

Important: Platform upgrade

Later this year, we'll be upgrading our services as part of our investment in our new platform. This means that our products will change when they move on to new technology, under our Nucleus brand.

Please note that the key literature for the product (including the Terms and Conditions, Charges Schedule, Permitted Investments List and Key Features Document) is therefore only applicable until the upgrade takes place. If you already have a product with us, we'll be writing to you regularly to keep you updated.

To help you understand the features and benefits of the products when on our new platform, we've attached copies of the new literature to the end of each document, which you'll find below.

For more information on the upgrade, including a summary of the key changes to these products, please visit our support page at nucleusfinancial.com/upgrade-support, or contact us on 03455 212 414.



You should also discuss what this means for you with your financial adviser. If you don't have an adviser and would like to speak to one, please visit moneyhelper.org.uk

Modular iSIPP Permitted Investments List

What is this document about?

- This document sets out the types of investments you may and may not hold in your Modular iSIPP. Please note that the inclusion of any type of investments does not mean that we endorse or recommend them, and returns on your investments are not guaranteed.
- As we are not regulated to provide advice, you should read and discuss this information with your Financial Conduct Authority (FCA) regulated financial adviser so they can help you choose the right investments to suit your circumstances.
- All investment transactions must be carried out on a commercial basis. Please note that we reserve the right to decline making an investment if the provider will not provide us with suitable monthly reconciliation data, or for any other reason we deem appropriate.
- The information in this document is based on our current understanding of HM Revenue & Customs (HMRC) guidelines and our own policies, both of which may be subject to change in the future. In particular, if any investment purchased is deemed to be taxable under pension legislation and/or HMRC rules, any subsequent tax liability incurred will be your responsibility.

You should also read:

- **The Modular iPlan Technical Guide:** A guide which explains how the investment modules mentioned in this document work and how investments can be purchased.
- **How your Money and Investments are held within James Hay Products:** This document provides details of how your assets are held, as well as the protections provided under UK regulations .

Please ensure that you always access our documents from our website jameshay.co.uk in order to access the most up-to-date information.



What investments can I make in the Modular iSIPP?

Any investment types detailed in this document that are traded on a stock exchange must be purchased and held by an investment manager/stockbroker on behalf of your SIPP. If you are unsure which investment types this applies to, please contact us.

The Modular iSIPP is split into four investment modules:

Core investments

- Unit trusts and OEICs held in the Investment Centre
- Investments traded via a panel stockbroker
- Fixed term deposits and notice accounts with providers on our Cash Panel
- Any cash held in the SIPP bank account

Commercial property module

- **Commercial property**

Please note that borrowing by the Modular iSIPP is only permitted in connection with a commercial property purchase. Please read the commercial property guides on our website or contact our **Property Team** for further information on holding commercial property within your SIPP.

Specialist investments module

- **Specialist Investments**

Please note that **new** Specialist Investments purchases are not allowed, only top-ups. Please see the 'Investments allowed under certain circumstances' section for details.

Whole of Market module

- Investments held by an investment manager/stockbroker not on our panel
- Deposit accounts held with an investment manager
- National Savings and Investments (NS&I) products
- Insurance company managed funds and unit linked funds
- Investment grade gold bullion
- Venture Capital Trusts (VCTs)

Please note that these types of investments may require you to be following financial advice in order to purchase them. Please see the Complex Investments section below for more information.

- OEICs, unit trusts and units/shares in Collective Investment Schemes not held on the Investment Centre
- Structured products
- Managed portfolios of collective investments
- Trustee Investment Plans



Please check the investment definitions section of this document to help you and your adviser to consider which of these investment types would be suitable for you.

Non-permitted investments

Please note that this list is not exhaustive and does not cover all non-permissible investment types for the Modular iSIPP. If you are unsure about the permissibility of a certain investment, please contact us.

- Direct purchase of residential property (UK or overseas) or overseas commercial property
- Direct purchase of tangible, moveable property (such as art or antiques)
- Indirect investment in tangible or residential property with a majority shareholding/control
- Property limited liability partnerships
- Residential ground rents
- Intellectual property
- Premium bonds
- Loans to connected parties (broadly speaking, these are close relatives or business partners)
- US mutual funds
- Land banking (as defined by the FCA)
- Direct holdings in commodities
- Wasting assets
- Direct investment in cryptocurrency or cryptoasset derivatives and cryptoasset exchange traded notes
- Crowdfunding
- New investments into Contracts for Difference (CFD) or Futures and Options (as defined by the FCA)
- New investments into second hand/traded endowment policies



Please note that you cannot use the SIPP to acquire listed shares from a connected party.

