

## RISK WARNINGS

All persons who register as an investor should read carefully the following warnings before making any investment. All investment products carry risks. Please bear in mind the following general risks involved when investing with us.

### YOUR PERSONAL DECISION TO INVEST

A decision to invest in a company is a personal decision by you and no responsibility for the consequences of that decision is accepted by either Boomerang Capital Limited or by any of its partners, directors, agents, employees or other members. To invest with us you need to understand the below important risks.

### YOU ARE NOT COVERED BY THE FINANCIAL SERVICES COMPENSATION SCHEME

Your investment is not covered by the Financial Services Compensation Scheme (FSCS) nor the Financial Conduct Authority (FCA). Boomerang Capital Limited does not give advice or make personal recommendations. All investment products carry risks.

### LOSS OF INVESTMENT

These investments carry high risks, as well as the possibility of high rewards. Accordingly, each investor should consider very carefully whether such investments are suitable in the light of their own personal circumstances, commitments and available financial resources. Engaging in any investment activity may expose you to a significant risk of losing all of your investment.

If an underlying development company fails, it is likely that you may lose all, or part, of your initial investment and receive no outstanding or future interest payments. In such circumstances neither Boomerang Capital Limited nor any of its partners, directors, agents, employees or other members will pay you back your investment.

The companies which Boomerang Capital Limited invest in will provide information such as their business plan, track record and financial forecasts. Please be warned that these documents are not guarantees that the relevant company can achieve what it is hoping to do. Equally the information provided may state certain facts and statements, and again please be warned that neither Boomerang Capital Limited nor any of its partners, directors, agents, employees or other members are responsible for checking the accuracy of these facts and statements, which may not always prove to be true or complete.

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### PAST PERFORMANCE

Past performance is not a reliable indicator of future performance. You should not rely on any past performance as a guarantee of future investment performance.

Where security is in place or assets held in support of the investment, there is a risk that if the underlying borrower defaults, or if there is a delay in realising the asset, then the asset may not be sold for enough to cover the loan or may result in delayed repayment of investors' money.

Additionally, where the security is not a first charge, in the event of a sale of the asset funds will be available to be paid to investors only after payment to the charge holders who rank ahead of investors.

Note that the value of the underlying security for debt investments may go up or down. Secured lending on property is not risk free as there is a risk that if the underlying borrower defaults, the security cannot be sold for enough to cover the loan.

### LIQUIDITY

As an investor you should be aware that no established market exists for the trading of the bonds in private companies, and such bonds are not easily realisable. It must be appreciated that there could be difficulty in selling such investments at a reasonable price and, in some circumstances, it may be difficult to sell them at any price.

### DIVERSIFY YOUR PORTFOLIO

Diversification by spreading your money across different types of investments should reduce your overall risk of financial loss. Investors should diversify to maintain a balanced portfolio.

Investors should also consider avoiding putting their money in the same investment as immediate family members. Investors should only invest a proportion of their available investment funds due to the high risks involved.

### TAX

Please seek independent specialist financial, tax, legal or any other advice from an authorised person before engaging in any investing activity.

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### RECOMMENDATION

Neither Boomerang Capital Limited nor any of its partners, directors, agents, employees or other members provide advice or make personal recommendations. If you are in any doubt about the action you should take or your decision over a particular investment, you should seek advice from an independent advisor authorised under the relevant requirements and legislation.

### BEFORE DECIDING TO INVEST

Please read all of this risk warning and consider all risks before investing. Bond and equity investments are not readily realisable and are not subject to the same protection from the Financial Services Compensation Scheme (FSCS). Past performance is not a reliable indicator of future performance. Please seek independent specialist financial, tax, legal or any other advice from an authorised person before engaging in any investing activity. Please note that capital is at risk and returns are not guaranteed.