

# EQUFUND

SOCIAL INVESTMENTS & FINANCE

## Sanctuary Bond by Equfund

Equfund is a Community Benefit Society helping to provide affordable homes for people in some of the most deprived areas of the UK

This document is issued by Equfund (IPS) Limited a community benefit society under the Co-operative and Community Benefit Societies Act 2014. The Society has limited liability. It is not authorised to

take deposits and is not an investment institution authorised under the Financial Services and Markets Act 2000 ("the Act").





# Luke's tenant story

Luke has tenanted this two bed property in Dingle since August 2022, his young son stays with him during the weekend. Here he explains why it is important for him to live in this particular area.

"I have lived in the area for most of my life. The house is perfect for me as my parents live less than a five minute walk away. Trying to find a place to rent was tricky as the number of available properties available was heavily outweighed by number of applicants. At one point I didn't think it would be possible to find somewhere both suitable and affordable until I came across this property.

I feel lucky to have found this house when I did and with it being kept to an excellent standard and with a realistic rent it was perfect for me. The neighbourhood is somewhere I have always called home with a real sense of community and with helpful friendly neighbours. I cannot speak highly enough of the landlord who responds quickly and effectively to any queries I have; I would highly recommend them and grateful for the service they provide"

## What investors say

*Many thanks for arranging a tour of your properties. As I said to my wife, we knew what standard they would've been renovated to and were not disappointed. They were all very well done, to your normal excellent standard.*

Mr Hassall

*We wanted to invest some funds in a socially responsible way and we support the aims and values of Equfund.*

Mr Jackson

*We applaud you for your excellent work in the rental business which is all too often cut-throat. Thank you for many years of rewarding investment in an inspiring project. If only there were more like Equfund.*

Elizabeth

*The first time we invested in Equfund was 2003, we were impressed by their ideals and ethical approach. Equfund has been a worthy and rewarding investment.*

David

*I'm glad to hear that Equfund's work continues so well despite the problems caused by the pandemic, and wish you the best in whatever faces us in the future.*

Charles

*I feel that the work done with these funds is very important, particularly now with the lack of good quality, truly affordable housing.*

Fiona

## Sanctuary Bond by Equfund

The Sanctuary Bond issue of Loanstock, enables Equfund to have an emergency fund from monies loaned by ethically-minded and socially aware investors. This fund will give Equfund and the Equfund Special Purpose Vehicle (SPV) companies the ability to purchase and renovate properties to let to the hidden homeless and those in urgent need of emergency accommodation.

To keep tenant rents low, a fixed rate of between 0-5% (inclusive) is offered. The Sanctuary Bond was

launched to combat the escalating homelessness problem caused by high rents and years of financial austerity which have culminated in a housing crisis and a need for emergency housing. People who will benefit from the investment in the Sanctuary Bond will include families evicted from their rented properties and single people—often with young children—who are fleeing domestic violence.

The money raised with the Sanctuary Bond will be used to purchase and refurbish accommodation to provide shelter for people who are threatened

with homelessness, giving them a safe home in which to rebuild their lives. With over twenty years of expertise and experience in affordable housing, Equfund, working with the Equfund SPV companies, is well placed to acquire and manage the properties. The Sanctuary Bond by Equfund is suited for motivated people who want to help to address the shortage of housing in the UK and not see the homelessness situation worsen.

# Sanctuary Bond by Equfund

£2,000,000 unsecured Loanstock • The Sanctuary Bond by Equfund No 15 • April 2024

Complete the sections below and send the application with your payment by cheque or bank draft, to: Equfund (IPS) Limited, Hammond House, North Road, West Kirby, Wirral CH48 4DE. Alternatively payment can be made via electronic bank transfer, to: Account: Equfund (IPS) Limited, Account No: 30512621  
Sort code: 20-50-36. Please quote your full name as reference.

ALL LOANSTOCK HOLDINGS SHOULD BE SEEN AS A SOCIAL INVESTMENT WHICH IS NOT COVERED BY A FINANCIAL SERVICES COMPENSATION SCHEME. WITH INVESTMENT, YOUR CAPITAL IS AT RISK AND IT'S IMPORTANT TO ONLY INVEST WHAT YOU ARE PREPARED TO LOSE. IF IN DOUBT, CONSULT A FINANCIAL ADVISER.