Investments allowed under certain circumstances

If you already hold one of these types of investments in your Modular iSIPP, you may be able to make additional investments (top ups) into the same investment. This would be allowed subject to our review and requirements in place at the time you request to top up your investment.

New investments (other than top ups) are no longer permitted into these types of specialist investments.

- Non-Mainstream Pooled Investments (NMPIs) including Unregulated Collective Investment Schemes (including Overseas UCIS) and similar vehicles
- Shares in unquoted private companies (both UK and overseas)
- Pooled investment vehicles and syndicates that invest directly or indirectly in taxable property (being residential property or tangible moveable property) where the member cannot influence or control the investment (known as 'Genuinely Diverse Commercial Vehicles').



If you wish to top up an existing specialist investment, please read our Specialist Investments (Non-Standard Investments) Guide, available from our website at jameshay.co.uk.

Complex Products

We will only allow you to invest in Complex Products if you have received advice from a regulated financial adviser in respect of the proposed investment.

Under regulations, there is no definition of Complex Products. However, the regulations define Non-Complex Products as follows:

- Units/shares in a UCITS qualifying Collective Investment Scheme;
- Shares, bonds and other forms of securitised debt admitted to trading on a trading venue;
- Structured deposits;
- Money market instruments; and
- Other products that meet certain criteria, including:
 - having frequent opportunities to trade at publicly available prices,
 - do not involve potential liability that exceeds the original investment,
 - do not include exit charges that have the effect of making the investment illiquid, and
 - where adequate comprehensive information on the investment is publicly available and likely to be readily understood by the average retail client.

Complex Products are therefore anything that is outside of this definition of Non-Complex products. Broadly speaking, Complex Products are investments involving derivatives or where the opportunity to sell is infrequent.

If you are investing without having received financial advice and are unsure if your proposed investment is a Complex Product, please ask the investment provider.

Permitted investment definitions

Core investments

Unit trusts and OEICs held in the Investment Centre	The Collect and Select ranges of Investment Centre funds for the Modular iSIPP are a mixture of authorised unit trusts and Open Ended Investment Companies (OEICs), which qualify as Collective Investment Schemes.
Investments traded via a panel stockbroker	<p>Stocks and shares can be purchased and held with a stockbroker from our panel, including those traded on the London Stock Exchange, Alternative Investment Market (AIM), an HMRC recognised stock exchange or FCA recognised investment exchange.</p> <p>This covers most transferable securities, including investment trusts, Closed Ended Investment Funds, UK REITs (Real Estate Investment Trusts), government securities, debenture and loan stocks, depositary interests and depositary receipts, shares in companies (equities), fixed interest securities issued by government or other bodies, warrants (for equities), Permanent Interest Bearing Shares (PIBS), convertible securities and Exchange Traded Funds (ETFs).</p>
Fixed term deposits accounts from providers on our Cash Panel	Fixed term and notice cash deposit accounts opened with the deposit account provider on our Cash Panel. Interest is paid at the rate set on the day that your cash is received by the deposit taker. Accounts are subject to the deposit taker's terms, which may include restrictions on withdrawals during any fixed term or notice period. Please visit the Cash Deposit Accounts page of our website jameshay.co.uk for availability and further information.

Commercial property module

Commercial property	Direct purchase of commercial property in the UK (including agricultural land, hotels, nursing homes, and public houses). Please note that the direct purchase of residential property (wherever located), or commercial property overseas, is not permitted within the Modular iSIPP. Please read the Commercial Property Purchase and Maintenance Guide on our website for further information.
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Permitted investment definitions (continued)

