

Table of Equity Investments made by Senior Trust Capital as at 31 January 2023

Investment	Description of Investment	Amount Invested	Fair Value (Audited Financial Statements)	Share of Ownership	Development stage
Forest Glen Limited Partnership	<p>The Forest Glen Limited Partnership (the LP) 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. Forest Glen Limited Partnership owns the assets of the Retirement Village situated in Orewa. STC-Orewa Ltd is 100% owned by Senior Trust Equity Limited Partnership. Senior Trust Capital Limited (STCL) was a Partner in the Senior Trust Equity Limited Partnership.</p> <p>STC Orewa Limited's partnership interest in the Forest Glen Limited Partnership has been transferred over to Senior Trust Capital Limited. Senior Trust Capital Limited also holds 50% of the shares in the Glen's general partner, Senior Trust GP Limited.</p> <p>Coastal Retirement Limited (owning the other 50% of the LP) is associated with Brendan Coghlan who formerly held 100% of CPL. Brendan is a highly experienced residential builder who has been responsible for the delivery of 400 plus dwellings in the Orewa / Hibiscus Coast area.</p> <p>The LP has acquired 100% of the shares in Coastal Properties Orewa Forest Glen Limited (CPL) which owns 1.152 hectares of land. STC-Orewa Ltd undertook detailed due diligence prior to the establishment of the LP and acquisition of the CPL shares.</p> <p>A Development Management Contract has been signed and Brendan Coghlan will manage the development of retirement village (having spent 4 years and significant funds in securing the resource consent for the new retirement village).</p>	\$4.5m	\$2.3m (Refer Note 12 of the 2022 Audited Annual Financial Statements available on the Disclose Register)	50%	Construction has begun on Building A and B. Loan Funding is in place to meet all foreseeable future commitments

Senior Trust Equity Passive Limited Partnership	At the date of this document, the business of Senior Trust Equity Passive Limited Partnership is solely to acquire and hold Shares in Senior Trust Capital Limited.	0.002m	0.002m	100%	N/A
---	---	--------	--------	------	-----