## First applicant

TITLE	FULL NAME
<input type="text"/>	<input type="text"/>
ORGANISATION	IF APPLICABLE
<input type="text"/>	<input type="text"/>
PHONE	OPTIONAL
<input type="text"/>	<input type="text"/>
ADDRESS	CITY / TOWN
<input type="text"/>	<input type="text"/>
COUNTY	POSTCODE
<input type="text"/>	<input type="text"/>
EMAIL ADDRESS	
<input type="text"/>	

FIRST APPLICANT SIGNATURE

DATE

ADVISOR

OPTIONAL

## Joint applicant

OPTIONAL

TITLE	FULL NAME
<input type="text"/>	<input type="text"/>
ORGANISATION	IF APPLICABLE
<input type="text"/>	<input type="text"/>
PHONE	OPTIONAL
<input type="text"/>	<input type="text"/>
ADDRESS	CITY / TOWN
<input type="text"/>	<input type="text"/>
COUNTY	POSTCODE
<input type="text"/>	<input type="text"/>
EMAIL ADDRESS	
<input type="text"/>	

JOINT APPLICANT SIGNATURE

DATE

ADVISOR

OPTIONAL

When you choose Loanstock over a longer period, and invest more with the zero interest or a lower percentage option, we are able to help more people.

I/we subscribe a total of: £	<input type="text"/>	FOR	<input type="text"/>	YEARS	
	MIN. £1,000, MAX. £250,000		MIN. 2 YRS, MAX. 15 YRS		
PAID BY: £	<input type="text"/>	AND/OR	£	<input type="text"/>	
	CASH (NEW MONEY)			STOCK TRANSFER (FROM EXISTING LOANSTOCK MATURITY)	
I/we wish to receive the following annual interest rate:		I/we would like to receive the Loanstock income by:			
0%	1%	2%	3%	4%	5%
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> CHEQUE	<input type="checkbox"/> STANDING ORDER	<input type="checkbox"/> STOCK ALLOTMENT	
		ACCOUNT NUMBER	SORT CODE		
		<input type="text"/>	<input type="text"/>		

By signing, I/we confirm that I am/we are at least 18 years of age. I/we agree to be bound by the Terms and Conditions of the Instrument creating the Stock and the Terms and Conditions contained in the Offer Document. I/we understand that the board of Equfund (IPS) Limited may reject my/our application and does not have to tell me/us why it has been rejected. I/we give permission to Equfund (IPS) Limited to use the information supplied in this application form to verify my/our identity to meet the Society's policy to prevent money laundering. I/we attach a cheque or bank draft made payable to Equfund (IPS) Limited for the total investment amount.

OFFICE USE ONLY

TRANSFER REFERENCE

The data provided by you will be stored within a computerised database. This data will only be used for Equfund (IPS) Limited's purposes and in accordance with the provisions of the Co-operative and Community Benefit Societies Act 2014 and will not be disclosed to a third party, unless required by

law. Equfund (IPS) Limited takes data protection seriously and operates a robust internal Data Protection Policy. Details of Equfund (IPS) Limited's privacy policy, which explains what it will do with your personal data, can be found at [equfund.com/privacy-policy](http://equfund.com/privacy-policy)

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0151 625 0800

# Summary of terms & conditions

£2,000,000 unsecured Loanstock • The Sanctuary Bond by Equfund N° 15 • 30th April 2024

## The stock

You may inspect the legal documents which create the Stock and govern this Offer document during our normal business hours at our registered office.

## Repayment

The Stock will be due for repayment in full on the earlier to occur of 30th April 2039 or the end of the fixed term as specified in the Loanstock Certificate (the "Redemption Date") in each case subject to you sending a written request for redemption to us. You may redeem Stock on either three months' written notice (expiring on or after the Redemption Date) in respect of Stock of £50,000 or less, or six months' written notice (expiring on or after the Redemption Date) in respect of Stock greater than £50,000. We may also repay all or part of the Stock on 90 days notice. We may buy in Stock by a general offer, by individual negotiation, or at par if you die. You must surrender your Loanstock Certificate before we will pay you or meet any redemption requests. In case of joint holdings, the Stock shall be repaid to the first named joint registered holder in the Stock register. Not less than six months before the Redemption Date we will write to you to ask if you wish to redeem on the Redemption Date. If you do not reply within the period specified in the notice of Redemption Date from Equfund, then the Stock shall be rolled over into the next series of Loanstock issued by us with a term of one year and with a rate of interest which may be lower than the rate applicable to the Stock. The Stock shall continue to roll forward unless you serve written notice of redemption.

