SEIS Factsheet

Haatch SEIS Fund

Seed Enterprise Investment Schemes (SEIS) are suitable for:

- High net worth or sophisticated investors who understand the risks of investing in unlisted investments, typically a UK higher-rate taxpayer, over 18 years of age, normally advised by an FCA-authorised adviser or a retail client that is a high net worth or sophisticated client.
- Investors with a high tolerance for risk who understand the high-risk nature of very early-stage investments.
- Tax-efficient investors looking to leverage SEIS tax reliefs, including 50% income tax relief, 50% capital gains tax exemption for chargeable gains reinvested, tax-free capital gains, inheritance tax relief (using business relief), and potential loss relief against income or capital gains.
- Long-term investors willing to hold investments for a minimum of three years (to benefit from SEIS reliefs), with an expected holding period of up to 10 years, due to the illiquidity of the investments and the focus on achieving long-term capital growth.

These investors benefit from significant tax reliefs while supporting potentially high-growth businesses, creating employment opportunities in the UK. Investors should have the financial capacity to bear potential losses.

IMPORTANT INFORMATION

This document aims to emphasise key aspects of the investment and should not be taken as a complete and comprehensive analysis of the risks of investing in the investment. It should be read alongside Haatch SEIS Information Memorandum, which you are advised to review thoroughly. In case of any discrepancies between this document and the Information Memorandum, the latter's provisions will prevail.

Principal Parties:

Investment Manager	**Haatch Ventures LLP**
Custodian & Administrator	**Apex Unitas Limited**
Nominee	**Mainspring (MNL Nominees Ltd)**

Investment Manager: Haatch Ventures LLP

Haatch Ventures LLP, established in 2013, is authorised and regulated by the Financial Conduct Authority (FRN 916959). Acting as Investment Manager, Haatch manages the Haatch SEIS Fund, which invests at the pre-seed stage in high-growth, revenue-generating B2B software companies across sectors such as fintech, AI, data infrastructure, HRtech, healthtech, and e-commerce enablement.

Key Details:	Haatch SEIS
First Added to Titan Alternatives' Panel	2025
Product Launch Date	2021
Product AUM	£27m
USP	The Haatch SEIS Fund invests at the pre-seed stage in B2B SaaS companies that solve mission-critical business inefficiencies across sectors such as fintech, AI, sales, HR, and operations. The strategy focuses on scalable, software-driven solutions that deliver recurring revenues, high margins, and rapid growth potential. Each SEIS investment is supported by co-investment from the British Business Bank, offering additional validation and strengthening investor confidence
Total Offer Size	£12m
Minimum Investment	£10,000
Maximum Annual Investment	£200,000 (eligible for tax relief)
Subscription Amounts Invested	90% deployed for tax relief (10% initial fee charged upfront)
Level of Tax Relief Available	Income Tax Relief at 50% Capital Gains Exemption (50% exemption for chargeable gains reinvested) Loss Relief against income and/or capital Business Investment Relief for Estate Planning Inheritance Tax (IHT) Relief – 100% after two years provided no greater than £1m is held in unquoted investments including any SEIS qualifying investments
Target Number of Portfolio Companies	Up to 15
Target Return	5x
Target Hold Period	Expected 5-10 years (minimum of 3 years)
Provisional Next Close Date	December 2025
Deployment Time frame	The average deployment time from fund close is c81 days

TITAN Wealth Alternatives

Fees

Fee (Excluding VAT)	
Product Fee	10% single upfront fee (equivalent to 2% per year over 5-years)
Available Discounts	N/A
Advised Initial Fee	10% single upfront fee (equivalent to 2% per year over 5-years)
Annual Management Fee	N/A
Dealing Fee	N/A
Other Fees	Only fee paid by investors before the performance fee is a 10% initial fee
Performance Fee	Haatch charges: • 0% until the entire subscription has been returned in full • 25% on proceeds between 1–5x • 30% on proceeds above 5x This ensures maximum alignment when delivering outsized returns for investors and the initial fee of 10% is factored into this performance fee calculation.

