communication is made to the individual, a statement in the form below:

Statement for certified high net worth individual

I declare that I am a certified high net worth individual for the purposes of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005.

I understand that this means:

I can receive financial promotions that may not have been approved by a person authorised by the Financial Conduct Authority;

the content of such financial promotions may not conform to rules issued by the Financial Conduct Authority; **by signing this**

statement I may lose significant rights; I may have no right to complain to either of the following:

the Financial Conduct Authority; or the
Financial Ombudsman Scheme;

I may have no right to seek compensation from the Financial Services Compensation Scheme.

I am a certified high net worth individual because **at least one of the following applies:** (a) I had, during the financial year immediately preceding the date below, an annual income to the value of £100,000 or more;

I held, throughout the financial year immediately preceding the date below, net assets to the value of £250,000 or more. Net assets for these purposes do not include:

the property which is my primary residence or any loan secured on that residence;

any rights of mine under a qualifying contract of insurance within the meaning of the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001; or any benefits (in the form of pensions or otherwise) which are payable on the termination of my service or on my death or retirement and to which I am (or my dependants are), or may be, entitled.

I accept that I can lose my property and other assets from making investment decisions based on financial promotions.

I am aware that it is open to me to seek advice from someone who specialises in advising on investments.

Certified sophisticated investor

Note: 'Certified sophisticated investor', in relation to any description of investment, means a person:

- (a) who has a certificate in writing or other legible form (signed and dated not more than three years before the date on which the communication is made to the person) by a person authorised by the Financial Conduct Authority to the effect that he is sufficiently knowledgeable to understand the risks associated with that description of investment; and*
- (b) who has signed, within the period of twelve months ending with the day on which the communication is made to the person, a statement in the terms set out below:*

I make this statement so that I am able to receive promotions which are exempt from the restrictions on financial promotion in s 21 Financial Services and Markets Act 2000 as a sophisticated investor. The exemption relates to certified sophisticated investors and I declare that I qualify as such in relation to investments of the following kind: *[insert list of investments]*

I accept that the contents of promotions and other material that I receive may not have been approved by an authorised person and that their content may not therefore be subject to controls which would apply if the promotion were made or approved by an authorised person. I am aware that it is open to me to seek advice from someone who specialises in advising on these kinds of investment.

accept that the investments to which the promotions will relate may expose me to a significant risk of losing all of the money or other property invested.

Self-certified sophisticated investor

Note: 'Self-certified sophisticated investor' means an individual who has signed within the period of twelve months ending with the day on which the communication is made to the individual, a statement in the form below:

Statement for self-certified sophisticated investor

I declare that I am a self-certified sophisticated investor for the purposes of the Financial Services and Markets Act (Financial Promotion) Order 2005.

I understand that this means:

- (a) I can receive financial promotions that may not have been approved by a person authorised by the Financial Conduct Authority;
- (b) the content of such financial promotions may not conform to rules issued by the Financial Conduct Authority;
- (c) **by signing this statement, I may lose significant rights;** (d) I may have no right to complain to either of the following:
the Financial Conduct Authority; or the
Financial Ombudsman Scheme;
- (e) I may have no right to seek compensation from the Financial Services Compensation Scheme.

I am a self-certified sophisticated investor because **at least one of the following applies:**

- (a) I am a member of a network or syndicate of business angels and have been so for at least the last six months prior to the date below;
- (b) I have made more than one investment in an unlisted company in the two years prior to the date below;
- (c) I am working, or have worked in the two years prior to the date below, in a professional capacity in the private equity sector, or in the provision of finance for small and medium enterprises;
- (d) I am currently, or have been in the two years prior to the date below, a director of a company with an annual turnover of at least £1 million.

I accept that I can lose my property and other assets from making investment decisions based on financial promotions.

I am aware that it is open to me to seek advice from someone who specialises in advising on investments.