

Senior Trust Retirement Village Income Generator Limited Table of Loans As At 10 January 2022

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 a limited partner in the Senior Trust Equity Limited Partnership, that 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 General security agreement over the borrower).</p>	\$14.9m	\$22.4m but no more than 75% of the LVR	31 Mar 25
Roys Bay Estate	Wanaka	<p>All obligations first ranking registered mortgage granted by the Borrower over the Land (including the Clubhouse once a separate title for the Clubhouse has been issued). 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. The project has been offered for sale. We have been made aware that the second mortgagee has issued a notice of demand for repayment under their facility. We have informed the Borrower that this has caused an event of default / cross default under our loan agreement. As the matter has currently not been remedied, the Senior Trust Retirement Village Income Generator Limited has therefore changed the interest rate to the default interest rate, being the current interest rate plus 5% per annum. Any repayments made by the Borrower pursuant to the demand or from the realisation of any security in the first instance must be directed to the Senior Trust Retirement Village Income Generator Limited prior to any payment being made to the second mortgagee in accordance with the terms of the existing priority deed. Our LVR % is within the threshold required under our offer documents.</p>	\$13.7m	\$14m but no more than 75% of the LVR	21 Aug 23
Ranfurly Manor No: 1 Limited	Feilding	<p>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.</p>	\$5.0m	\$5m but no more than 75% of the LVR	30 Oct 24
Longridge Village LP	Paeroa	<p>All obligations first registered mortgages over the properties located at 44 Waimarei Avenue, Paeroa and Norwood Road, Paeroa, subject to first ranking encumbrances in favour of the statutory supervisor.</p>	\$17.2m	\$26.5m but no more than 75% of the LVR	30 Sep 26
Quail Ridge Country Club	Kerikeri	<p>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.</p>	\$22.0m	\$25m but no more than 75% of the LVR	26 Jan 25

Borrower	Village Location	Description of Security and Additional Commentary	Current Balance	Current Facility Limit	Expiry Date
Clyde RV Limited Partnership	Clyde	All obligations first ranking registered mortgage over 84 Mutton Town Road; First ranking registered mortgage over 86 Mutton Town Road; General security agreement from the Borrower; General security agreement from the GP of the Borrower; first ranking registered mortgage over 74 Mutton Town Road; first ranking registered mortgage over 98 Mutton Town Road; Conditional all obligations guarantees from Ostex Corporation Limited, Houlahan Enterprises Limited and Foster Family Trust.	\$6.6m	\$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; General security agreement from the Borrower; All obligations guarantees from Bartells Family Trust and Timothy Stephen Lawrence Bartells.	\$4.5m	\$10.4m but no more than 75% of the LVR	30 Mar 26
Senior Trust Equity Limited Partnership	Te Kauwhata	All obligations first registered mortgage over 106 Te Kauwhata Road, Waikato. General security agreement from the Borrower. 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 Senior Trust Equity Limited Partnership.	\$5.1m	\$13m but no more than 75% of the LVR	31 Mar 27

Repaid loans:

Palm Grove Partnership - fully repaid on 30/11/2021
Ranfurly Village Limited - fully repaid on 30/11/2020