

Senior Trust Retirement Village Income Generator Limited
Table of Loans As At 30 April 2026

Borrower	Village Location	Description of Security and Additional Commentary	Facility Balance	Current Facility Limit	Expiry Date
Forest Glen Limited Partnership	Auckland	First 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 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. In accordance with the Product Disclosure Statement, Senior Trust Retirement Village Income Generator Limited may also accept other assets offered by the borrower (and/or a guarantor) as security for the loan which are not related to Retirement Villages and/or Aged Care Facilities ("Other Assets"). Other Assets have been recognised as security, with the additional securities including: An all obligations unlimited guarantee and indemnity from Matakana Country Park Limited; An all obligations unlimited guarantee and indemnity from Brendan Coghlan; A second ranking General security Agreement from Matakana Country Park Limited; A second ranking mortgage over the property situated at Lots 1,2,3,5 and 7-8, 1 Omaha Flats Road, Tawharanui Peninsula, Matakana, contained and described in record(s) of title 81580, 815181, 815182, 81584, 815186 and 815187 (North Auckland Registry). As at the date of this table, Senior Trust Capital Limited (which was a related party to Senior Trust Retirement Village Income Generator Limited as described in the PDS, but is no longer a related party) is a limited partner in the Forest Glen Limited Partnership. Senior Trust Capital Limited has a 73.8% interest in Forest Glen Limited Partnership.	\$59.7m	\$61m but no more than 75% of the LVR	31 May 28
Stoney Creek GCO Limited	Wanaka	The Board has previously disclosed that it will not be renewing the loan facility with Stoney Creek GCO Limited. The Borrower was advised that full repayment of all monies owed was payable on the expiry date, being 29 February 2024. Settlement statements for repayment of the debt were also issued. As payment was not forthcoming by the expiry date, enforcement action commenced with a demand on the Guarantors and Property Law Act (PLA) notice being issued and orders for substituted service have been sought. Bayleys have been appointed, on a sole agency basis, to sell the property by way of mortgagee tender. The tender process closed on the 11th June 2024. Whilst the conditional offer, received subsequent to the close of the mortgagee tender process, is currently in excess of monies owed as at our financial year end (being 31 March 2025), the Board notes that it was submitted on a mortgagee sale basis rather than a going concern basis and accordingly falls below the independent valuation obtained for the 31 March 2024 financial year. A separate formal valuation report for the property was not deemed necessary, for the financial year ending 31 March 2025, as the market-driven tender process is considered as providing an appropriate basis for determining the fair value less costs to sell of the property for impairment assessment purposes. The security includes an all obligations first ranking registered mortgage granted by the Borrower over the Land. All obligations general security agreement granted by the Borrower. We have also been notified that the Second Financier (Senior Trust Capital Limited) has advised the Borrower that full repayment of their facility was payable on the expiry date, being 29 February 2024. All security proceeds received from the Borrower will first be applied to the Senior Trust Retirement Village Income Generator Limited debt prior to being applied to the Second Financier debt. The 75% loan to value ratio (LVR) has been breached, from August 2024, as default interest and other costs continue to be recognised. It is noted that Senior Trust is recognising an impairment provision for any additional increase to the facility balance post 31 July 2024. The current carrying value of this loan is circa \$16.3m which also provides for holding costs. This figure is continually assessed to ensure it is reasonable.	\$22.8m (before provision). However, the current carrying value of this loan is circa \$16.3m which also provides for holding costs. This figure is continually assessed to ensure it is reasonable. It is noted that Senior Trust is recognising an impairment provision for any additional increase to the facility balance post 31 July 2024.	\$17.6m but no more than 75% of the LVR. The loan to value ratio (LVR) has been breached from August 2024.	29 Feb 24. The loan has expired and remains unpaid, enforcement action is being taken.
