



**GP CBS LOAN STOCK APPLICATION FORM - THIRTIETH ISSUE**

This application for unsecured loan stock is made by the undersigned on the terms below and subject to the Rules of Green Pastures Community Benefit Society Limited ("GP CBS"). The Rules can be seen here: [www.greenpastures.net/rules](http://www.greenpastures.net/rules). **Please complete all fields in black ink.**

First Applicant / Trustee Name:  Title:   
DOB:

Second/Joint Applicant Name:  Title:   
DOB:

Company/Organisation Name (if it is not an individual) applying:

**Tax exempt charity or company?** If so please write your charity or company number below

Full Address (including postcode):   
  
 No. of years at this address.

Previous Address (if less than 3 yrs at present address):   
  
 No. of years at this address.

Telephone Number:

Email:

- I do not want to receive Green Pastures news.
- You can contact me about other GP matters.
- I would like to be a GP CBS Loan Stock Advocate.\*

**Investment Amount:** £  (min £1,000)

**Interest rate per annum:**

The lower the rate you select the more people we can house.

- 0%  1%  2%  3%  4%

5% is only available for terms of 5 years or longer.

- 5%

**Length of Term:**

The longer the term, the more people we can house.

Term:  years

(please write in letters, between one & fifty)

**Interest payment frequency:**

Please read 'Tax on Interest' on page 3.

- Quarterly  Annually  Rolled up (compound interest)

**Bank details:** (for payments of interest and redemption)

Account Number:

Account Name:

Sort Code:

**How important to you is the financial return?**

(1 = No Importance, 5 = Essential)

- 1  2  3  4  5

**How important to you is the social return?**

(1 = No Importance, 5 = Essential)

- 1  2  3  4  5

Why have you chosen to invest in GP CBS? We can then use your quote anonymously for promotional purposes. Many thanks

**Investments over £5,000**

Please enclose copies of identification (select two from list 1, or one from list 1 and one from list 2).

**List 1:** (please tick)

- Current signed passport
- UK Driving Licence

**List 2 - last 6 months:** (please tick)

- Council Tax Bill
- Bank Statement (not online)
- Mortgage Statement
- Notification letter from DWP
- Current Tenancy Agreement
- Utility Bill (within last 6 months showing address and Supply No.)

**Investments over £100,000**

These require copies of the above identification to have been certified as true copies by a lawyer, accountant, doctor or priest. Please tick as necessary.

**\*Loan Stock Advocate**

A Green Pastures Loan Stock Advocate receives 20 Invest Flyers twice a year and distributes these through displaying them at your church or other. Advocates are not be expected to answer questions about GP CBS Unsecured Loan Stock but rather to signpost interested parties to the contact details on the flyer.

**How did you hear about this opportunity? (please circle)**

Magazine: Christianity / Ideas / Direction / Other \_\_\_\_\_  
Conference: New wine / CRE / Other \_\_\_\_\_  
Advert: Church email / Flyer / Other \_\_\_\_\_

Social Media; Facebook / Twitter / Instagram / Youtube  
Website / Website Link / Premier email / Church newsletter  
Google search  
Media: Revelation TV / Premier Radio / UCB /  
Evangelical Alliance Calendar

**Please carefully read the following and tick as necessary:**

- I/we hereby make an application to GP CBS for unsecured loan stock in the above sum.
- I/we enclose a cheque to 'Green Pastures CBS Ltd' drawn on my/our account in payment for this application OR
- I/we would like to make a bank transfer for this loan stock application and will receive the bank details from Green Pastures on receipt of this completed application form.
- I/we have read, accept and understand the Terms and Conditions set out in this document and am/are aware of the risks involved in applying for unsecured loan stock to GP CBS. Please ensure you have read all the T&Cs carefully. From time to time we receive requests under T&C 6 which indicate that the investor is not familiar with its provisions.
- I/we consent to you holding and processing personal data in accordance with General Data Protection Regulations and your privacy policy.
- I/we can confirm that I/ we have read the entirety of this document.

