

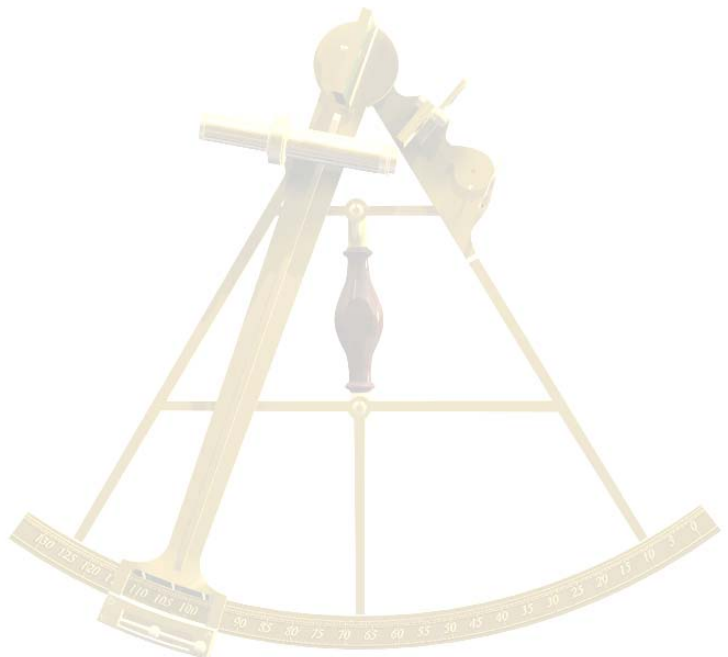
BROOKLANDS TRUSTEES LTD

ECO LAND & PROPERTY SIPP

Self Invested Personal Pension Key Features

The Key Features document provides the main features of the Eco Land & Property SIPP. Please read the Key Features Document and keep it with your Policy documents in a safe place.

- 1) Objectives
- 2) Member Responsibilities
- 3) Possible Risks
- 4) Frequently Asked Questions
- 5) Contact Details



1) Objectives

- To help you invest for the future by taking advantage of the tax privileges available.
- Flexibility of drawing benefits from the arrangement in stages to suit your own personal needs.
- To provide the option of drawing a Pension Commencement Lump Sum, tax free in return for a reduced pension.
- To work closely with your Financial Advisers providing full technical support on your pension matters.
- Provide your spouse and dependents an income or lump sum in the event of your death.

2) Member Responsibilities

- Credit the SIPP (by way of contributions or transfers from existing schemes), with sufficient funds to provide the benefits you require.
- Conduct a regular review of your arrangement with your Financial Adviser.
- Make any necessary adjustments to ensure your fund is kept on track with your requirements.
- Accept that in normal circumstances you are not able to access the funds until you reach age 50 (55 from April 2010).
- Regard your Pension plan as a Long Term Investment.
- Advise Brooklands Trustees of any relevant change in your circumstances.

3) Possible Risks

- The growth of your fund will depend on the performance of your chosen investments.
- Information on past performance of an investment should not be taken as a guide to future performance.
- The value of your investments is not guaranteed and could go down as well as up.
- If investment growth is less than expected you may need to pay in additional funds to provide the benefits you have planned for.
- The wide range of investment markets that you can select will have different risks attached to them. If you are in any doubt you should seek professional advice.
- Some investments may not be readily realisable and you may not be able to realise the investment when you choose to.
- The value of any property investment may be based on a valuer's estimate rather than a market price.
- As well as investment growth, your plan benefits will depend on the amount paid into the scheme along with charges.
- Your plan benefits will be dependant on the value of the fund along with the Government Actuary Department rate at the time you draw benefits.
- Your planned income may not be met if you have to reduce or stop payments into the plan.
- Brooklands Trustees charges or those levied by your Financial Adviser may increase in the future.
- Where charges are deducted from the fund this will have an impact on the overall fund value.
- The rate used to convert your fund into an income is liable to change.
- If the total value of your arrangements exceeds the permitted lifetime allowance when you commence benefits there may be a tax charge.
- If you have applied for or intend to apply for either Enhanced or Primary Protection

and make a contribution to the scheme, this will invalidate the enhanced protection and may lead to a tax charge.

- The tax situation covering what you pay in, investment growth and your benefits could change to your disadvantage.
- Inheritance Tax may apply on death depending on individual circumstances.

4) Frequently Asked Questions

What is a SIPP?

- A SIPP is a Self-Invested Personal Pension Plan, which is a tax privileged savings plan, for the purpose of building a fund to provide an income at retirement.
- A SIPP offers a wider range of investments allowing you to develop a bespoke investment strategy tailored to your retirement needs.

Who is the Provider?

- The provider of the Eco Land & Property SIPP is Brown Shipley & Co, Founders Court, Lothbury, London EC2R 7HE.
- The SIPP is administered by Brooklands Trustees Limited, 41 Lothbury, London EC2R 7HG.

