

Key Information Document

Purpose

This document provides you with key information about the **Goldfinch SEIS Fund**. 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 advised to read it so you can make an informed decision about whether to invest.

Product

The Goldfinch SEIS Fund (the “product” or the “Fund”) is managed by Kin Capital Partners LLP (“Kin”), which is authorised and regulated by the Financial Conduct Authority (the “FCA”) No. 656789. Kin’s website address is: www.kincapital.co.uk. The Investment Consultant to the Fund is Goldfinch Entertainment Ltd, an FCA Appointed Representative of Kin. This Key Information Document was published on 2nd January December 2017.

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

What is this product?

Type

This product aims to invest in one or more SEIS (Seed Enterprise Investment Scheme) qualifying companies operating in the media and entertainment industries. Each SEIS Company will be generating revenues by acting as a sales agent and distributor, distributing Film, Television and Video Game content.

Intended retail investor

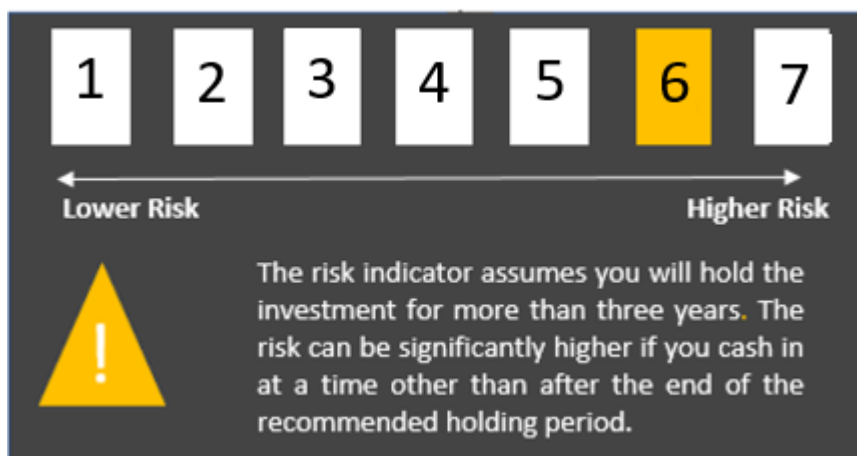
A typical investor for whom the product is designed is a UK taxpayer over 18 years of age looking to invest between £10,000 and £1m per tax year. Investors must be comfortable with investing their capital for a minimum of 4 years, in one or more unquoted private companies (*not* readily realisable listed securities). Unquoted companies are high risk and you may not receive any return of capital. The investor needs to be comfortable with the risks of investing as explained in Part 9 on pages 23-24 of the Investment Memorandum.

Insurance benefits

The Fund does not have any insurance benefits.

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

Risk Indicator:



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. We have classified this product as 6 out of 7, which is the second highest risk class. This rates the potential losses from future performance at a high level. Poor market conditions and the crystallisation of risks specific to investing in smaller companies are very likely to impact the performance of the Fund. Investing in the Fund will expose you to investments in unquoted early stage companies which carry a high degree of risk, including illiquidity, lack of dividends, loss of investment and dilution.

This product does not include any protection from future market performance so you could lose some or all of your investment. If the Fund's underlying investments fail you could lose your entire investment and there is no guarantee any loss relief or other tax advantages will be received from HMRC.

Performance Scenarios

The table below projects the possible valuations of your investment at one, three and five years under different scenarios, assuming that you invest GBP£10,000 (EUR 11,300).

		1 year	3 years	5 years
Stress Scenario*	What you might get back after costs	£0	£0	£0
	Average return each year	N/A	N/A	N/A
Unfavourable Scenario	What you might get back after costs	£9,750	£5,253	£5,627
	Average return each year	-2.5%	-19.31%	-10.86%
Moderate Scenario	What you might get back after costs	£9,750	£9,500	£10,250
	Average return each year	-2.5%	-1.69%	0.49%
Favourable Scenario	What you might get back after costs	£10,500	£11,374	£12,498
	Average return each year	+5.00%	+4.38%	+4.56%

***It is extremely important to understand that past (and in the case below forecasted / projected performance) is no guide to future performance and this is a high risk, illiquid investment. In common with all EIS qualifying investments, you could potentially lose your entire investment.**

The scenarios presented are an estimate of future performance based on various assumptions made by the Investment Consultant. They are not an exact indicator. Any return you receive will vary depending on how the investment performs and how long you keep the product and you are unlikely to have any choice in the timing of any sale of the underlying companies within the fund. This product cannot be easily cashed in. This means it is difficult to estimate how much you would get back if you cash in before the end of the recommended holding period. You will either be unable to cash in early or you will have to make a large loss and/or pay high costs if you do so. The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor.

The figures do not take into account your personal tax situation, which may also affect how much you get back

What are the costs?

Costs over time

Investment GBP 10,000 scenarios	If you cash in after year 1	If you cash in after year 3	If you cash in after year 5
Total costs	Not possible	750.00	1,000.00
Impact on return (RIY) per year %	Not possible	-2.5%	-2%

Composition of Costs

One off costs	
Entry fee	2%
Exit cost	None*

Ongoing costs		
Annual Management Charge	2% + VAT	
Incidental costs		
Performance fee	20%	Applied after investor has received £1.25 for each £1 invested.

*Accrued annual management fees, custodian charges and performance fees may be chargeable on any exit (whether early or not).

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

Recommended holding period: four to eight years

It is generally not possible to cash out, sell or disinvest early. Investments are in one or more illiquid, private companies that take a long time to grow to the level where there may be an opportunity for the Fund Manager to sell the shares in each company and return the proceeds to you.

How can I complain?

If you have a complaint in connection with the management of the Fund, you may contact Kin by post, marked for the attention of the Compliance Officer at:

Kin Capital Partners LLP, Winchester House, 259-269 Old Marylebone Rd, London NW1 5RA