

Table of Equity Investments made by Senior Trust Capital (STC) as at 22 February 2024

| 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 Senior Living Village situated in Orewa. STC-Orewa Ltd is 100% owned by Ascension Villages Partnership (formerly 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 to Senior Trust Capital Limited. Senior Trust Capital Limited also holds 73.8% of the shares in the Glen’s general partner, Senior Trust GP Limited.</p> <p>Coastal Retirement Limited (owning 26.2% 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 the Senior Living Village (having spent 4 years and significant funds in securing the resource consent for the new Senior Living Village).</p> <p>Senior Trust Capital has on 30 May 2023 purchased part of the Coastal Retirement Ltd shareholding in Senior Trust GP Limited with Senior Trust Capital now holding 73.8% of the shares and Coastal Retirement Ltd 26.2%.</p> <p>Coastal Properties Orewa Forest Glen has prepared a Resource Consent Application and this has lodged with Auckland Council for the development use to be changed from a Retirement Village , to be consented as a Unit Title Development being a Senior Living Community (Age of entry 55+).</p> | \$4.3 | \$4.0m (Refer Note 12 of the 2023 Audited Annual Financial Statements available on the Disclose Register) | 73.8% | Construction on Building A is due for completion end of May 2024. Building B is partially completed and is placed on hold to accelerate the completion of Building A. The sales program has been launched with a number of expressions of interest received from potential residents. First Residents expected to move in Late February /Early March 2024. |

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| 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 |
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