For single applicants please sign below. For joint applications ALL MUST SIGN. Applications from unincorporated bodies (e.g. partnerships or charitable trusts) must be signed by two persons, whose capacity must be stated. Applications from corporations must be signed by a duly authorised officer or agent, whose capacity must be stated.

Name:	Capacity (if relevant):
Signed:	Date:        /        /
Name:	Capacity (if relevant):
Signed:	Date:        /        /

The **longer the term**  
←————→  
+ the **lower the interest rate**  
↓  
— the more **homeless people we can house.**



## ABOUT LOAN STOCK

Loan stock is issued to individuals or an organization in return for a loan. Loan stock earns interest. GP CBS offers unsecured loan stock which means that GP CBS does not offer collateral to guarantee that the loan will be repaid. Arranging legal charges to secure loans would be prohibitively expensive to administer and prejudice GP CBS's ability to obtain long term mortgage loans.

## WHERE TO POST YOUR APPLICATION

Please make your cheque (if applicable) payable to 'Green Pastures CBS Limited' and post together with this form and any identification required to Green Pastures CBS Limited, 28 Union Street, Southport, PR9 0QE. The receipt of your application form and cheque will be acknowledged by phone or email within 28 working days. Written confirmation of your Loan Stock investment will be sent by post within 28 days. Please note that Interest rates and terms may change with each issue of loan stock.

## WHEN CAN YOU APPLY?

Applications for the thirtieth issue of unsecured loan stock in GP CBS will be accepted between 5th June 2020 and 4th December 2020. The thirty first issue of unsecured loan stock will commence on 5th December 2020. With respect to data protection please see point 19 of the terms and conditions.

## CURRENT ACTIVITY

Loan stock is vital to our overall funding. For security, we prefer long term secured bank funding. Banks will advance approximately two thirds of the property value so the availability of loan stock funding enables us to fund the balance. Without loan stock we are unable to grow or maintain our existing portfolio. In the financial year ending 31st March 2021 we expect to add approximately 110 bed spaces.

## WHAT IS A COMMUNITY BENEFIT SOCIETY?

Community Benefit Societies are incorporated Industrial and Provident Societies (IPS) that conduct business for the benefit of their community. Profits are not distributed among members, or external shareholders, but returned to the community. The purpose of a community benefit society is to serve the broader interests of the community, in contrast to co-operative societies that serve the interests of members. The FCA states that "the conduct of a community benefit society's business must be entirely for the benefit of the community." There can be no alternative or secondary purposes, including any that may preferentially benefit the members.

## USE OF FUNDS AND LIQUIDITY

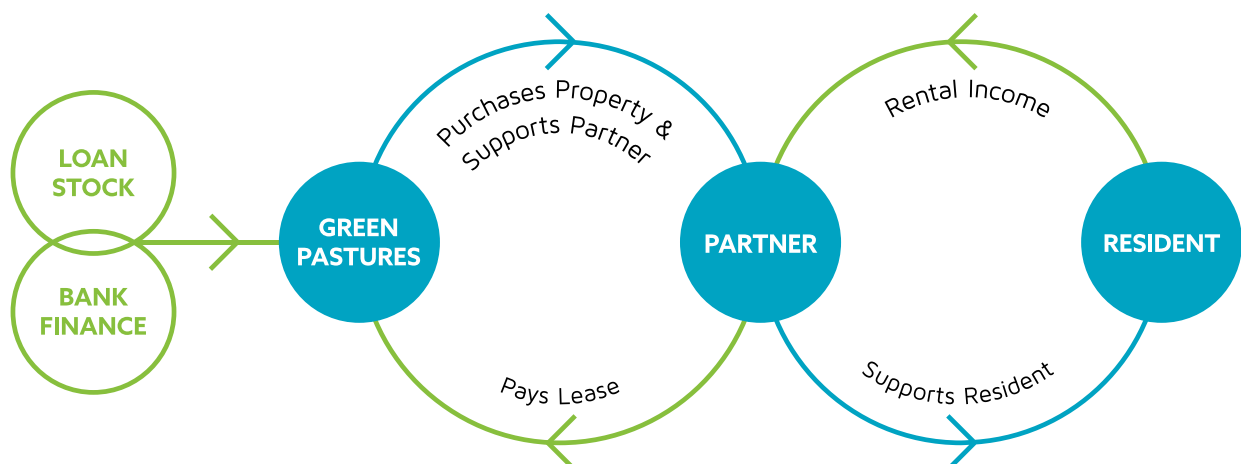
GP CBS aims to use the proceeds of unsecured loan stock issues to buy properties (existing or new-builds) to house the homeless. GP CBS may also lend funds to special purpose subsidiary companies for property development purposes. GP CBS aims to hold up to 20% of capital raised from loan stock in liquid assets in the form of cash deposits or secured loans to third parties repayable within six months or otherwise available by way of overdraft facility. The purpose of liquidity is to provide flexibility in cash management, in particular to enable the company to move quickly as opportunities arise, and to meet loan stock repayments when due. GP CBS may also use funds to invest in income-generating commercial properties, arm's length residential properties or equity investments to generate income. Such income sustains expansion activities and builds our capital base, necessary as the balance sheet grows. Property investments also have an insurance element in that they can be sold without disrupting GP CBS's core business.

