

Earn more, live well.

Stable capital, steady income.



SENIOR TRUST
CAPITAL



SENIOR TRUST CAPITAL

Tap into a superior investment opportunity, driven by New Zealand’s housing shortage, ageing population and growing, ongoing need for new senior living communities.

We build wealth and wellbeing, by lending to carefully selected, premium senior living communities in sought after locations. Our aim is to deliver attractive, solid returns for our investors, while enabling more quality housing for senior New Zealanders. Helping Kiwis live more comfortable lives.



“Over the past two decades of personal involvement in the industry, the most satisfying aspect has been the ability to meet the expectations of our investors”.

John Jackson
EXECUTIVE DIRECTOR



Dividend distribution - a history of attractive returns

Since incorporation in 2012, Senior Trust Capital has maintained a steady attractive income distribution. The distribution policy takes advantage of the benefit of tax deductions and pays at rate of 7.5 cents pa (after tax).

Distribution Rate After Tax pa	Prescribed Investor Rate (PIR)	Equivalent Pre-tax Return P/A, per share
7.5 cents per annum, per share (based on share price of \$1)	0	7.5%
	10.50%	8.38%
	17.50%	9.09%
	28.00%	10.42%

Directors will set the distribution quarterly in accordance with dividend distribution policy as stated in the Product Disclosure Statement. Dividend distribution rates may vary. The after tax distribution only takes into account New Zealand income tax and assumes: 1. Senior Trust Capital is a PIE for tax purposes and can take advantage of tax benefits arising from Senior Trust Capital's equity investments in the senior living sector. 2. The taxable benefits are currently anticipated to be available through to 31st March 2026. 3. No change in the relevant tax law.

How do I get my money out?

Senior Trust Capital anticipates making offers before 31st of March 2027 to repay capital as loan repayments occur. Shareholders will be able to accept any offer in whole or in part, subject to certain restrictions as detailed in the Product Disclosure Statement. This process is intended to provide liquidity to Shareholders.

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The opportunity

NUMBER OF UNITS NEEDED BY 2033*

24,507



Conservative estimate of units needed by 2033. Current pipeline forecasts delivery of only 20,746 over this timeframe, leaving a shortfall for almost 5000 prospective residents.

*JLL Retirement Village Market Report. Voxy, 19th July 2022

Factors driving development:



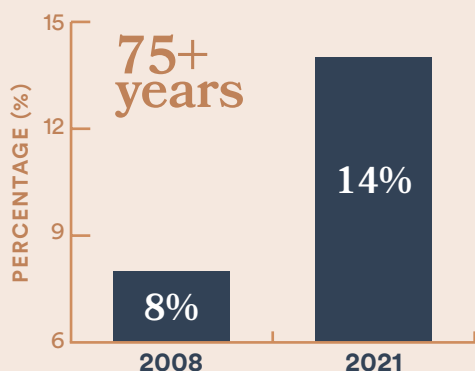
A growing need to build and provide more senior living communities, presents unique investment opportunities.

We're seeing a 'perfect storm' of wider economic and societal trends, all converging to make lending to the senior living and aged care sector attractive for investors.

Seniors are increasingly cashing up the freehold family home and choosing to spend their golden years in safe, sociable environments with other like-minded residents. Seniors aged 75+ opting to live in senior living communities has almost doubled up from 8% to 14% since 2008.

This trend extends beyond the boundaries of our main city centres - where larger players are competing - into smaller rural and coastal towns that offer an enhanced lifestyle.