Whole of Market module

OEICs, unit trusts and units/shares in Collective Investment Schemes not held on the Investment Centre	<p>Where they are not available within the Investment Centre, the following may be permitted to be held within the Whole of Market module:</p> <ul style="list-style-type: none"> • Open Ended Investment Companies (OEICs) that are: <ul style="list-style-type: none"> – within the meaning of section 236 of the Financial Services and Markets Act 2000 (FSMA 2000) and are UK incorporated and FCA regulated, or – constituted outside the UK and are recognised schemes for the purposes of Part 17 of FSMA 2000. • Authorised unit trusts which are based in the UK and FCA regulated.
Managed portfolios of collective investments	Managed portfolio arrangements provided by an FCA regulated company which invests in Collective Investment Schemes that qualify as permissible investments, in accordance with the 'Units/shares in Collective Investment Schemes' section above.
Investments held by an investment manager/stockbroker not on our panel	The investment manager/stockbroker must be UK based and FCA regulated, and agree to our operational requirements. This also applies to third party platforms. Please visit our website for a list of the third parties with whom we currently have agreements, and refer to your chosen investment manager/stockbroker for further information.
Deposit accounts	Deposit accounts not on our Cash Panel, must be held by an investment manager in their nominee's name.
Trustee Investment Plans	Investment plans provided by an FCA regulated company which are designed to be held by the trustees of a registered pension scheme.
Insurance company managed funds and unit linked funds	The insurance company must be based and regulated by home financial services regulatory authority within the UK, European Union or Isle of Man.
Structured products	<p>The structured product must either be:</p> <ul style="list-style-type: none"> • a deposit account with a licensed deposit taker, based in the UK on terms under which any interest or premium paid is according to a formula which involves the performance of an index or combination of indices (other than money market indices). The term must be for a specified period with access being available during the term, albeit at possible penalties, but with partial withdrawals not allowed; or • an equity based product which provides an agreed level of income or growth over a specified investment period, with the return of initial capital at the end of the investment period linked by a pre-set formula to the performance of an index or a combination of indices or a 'basket' of listed shares. The underlying equity investment must itself be listed on a recognised stock exchange.
National Savings and Investments (NS&I) products	The NS&I product must be able to be owned by a corporate trustee and must pay out in the event of the death of the underlying pension scheme member.
Investment grade gold bullion	Gold of a purity not less than 995 thousandths that is in a form of a bar or a wafer, of a weight accepted by the bullion markets, and purchased via a gold bullion provider which has met our requirements and holds the gold bullion in a safe storage facility.
Venture Capital Trusts (VCTs)	<p>Venture Capital Trusts (VCTs) that are listed, or dealt, on an HMRC or FCA recognised stock exchange. These must be purchased and held by a UK based stockbroker/investment manager who is FCA regulated.</p> <p>The Modular iSIPP can only buy shares in a VCT through the stock exchange and not directly through a new issue.</p>

What do I do next?

Please note: We do not provide financial advice. Any questions about investment selection should be directed to your financial adviser.

If you are unsure whether a particular investment is permitted, or you have questions about your James Hay product, please contact us via secure message or write to us at:



**James Hay, Suite 202 Warner House,
123 Castle Street, Salisbury, SP1 3TB**

You can call us on the number below:



03455 212 414

Lines are open from 8.30am to 5.30pm
Monday to Friday. To help us improve our
service, we may record or monitor calls.

When you have decided on your investment options, you can tell us how you would like to invest by completing the relevant form(s), which can be found on:



www.jameshay.co.uk

We are able to provide literature in alternative formats. For a Braille, large print, audio or E-text version of this document call us on 03455 212 414 (or via the Tynetalk service on 18001 03455 212 414).

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Nucleus Modular iSIPP permitted investments list

 7 minute read

What is this document about?

- This document sets out the types of investments you may hold in your Modular iSIPP. Please note that the inclusion of any asset types on this list does not mean that we endorse or recommend them, and returns on your investments are not guaranteed.
- As we are not regulated to provide advice, you should read and discuss this information with your Financial Conduct Authority (FCA) regulated financial adviser so they can help you choose the right investments to suit your circumstances.
- All investment transactions must be carried out on a commercial basis. Please note that we reserve the right to decline making an investment if the provider will not provide us with suitable monthly reconciliation data, or for any other reason we deem appropriate.
- The information in this document is based on our current understanding of HM Revenue and Customs (HMRC) guidelines and our own policies, both of which may be subject to change in the future. In particular, if any investment purchased is deemed to be taxable under pension legislation and/or HMRC rules, any subsequent tax liability incurred will be your responsibility.

You should also read:



- **Our Product Technical Guide** which explains how these types of assets can be purchased.
- **Our Guide to How your Money and Investments are Held** which provides details of how your assets are held and the protections provided under UK regulations.

Please ensure that you always access our documents from our website literature.nucleusfinancial.com in order to access the most up-to-date information.

What investments can I make in the Modular iSIPP?



Core investments

- Platform funds
- Fixed term deposits and notice accounts from our third party deposit aggregator
- On-platform Exchange Traded Investments (ETIs)
- Off-platform ETIs held with EQi/Stocktrade (existing accounts only)

Platform funds may also be held as part of a managed model portfolio.



Whole of Market module

- Investment Manager (IM) accounts
- National Savings and Investments (NS&I) products
- Investment grade gold bullion (for top-ups to existing holdings only)

Please note that these asset types may require you to be following financial advice in order to purchase them. Please see the Complex Products section below for more information.

- Off-platform/external OEICS, unit trusts and units/shares in Collective Investment Schemes
- Structured products
- Trustee Investment plans



Commercial property module

Please note that borrowing by the Modular iSIPP is only permitted in connection with a commercial property purchase. Please read the commercial property guides on our website or contact our Property Team for further information on holding commercial property in your SIPP.



