

Table of loans made by Senior Trust Capital as at: 30-Nov-19

Borrower	Village Location	Description of Security	Security Valuation	Current Balance	Current Facility Limit	Security Assessment*	Interest Payments	Term	Expiry Date	Development stage
Pembroke Living Limited	Wanaka	1st ranking GSA; 1st ranking mortgage on Property; An all obligations several Deed of Guarantee from the Guarantors in proportion to each Guarantor's ownership interest in the borrower.	Independent market valuation on land (12-Aug-19) \$2.8m. No prior ranking facilities	\$0.3m	\$8.0m	4.00	Current	60 months	12 Nov 24	Land has been purchased. Design and consent works are underway.
Whitby Village (2009) Ltd	Whitby, Wellington	3rd mortgage over village, which is also subject to a first ranking encumbrance registered in favour of the statutory supervisor; GSA from Whitby Village (2009) Ltd; Deed of guarantee and indemnity from S Foster, G Smith, P Molloy; Deed of guarantee and indemnity from Whitby Lakes (2014) Ltd and Twenty Twenty Property Partners Ltd; Security sharing and priority deed between Whitby Village (2009) Ltd, Covenant Trustee Services Ltd, Senior Trust Retirement Village Fund, the Lender, S Foster, G Smith, P Molloy.	Independent Valuation (31-Mar-19) \$56m; Prior ranking facilities \$31.7m drawn to \$28.5m	\$1.9m	\$1.9m	3.00	Current	12 months	30 Sep 20	Apartments are in the process of being sold and settled.
Ranfurlly Village Ltd	Auckland	3rd all obligation mortgage over the village property; Third security ranking GSA from Ranfurlly Village Ltd; All obligations guarantee and indemnity granted by Wilkinson Management Trust, Parkdale Capital Trust, GR Wilkinson; Security sharing and Priority Deed; Deed of subordination.	Independent Valuation (31-Mar-19) \$58.8m. Prior ranking facilities \$42m drawn to \$23.6m	\$2.0m	\$2.0m	4.00	Current	60 months	24 May 20	This development continues to meet expectations regarding build time, cost and settlements.
Roy's Bay Estates Limited	Wanaka	2nd registered all obligations mortgage over the village property, which is also subject to a first ranking encumbrance registered in favour of the statutory supervisor; GSA from Roys bay Estate Ltd; 2nd All obligations guarantee and indemnity granted by A Hannon; C Holmes; Deed of Priority.	Independent Valuation (31-Mar-19) \$16.8 excl. GST. Prior ranking facilities \$14.0m drawn to \$9.0m	\$5.6m	\$8.4m	3.00	Current	36 months	20 Apr 21	Stage 1b construction now complete and due for settlement on delivery of practical completion. Stage 1 construction contract under negotiation
Palm Grove Partnership (related party**)	Auckland	3rd registered all obligations mortgage over the village property, which is also subject to a first ranking encumbrance registered in favour of the statutory supervisor; GSA from Palm Grove Partnership, STC Orewa and Orewa Village Ltd; All obligations guarantee and indemnity granted by STC Orewa and Orewa Village Ltd; Security sharing and Priority Deed.	Independent valuation(as if complete) at 31 March 2019 of \$17.7m; Prior ranking facilities \$21.6m drawn to \$14.4m	Tranche 1-5 \$20.9m; Shareholder loan: \$3.1m	Tranche 1-5 \$21m; Shareholder loan: na	3.10	Current	60 months	17 Feb 21	Stage One construction of 27 apartments is complete with sales program underway. Development funding from BNZ has commenced.
Quail Ridge Country Club	Kerikeri	2nd mortgage over village, which is also subject to a first ranking encumbrance registered in favour of the statutory supervisor; General Security Deed from Quail Ridge Country Club Ltd; General Security Deed from Keri Keri Falls Investments Ltd; Security sharing and priority deed between Quail Ridge Country Club Ltd, New Zealand Guardian Trust Company Ltd, Senior Trust Retirement Village Fund, Covenant Trustee Services Ltd, Senior Trust Capital Ltd.	Independent valuation at 31-Mar-19 of \$24.3m; Prior ranking facilities \$14m drawn to \$13.1m	\$4.3m	\$6.0m	3.80	Current	60 months	05 Dec 22	Sales and villa development are progressing as expected with settlement proceeds funding current development.
Hauraki Village Limited	Paeroa	1st mortgage over village and additional land purchased (Jan-19); General Security Deed from Hauraki Village Ltd; General Security Deed from Peter Rudkin; Deed of Guarantee and Indemnity from Peter Rudkin.	Independent valuation at 31-Mar-19 of \$1.3m. No prior ranking debt	\$1.6m	\$1.6m	4.00	Current	24 months	17 Sep 20	Construction well advanced and sales progressing to expectations. Stage 3 unit titles issued, construction underway
Forest Glen Limited Partnership (related party***)	Auckland	2nd mortgage over the property (488 & 496 Hibiscus Coast Highway and 19 Annalise Place); 2nd ranking GSA over Forest Glen LP; 2nd ranking GSA over Coastal properties Orewa Forest Glen Limited.	Independent valuation at 31-Mar-19 of \$18.3m. Prior ranking debt of \$8.7m	\$3.0m	\$16.0m	4.00	Current	36 months	17 May 22	Land has achieved resource consent for a retirement village. Preliminary design work is being advanced

* Security Rating based on criteria set by Senior Trust Capital's Board and set on a monthly basis as follows:

1. Impaired or deficient requiring immediate rectification to meet Senior Trust Capital's Statement of Investment and Policy Objectives.
2. Under review/requires remedial work and close monitoring to ensure improvement effected.
3. Satisfactory/adequate to meet foreseeable risk/monthly review of Key Performance Indicators to ensure scaling maintained or improved.

4. Strong/resources provide headroom against foreseeable risk. Monthly monitoring to focus on exception reporting and abnormal adverse events.

5. Excellent/meets best practice standards. Monthly monitoring to focus on maintenance of standards.

** Palm Grove Partnership is 80% owned by STC Orewa Ltd. STC Orewa Ltd is 100% owned by Senior Trust Capital Ltd

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