Percentage of New Zealanders living in retirement villages

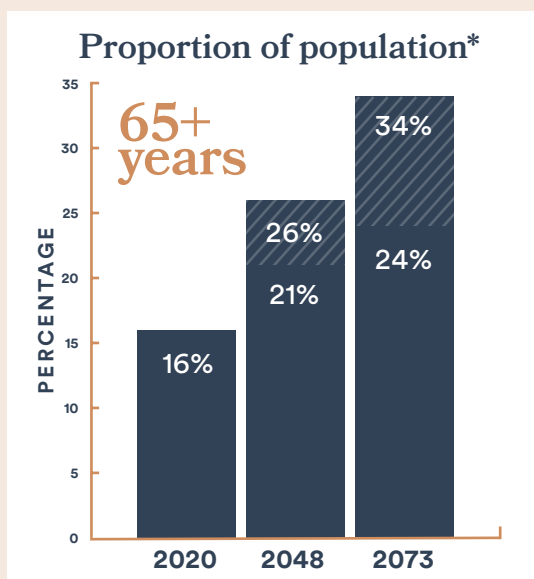
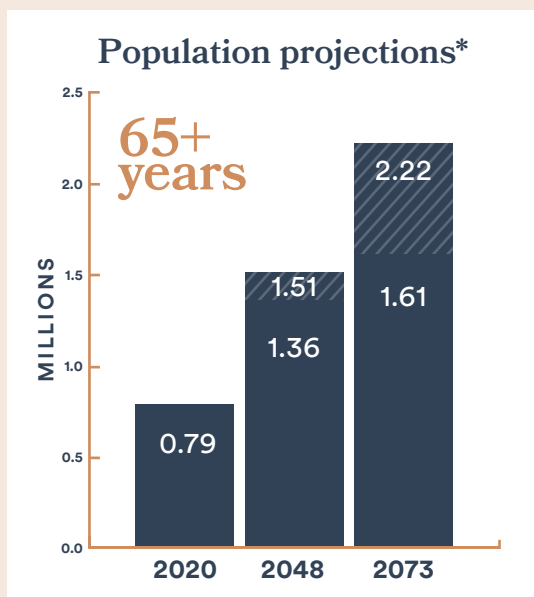


*SOURCE: JLL Whitepaper June 2021, as reported in Scoop July 2021

The thriving senior living sector is New Zealand's largest supplier of new dwellings and contributes significantly to easing the shortage of new housing.

Building supply for a growing demand

New Zealand's population is ageing as people live longer and have fewer children. As a country we need to plan and build to be ready for the resulting changes in the next 20-40 years, and this means investing in living spaces beyond just the main city centres.



According to Statistics New Zealand, the baby boomer demographic is forecast to increase. A large proportion of the population is, and will be, retiring with an increased life expectancy.


Further population growth in the 65+ demographic drives increased development activity. And unlike other industries, stability in the senior living investment sector has proven to be unaffected by the pandemic.

Lending to the thriving senior living sector secured by bricks and mortar assets, is a unique property investment proposition, with a stable long-term outlook and a proven track record of generating attractive investor income.

The senior living sector is orderly, well-regulated and provides a quality lifestyle for retirees. Driven by demographic demand, the opportunities are set to grow.

Unlike other industries, stability in the senior living investment sector, has proven to be unaffected by the pandemic.

*SOURCE: <https://www.stats.govt.nz/information-releases/national-population-projections-2020base2073>

 KEY: Figures show estimated range, based on 90% probability.

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Experienced hands

Lending exclusively to the senior living sector, Senior Trust Capital's management team has been instrumental in funding the building and expansion of quality senior living communities throughout New Zealand.

Over ten year history of steady attractive returns

Management Team - proven track record of returns

Investor income paid at or above targeted distribution rate:


<input checked="" type="checkbox"/>	2013	<input checked="" type="checkbox"/>	2014	<input checked="" type="checkbox"/>	2015
<input checked="" type="checkbox"/>	2016	<input checked="" type="checkbox"/>	2017	<input checked="" type="checkbox"/>	2018
<input checked="" type="checkbox"/>	2019	<input checked="" type="checkbox"/>	2020	<input checked="" type="checkbox"/>	2021
<input checked="" type="checkbox"/>	2022	<input checked="" type="checkbox"/>	2023		

Senior Trust Capital has paid a consistent distribution over the past 12 years, shareholders have benefited from a reduced tax liability (due to tax deductible expenses from our equity investments). This has allowed us to maintain our shareholders after tax returns. Distributions in future quarters will be adjusted based on the level of tax deductions available, with the aim of maintaining an effective after tax return of 7.5%.