## TAX ON INTEREST

Interest will be paid net of tax at the standard rate, currently 20% unless you are a registered charity. If you are not required by HMRC to complete a self assessment form you can reclaim the tax through completing an R40 (available at [www.hmrc.gov.uk/forms/r40.pdf](http://www.hmrc.gov.uk/forms/r40.pdf)). GP CBS cannot accept R85 forms. If you are a tax-exempt charity, registered as such with HMRC your interest will be paid gross of tax. If you are considering rolled-up interest, please note that interest will become payable at the end of the term when tax will be deducted (unless you are exempt) and paid to HMRC. This applies whether or not you then decide to renew your investment: should you do so, it will consist of the net interest to date plus the original principal (unless you take your interest at that point). Please also note that your rolled-up interest will count as taxable income in the tax year in which your investment matures, regardless of whether you renew.

## INVESTOR PROTECTION NOTICE

GP CBS is an Industrial and Provident Society registered at the FCA with number IP31116R. The record may be found by searching the Mutuals Register at the FCA and entering 31116 in the company number search box. Do not enter any prefix or suffix or the search will return nil result. The rules of GP CBS can be found at [www.greenpastures.net/rules](http://www.greenpastures.net/rules). The information provided in this loan stock application



requires your detailed attention. You should read the rest of this Notice before proceeding further. If you require advice you should consult a bank manager, solicitor, accountant, stock broker or independent financial adviser authorised under the Financial Services and Markets Act 2000 (FSMA 2000). Its rules are available on Green Pastures' website. This communication is not intended to be distributed or passed on directly or indirectly to any other person. It is supplied to you at your request and for your information only. The Green Pastures website and any communication issued by GP CBS are intended for the use of UK residents only; overseas residents may be barred by local legislation from subscribing for investments such as unsecured loan stock issued in the UK. GP CBS is not an authorised body under FSMA 2000 but is registered with the FCA. GP CBS does not accept deposits. Unsecured loan stock is not covered by the Financial Services Compensation Scheme. GP CBS is not a member of an Investor Protection Scheme. Unsecured loan stockholders are not deemed to be members of GP CBS. Unsecured loan stockholders are not entitled to receive notice of or to attend and vote at any meeting of the members of GP CBS. Industrial and Provident Societies are exempt from the FSMA 2000 financial promotion restriction in respect of unsecured loan stock. Pursuant to Article 35 of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 the

financial promotion restriction does not apply to loan stock issued by GP CBS as set out in paragraph 15 of the Schedule to the Order. GP CBS has taken all reasonable care to ensure that every statement of fact or opinion included in this information is true and not misleading.

