

Long Term Pooling Fund

Offer document

1 December 2023

This document has been issued by the Glebe Administration Board (ABN 16 008 382 090) as trustee of the Long Term Pooling Fund (ABN 40 383 894 774).

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Contents

Important Notice	2
Offer Information	3
Application	7

Important Notice

This offer document has not been lodged with the Australian Securities and Investments Commission and is not a prospectus, product disclosure statement or other disclosure document for the purposes of the Corporations Act 2001.

Glebe Administration Board

This offer document is issued by the Glebe Administration Board (ABN 16 008 382 090) as trustee of the Long Term Pooling Fund (**Fund**) in respect of the ASIC Corporations (Charitable Investment Fundraising) Instrument 2016/813 (**ASIC Instrument**).

In accordance with the ASIC Instrument, the Glebe Administration Board in its capacity as trustee of the Fund (**Trustee**) has lodged an identification statement with ASIC containing the information required to be notified to ASIC as set out in the ASIC Instrument. This identification statement has been accepted by ASIC. A copy of the identification statement can be obtained from www.sds.asn.au.

The charitable purpose of the charitable scheme is to enable the pooled, long term investment of church trust property in a manner aligned to the ethical investment policy of the Anglican Church of Australia in the Diocese of Sydney (**Diocese**). Unitholders should be aware that due to the operation of the ASIC Instrument, the Trustee is required by law to notify unitholders that the offer is not subject to the usual protections for investors under the Corporations Act or under regulations by ASIC, including the normal requirement to have a disclosure document or product disclosure statement and be registered, or have a trust deed under the Corporations Act 2001. In addition, none of the Trustee, the Fund or the offer have been examined or approved by ASIC. The

Trustee does not hold an Australian financial services licence.

The Fund is not prudentially supervised by the Australian Prudential Regulation Authority. Therefore, a unitholder in the Fund will not receive the benefit of the financial claims scheme or the depositor protection provisions in the *Banking Act 1959*. Investments in the Fund are intended to be a means for unitholders to support the charitable purposes of the Fund. ***Please note that the Trustee is required by law to notify unitholders that the offer is designed only for unitholders who wish to promote and whose primary purpose for making their investment is to support the charitable purposes of the Fund.***

Please note that the Trustee is required by law to notify unitholders that unitholders may be unable to get some or all of their money back when the unitholder expects or at all, and that the investment is not comparable to investments with banks, finance companies or fund managers.

Date and currency of this offer document

This offer document has been prepared by the Trustee as at the date set out on its front cover. This offer document is based upon information available to the Trustee and the facts and circumstances subsisting as at that date.

Responsibility for information

This offer document has been issued with the authority of the Trustee. The Trustee accepts responsibility for it.

None of the Archbishop, the Synod or the Standing Committee of the Diocese or any person, persons, corporate body or corporation holding church trust property for the

Diocese or any corporate body incorporated under the *Anglican Church of Australia (Bodies Corporate) Act 1938*, will or may meet or discharge all or any part of any liability or liabilities which have been or may or will be incurred wholly or partly by or on behalf of the Trustee or for the purpose of the Fund.

Documents incorporated by reference

The following documents are incorporated in, and deemed to form part of, this offer document:

- all amendments and supplements to this offer document made from time to time; and
- all documents issued by the Trustee and stated to be incorporated in this offer document by reference.

Except as provided above, no other information is incorporated by reference into this offer document.

Any statement contained in this offer document or in any of the documents incorporated by reference in, and forming part of this offer document, shall be modified or superseded for the purpose of this offer document to the extent that a statement contained in any document subsequently incorporated by reference modifies or supersedes such statement.

Offer Information

The following table is a brief summary only of the units in the Fund. The table should be read in conjunction with the rest of this offer document.