How it works

Our stringent criteria means we only lend to carefully selected, premium senior living communities in sought after locations. Operators must be experienced as well as financially committed.

It's a conservative, measured approach that has seen us deliver consistent, attractive returns.

A proven investment strategy				
<p>1.</p>  <p>Investors entrust their hard earned capital with Senior Trust Capital</p>	<p>2.</p>  <p>Strict lending policy* used to select premium senior living communities to fund</p>	<p>3.</p>  <p>Lending secured by bricks and mortar mortgages</p>	<p>4.</p>  <p>Interest earned on lending return</p>	<p>5.</p>  <p>Investor income paid or reinvested</p>
<p>*LENDING POLICY:</p> <ul style="list-style-type: none"> Secured loans and equity in premium, well located senior living communities Experienced, financially committed operators Location - proven demographic demand 		<ul style="list-style-type: none"> PIE Fund Structure Quarterly distributions 		
<p>The Manager - Senior Trust Management Ltd (STML)</p>				



Investor care

Support when you need it

Our experienced agile team is here for you. With clear, regular communication, attuned to the specific needs of senior investors - whether you're a new investor or you've been with us for years.

We cater to a variety of investors from individuals and joint accounts to Trusts, Companies or Limited Partnerships.

The benefits of investing with us

When you come on board with Senior Trust Capital, we can assist you with access to information and management of your investment.

- **A dedicated, experienced operations team**
Easily contactable by phone or email to handle a wide range of questions and circumstances with care.
- **In-house share register management**
Means your details are held in a secure (audited) environment, making it quick and easy to update details or send you information.
- **Tax certificates via email**
Allotment, Quarterly Distribution and Annual Tax certificates emailed so you receive them quickly.
- **Secure investor portal**
Allows you to access your investment, personal details, transaction history and quick links to the Operations Team for any queries you may have. Easily edit your details should things change.
- **Easy reinvestment link**
For existing investors, your verified account makes it simple to add to your investment with minimal information.



“My wife Helen, has been with you for close on the last 20 years, and has been very pleased with both the returns, and your attitude in keeping us well informed.

We say your service has been of the highest order. We recommend you to others”.

Gary (HAMILTON)

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Over a decade of lending to the senior living sector nationwide



North Island

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South Island

Our commitment

As fellow stakeholders in Senior Trust Capital, we invite you to join us in this opportunity to enjoy attractive returns in the booming senior living sector.

Formed in 2012, Senior Trust has successfully managed numerous public offers, all focused on lending to the senior living sector, with a successful track record in delivering targeted returns.

We remain dedicated to providing investors with the opportunity to benefit from the growth of the senior living sector with steady, attractive income returns, secured by solid senior living assets, in a well-regulated and orderly industry.

The senior living sector has a history of stability and a long-term trend of steady growth. Economic conditions within the sector remain positive and unlike other industries, appear to be unaffected by the pandemic and other adverse global events.

We recommend you read the Product Disclosure Statement carefully and seek the appropriate independent advice relevant to your circumstances.



John Jackson
EXECUTIVE
DIRECTOR



Clive Jimmieson
EXECUTIVE
DIRECTOR



Andrew Franicevic
INDEPENDENT
DIRECTOR



WHAT OUR INVESTORS ARE SAYING:

“Senior Trust’s concept of funding well-established and well-managed retirement villages has strong appeal together with an attractive interest rate. We have high regard for their integrity and management. We will be increasing our investment and would certainly recommend Senior Trust to others.”

John, Rangiora

Focus on strong governance

Senior Trust Board and Management are committed to strong corporate governance, maintaining the highest ethical standards and operating with integrity in a highly regulated environment.

Our management team has a depth of specialist industry knowledge built on expertise gained in funding the senior living and aged care sector throughout New Zealand.

