

Senior Trust Retirement Village Income Generator Limited
Table of Loans As At 30 November 2024

Borrower	Village Location	Description of Security and Additional Commentary	Current Balance	Current Facility Limit	Expiry Date
Forest Glen Limited Partnership	Auckland	<p>First 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; First ranking registered mortgage over 31 Forest Glen, Orewa granted by Coastal Properties Orewa Forest Glen Limited; Second ranking registered mortgage over 13 Forest Glen, Orewa granted by Coastal Properties Orewa Forest Glen Limited; 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. In accordance with the Product Disclosure Statement, Senior Trust Retirement Village Income Generator Limited may also accept other assets offered by the borrower (and/or a guarantor) as security for the loan which are not related to Retirement Villages and/or Aged Care Facilities ("Other Assets"). Other Assets have been recognised as security, with the additional securities including; An all obligations unlimited guarantee and indemnity from Matakana Country Park Limited; An all obligations unlimited guarantee and indemnity from Brendan Coghlan; A second ranking General security Agreement from Matakana Country Park Limited; A second ranking mortgage over the property situated at Lots 1-5 and 7-8, 1 Omaha Flats Road, Tawharanui Peninsula, Matakana, contained and described in record(s) of title 81580, 815181, 815182, 815183, 81584, 815186 and 815187 (North Auckland Registry).</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 a limited partner in the Forest Glen Limited Partnership. Senior Trust Capital Limited has a 73.8% interest in Forest Glen Limited Partnership.</p>	\$61m	\$61m but no more than 75% of the LVR	31 May 28
Stoney Creek GCO Limited	Wanaka	<p>The Board has previously disclosed that it will not be renewing the loan facility with Stoney Creek GCO Limited. The Borrower was advised that full repayment of all monies owed was payable on the expiry date, being 29 February 2024. Settlement statements for repayment of the debt were also issued. As payment was not forthcoming by the expiry date, enforcement action commenced with a demand on the Guarantors and Property Law Act (PLA) notice being issued and orders for substituted service have been sought. Bayleys have been appointed, on a sole agency basis, to sell the property by way of mortgagee tender. The tender process closed on the 11th June 2024. Since this date, the Board are currently in advanced discussions with a number of parties. Whilst the offers are currently in excess of monies owed as at our financial year end (being 31 March 2024), it is noted that they were submitted under a mortgagee tender process as opposed to a going concern basis and are less than the valuation report. The security includes an all obligations first ranking registered mortgage granted by the Borrower over the Land. All obligations general security agreement granted by the Borrower. Guarantees granted in respect of the obligations of the Borrower by Andrew Roman Bendemski. Deed of guarantee and indemnity from GCO Trust. We have also been notified that the Second Financier (Senior Trust Capital Limited) has advised the Borrower that full repayment of their facility was payable on the expiry date, being 29 February 2024. All security proceeds received from the Borrower will first be applied to the Senior Trust Retirement Village Income Generator Limited debt prior to being applied to the Second Financier debt. The 75% loan to value ratio (LVR) has been breached, from August 2024, as default interest and other costs continue to be recognised. It is noted that Senior Trust is recognising an impairment provision for any additional increase to the facility balance post 31 July 2024, which was circa \$16.9m.</p>	<p>\$17.9m</p> <p>It is noted that Senior Trust is recognising an impairment provision for any additional increase to the facility balance post 31 July 2024, which was circa \$16.9m.</p>	\$17.6m but no more than 75% of the LVR. The loan to value ratio (LVR) has been breached from August 2024.	29/02/2024. The loan has expired and remains unpaid, enforcement action is being taken.
The Botanic Limited 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 and Hibiscus Investments Limited; General security agreement from The Botanic Limited Partnership; and Guarantee and indemnity from Senes Botanic Limited and KC & ME RV Investments Limited.	\$20m	\$33m but no more than 75% of the LVR	31 Mar 27
Longridge Village LP	Paeroa	All obligations first ranking registered mortgages over the properties located at 44 Waimareia Avenue, Paeroa and Norwood Road, Paeroa, which is also subject to a prior ranking encumbrance in favour of the statutory supervisor.	\$25.8m	\$26.5m but no more than 75% of the LVR	30 Sep 26
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.	\$25.2m	\$33m but no more than 75% of the LVR	30 Jun 27
Amberley Limited Partnership	Amberley	All obligations first ranking registered mortgage over 175 Carters Road, Amberley which is also subject to a prior ranking encumbrance registered in favour of the statutory supervisor; General security agreement from the Borrower; All obligations guarantees from Bartells Family Trust and Timothy Stephen Lawrence Bartells.	\$16.5m	\$17m but no more than 75% of the LVR	29 Mar 26
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.	\$10m	\$10m but no more than 75% of the LVR	23 Mar 27
The Hill Pukekohe LP	Auckland	All obligations first ranking mortgage over 44 and 66 Tuakau Road, Pukekohe; A first ranking GSA from the Borrower; Limited guarantees from Sanderson Family 2020 Trust, Hammond Trust, The Hill Trust, Sanderson Management Limited, Fraser John Sanderson, Nathan John Sanderson and Samuel Andre John Hammond.	\$2.7m	\$29m but no more than 75% of the LVR	01 Oct 29
Senior Care Limited Partnership	Auckland	All obligations first ranking mortgage over 19 Annalise Place, Orewa, Auckland; A first ranking GSA from the Borrower; Deed of Guarantee and Indemnity from Senior Care GP Limited	\$0.7m	\$8m but no more than 75% of the LVR	05 Nov 29

Repaid loans:

Ranfurly Manor No: 1 Limited - fully repaid on 14/08/2024.
 Matamata Country Club Limited - fully repaid on 16/07/2024.
 Clyde RV Limited Partnership - fully repaid on 28/04/2023.
 Roys Bay Estate Limited - fully repaid on 05/08/2022. The loan was refinanced by entering into a new loan with Stoney Creek GCO Ltd.
 Senior Trust Equity Limited Partnership - fully repaid on 11/03/2022.
 Palm Grove Partnership - fully repaid on 30/11/2021. New loan entered into as per the above table.
 Ranfurly Village Limited - fully repaid on 30/11/2020.