

Senior Trust Retirement Village Income Generator Limited Table of Loans As At 31 May 2022

| Borrower | Village Location | Description of Security and Additional Commentary | Current Balance | Current Facility Limit | Expiry Date |
|---------------------------------|------------------|---|-----------------|---|-------------|
| Forest Glen Limited Partnership | Auckland | 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. 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 Forest Glen Limited Partnership. Senior Trust Capital Limited and Coastal Retirement Limited each have a 50% interest. | \$22.1m | \$22.4m but no more than 75% of the LVR | 31 Mar 25 |
| Roys Bay Estate | Wanaka | 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 second mortgagee has issued a notice of demand for repayment under their facility and has commenced enforcement action against Roys Bay and the guarantors of this facility and marketed the project for mortgagee sale, by tender. This has resulted in a purchaser entering into an unconditional agreement to purchase the property. We have informed the Borrower that the demand for repayment 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 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. | \$12.4m | \$14m but no more than 75% of the LVR | 21 Aug 23 |
| Ranfurly Manor No: 1 Limited | Feilding | 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. | \$6.5m | \$6.5m but no more than 75% of the LVR | 30 Oct 24 |
| Botanic | Auckland | All obligations second ranking registered mortgage granted by the Borrower over the land, which is also subject to prior ranking encumbrances registered in favour of the statutory supervisor and Hibiscus Investments Limited; General security agreement from The Botanic Limited Partnership; and Guarantee and indemnity from Senes Botanic Limited and KC & ME RV Investments Limited. | \$14.2m | \$33m but no more than 75% of the LVR | 26 Jan 25 |
| Longridge Village LP | Paeroa | 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. | \$19.4m | \$26.5m but no more than 75% of the LVR | 30 Sep 26 |
| Quail Ridge Country Club | Kerikeri | 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. | \$23.1m | \$25m but no more than 75% of the LVR | 26 Jan 25 |
| 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. | \$7.8m | \$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. | \$9.1m | \$10.4m but no more than 75% of the LVR | 30 Mar 26 |
| Palm Grove Partnership | Auckland | All obligations second 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 Palm Grove Partnership, STC Orewa Limited and Orewa Village Limited; Guarantee and indemnity from STC Orewa Limited and Orewa Village Limited. | \$2.3m | \$5m but no more than 75% of the LVR | 23 Mar 27 |

Repaid loans:

Senior Trust Equity Limited Partnership - fully repaid on 11/03/2022

Palm Grove Partnership - fully repaid on 30/11/2021

Ranfurly Village Limited - fully repaid on 30/11/2020