Specialist investments module

Please be aware that we no longer allow new purchases of specialist investments. If you already hold the below asset types in your Modular iSIPP, you may be able to make additional investments (top-ups) into them. This is subject to our review and requirements in place at the time you request the top-up.

- Non-Mainstream Pooled Investments (NMPIs) including Unregulated Collective Investment Schemes (and Overseas UCIS) and similar vehicles
- Shares in unquoted private companies (both UK and overseas)
- Pooled investment vehicles and syndicates that invest directly or indirectly in taxable property (being residential or tangible moveable property) where the holder cannot influence or control the investment (known as Genuinely Diverse Commercial Vehicles)



Please check the definitions section of this document to help you and your adviser to consider which of these asset types would be suitable for you.

Non-permitted investments

Please note that this list is not exhaustive and does not cover all non-permissible investment types for the Modular iSIPP. If you are unsure about the permissibility of a certain asset, please contact us to check.

- Residential or any overseas commercial property
- Direct purchase of tangible, moveable property (such as art or antiques)
- Indirect investment in tangible or residential property with a majority shareholding/control
- Property limited liability partnerships
- Residential ground rents
- Intellectual property
- Premium bonds
- Loans
- US mutual funds
- Land banking (as defined by the FCA)
- Direct holdings in commodities
- Wasting assets
- Direct investment in cryptocurrency or cryptoasset derivatives and cryptoasset exchange traded notes
- Crowdfunding
- Contracts for Difference (CFD) or Futures and Options (as defined by the FCA)
- Second hand/traded endowment policies.

Permitted investments definitions


Platform funds	The funds available on the platform are a mixture of regulated unit trusts and Open Ended Investment Companies (OEICs).
Off-platform/external OEICs, unit trusts and units/shares in collective investment schemes	<p>Open Ended Investment Companies (OEICs) that are:</p> <ul style="list-style-type: none"> • within the meaning of section 236 of the Financial Services and Markets Act 2000 (FSMA 2000) and are UK incorporated and FCA regulated, or • constituted outside the UK and are recognised schemes for the purposes of Part 17 of FSMA 2000. <p>Authorised unit trusts which are based in the UK and FCA regulated.</p>
Exchange Traded Investments (ETIs)	These types of investments can be purchased via the platform's integrated stockbroking service. This covers most transferable securities, including shares in companies (equities), UK Real Estate Investment Trusts (REITs), Investment Trusts, government and corporate bonds, Exchange Traded Funds (ETFs), and Exchange Traded Commodities (ETCs).
Fixed term deposits and notice accounts	<p>Fixed term and notice cash deposit accounts opened with our third party deposit aggregator. Interest is paid at the rate set on the day that your cash is received by the deposit taker. Accounts are subject to the deposit taker's terms, which may include restrictions on withdrawals during any fixed term or notice period.</p> <p>Please visit the Investments page of our website nucleusfinancial.com for availability and further information.</p>
Investment manager accounts	The investment manager must be UK based and FCA regulated, and agree to our operational requirements. This also applies to third party platforms. Please visit our website nucleusfinancial.com for a list of the third parties with whom we currently have agreements, and refer to your chosen investment manager for further information.
Trustee Investment plans	An investment plan provided by an FCA regulated insurance company, which is designed to be held by the trustees of a registered pension scheme and invest in the insurance company's pension fund range.
Structured products	<p>The structured product must either be:</p> <ul style="list-style-type: none"> • a deposit-based structured account with a UK regulated deposit taker, or • an equity based structured product with a UK regulated company.
National Savings and Investments (NS&I) products	The NS&I product must be able to be owned by a UK pension trustee.
Commercial property	Direct purchase of commercial property in the UK (including agricultural land, hotels, nursing homes, and public houses). Please note that the direct purchase of residential property, or commercial property overseas, is not permitted within the Modular iSIPP. Please read the Commercial Property Purchase and Maintenance Guide on our website for further information.

Complex Products

Some of these investment types could be Complex Products. Under regulations, there is no definition of Complex Products, though these can typically be investments involving:

- any potential customer liability that exceeds the cost of the investment
- the right to materially change the nature or risk of the investment or payout value
- derivatives or a structure which makes it difficult for the customer to understand
- disproportionate exit charges that could have the effect of making the investment illiquid or where the opportunity to sell is infrequent.

We will only allow you to invest in Complex Products if you have received regulated financial advice in respect of the proposed investment. If you are unsure if a proposed investment is a Complex Product, please speak directly to the investment provider.

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