Is the Product Appropriate for me?

- Before applying for a Eco Land & Property SIPP you should ensure that the product is appropriate to you. We recommend that you seek professional financial guidance in respect of the provision of specific advice on the suitability of this type of arrangement. This should include the payment of contributions and taking benefits.

How do I fund the SIPP?

- You can transfer in existing Pension Arrangements into your SIPP.
- If you are UK resident or receiving earnings which are subject to UK Tax you may make both single and regular contributions to the arrangement.

What can transfer into my SIPP?

- You can transfer any registered U.K or Overseas Pension Scheme into the SIPP.
- If you are looking to transfer in another arrangement you should seek Financial Advice as to whether such a transfer would be appropriate for you.

How much can I contribute to my SIPP?

- Contributions can be of any size and made at any time, however, you should be aware that the provision of tax relief will be dependant on keeping with HMRC registered pension annual allowances.
- You can pay in your entire income, up to a maximum of the annual allowance in any one tax year.

The annual allowance is £215,000 for the 2006/07 tax year and will increase in stages to £255,000 for the 2010/11 tax year. Thereafter the limit will be increased at

the Governments discretion.

- In certain circumstances it may be possible to pay in up to £3,600 even if you do not have any earned income.
- The above contributions will qualify for tax relief at your highest marginal rate.
- Your employer can pay in up to the annual allowance in any one tax year whatever your income.
- Contributions plus relevant tax relief along with any contributions will be placed in a designated account with Brown Shipley, pending your instructions.

Do I have to reclaim the Tax Relief from HMRC?

- If you are a basic rate taxpayer Brooklands Trustees will automatically collect the basic rate relief on your Personal Contributions and add this to your plan.
- If you are a high rate taxpayer you will have to reclaim the additional tax relief via your self-assessment tax return.

What will I receive when I take benefits?

- Your benefits will be dependant on the size of the fund that has been built up and the rate for converting the fund into income.
- The size of the fund will depend on the amount paid in, the performance of the investments and the deduction of charges. The value of the fund may go down as well as up.
- Before age 75 you can draw benefits from your fund in stages.
- When you use some or your entire fund to provide benefits, 25% can usually be paid out as a pension commencement lump sum.
- With the remainder of the fund you can choose either to purchase an annuity or enter into an unsecured pension arrangement or a combination of both. Income will be assessed as earned income.
- With annuity purchase you use the fund to purchase an annuity from an authorised provider of pension annuities.
- Unsecured Pension allows you to leave the fund invested and draw an income from the fund. You do not have to draw an income from the fund, however HMRC set a maximum income that can be drawn, and this is broadly equivalent to 120% of the income you could have received from a single life annuity.
- On reaching age 75 and in the absence of any instructions to the contrary funds will be designated as a form of income drawdown called Alternatively Secured Pension.
- Any remaining entitlement to a Pension Commencement Lump Sum will be lost. The maximum ASP income limit is broadly equivalent to 90% of the income you could have received from an annuity.
- You are able to use your fund to purchase an annuity at anytime after you have reached age 50 (55 from April 2010).
- We recommend that you consult a financial adviser when looking at the options of Unsecured Pension and Annuity Purchase.

Is there a Limit to how much Pension fund I may have?

- When you draw benefits from your plan, there is a lifetime allowance that applies to the total value of all pension scheme that you are currently or have been a member of, even if you have not contributed to them yourself.
- The lifetime allowance is 1.5M for the 2006/07 tax year and will increase in stages to 1.8M for the 2010/11 tax year. Thereafter the limit will be increased at the Governments discretion.
- In certain circumstances you may be entitled to an enhancement of the lifetime allowance, you should seek financial advice to see if this applies to you.

41 Lothbury, London, EC2R 7HG

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Brooklands Trustees Ltd is authorised and regulated by the Financial Services Authority (FSA No. 463682)

Brooklands Trustees Ltd is a company registered in England and Wales with company number 5731104.

- If the total value of your arrangements at the time to start drawing benefits exceeds the lifetime allowance there may be tax penalties.
- Tax penalties may also apply where lump sum death benefits exceed the lifetime allowance.
- If you believe that your limits are likely to exceed the lifetime allowance then you should seek professional financial advice.

What happens to the plan if I die before taking benefits?

- The full value of your fund will be used to provide benefits to your beneficiaries. This will usually be in the form of a cash lump sum.
- The trustees of the scheme will take into account your circumstances and any beneficiaries nominated by you, however, the trustees of the scheme have absolute discretion over who are the beneficiaries.

What happens to the plan if I die after taking benefits?

- If you have chosen to take Unsecured Pension, then the remaining fund may be used to provide benefits.
- Before age 75, the USP fund may be paid as a lump sum less a tax charge of 35% or used to provide an income for your spouse and/or financial dependants.
- From age 75 onwards i.e in ASP, if you have a spouse or financial dependants the fund must be used to provide them with an income.

