

Senior Trust Retirement Village Income Generator Limited Table of Loans As At 28 February 2021

Borrower	Village Location	Description of Security and Additional Commentary	Current Balance	Current Facility Limit	Expiry Date
Forest Glen Limited Partnership	Auckland	<p>Second ranking registered mortgage over the Property (which is land located at 488 Hibiscus Coast Highway, Orewa, Auckland and 496C Hibiscus Coast Highway, Orewa, Auckland) granted by Coastal Properties Orewa Forest Glen Limited; General security agreement granted by the Borrower; General security agreement granted by Coastal Properties Orewa Forest Glen Limited; General security agreement granted by Senior Trust GP Limited; Guarantee from Coastal Properties Orewa Forest Glen Limited and Senior Trust GP Limited.</p> <p>As at the date of this table, Senior Trust Capital Limited (a related party of the Senior Trust Retirement Village Income Generator Limited) is the sole shareholder of STC Orewa Limited. The Forest Glen Limited Partnership was established in Nov-18 between STC Orewa Limited and Coastal Retirement Limited (each with a 50% interest). Senior Trust GP Limited was established in Dec-18 to be the General Partner. STC Orewa Ltd invested \$4,489,757 as its 50% share. STC Orewa's investment in Forest Glen Limited Partnership was funded by an intercompany advance from Senior Trust Capital at 0% interest (secured by way of a GSA over the borrower).</p>	\$10.0m	\$22.4m but no more than 75% of the LVR	31 Mar 25
Roys Bay Estate	Wanaka	All obligations second ranking registered mortgage granted by the Borrower over the Land (including the Clubhouse once a separate title for the Clubhouse has been issued), which is also subject to a prior ranking encumbrance registered in favour of the statutory supervisor. All obligations general security agreement granted by the Borrower. Guarantees granted in respect of the obligations of the Borrower by Anthony Hannon and Catherine Hannon as trustees of the Hannon Investment Trust, Sym Trustee Limited as trustee of Sym Trust, Christopher Holmes and Victrust Corporate Trustee Limited as trustees of the Victoria Trust, Anthony Hannon and Christopher Holmes.	\$12.6m	\$14m but no more than 75% of the LVR	21 Aug 23
Ranfurly Manor No: 1 Limited	Feilding	All obligations second ranking registered mortgage granted by the Borrower over Ranfurly Manor No:1 Limited and Nelson Street Resthome Limited. Ranfurly Manor No:1 Limited is also subject to a prior ranking encumbrance registered in favour of the statutory supervisor. Guarantees from Promisia Integrative Limited, Aged Care Holdings Limited, Nelson Street Resthome Limited and Ranfurly Manor Limited.	\$5.0m	\$5m but no more than 75% of the LVR	30 Oct 24
Palm Grove Partnership	Auckland	All obligations second ranking registered mortgage granted by the Borrower over the land, which is also subject to a prior ranking encumbrance registered in favour of the statutory supervisor. General security agreement from Palm Grove Partnership, STC Orewa Limited and Orewa Village Limited; Guarantee and indemnity from STC Orewa Limited and Orewa Village Limited.	\$5.0m	\$5m but no more than 75% of the LVR	30 Nov 24
Quail Ridge Country Club	Kerikeri	All obligations first ranking registered mortgage granted by the Borrower over the land, which is also subject to a prior ranking encumbrance registered in favour of the statutory supervisor. General security agreement from Quail Ridge Country Club Limited and Kerikeri Falls Investments Limited; Guarantee and indemnity from Quail Ridge Country Club Limited and Kerikeri Falls Investments Limited.	\$10.3m	\$25m but no more than 75% of the LVR	26 Jan 25
Clyde RV Limited Partnership	Clyde, Queenstown	All obligations first ranking registered mortgage over 84 Mutton Town Road, Clyde; First ranking GSA from Clyde RV Limited Partnership; First ranking GSA from Clyde RV General Partner Limited; All obligations Guarantee and Indemnity from Ostex Corporation Limited; All obligations Guarantee and Indemnity from Houlahan Enterprises Limited; All obligations Guarantee and Indemnity from Foster Family Trust.	\$2.1m	\$12m but no more than 75% of the LVR	26 Feb 26

Repaid loans:

Ranfurly Village Limited - fully repaid on 30/11/2020