Senior Trust Management

Experienced Board and Management →

- Extensive senior living sector and fund management experience
- Strong governance
- Compliance and transparency

Executing strategy →

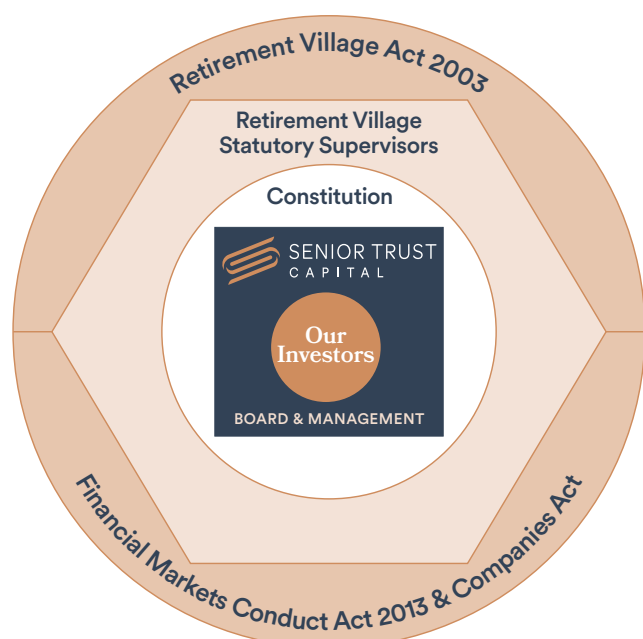
- Vast network of reputable partners and experts
- Access to range of skills and services

Delivering attractive returns

- Established investment principles and governance frameworks

The senior living sector is orderly and well-regulated, with a proven investment track record.

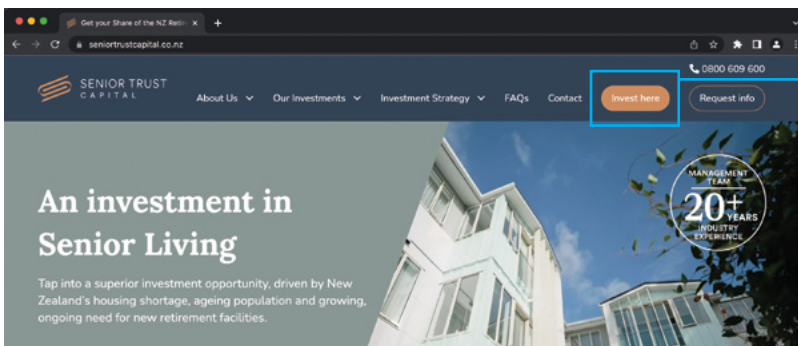
Where the operators we invest in are registered senior living communities, they are also required to adhere to the Retirement Village Act 2003.



Application process

Applying is simple and takes around five minutes via our online application form.

1. Go to our website www.seniortrustcapital.co.nz and click the **Invest here** button (top right) to access the **Application Form**. We suggest having your drivers licence or current New Zealand passport handy.



Senior Trust Capital website - www.seniortrustcapital.co.nz

2. Once your application is received, it is typically processed within a week. You'll receive confirmation emails from us at each step, to keep you fully informed while we establish your account.

3. You will receive a Welcome Pack with details for your Investor Portal account, to manage your details and access your investment and transaction history.

4. You can freephone us on 0800 609 600 for personal assistance at any time should you need it.

www.seniortrustcapital.co.nz

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Building wealth and wellbeing, to help Kiwis live more comfortable lives.

Specialist funding of premium senior living communities that deliver attractive, solid returns – while helping create quality places to live.

We invite you to get in touch.

SENIOR TRUST CAPITAL LIMITED

EMAIL info@seniortrust.co.nz

FREE CALL 0800 609 600

www.seniortrustcapital.co.nz



SENIOR TRUST
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A minimum subscription of \$5,000 applies. Applications will only be received on the application form supplied with the Product Disclosure Statement. The targeted return is for a full financial year, is not fixed or guaranteed and may vary. The potential to share in any capital growth may arise through any equity ownership Senior Trust Capital Limited may have in carefully selected senior living communities and aged care facilities. Senior Trust Capital Limited is the issuer of the products. The Product Disclosure Statement for the offer is available and can be obtained at seniortrustcapital.co.nz