



Ekopia Social Investments Ltd.
The Hive
567 The Park
Findhorn
FORRES IV36 3SH
Moray
Scotland
Tel: 01309 691258
Email: info@ekopia.org.uk

2nd February 2020

Introduction to Ekopia Share Offers

Dear Madam/Sir,

Ekopia has various projects for which we are seeking investment funds from members and friends of the community.

Affordable Housing Project

Two Year shares attract up to 2.75% interest. A medium-low risk investment as Ekopia will be provided with a second security or better over the properties concerned. Current investments include Station House Co-operative, East Whins and West Whins affordable housing. The minimum investment amount is £500.

Phoenix Findhorn CIC

A minimum of £500 attracting up to 4% interest per annum if profits allow plus **discount** providing a further 5% off purchases made in the shop and Blue Angel café. Classified as medium-high risk as the security is essentially the ability of the company (Phoenix Findhorn Community Interest Company) to trade successfully and interest was not payable in some recent years. The shares are not withdrawable for five years and repayments are subject to availability. Note that due to high levels of capital investment no interest will be payable this year, but that instead 10% discount will be offered on purchases for the year from July.

Ecovillage Project Share Fund

Ekopia seeks investment funds to be directed into the Findhorn Ecovillage Project Share Fund. The money raised will be re-invested in various projects forming part of the Ecovillage.

This fund is classified as medium risk as the security is the ability of the projects involved to trade successfully and some also provide a formal security. Ekopia will not re-invest the money in this fund in projects that, in the opinion of the Ekopia board, are classified as high-risk.

Those the fund does invest in include:

- Station House Co-operative, Park Ecovillage Trust and other affordable housing projects as they emerge.
- Rental Offices for social enterprises
- New Findhorn Directions Ltd.

This portfolio approach spreads the investor's risk, and enables Ekopia to offer a more flexible investment opportunity.

The minimum investment amount is £500 and the minimum investment period is five years. Interest rates are variable depending on performance with returns expected to be 4.0%.

All investments include voting membership of Ekopia. Ekopia is a community benefit co-operative. As such we are empowered to raise funds from our supporters for community projects, but please note that investments are not covered by the Financial Services Compensation Scheme.

Please note no interest will be payable until the Allotment Letter is received signed.

With best wishes,

Fasil Bogale
Director

Name

Your bank account details – for interest payments:

Bank: Sort Code:

Account No:

Email

PLEASE USE £250 INCREMENTS

Ecovillage Fund

I wish to purchase FIVE Year
Ekopia Ecovillage Shares ----- Amount (Minimum £500)

These shares attract variable interest per annum expected to be 4%.

Housing Project

I wish to purchase TWO Year Ekopia Housing
Fund Shares in support of community housing ----- Amount (Minimum £500)

These shares attract up to 2.75% interest per annum

Phoenix Findhorn CIC

I wish to purchase Ekopia Shares
in support of Phoenix CIC ----- Amount (Minimum £500)

These shares attract variable interest up to a maximum of 4% plus discount currently providing 10% off purchases (for the year to June 2020 – prior to this experimental year the discount offered was 5%).

GRAND TOTAL -----

Note 1: Donations of any amount are very welcome in support of these projects.

Cheques should be made payable to Ekopia Social Investments Ltd.

Please reply to: The Administrator, Ekopia Social Investments Ltd,
The Hive, 567, The Park, Findhorn, FORRES IV36 3SH

Payments by direct transfer should be made to:

Ekopia Social Investments Ltd
Bank of Scotland, Forres
Sort code: 80-06-81
Account No: 00461501
or contact Fasil Bogale, phone: (01309) 691258
e-mail: info@ekopia.org.uk

Investors in Ekopia become Shareholding Members in the company. The constitution is based on mutuality, with each adult member having one vote. Voting is independent of the amount of shares owned.

Please note: whilst the Board of Ekopia endeavour to ensure that investments are properly run and regulated, interest on our share is dependent on the successful trading of the projects, and the return of the capital upon the security the project affords.

For the purposes of this document we define 'risk' as follows:

- Low Risk; investments in authorised bodies e.g. banks.
- Medium Low; Organisations with a good business plan, a trading history showing ability to cover twice the interest costs, and collateral to offer.
- Medium High; Organisations with a trading history showing an ability to generate profits, but not meeting all of the low medium criteria.
- High Risk: New enterprises with no profitable trading history and enterprises where we have identified other high risk issues.

Once you have made an investment an 'Allotment Letter' will be sent to you specifying the details of the offer. UK money laundering regulations mean we need to obtain proof of identity. Once you have signed and returned this letter a share certificate will be issued to you. If you decline the offer as defined in the Allotment Letter your investment will be returned to you.

Ekopia provides regular updates to members by email. It is helpful to us, and saves paper if you could provide an email address on the above application form.

I am interested in receiving more information about Ekopia ____ (Please tick if required)

In particular I am interested in knowing more about: _____

_____ (Please specify)

Ekopia is a founder member of Development Trusts Association Scotland.
Our website is www.ekopia.org.uk

