

## How to join the waiting list

If you would like to invest and become a member of Exelby Green Dragon Community Pub Ltd, please complete the form below and return to the following address: and we will be in touch with more details.

Paul Johnston, Director  
Exelby Green Dragon Community Pub Ltd  
Waverley Cottage  
Exelby  
Bedale  
North Yorkshire, DL8 2HB  
Email: pauljohnston@yahoo.co.uk

Name / Organisation.....

Full address including postcode.....

.....

.....

E-mail address.....

Phone number.....

I wish to purchase shares as follows as they become available (minimum 1, maximum 10)

No. of Shares at £500 each.....

Total Value of Shares (no. of shares x £500)     £.....

We would call on these intentions to invest if we were to launch a new share offer or needed to replace funds for shareholders who wish to withdraw their holding. If you would like to discuss this further, please do not hesitate to get in touch.

By completing this form, I agree to all the information disclosed here being held on a computer database in compliance with UK General Data Protection Regulations (GDPR). I understand that this information will be used by the Society only and will not be passed to third parties.

Signed: .....Dated.....

## Exelby Green Dragon Community Pub

### Share Offer & Waiting list

Your opportunity to invest in a community owned pub in a North Yorkshire village



We raised £250,000 from our original share offer to help towards the costs of buying and refurbishing the pub. That share offer is closed but a few shares do become available from time to time.

**We currently have up to ten shares available.**

**We maintain a waiting list for interested buyers.**

**Shares cost £500 each and in return you get :**

**An annual interest payment**

**The satisfaction that you are helping to keep a beautiful rural pub open and using a pub you part own**

**Boasting rights to co-ownership of an award winning Traditional Yorkshire Pub!**

## Our Offer

We are offering you the chance to own a share(s) in a traditional village pub situated in the heart of rural North Yorkshire. The pub is community owned with purchase and repairs funded through an initial share offer, together with other grants and a loan. We now operate a waiting list of shares for investors who may have missed the opportunity but still want to be involved.

## Where are we now?

In 2018 we launched a community share offer to be able to buy and refurbish the Exelby Green Dragon pub and adjoining cottage. The share offer raised £250,000 as a contribution to a £400,000 pot (with other grants and a loan) to be able to:

- purchase the pub and cottage as a community asset
- refurbish and improve the pub as a fit for purpose venue supporting Tom and Becci as our landlords to establish and grow a thriving business serving good quality food, beers, wines and spirits, with high quality bed and breakfast accommodation
- see the pub operated independently by a tenant who shares a vision for a successful village and destination pub also serving as a community hub for the village and surrounding area
- reinstate the cottage attached to the pub as viable, affordable and comfortable housing
- restore a range of social activities in the pub and grounds which rekindle the community needs and spirit of the village and wider area

All of this has largely been achieved with a thriving pub at the heart of the village but with a project of this nature you can never say you are truly finished.

The original share offer closed in 2020 but there are opportunities from time to time to buy shares as and when they become available – mainly through a change of circumstances of the individual shareholders.

## Your help

We have proven that our vision has been achieved. Your investment will continue to help make the Green Dragon a great place, that the business continues to be a success and a credit to the community

## Your return

We have a profitable business based around rental income from the pub tenant and the attached cottage. In return for your financial support, you will receive interest on your investment.

In the first 5 years of community ownership this has gone from 1% in 2018 to 3 % in 2022 as the pub has developed. And this was with the uncertainty of 2 years of Covid-19 affecting the hospitality sector. The financial forecast now sees the potential for this to rise by 1/2% each year until 2027. The actual amount to be paid each year is declared at the Annual Members' Meeting. Whilst future payments are not guaranteed, with a new lease for the pub negotiated from April 2023 for 5 years, the Management Board is reasonably confident about future returns.

More than that though, we are confident that when you visit you will be rewarded by an open, friendly, warm and welcoming pub that lies at the heart of its community and reflects all those who live in Exelby and the surrounding area.

## Your pub

Imagine having a pint or a meal in a pub that **you** own!

This model is not unique. It works and is successful elsewhere. When we set out we were the 53rd pub to come into community ownership—now there are over 150. It is a great opportunity to invest in a worthwhile community enterprise that will provide a valuable service to its members and users. Why not join and continue to and help make the Exelby Green Dragon a great success?

Please take the time to read about us on our website. Here, you will find in detail 'Our Story' which takes you through our journey so far, the full share prospectus, our original business plan and updates and financial information..

[www.exelbygreendragonpub.co.uk](http://www.exelbygreendragonpub.co.uk)