

Table of Equity Investments made by Senior Trust Capital (STC) as at 30 April 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 Coastal Properties Orewa Forest Glen Limited (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 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>CPL has prepared a Resource Consent Application and has lodged this 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>	3.6m	\$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 May early/ June 2024 subject to issue of Unit Titles by LINZ.

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.	0.6m	0.002m	100%	N/A
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