

Senior Trust Retirement Village Income Generator Limited Table of Loans As At 30 November 2022

Borrower	Village Location	Description of Security and Additional Commentary	Current Balance	Current Facility Limit	Expiry Date
Forest Glen Limited Partnership	Auckland	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; First ranking registered mortgage over 31 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. 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 and Coastal Retirement Limited each have a 50% interest.	\$30.6m	\$44m but no more than 75% of the LVR	20 Jun 27
Stoney Creek GCO Limited	Wanaka	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.	\$13.0m	\$13m but no more than 75% of the LVR	05 May 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, which are 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.	\$6.5m	\$6.5m but no more than 75% of the LVR	30 Oct 24
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.	\$32.3m	\$33m but no more than 75% of the LVR	26 Jan 25
Longridge Village LP	Paeroa	All obligations first 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.	\$21.8m	\$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.	\$25.8m	\$27m but no more than 75% of the LVR	26 Jan 25
Clyde RV Limited Partnership	Clyde	All obligations first ranking registered mortgage over the properties located at 74 Mutton Town Road, 84 Mutton Town Road, 86 Mutton Town Road and 98 Mutton Town Road which are all subject to a prior ranking encumbrance registered in favour of the statutory supervisor; General security agreement from the Borrower; General security agreement from the GP of the Borrower; Conditional all obligations guarantees from Ostex Corporation Limited, Houlahan Enterprises Limited and Foster Family Trust.	\$10.2m	\$12m but no more than 75% of the LVR	26 Feb 26
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.	\$12.8m	\$17m but no more than 75% of the LVR	30 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.	\$10.0m	\$10m but no more than 75% of the LVR	23 Mar 27

Repaid loans:

Roys Bay Estate Limited - fully repaid on 05/08/2022. The loan was refinanced by entering into a new loan with Stoney Creek GCO Limited.
 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