Who is the Trustee:	The Trustee is the Glebe Administration Board in its capacity as trustee of the Long Term Pooling Fund (ABN 40 383 894 774).
What is the Fund:	<p>The Fund is constituted under the <i>Long Term Pooling Fund Ordinance 2012</i> (as amended from time to time). The Trustee has powers to invest, manage and administer the property of the Fund in order to maintain the real value of the Fund. Operational costs associated with managing the Fund, in addition to investment management fees, are deducted from the Fund.</p> <p>The property of the Fund is church trust property held for the purposes of the Anglican Church of Australia in the Diocese of Sydney (the “Diocese”), and for these purposes the Trustee may pool such church trust property although it is held on separate charitable trusts for the purposes of the Diocese.</p> <p>The property of the Fund must not, as a matter of law, be distributed for the private benefit of individuals either during the operation of the Fund or on its winding up or dissolution. If the Fund is wound up or dissolved, the property of the Fund, after satisfaction of all its liabilities, must be applied for such purposes of the Diocese as the Synod or the Standing Committee of the Synod may determine.</p>
Purpose of the Fund and who can apply:	<p>The primary purpose of the Fund is to promote and support the charitable purposes of the Fund. The Fund invests in a wide range of asset classes and aims to maintain the real value of invested capital and achieve positive returns on investment.</p> <p>The Fund is open to unitholders which are the Anglican Church Property Trust Diocese of Sydney (which holds church trust property for certain parishes, diocesan organisations and other purposes of the Diocese) and other entities of the Diocese holding church trust property. Investments in the Fund are intended to be a means for unitholders to support the charitable purposes of the Fund.</p> <p>The Fund has an investment horizon of up to 10 years and therefore can invest in a wide range of asset classes. This can lead to variable (and even negative) returns and loss of the real value of invested capital in the short-term. However, over the 10 year investment horizon there is a reasonable expectation of maintaining the real value of invested capital and achieving returns which are superior to cash.</p> <p>Further details about the characteristics of the Fund, including the risks of making investments in the Fund, are set out in this Offer Document. These include the risk that unitholders may be unable to get some or all of their money back when the unitholder expects or at all, and that the investment is not comparable to investments with banks, finance companies or fund managers.</p> <p>The information contained in this Offer Document is of a general nature only and does not consider the unitholder’s personal objectives, financial situation, or particular needs. Prospective unitholders will need to take their specific circumstances into account before deciding whether the Fund is a suitable investment for them.</p>
Application process:	Prior to acquiring a unit or units in the Fund, a prospective unitholder must complete an application in the form set out in this offer document (or such other format as is approved by the Trustee). By completing the application, the prospective unitholder is applying for a unit or units in the Fund. Each application must be duly completed and validly signed by or on behalf of the prospective unitholder. The Trustee may

	in its discretion refuse or reject any application (wholly or in part) without giving a reason.
What is the price of a unit in the Fund:	The Trustee issues interests in the form of units in the Fund. The price of a unit is calculated periodically having regard to the value of the underlying investments in the Fund.
When are income distributions from the Fund made:	Distributions are paid by the Trustee to unitholders on a quarterly basis (based on quarters ending 31 March, 30 June, 30 September and 31 December each year), with payment to be made by the end of the first month after the relevant quarter.
Minimum investment	Except for a full redemption request, the minimum investment transaction size for any application and redemption is to be set at \$10,000 AUD.
How are units redeemed:	A unitholder may withdraw its investments in the Fund by redeeming the units it holds in the Fund. To request a redemption, a unitholder must contact ltpf@sydney.anglican.asn.au. The Trustee will redeem the unitholders units within 14 days of receipt of such request, unless the Trustee reasonably designates a longer period to apply.
Risks:	<p><i>Investment in the Fund involves certain risks which should be carefully considered by prospective unitholders. Unitholders should ensure that they understand the terms and conditions of the Fund and the risks of investing, and have sufficient financial resources to bear those risks. This summary sets out below some risks which a potential unitholder should consider. However, this is not a comprehensive summary of all risks associated with an investment in the Fund and the Trustee does not give any assurance or guarantee as to the expected performance or value from time to time of units in the Fund.</i></p> <ul style="list-style-type: none"> • Unitholders may lose part, or all of the amount invested. Unitholders should be aware that there is no guarantee or assurance that the value of the units they purchase will be maintained until they redeem units in the Fund. The Trustee does not stand in any way behind the capital value and/or performance of the Fund and its assets. • The Fund is not prudentially supervised by the Australian Prudential Regulation Authority. Therefore, a unitholder in the Fund will not receive the benefit of the financial claims scheme or the depositor protection provisions in the Banking Act 1959. Investments in the Fund are intended to be a means for unitholders to support the charitable purposes of the Fund. The Fund is not an authorised deposit-taking institution under the Banking Act 1959 (Cth) nor is it authorised to carry on banking business or subject to prudential supervision by the Australian Prudential Regulation Authority. Unitholders in the Fund do not obtain the benefit of the depositor protection provisions in the Banking Act. • The Trustee is required by law to notify unitholders that the offer is designed only for unitholders who wish to promote and whose primary purpose for making their investment is to support the charitable purposes of the Fund. • The Trustee is required by law to notify unitholders that unitholders may be unable to get some or all of their money back when the unitholder expects

	or at all, and that the investment is not comparable to investments with banks, finance companies or fund managers.
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Application

Application form

By completing, executing and delivering this application, a person applies for a unit or units in the Long Term Pooling Fund. The Trustee may, in its discretion refuse or reject any application (wholly or in part) without giving a reason. Terms defined in the offer document have the same meaning when used in the application.

Please use blue or black pen and write in BLOCK Letters

Office use ONLY

Account Number _____

1. Name of Unitholder

Name of Unitholder

ABN (if applicable)

Primary contact name for Unitholder

Business telephone

Email address

Business address (must be your physical address – PO or GPO boxes are not permitted)

State

Postcode

Postal address (PO or GPO boxes will not be accepted if a physical business address has not been supplied)

State

Postcode

Is the Unitholder a client of the Anglican Church Property Trust?

If known, please specify
Sun-Systems company
number:

2. Application Amount

Amount (A\$)

[insert signature block]

[insert signature]

Please include your bank settlement account details for payments of withdrawals and redemptions -