



Haatch SEIS Fund

KEY INFORMATION DOCUMENT

Purpose

This document provides you with key information about this investment product (the “**Product**”). It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this Product and to help you compare it with other products.

You are about to purchase a product that is not simple and may be difficult to understand.

Product

Name: Haatch SEIS Fund (the “ Fund ”)	
Product Manufacturer: Haatch Ventures LLP Fund Manager: Haatch Ventures LLP	Regulator: FCA
Contact Details: Fred Soneya 01780 408490 investors@haatch.com https://www.haatch.com	Last updated: 7th April 2025

What is this Product?

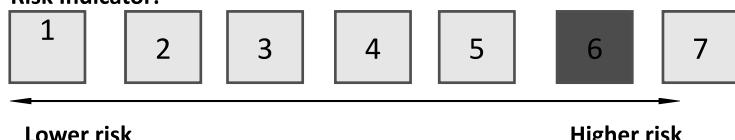
Type: The Fund is an alternative investment fund under the Alternative Investment Fund Managers Regulations 2013 which will, so far as practical, make investments which, subject to each investor's individual circumstances, qualify for relief under the Seed Enterprise Investment Scheme (“**SEIS**”) rules set out in Part 5 of the Income Tax Act 2007.

Objectives: You are purchasing an interest in a venture capital fund which seeks to make investments in early-stage digitally enabled SEIS-qualifying companies in accordance with the Fund’s Information Memorandum.

Intended Investor: The Product is intended for investors who are normally clients of FCA-authorised financial advisors and/or are professional, certified HNW, sophisticated or restricted investors. Investors must understand the risks of investing in unlisted investments, not require liquidity on their investment and be willing to bear a high level of risk to get a higher potential return. The investment is likely to be held for 10 + years.

What are the risks and what could I get in return?

Risk Indicator:



This risk indicator assumes you keep the product for 10 years and is a guide to the level of risk of the Product compared to other products. It shows how likely it is that the Product will lose money because of the performance of the assets in the underlying Fund and reflects the high risks inherent in a closed-ended investment structure with no scope to surrender or transfer the investment.



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The Product is rated 6 out of 7 due to the high-risk nature of the investments it will make. The following risks to the Product have been taken into account in the summary risk indicator above:

- The investments made by the Fund will be in unquoted private companies whose shares may be difficult to sell or market. The risks associated with such shares are greater than quoted securities or shares. Restrictions may apply to the transfer of shares in private companies in which the Fund invests. The timing of any realisation cannot be predicted and proper information for calculating the current value of the underlying Fund's investments or the degree of risk posed may not be available.
- This product does not include any protection from future market performance so you could lose some or all of your investment.

You should refer to the Information Memorandum for further information on relevant risk factors.

Performance

The Fund gives investors access to smaller, unquoted companies that are not listed on a stock exchange. Investments in these types of smaller companies can fall or rise in value much more sharply than shares in larger, more established companies.

The minimum holding period for a number of the SEIS tax reliefs is three years from the date of investment into each company but investors should be prepared to hold their investment for a long period, potentially ten years or more. Furthermore, it is not guaranteed that an investment will remain SEIS-qualifying, or that shares in a company will not be sold within the three-year minimum holding period.

There is no benchmark against which your investment may be reliably measured.

What could affect my return positively?

Companies at the beginning of their journey can offer significant potential for growth. The Fund targets companies capable of growing in excess of 10 times the invested amount. This means that even if only a few companies in the portfolio do well, and with no cap on investment returns from successful investments, there is a chance that the value of the investment significantly increases overall.

There isn't an active market for unlisted companies' shares so returns are only generated through the sale of investment. This can take a number of years, and hence the illiquid nature of the product.

What could affect my return negatively?

Not all investments in the portfolio will work out as planned and companies that fail will represent a loss in the portfolio. This is expected with early-stage companies that have a naturally higher rate of failure.

The value of your portfolio depends on the performance of the underlying companies and can be impacted by market factors outside our control.

Please see the 'Risk Warnings' section of the Information Memorandum for more details.

What happens if the Manufacturer is unable to pay out?

You may face a financial loss should the Product Manufacturer or the Fund default on their obligations and could lose all or part of your investment. Your capital is at risk. You may be entitled to compensation from the Financial Services Compensation Scheme if the Product Manufacturer or the Custodian cannot meet their obligations. The Financial Services Compensation Scheme is limited, only available to certain types of claims and does not cover poor investment performance. Further information about compensation arrangements is available from www.fscs.org.uk.

What are the costs?

Costs over Time

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.



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The amounts shown here are the cumulative costs of the product itself, for three different holding periods. They include potential exit penalties. The figures assume you invest £10,000. The figures are estimates and may change in the future.

Table 1: Costs over time

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

Investment (£10,000)	If you were able to cash in after 1 year	If you were able to cash in after 5 years	If you were able to cash in after 10 years
Total costs*	£1,000 10.00%	£2,463 4.32%	£10,000 3.48%
Impact on return (RIY) per year			

The table below shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories.

One-off costs	Entry costs	10%	The impact of the costs you pay when entering your investment including set-up fees.
	Exit costs	Nil	
Recurring costs	Annual Management charge and other costs	Nil	
Incidental costs	Performance/other incidental fees	Nil	
	Carried Interest	25-30%	This is the Carried interest taken from cash returns to investors after the 'hurdle' is met.

How long should I hold it and can I take money out early?

The Product is designed for long-term investment; you should be prepared to stay invested for at least 10 years. Subject to settlement of accrued fees, you are entitled to withdraw (i) shares in your portfolio at any time after the end of the period of seven years beginning with the date on which such shares were issued and (ii) cash in your portfolio at any time. You will not be able to transfer your interest save in very limited circumstances.

How can I complain?

If you have any complaints, you should contact the compliance officer of the Product Manufacturer, Fred Soneya at fred@haatch.com.

Other relevant information

Potential Investors are referred to the Information Memorandum and for the Fund and the investment plans and returns referred to in that document.

This document does not form part of any contract between the Product Manufacturer and the investor.