## RISK WARNING

Green Pastures has been purchasing property to house the homeless since 1999. On 26 January 2011 GP CBS acquired its first property and thus commenced its business of buying properties to house the homeless. Peter Cunningham, Ann Victoria Woodley and Andrew Mark Cunningham subscribed for 1,000 ordinary shares of £1 each. Annual audited accounts are available. If you have any doubt about the action you should take or the suitability for you of applying to GP CBS for unsecured loan stock you should contact your independent financial adviser (authorised under FSMA 2000) or other appropriately qualified adviser. Your holding of unsecured loan stock should be seen as a social investment. Applying for unsecured loan stock in GP CBS is not suitable for anyone who needs income from investments or immediate access to their capital. There is always a risk that you could lose some, or all, of your unsecured loan stock. GP CBS is registered with The Financial Conduct Authority who may be contacted online at [www.fca.gov.uk](http://www.fca.gov.uk).

## TERMS & CONDITIONS

1. Applicants must be at least 16 years of age. In the case of joint applications, all must sign.
2. Interest is payable on unsecured loan stock and in accordance with the Rules of GP CBS. Applications must be made using the Application Form relating to the current issue of Loan Stock. Applications using the form relating to the previous issue may be accepted if delivered during the first two working days of a new issue in which case such acceptance will be under the Terms and Conditions relating to that previous issue. The directors need to balance the funding needs of GP CBS with funds on offer. To this end, they reserve the right to vary the rates of interest on offer from time to time and from issue to issue. This may mean that interest rates offered are lower or higher than those previously available.
3. Applications to GP CBS for unsecured loan stock may be refused by the Board of GP CBS without giving any reason therefor in which case your cheque will be returned to you through the post at your risk or any bank transfer repaid. A contract will not exist between us until we have confirmed your investment.
4. Applications for unsecured loan stock may only be made by post; payments may be made by bank transfer.
5. Successful applicants will receive confirmation within 28 working days.
6. GP CBS may, at its discretion, accept applications for early repayment of loan stock. The Directors will consider early repayment of all or part of a loan stock holding only in the case of exceptional circumstances of the investor (.e.g. job loss, serious illness, etc...) based on a written request stating the reasons. A rigorous assessment of such requests is a condition of GP CBS being permitted by its regulator to issue loan stock. GP CBS will endeavour to respond within two weeks of receiving communication with its decision.
7. Interest is payable after deduction of tax at the basic rate from time to time. If you are exempt from tax complete an R40 at year end and post to HMRC to reclaim the tax.
8. Unsecured loan stock is not transferable in any circumstances.
9. Unsecured loan stockholders shall cease to be entitled to amounts due in respect of interest which remain unclaimed for a period of 6 years and to amounts due in respect of principal which remain unclaimed for a period of 10 years, in each case from the date on which the relevant payment first became due.
10. No application has been or is intended to be made to any Stock Exchange for the unsecured loan stock to be listed or dealt in.
11. Unsecured loan stock, as and when issued, shall rank pari passu equally and rateably without discrimination or preference as an unsecured debt obligation of GP CBS for the punctual payment of the principal and interest in respect of it and for the performance of all the obligations of GP CBS with respect to it.
12. Confirmation of your investment will be sent by post at your risk to your address given in the application form.



