

Key Information Document

Purpose

This document provides you with key information about this investment 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: Newable EIS Scale-Up Fund 3

Name of PRIIP Manufacturer: Newable Ventures Ltd

Fund Manager: Larpent Newton & Co Ltd

Contact details: privateinvesting@newable.co.uk; www.newable.co.uk/money/private-investing; 0207 260 3100

Competent authority: Larpent Newton & Co Ltd is authorised and regulated by the Financial Conduct Authority

What is this product?

Type: The product is an Evergreen EIS AIF (Alternative Investment Fund). Newable Ventures Limited is the Investment Advisor to the Fund while the Manager of the Fund is Larpent Newton & Co Ltd.

Objectives: To provide a satisfactory return on Funds invested.

Intended retail investor: The product is intended to be offered to retail investors who:

1. have the ability to make an informed investment decision through sufficient knowledge and understanding of the product and its specific risks and rewards. They must be one of the following: an existing client of a financial adviser regulated by the FCA which has advised that the Fund is a suitable investment for them; a person who meets the requirements for being a professional client; a person who qualifies as a certified high net worth individual; a person who qualifies as a certified sophisticated investor; or a person who qualifies as a self-certified sophisticated investor;
2. have an investment horizon of the recommended holding period specified below and understand that the product may terminate early with a full loss of capital (excluding potential tax based initiative capital returns);
3. and are willing to accept a level of risk to achieve potential returns that is consistent with the summary risk indicator shown below.

Maturity date: This product has no maturity date.

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

Risk indicator	Description of the risk-reward profile						
	1	2	3	4	5	6	7
	←.....→						
	Lower risk					Higher risk	
	<p>The risk indicator assumes you keep the product for at least 5 years. 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 takes into account a number of factors relating to the high risks and uncertainty levels seen within the asset class. This rates the potential losses from future performance at a high level, and poor market conditions will likely impact the capacity for you to receive a positive return on your investment. This product does not include any protection from future market performance so you could lose some or all of your investment.</p>						
Performance scenarios	Investment £10,000 Scenarios				1 year	3 years	5 years
	Stress Scenario	What you might get back after costs	£0	£0	£0		
		Average return each year	NA	NA	NA		

	Unfavourable scenario	What you might get back after costs	£7,920*	£5,722*	£4,134**
		Average return each year	-21%*	-14%*	-12%**
	Moderate scenario	What you might get back after costs	£9,317*	£9,317*	£9,317**
		Average return each year	-7%*	-2%*	-1%**
	Favourable scenario	What you might get back after costs	£10,065*	£12,748*	£16,217**
		Average return each year	1%*	9%*	12%**

NB the above does not include tax relief considerations

**No liquidity at this stage*
***The potential for some liquidity*

This table shows the money you could get back over the next five years, under different scenarios, assuming you invest £10,000. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how the individual portfolio companies each perform in turn, as well as the varying underlying drivers for each portfolio company's growth and the likelihood of achieving a trade sale of a business invested in or its stock market floatation. The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you. That said, since we do not hold any investor monies the Custodian is ultimately responsible for cash returned after potential positive capital appreciation and possible exit opportunities. The figure shown includes 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 happens if Newable Ventures Ltd is unable to pay out?

The Investment Advisor neither controls or holds your invested monies, which are held by the Custodian of the Fund, The Share Centre Limited, (or whichever company may subsequently become Custodian to the Fund at a later date). However, income derived from the value of shares is dependent on the performance of the underlying investments and can fluctuate. Investors could lose all or part of their investment.

What are the costs?

The amounts shown here are the cumulative cost to you the investor (not the investee companies which are outlined in more detail below). The figures assume that you invest £10,000. The figures are estimates and may change in the future.

Costs over time	The person selling 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			
	Scenarios Total costs	If you cash in after 1 year*	If you cash in after 3 years*	If you cash in after 5 years
	Stress	£650	£650	£650
	Unfavourable	£678	£670	£664
	Moderate	£682	£682	£682
	Favourable	£687	£1,472	£2,589

*This is a non-easily realisable asset and it is unlikely you will be able to see any cash flow from exited investment opportunities within the first 5 years. The above costing relates to a non-advised investor.

Composition of costs	This table shows the impact on return			
	One-off costs	Entry costs	2%/4%; 0.35%; £75	The one-off costs each investor pays when subscribing to the Fund. Initial subscription fee of 2% for advised/ 4% for non-advised clients. There is also an annual management fee of 1% plus VAT for the first year of the Fund only. Investors in the Fund will also pay the Administrator and Custodian a commission on each purchase of shares at 0.35% of the value plus VAT. Compliance charge: £75 plus VAT will be charged upon receipt of individual applications (charge per application) to cover anti-money laundering compliance costs.
Exit costs		0.35%	Similarly, as with the purchase of Shares, Investors in the Fund will pay the Administrator and Custodian a commission on each sale transaction of the underlying Investments at the rate of 0.35% of the value plus VAT.	
On-going costs	Portfolio transaction costs	0%	There are no on-going portfolio transaction costs.	
	Other ongoing costs	£25	The Administrator and Custodian may charge a re-registration fee of £25 plus VAT to investors per holding if an Investment is to be transferred out of the nominee's name (for example, upon termination or in the event of a transfer to the nominee of a new Administrator).	
	Investee Company Charges	1.2%	We charge investee companies an ongoing monitoring fee at an average of 1.2% plus VAT over 5 years (this is not borne by the investor).	
Incidental costs	Performance fees	20%	The impact of the performance fee. We take: 20% plus VAT on any returns to Investors above £1.10 per £1 of Subscriptions in an Investee Company.	

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

The product has no defined minimum period whilst at the same time the decision to withdraw monies is also redundant since non-tax relief related cash flows back are entirely subject to the performance of the companies invested in by the Fund. You should be prepared to wait at least 5 years to receive any realisation of the investment, while cash flow (beyond those potentially attainable through EIS income tax relief) is expected to occur across a 5-8 year time period.

How can I complain?

The Fund Manager has established procedures in accordance with the FCA Rules concerning Investor complaints. Details of the complaints procedures are available on request by writing to:

Post: The Compliance Officer
Larpen Newton & Co Ltd
Steane Grounds Farm
Steane
Brackley
Northamptonshire
NN13 5NP

Other relevant information

We are required to provide you with further documentation, such as half-yearly reports. These documents and other product information are available by contacting privateinvesting@newable.co.uk. Please note in particular the risks outlined in the Information Memorandum.