



ENFORCEMENT AND INVESTOR PROTECTION DEPARTMENT

SEC ADVISORY

Based on the reports and information gathered by the Commission, WISTERIA LANE represented by **Danielle Lance Alarcon**, is soliciting investments from the public.



WISTERIA LANE offers accommodation with amenities to the public through its Facebook Page and/or the AIRBNB application or website. Further, **WISTERIA LANE** is currently offering two (2) units located at Azure Urban Resort Residences, South Superhighway, West Service Road, Barangay Marcelo Green, Paranaque City.

As posted online, **WISTERIA LANE** is offering investments to the public ranging from PHP 30,000 up to PHP 500,000. Investors are entitled to (1) 5% off on daily rates in all of the Airbnb at Azure, (2) PHP 2,500 – PHP 50,000 shared income every month from the Airbnb's and alleged other businesses and (3) 5% commission for every successful referral.

Investors earn income of 5% monthly and a contract with a lock-in period of 6 months (from the date of signing). **WISTERIA LANE** provides options of payout through bank transfer or post-dated checks.

Interested investors may send a message through **WISTERIA LANE's** Official Facebook Page.

The public is being made aware that an "*investment contract*" exists when there is an investment or placement of money in a common enterprise with a reasonable expectation of profits to be derived from the efforts of others which is prominent in the scheme of **WISTERIA LANE**.

As such, the Securities Regulation Code (SRC) requires that said offer and sale of securities must be duly registered with the Commission and that the concerned entity and/or its agents should have the appropriate registration and/or license to sell such securities to the public.

Based on the Commission's database, **WISTERIA LANE** is NOT REGISTERED as a Corporation or a Partnership with the Commission. Likewise, **WISTERIA LANE** has not secured prior registration and/or license to solicit investments from the Commission prescribed under Section 8 and 28 of the Securities Regulation Code (SRC).

Further, the scheme employed by **WISTERIA LANE**, shows indication of a possible "**Ponzi Scheme**" where monies from new investors are used in paying "fake profits" to

prior investors and is designed mainly to favor its top recruiters and prior risk takers and is detrimental to subsequent members in case of scarcity of new investors.

The offering and selling of securities in the form of investment contracts using the **“Ponzi Scheme”** which is fraudulent and unsustainable, is **NOT** a registrable security. The Commission will not issue a License to Sell Securities to the Public to persons or entities that are engaged in this business or scheme.

Moreover, **R.A. No. 11765** or the **Financial Products and Services Consumer Protection Act (FCPA)** prohibits the commission of “Investment fraud”, defined as any form of deceptive solicitation of investments from the public which includes Ponzi schemes and such other schemes involving the promise or offer of profits or returns sourced from the investments or contributions made by the investors themselves and the offering or selling of investment schemes to the public without a license or permit from the SEC.

In view thereof, the public is hereby advised **NOT TO INVEST** to **STOP INVESTING** in the investment scheme being offered by **WISTERIA LANE**, and its **representatives**.

Those who act as salesmen, brokers, dealers, agents, representatives, promoters, recruiters, uplines, influencers, endorsers, abettors, and enablers of **WISTERIA LANE**, in selling or convincing people to invest in the investment scheme being offered by the said entity including soliciting investments or recruiting investors through the internet may be held criminally liable under Section 11 of the RCPA and Section 28 of the SRC which are both penalized separately with a **maximum fine of Five Million Pesos (Php5,000,000.00) or imprisonment of Twenty One (21) years or both pursuant to Section 73 of the SRC** (*SEC vs. Oudine Santos, G.R. No. 195542, 19 March 2014*).

Furthermore, the names of all those involved will be reported to the Bureau of Internal Revenue (BIR) so that the appropriate penalties and/or taxes be correspondingly assessed.

Should you have any information regarding the operation of **WISTERIA LANE**, and its representatives, please send your report through email at epd@sec.gov.ph.

For the information and guidance of the public.

Makati City, 26 September 2023.