Offers of investment in wine, energy and real estate: beware of fraudulent alternative investments

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The Financial Services and Markets Authority (FSMA) warns the public against several companies that offer alternative investments in the wine, energy and real estate sectors.

These offers, often presented as exclusive and particularly profitable opportunities, promise high returns or even 'guarantees', while minimizing the risks incurred. In some cases, investors risk losing all or part of the sums invested.

Attractive sectors used to convince investors

The fraudsters regularly take advantage of the growing public interest in alternative investments:

- **wine**, presented as a rare asset whose value will continually increase;
- **energy**, in particular via projects involving renewable energy or commodities;

- **real estate**, via fractional investments or projects abroad that promise attractive revenues.

These investments may seem reassuring, but their real value is often difficult to verify and the promised returns may be unrealistic. The FSMA reminds the public that the investments may comprise significant risks and urges consumers to exercise the highest possible vigilance before placing any of their savings in such products.

Companies against whom the FSMA is warning the public

- **Beit Capital Advisor(s) (Clone)** (http://acces-beit-ca.com)
- **Core Asset Wealth Management** (https://acg-wealth.com)
- **Financière FVS** (www.financierefvs.com)
- **JMBE Finances** (www.jmbe-finances.com)
- **Kelenn Finance** (www.kelennfinance.com)

Be attentive to the warning signs

The offers in question often have several shared characteristics:

- promises of high returns;
- claims of a 'unique' or time-limited opportunity;
- unsolicited contacts (by phone or email);
- strong pressure to invest quickly;
- a lack of transparency about the risks or costs;
- difficulties faced by investors when they try to recover their capital;
- a request to transfer funds to bank accounts located abroad or in the name of entities without any evident link to the company offering the investment.

Prudence remains your best protection

Before making any investment, consumers are advised by the FSMA to:

- verify whether a company is authorized to offer investment services;

- be wary of promises of high earnings or guarantees;
- never take a decision under pressure;
- search for independent information about the company and its directors.

Don’t forget that if an offer seems too good to be true, it is usually a scam!

If you have the least doubt about whether financial services being offered to you are lawful, please don't hesitate to contact the FSMA directly via the consumer contact form. As well, feel free to notify the FSMA of any suspicious company that has not yet been the subject of a warning published by it.