Materials

Product Provider (Manufacturer) Materials
Information Memorandum
Factsheet
KID
Consumer Duty Assessment & other materials

Overview

Investment Strategy

Haatch Ventures focuses on backing B2B SaaS companies at the pre-seed stage that address mission-critical problems affecting efficiency, cost, and performance in business operations. The Fund targets sectors undergoing digital transformation, including fintech, AI, sales, HR and operations, where scalable software can replace outdated or manual processes with automated solutions. Haatch identify founding teams with strong execution capability and business models that generate recurring revenue and high margins.

The team takes an active approach, combining investment capital with hands-on support, strategic input, and access to an extensive network. Each SEIS investment is also supported by co-investment from the British Business Bank, providing an additional layer of validation and reinforcing investor confidence. This combination of operational involvement, aligned public funding, and a disciplined focus on high-growth sectors positions the Fund to accelerate business development and enhance long-term value.

Sectors:

- Applied AI
- Data infrastructure
- Fintech
- HRtech
- Healthtech
- Edtech
- E-commerce enablement

Notable Merits & Consideration Points

- **Focus on Pre-Seed B2B SaaS Innovation:** Haatch invests at the pre-seed stage in B2B software companies solving mission-critical business inefficiencies across sectors such as AI, data infrastructure, fintech, HRtech, healthtech, edtech, and e-commerce enablement.

- **British Business Bank Co-Investment:** Each SEIS investment benefits from matched funding from the British Business Bank, providing external validation and additional confidence for investors.

- **Investment Approach:** The Fund backs capital-efficient companies with scalable business models, strong recurring revenue potential, and high margins, targeting opportunities with the potential for rapid growth.

- **Portfolio Composition:** Investors gain access to a diversified portfolio of 9–15 early-stage, revenue-generating SEIS-qualifying companies.

- **Target Return:** The Fund targets a 5x return for investors, with an average deployment timeframe of 3.4–3.8 months from close.

- **Holding Period:** The Fund is structured with an expected holding period of 5–10 years.

- **Proven SEIS Exits and Portfolio Growth:** The Haatch SEIS strategy has achieved **6 profitable exits** to date (including one at **276x**) and delivered significant portfolio uplifts.

Key Risks

- **Capital at Risk:** Investments in early-stage, unquoted companies are high risk, and there is a chance that investors could lose all capital invested.

- **No Guarantee of Returns:** Target returns are not guaranteed, and the value of an investment can go down as well as up. Investors may not get back the full amount invested.

- **Illiquidity:** Shares in unquoted companies are illiquid. Investors may face challenges in realising their investment or may face delays beyond the anticipated holding period.

- **Concentration Risk:** The portfolio will be concentrated in a small number of companies, increasing the potential impact of one or more underperforming investments.

- **Dilution Risk:** Future funding rounds for portfolio companies could result in dilution for existing shareholders, potentially affecting the value of the investment.

- **Dependence on Key Individuals**: Many portfolio companies will have small management teams. The performance of these companies could be affected by the loss of one or more key individuals.

- **Regulatory and Tax Risks**: Changes to EIS legislation, tax rules, or HMRC's interpretation of these could affect investor tax reliefs or the performance of the investment.

Please note that this is a summary of the key risks and potential investors should refer to pages 76-80 of the IM for full details.

Tax Relief

- **Income Tax Relief**: Investors can claim up to 50% income tax relief on investments in SEIS-qualifying companies, investing a maximum of £200,000 per tax year. This relief can be applied in the year of investment or carried back to the previous tax year, providing flexibility for investors.

- **Capital Gains Tax (CGT) Exemption:** Gains realised on SEIS shares are exempt from CGT if the shares are held for at least three years and the investor has claimed and retained income tax relief.

- **Capital Gains Reinvestment Relief:** Investors can claim up to 50% exemption on capital gains realised from disposals of other assets which are reinvested into SEIS shares, effectively reducing CGT liabilities by half (subject to amount of capital gain and amount invested into SEIS).

- **Loss Relief**: Should an investment fail, investors can claim loss relief on SEIS shares, which can be set against either their income or capital gains, thereby reducing their tax liabilities. Depending on the investor's tax rate, the effective loss may be significantly mitigated.

- **Inheritance Tax (IHT) Relief:** After holding SEIS shares for a minimum of two years, the investment generally qualifies for 100% relief from IHT, provided the shares are still held at the time of the investor's death and further provided that no greater than £1m is held in unquoted investments including any SEIS qualifying investments.