## Transfer

You may transfer your Stock to another person in multiples of £100 and of not less than £1,000. This limit does not apply if you transfer your entire holding of Stock however there is a maximum holding of Stock per person of £250,000 and you may not transfer or receive Stock which would breach this limit. The above transfer details must be notified in writing to Equfund (IPS) Limited within 21 days of the transfer. There is no intention at present to list the Stock on any exchange.

## Application

You may apply to buy Stock solely or jointly if you are an individual over the age of 18 years or are an organisation. You must subscribe for a minimum of £1,000 or more in multiples of £100 and you cannot subscribe for more than £250,000 in this issue of Loanstock. The Offer will close and Stock will be allocated at 12 noon on 30th April 2024. The Stock will be issued not later than 14 days thereafter. We reserve the right not to accept your application, or to accept it in part. We will accept applications only on the terms and conditions set out in this document.

## Cancellation of application

If you wish to cancel your application you should write to us within 14 days of submission of the application. You cannot withdraw your application once this time period has elapsed.

## Payment

You may pay for your Stock by cheque or bank draft payable to Equfund (IPS) Limited. Please write your name and address on the reverse of the cheque. Alternatively payment can be made via electronic bank transfer, to: Account: Equfund (IPS) Limited, Account No: 30512621 Sort code: 20-50-56. Please quote your full name as reference.

## Loanstock certificates

Your application will be acknowledged within 14 days of receipt of your cheque and completed application. We will either send you a Loanstock Certificate for the full amount of your application, or a refund of any balance of your money with

a Loanstock Certificate if your application is accepted in part, or a full refund, or return your cheque or bank draft, through the post at your own risk.

## Interest

Interest shall be paid at the rate specified on your Loanstock Certificate. In the event that any payment due from us to you is delayed past its due date, we shall pay additional interest on the overdue amount at the rate of 1% per annum for the delayed period. Interest will be payable from 30th April 2024. If your funds are received after this date, interest will be payable from the Issue Date on your Loanstock Certificate.

## Interest payment

The interest shall be calculated on the 30th April each year. Interest may be credited to each Stock holder by the allotment of further Stock provided that no amount less than £1 shall be credited by way of further Stock and in any such event the amount of interest not credited as further Stock shall stand as a debt of Equfund (IPS) Limited to the holder and be added to further interest payments. As an alternative, interest payments may be made via cheque or standing order. The choice is yours.

## Repayment on default

The Loanstock will be due for repayment in full immediately if, amongst other things, Equfund (IPS) Limited: - (1) is in breach of these Terms and Conditions; or (2) is overdue on any payment to you by 90 days or more or (3) passes a resolution for winding up or goes into liquidation or has an administration order made against it or an effective instrument of dissolution is made by members of Equfund (IPS) Limited.

## Trustee

Equfund Limited (company number 02518230) ("Trustee") is appointed as trustee for the holders of the Stock pursuant and subject to the instrument which creates the Stock. The Trustee holds the various promises given by Equfund (IPS) Limited in respect of the Stock (including the promise to repay the Stock on the relevant repayment date) on trust for the Stock holders. The role of the Trustee is as an administrative agent of the Stock holders. The Trustee does not investigate and has not investigated the credit-worthiness of Equfund (IPS) Limited. The Trustee accepts no liability—beyond its duty as Trustee—in the event that repayment in full on the Stock is not made on the relevant repayment date. The terms of the Trustee's appointment as Trustee are set out in the instrument which creates the Stock.

## Security

The Stock will be unsecured.

## Further stock

Equfund (IPS) Limited may issue further loan stock from time to time ranking in priority to, or pari passu with, or subordinate to, the Stock, and whether secured or unsecured.

## General

These conditions shall not give the Stock holder any rights to attend meetings or participate in any way in the management of Equfund (IPS) Limited. An Annual Review of the Business will be sent to all Stock holders when available. We do not sell or exchange mailing lists. In these Terms and Conditions 'we' means Equfund (IPS) Limited. 'You' means the first named applicant on the attached form together with any joint applicant where the context so requires. Offer dated 1st March 2024.

Offer for subscription by Equfund (IPS) Limited for £2,000,000 unsecured Loanstock.

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Equfund (IPS) Limited. Hammond House, North Road, West Kirby CH48 4DE  
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