



MODEL ADAPT IHT GROWTH PORTFOLIO

TARGET RETURN – 6% PER ANNUM

- 20% ● ASSET BACKED LENDING
- 60% ● PROPERTY DEVELOPMENT FINANCE
- 20% ● RENEWABLE ENERGY GENERATION

ANNUALISED PERFORMANCE

5.15% (Annualised Performance (Net Client Return) shows period model performance after deduction of any applicable AMC)

SERVICE OVERVIEW

The Blackfinch Adapt IHT Portfolios target Inheritance Tax (IHT) relief for investors in just two years, while enabling them to maintain control over their assets and benefit from the targeted underlying trading activity return.

BLACKFINCH GROWTH CUMULATIVE RETURN

| | | |
|---------|-----------------------|---------------|
| 1 YEAR | 01/10/18 - 30/09/2019 | 5.68% |
| 5 YEARS | 01/10/14 - 30/09/2019 | 28.54% |

Cumulative model portfolio returns based on the actual performance achieved by the underlying investee companies.

5-YEAR DISCRETE ANNUAL PERFORMANCE

| | | | | |
|----------------------|----------------------|----------------------|----------------------|----------------------|
| 01/10/14 30/09/15 | 01/10/15 30/09/16 | 01/10/16 30/09/17 | 01/10/17 30/09/18 | 01/10/18 30/09/19 |
| 4.79% | 4.90% | 4.81% | 5.58% | 5.68% |

Model portfolio returns based on the actual performance achieved by the underlying investee companies.

PORTFOLIO FEES

NOT INCLUDED IN PERFORMANCE TABLES

| | |
|---------------|------------------|
| DEFERRED AMC* | 0.5% +VAT |
| INITIAL | 2% |
| DEALING | 1% |

*AMC is deferred for the life of the investment subject to a minimum annualised return of 6%. Initial fees are taken up front. Dealing fees are taken on the purchase and sale of shares. Please refer to the product literature for full details of fees.

PORTFOLIO COMMENTARY SEPTEMBER 2019

The model Growth Portfolio achieved 5.68% over the past 12 months, close to the target return of 6%.

Performance is expected to be maintained following our two recently acquired projects. We are currently valuing, and bidding on, three relevant acquisition opportunities in the market and expect to complete on one before the close of the year.

We have completed 3 property deals in Q3 amounting to over £11m. We were able to appraise 105 new opportunities with a net worth of circa £385m and made offers on 8 deals. The deals appraised were from a variety of introducers, across a range of regions and sectors such as hotels, residential, care homes, a vineyard and even a temple.

KEY BENEFITS

A SIMPLE SOLUTION NO COMPLEX OR EXPENSIVE LEGAL STRUCTURES

WEALTH PRESERVATION TARGETED TO SIGNIFICANTLY REDUCE THE 40% TAX PAYABLE ON YOUR EXCESS ESTATE

SWIFT MITIGATION UP TO 100% EXEMPT FROM IHT AFTER TWO YEARS UTILISING BUSINESS RELIEF (BR).

MAXIMISE GROWTH 0.5% +VAT ANNUAL MANAGEMENT CHARGE ONLY TAKEN AFTER WE HAVE ACHIEVED THE MINIMUM TARGET RETURN UPON MATURITY

FLEXIBLE WITHDRAWAL TAKE REGULAR PAYMENTS FROM YOUR INVESTMENT

**PROPERTY DEVELOPMENT
FINANCE**



Blackfinch has extensive relationships with highly experienced property developers across the UK. Our property trading company provides flexible development finance to those typically requiring funding of between £0.5m - £10m for new-build projects, redevelopments and major renovation works. Lending is usually secured on a first-charge basis against land and buildings, providing assurance until repayment.

RENEWABLES



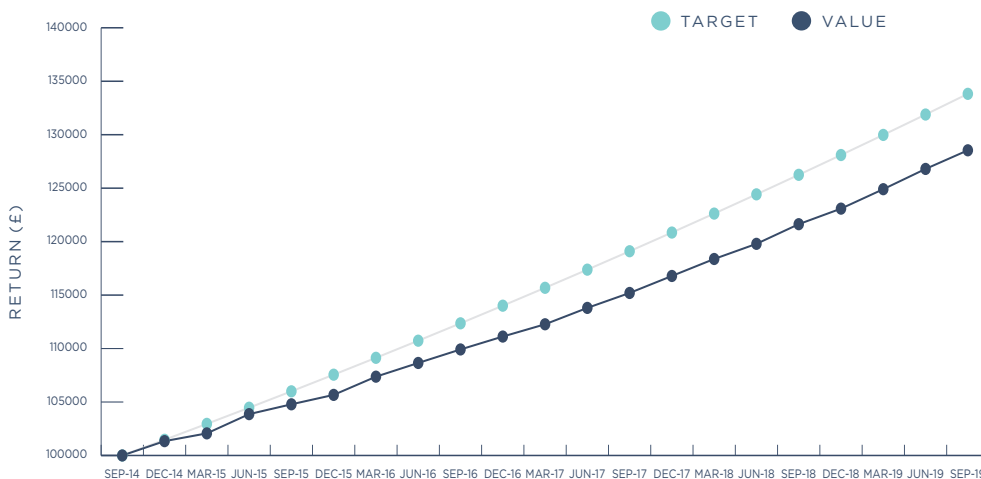
Blackfinch is a leading investor in renewable energy and energy infrastructure projects. Our renewables trading company owns and operates over 30 renewable energy sites across the UK, including Northern Ireland. Investments offer indexed-linked returns. They benefit from government-backed subsidies that are inflation linked and typically guaranteed for 20 years or more, and usually in combination with power purchase agreements (PPAs) making for secure and predictable revenues.

ASSET-BACKED FINANCE



We access opportunities within asset-backed lending. Our trading firm provides asset-backed finance in established sectors through secured loans of typically £0.5m - £10m. These cover property finance, bridging loans and commercial lending. Lending is always underpinned by a tangible asset including a building, land or a business holding. A charge is taken over the asset, providing control and security until repayment of capital.

**INVESTMENT PERFORMANCE BASED ON £100,000 INVESTED IN THE
MODEL ADAPT IHT GROWTH PORTFOLIO
OCTOBER 2014 - SEPTEMBER 2019**



PAST PERFORMANCE CANNOT BE TAKEN AS A GUARANTEE OF FUTURE PERFORMANCE



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