- **Carry-Back Provision**: Investors can carry back their SEIS investment to the previous tax year, provided they have not exceeded the annual investment limit, enabling them to claim tax relief for the earlier year.

- **Tax Legislation:** The availability of SEIS tax benefits depends on the continued qualifying status of the investee companies and the individual circumstances of the investor. Changes in tax legislation may affect the extent and availability of these reliefs.

Client Suitability

- **High-Risk Tolerance**: The Fund is suitable for investors who understand the high-risk nature of early-stage investments, particularly in the technology sector, and are willing to accept the potential for loss of capital.

- **Tax Mitigation and Growth-Oriented Investors:** It is ideal for individuals looking to mitigate income tax through SEIS reliefs or those seeking the potential for tax-free growth and gains if the shares are held for the required period.

- **Long-Term Commitment:** The Fund is best suited for investors who can commit their capital for a minimum of three years to qualify for tax relief, although a holding period of 5-10 years or more is recommended due to the illiquid nature of the investments.

- **Sophisticated and Experienced Investors:** This SEIS is suitable for individuals who have a sufficient understanding of high-risk investments, usually advised by FCA-authorised financial advisers, or those who qualify as high net worth or sophisticated investors.

- **Exposure to High-Growth, Innovative B2B SaaS Opportunities:** Provides access to early-stage UK companies developing scalable software solutions that address mission-critical inefficiencies. The Fund targets sectors including applied AI, data infrastructure, fintech, HRtech, healthtech, edtech, and e-commerce enablement, with the potential for strong returns on a high risk–reward basis.

Consumer Duty

Advisers should review relevant consumer duty materials and ensure that investors align with the intended target market as outlined in the documentation provided.

Conclusion

Since its inception in 2013, Haatch has continued to develop a strong team to deliver investment opportunities to investors focussing exclusively on pre-seed and seed-stage B2B SaaS companies.

Haatch identified this sector as one of the most attractive in early stage investing due its scalability, recurring revenue and ability to address core business needs globally.

Spanning SEIS, EIS and institutional strategies Haatch can offer companies the opportunity to gain follow on funding through the various stages of funding requirements and growth requirements.

Within their SEIS portfolio of companies, Haatch typically invest at a company's first funding round once early traction has been demonstrated, sourcing businesses that usually generate at least £10k of annual recurring revenue (ARR).

Haatch's recent investment track record in early-stage venture capital has been recognised by the industry and its peers with their reputation enhanced by the 'early' exits they have achieved. This has been supported by the fact that despite over 90% of the portfolio being under 4 years old, they have delivered returns ahead of typical venture capital timescales.

Further evidence of their growing reputation is by them having secured £27m of funding from the Government-owned British Business Bank (BBB), demonstrating institutional level confidence in their decision making by co-investing with Haatch in the underlying companies on every deal.

Their aim with the SEIS fund is to contribute the full SEIS allocation (£250k) which, when combined with the BBB £85k can secure what they believe to be the most substantial early stage opportunities. We support the view that this scale of funding for an early stage business would be very attractive to Founders and would make their offer of support highly competitive out of the options available to them for funding.

The SEIS fund will look to diversify across a portfolio of 9-15 companies giving a maximum weighting of approximately 15% per company. This is viewed as an acceptable spread of exposures, for investments in such early stage companies, for those willing to take the risk with their capital and make use of the generous tax reliefs available with SEIS.

Haatch's charging structure is also a differentiator as they charge the investor rather than charge fees to the portfolio companies they support. This is a deliberate and defining strategy as they have assessed the market and believe that the fee structure adopted affords more capital to stay working within the underlying businesses, with further fees after the initial 10% only being applied once real exits deliver actual investor returns. They have written a specific piece on these fee comparisons which underpins this strategy.

Over recent years Haatch has positioned themselves to be a growing and significant presence in both the SEIS/EIS market and with the endorsement of British Business Bank and direct investment structures, they have become a respected firm within the broader UK venture ecosystem.

We believe that Haatch has a strong opportunity to further enhance their standing and reputation in the near future by building on their success in this sector (4 exits this year across EIS and SEIS) and delivering compelling investment opportunities for investors.