Can I take my money out early?

- You can take benefits as early as age 50 (age 55 from 2010) but such benefits may be lower than expected.
- You may transfer your fund to another registered pension scheme at anytime; however, a personal pension scheme may not be encashed.
- If you become seriously ill it may be possible for you to take your pension earlier than expected, under ill health.

What happens if I stop making contributions?

- The fund will remain invested but your benefits may be lower than expected.

Can I cancel my SIPP?

- Under the Financial Services & Markets Act 2000 you have the right to cancel your application within 30 days.
- Upon receipt of the application we will issue a Cancellation Notice to your email address in the first instance otherwise to the address given.
- You have 30 days from the date you receive this notice (day email is sent) to cancel your application to become a member of the Eco Land & Property SIPP.
- In certain circumstances you may wish to waive your right to the 30 days Cancellation Period.
- If you wish to instruct us to waive this right we will require your express permission (which is covered in Section 8 of the Application Form).
- Where you have elected to waive the right to cancel the application then the SIPP will be deemed as fully open and you will lose the right to cancel the application.

What Happens to my funds if I cancel the SIPP?

- If you elect to cancel the SIPP within the Cancellation Period any funds received by way of contributions will be returned back to the payee.
- Brooklands Trustees will not be able to return any monies unless we have received satisfactory Anti-Money Laundering Documentation.
- If any transfers have been received into the arrangement during the Cancellation Period then the value on cancellation will be the value of the assets at that time.
- The cancelled transfer value will either need to be transferred to an alternative arrangement or if they will accept them returned back to the original transferring scheme.

What if the provider of an investment held by my SIPP cannot meet its obligations?

- Where the provider of an institution held by your plan is covered by the Financial Services Compensation Scheme (FSCS) then your plan may be entitled to compensation.
- Where compensation is available then Brooklands Trustees will make a claim on your behalf. The level of compensation varies depending on the type of product held.
- You should refer to the FSCS for further information:

- Financial Services Compensation Scheme
- 7th Floor Lloyds Chambers
- 1 Porsoken St
- London
- E1 8BN

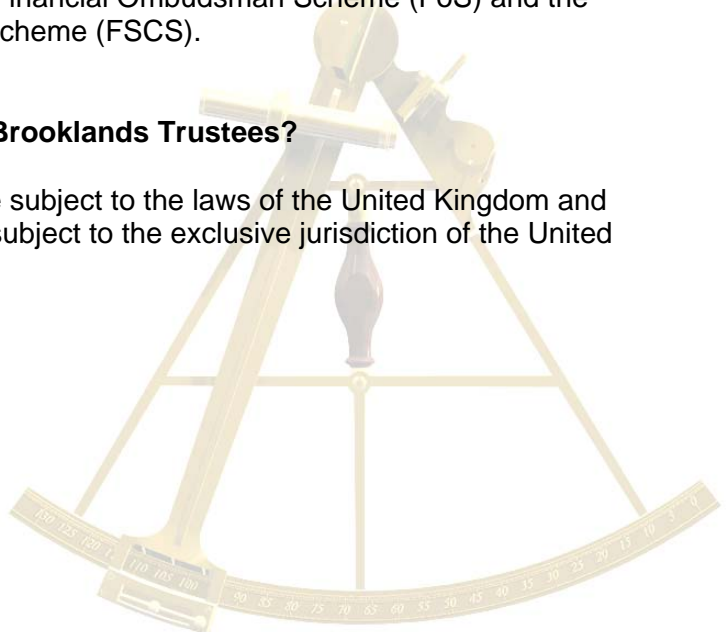
- www.fscs.org.uk

Regulation

- Brooklands Trustees Limited is Regulated and Authorised by the Financial Services Authority and is covered under the Financial Ombudsman Scheme (FoS) and the Financial Services Compensation Scheme (FSCS).

What Law applies to my contracts with Brooklands Trustees?

- Brooklands Trustees contracts are subject to the laws of the United Kingdom and any resulting legal disputes will be subject to the exclusive jurisdiction of the United Kingdom Courts.



5) Contact Details

How to contact us

- You should consult your Financial Adviser in the first instance.
- Brooklands Trustees are unable to accept applications from members directly.
- Application for membership of the Eco Land & Property SIPP should be conducted through an Independent Financial Adviser regulated by the Financial Services Authority.

How to complain

- In the unlikely event that you should wish to register a complaint in relation to your plan, then such complaints should be made in writing to:

Managing Director
Brooklands Trustees Ltd
41 Lothbury
London
EC2R 7HG

If in the event that we are unable to resolve your complaint you have the right to refer the matter to the Financial Ombudsman, their details are as follows:

The Financial Ombudsman Service
South Quay Plaza
183 Marsh Wall
London
E14 9SR

Tel: 020 7964 1000