The Botanic Limited 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 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.	\$26.8m	\$30m but no more than 75% of the LVR	30 Jun 28
Longridge Village LP	Paeroa	All obligations first ranking registered mortgages over the properties located at 44 Waimaree Avenue, Paeroa and Norwood Road, Paeroa, which is also subject to a prior ranking encumbrance in favour of the statutory supervisor.	\$27.7m	\$33m but no more than 75% of the LVR	31 Jan 31
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; Guarantee and indemnity from Quail Ridge Country Club Limited.	\$34.9m	\$35m but no more than 75% of the LVR	30 Jun 27
Amberley Limited Partnership	Amberley	All obligations first ranking registered mortgage over 175 Carters Road, Amberley, which is also subject to a prior ranking encumbrance registered in favour of the statutory supervisor. General security agreement from the Borrower. *A variation to the loan agreement was executed on 30 March 2026, which, upon receiving Statutory Supervisor approval, will increase the facility limit to \$32m but no more than 75% of the LVR, with an expiry date of 31 December 2033. Until Statutory Supervisor approval of the executed variation is received, the current approved facility limit in place is \$26m but no more than 75% of the LVR, with a current expiry date of 31 December 2032. The terms reflected in this table are as per the executed variation, until that approval is received.	\$25.3m	\$32m but no more than 75% of the LVR (*refer to description)	31 Dec 33
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.	\$10m	\$10m but no more than 75% of the LVR	23 Mar 27
Senior Trust Management Limited	Auckland	This loan is made by Senior Trust Retirement Village Income Generator Limited to its Manager, Senior Trust Management Limited, pursuant to the Manager's Loan Agreement dated 29 September 2025. Unlike all other loans in Senior Trust Retirement Village Income Generator Limited's portfolio, which are mortgage-secured loans made to senior living and aged care facility operators in accordance with the Company's lending mandate, this loan is made to the Manager to facilitate the acquisition of Shares in the Company from existing Shareholders wishing to exit, for on-sale to new Shareholders. This loan agreement can be located on the Disclose Register. A security interest granted by the Borrower (Senior Trust Management Limited) in favour of the Lender (Senior Trust Retirement Village Income Generator Limited) over all Shares in Senior Trust Retirement Village Income Generator Limited held by the Borrower at any given time during the term of the Agreement, as continuing security for payment of all Outstanding Moneys and performance of all obligations under the Manager's Loan Agreement dated 29 September 2025. In the event of a demand for repayment that is not met, the Borrower must transfer all Shares held to the Lender within five Business Days in full and final settlement. The security interest is granted pursuant to clause 6.1 of the Manager's Loan Agreement and, to the extent applicable, under Part 9 of the Personal Property Securities Act 1999 (PPSA). The Borrower has waived certain PPSA enforcement rights under sections 114(1)(a), 116, 120(2), 121, 125, 126, 127, 129, 131, 133 and 134 of that Act.	\$3.4m	Maximum amount of 5% of Senior Trust Retirement Village Income Generator Limited's issued share capital from time to time	07 Jan 30

Repaid loans:

Senior Care Limited Partnership	fully repaid on 05/12/2025.*
The Hill Pukekohe LP	fully repaid on 05/11/2025.
Ranfurly Manor No: 1 Limited	fully repaid on 14/08/2024.
Matamata Country Club Limited	fully repaid on 16/07/2024.
Clyde RV Limited Partnership	fully repaid on 28/04/2023.
Roy's Bay Estate Limited	fully repaid on 05/08/2022. The loan was refinanced by entering into a new loan with Stoney Creek GCO Ltd.
Senior Trust Equity Limited Partnership	fully repaid on 11/03/2022.
Palm Grove Partnership	fully repaid on 30/11/2021. New loan entered into as per the above table.
Ranfurly Village Limited	fully repaid on 30/11/2020.

*Senior Trust Retirement Village Income Generator Limited has transferred the beneficial interest in its Senior Care Limited loan and related security and received payment of all monies owed. Senior Trust Retirement Village Income Generator Limited remains lender of record only and holds the loan on trust. Senior Trust Retirement Village Income Generator Limited has no buy-back obligation and no future liability other than passing through amounts actually received from the borrower.