13. Unsecured loan stock will be repaid with accrued interest on the maturity date (unless renewed) subject to receipt by GP CBS of confirmation of repayment requirement and payment instructions. GP CBS may contact you before your redemption date with a reminder and offering renewal options.
14. In the event of the death of a holder, interest will cease to accrue from the date of death as shown on the death certificate, a certified copy of which should be submitted promptly to GP CBS. If one of joint holders dies, the investment continues in the name of the survivor who may have an obligation to the estate of the deceased for their share at maturity.
15. Any notice required to be given to GP CBS under the Terms and Conditions of the unsecured loan stock shall be in writing (which includes email) and may be given either personally, by email, or by sending it by post in a prepaid envelope addressed to GP CBS at its administration office at 28 Union Street, Southport, PR9 0QE or to such other address as GP CBS may from time to time notify to the unsecured loan stockholders for the purpose.
16. A notice given or sent by an unsecured loan stock holder to GP CBS shall not be effective unless and until received by GP CBS's secretary. Any other notice given or document sent by post within the United Kingdom shall be deemed to be served or received at the expiry of 48 hours (or when sent by second class mail 72 hours) after the time it is posted and in proving service a receipt shall be sufficient to prove that the envelope containing the notice or documents was properly addressed, stamped and posted. In case of the email, a read receipt must be attached to the message (under 'Options' in Microsoft Outlook, not currently available in Mac Mail) so that you are notified when the message is read. The notice shall be deemed received three hours after the time of the read receipt. The use of security software is strongly recommended when using email.
17. The issue by GP CBS to you of confirmation of your investment creates a contract. Your right of cancellation begins on the date of posting the application and ends 14 days from that date. On cancellation you will receive your money back. You do not have to give any other notice. You may cancel your application at any time so as to reach us before the expiry of the 14 days, using post, fax personal delivery or email.
18. Extract from the Rules: Rule 17 of GP CBS states: 17.1 GP CBS may borrow money on such terms as the Board shall from time to time determine, provided that such borrowings shall not exceed £50,000,000. 17.2 GP CBS shall have power to mortgage or charge any of its property, including the assets and under-takings of GP CBS present and future to issue debentures and other securities for money borrowed or for the performance of any contracts of GP CBS or bodies having dealings with GP CBS. 17.3 The rate of interest on money borrowed, except on money by way of bank loan or overdraft or on mortgage from a building society or local authority shall not exceed 9% per year or such other amount as the directors may from time to time determine. 17.4 GP CBS may receive donations from any persons, firm and companies. GP CBS shall not accept deposits. GP CBS shall issue loan stock only in accordance with the Financial Services and Markets Act 2000 (FSMA). GP CBS may only receive loans in accordance with law (including without limitation FSMA). 17.5 The directors may in their absolute discretion suspend repayment of any loan at any time and from time to time.
19. Data Protection. By completing this unsecured loan stock form application you consent to GP CBS holding personal data about you in accordance with the Data Protection Act 1998 (as amended) and to GP CBS transferring such data to third parties, which may be in other countries, for processing and/or storage. GP CBS does not sell or exchange mailing lists. In signing the application form you (each of you if more than one is applying) confirm you understand that the personal information that you have given on the application form and give during the period of your holding unsecured loan stock will be retained by GP CBS or its third party service providers on computer and other records. You also understand that your personal information and unsecured loan stock details may be:
- used to process your application; provide the services you request; deal with enquiries you make or authorise to be made and contact you regarding your unsecured loan stock;
  - used for market research purposes, developing products and services, statistical business analysis, and creating and maintaining a customer profile;
  - disclosed to appropriate regulatory authorities (including regulators of voluntary codes of practice), auditors, any other body having legal right to the information or anyone you appoint to administer or operate your holding of unsecured loan stock;
  - used to investigate complaints, and disclosed for auditing purposes;
  - used to check your identity to ensure GP CBS meets money laundering regulations;
  - used to identify and tell you (by telephone, post or other electronic media) about any products and services that might be beneficial to you.
- GP CBS will not share any information about you and your unsecured loan stock outside GP CBS for marketing purposes. You have the right to receive a copy of the information we hold about you if you apply to us in writing. A fee may be payable.
20. Money Laundering. GP CBS complies to the extent required by law with the Money Laundering Regulations 2003, the Proceeds of Crime Act 2002 and other rules and regulations relating to money laundering. Accordingly GP CBS requires to verify the identity of any applicant.
21. Complaints. If you have a complaint, write to or telephone Green Pastures on 0300 365 4500. GP CBS will not tolerate verbal or physical abuse towards its staff.
22. The laws of England apply to this application. The courts of England and Wales have exclusive jurisdiction. English language is the definitive language.
23. If you are having difficulty completing this form please telephone 0300 365 4500.
24. YOU SHOULD KEEP A PAPER COPY OF THIS APPLICATION FOR YOUR RECORDS.

## MISCELLANEOUS

Executive Directors: Peter Cunningham, Rory Paget-Wilkes, Andrew Cunningham, Simon Westmacott. Holders of Ordinary shares in GP CBS are as follows: Peter Cunningham: 334; Vicki Woodley: 333 & Andrew Cunningham: 333. Shares do not carry a right to interest, dividend or bonus. Bankers: Lloyds TSB, Southport. Auditors: Mazars LLP.

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*One of our former residents  
who has now moved on  
into more independent  
accommodation*

