

Table of Equity Investments made by Senior Trust Capital as at:

31-Jul-19

Investment	Description of Investment	Amount Invested	Fair Value (Audited Financial Statements)	Share of Ownership	Development stage													
Palm Grove Partnership	<p>The Palm Grove Partnership owns the assets of the Palm Grove Retirement Village (14 units) situated in Orewa.</p> <p>Adjacent properties have been acquired and construction has commenced on the multi-storey apartments. The securing of neighbouring properties means that a minimum of 69 apartments are envisaged for the combined property.</p> <p>Senior Trust Capital Limited (STCL) is an 80% Partner in the Palm Grove Partnership via STC -Orewa (which is owned 100% by STCL). The Palm Grove Partnership is developing The Grove Orewa (retirement village) which is financed through STCL loans, related party loans and other lending sources.</p> <p>STCL's exposure to credit risk:</p> <ul style="list-style-type: none"> The initial equity contribution of \$80, receivables due and loans provided An unlimited all obligations guarantee provided by STC-Orewa for the \$3.5m loan to Palm Grove Partnership from The New Zealand Guardian Trust Company Limited. A guarantee in favour of the Bank Of New Zealand up to the value of \$4.3m provided by STCL for all amounts payable by Palm Grove Partnership to the Bank of New Zealand. <p>The price for the new apartments will be priced from \$545,000 in keeping with the high quality of the development. The expansion of the village will be a joint venture between entities associated with us and Aegis Projects Limited whose principals have a long history of successful retirement village construction and operation. The first of three stages in the</p>	\$0.0m	\$2m (Refer Note 8 of the 2019 Audited Annual Financial Statements available on the Disclose Register)	80%	Construction of the first stage of 27 apartments is underway with construction expected to be completed November 2019													
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.</p> <p>STC-Orewa Ltd is 100% owned by Senior Trust Capital (STCL). STC-Orewa's investment in the LP was funded by an intercompany advance from Senior Trust Capital at 0% interest (secured by way of a GSA over the borrower).</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>Currently 6 residential properties are situated on a portion of the land and are subject to Residential Tenancy agreements with CPL generating approximately \$80,000 rent p.a. (These properties will be demolished upon construction of the retirement village and building inspections were consequently not carried out.)</p> <p>Consent has been granted to CPL for a retirement village containing 106 apartments and shared amenity spaces (including an indoor swimming pool, gymnasium, outdoor bowls area, recreation area, theatre and rooftop garden). The complex is accompanied by common ancillary facilities (including a lounge/dining area, library and chapel), associated landscaping, access and infrastructure, and 128 car parking spaces (117 basement car parks and 11 above ground spaces).</p> <p>A Development Management Contract has been signed and Brendan 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> <p>The LP's purchase of the shares of CPL was based on the net value of the assets acquired being assessed as:</p> <p style="text-align: center;">Net assessed value of CPL Assets Acquired:</p> <p>Assets:</p> <table border="0"> <tr> <td>Land at 488 Hibiscus Coast Highway, Orewa, Auckland (consented to develop a retirement</td> <td style="border: 1px solid black; padding: 2px;">\$18.5m</td> <td rowspan="2" style="padding-left: 10px;">(based on independent registered valuer "as-is" retirement village consented valuation Jul-17)</td> </tr> <tr> <td>Land at 19 Annalise Place, Orewa Auckland</td> <td style="border: 1px solid black; padding: 2px;">\$0.8m</td> </tr> <tr> <td>Total assets</td> <td style="border: 1px solid black; padding: 2px;">\$19.3m</td> <td>(Partners valuation based on surrounding land values)</td> </tr> </table> <p>Liabilities:</p> <table border="0"> <tr> <td>Loan from Austar Finance Limited. (Interest rate of 9% pa with 1st mortgage security over the property at 488 Hibiscus Coast Highway)</td> <td style="border: 1px solid black; padding: 2px; color: red;">-\$9.0m</td> <td rowspan="2" style="padding-left: 10px;">First Mortgage security over properties. Repayable 20-March 2019. Processes to re-finance the Austar loan with a new lender are underway</td> </tr> <tr> <td>Total Liabilities</td> <td style="border: 1px solid black; padding: 2px; color: red;">-\$9.0m</td> </tr> </table> <p>Net Assets assessed \$10.2m</p>	Land at 488 Hibiscus Coast Highway, Orewa, Auckland (consented to develop a retirement	\$18.5m	(based on independent registered valuer "as-is" retirement village consented valuation Jul-17)	Land at 19 Annalise Place, Orewa Auckland	\$0.8m	Total assets	\$19.3m	(Partners valuation based on surrounding land values)	Loan from Austar Finance Limited. (Interest rate of 9% pa with 1st mortgage security over the property at 488 Hibiscus Coast Highway)	-\$9.0m	First Mortgage security over properties. Repayable 20-March 2019. Processes to re-finance the Austar loan with a new lender are underway	Total Liabilities	-\$9.0m	\$4.5m	\$4.6m (Refer Note 11 of the 2019 Audited Annual Financial Statements available on the Disclose Register)	50%	Governance structure is in place. Designs and plans are being drafted for the village.
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