



Supplementary Document
Dated May 3 2024
Information incorporated by reference in
Product Disclosure Statement dated 3 November 2023
for the offer of Ordinary shares in
Senior Trust Retirement Village Income Generator Limited

This Supplementary document should be read in conjunction with the Product Disclosure Statement dated 3 November 2023 and previous Supplementary documents.

Previous Supplementary Documents can be found on the Disclose register at www.business.govt.nz/disclose, offer number 12802 under Offer Documents.

This Supplementary document is a replacement of the Supplementary Document Dated April 26 2024

It gives you important information about this investment to help you decide whether you want to invest. There is other useful information about this offer on www.business.govt.nz/disclose, Offer Number 12802.

Senior Trust Retirement Village Income Generator Limited has prepared this document in accordance with the Financial Markets Conduct Act 2013 ("FMCA"). You can also seek advice from a financial adviser to help you to make an investment decision.

1. Table of substantial shareholders and of relevant interests held by Directors and Senior Managers

There are no Substantial Shareholders as at the date of this document.

There are no shares held by Directors or Senior Managers as at the date of this document.

Senior Trust Management Ltd, the Manager of Senior Trust Retirement Village Income Generator held 902,305 shares in Income Generator as at April 26 2024.

2. Terms of the Offer

Dividend Policy and Distributions

Refer to the information on dividends under section 3 of this document;

Dividend per equity security per quarter

Quarterly Dividends declared at the end of each Quarter	Dividend Rate per \$1.00 Share (Pre -Tax)
1 April 2020 – 30 June 2020	1.5 cents per share
1 July 2020 – 30 September 2020	1.5 cents per share
1 October 2020 - 31 December 2020	1.5 cents per share
1 January 2021 – 31 March 2021	1.5 cents per share
1 April 2021 – 30 June 2021	1.5 cents per share
1 July 2021 – 30 September 2021	1.5 cents per share
1 October 2021 – 31 December 2021	1.5 cents per share
1 January 2022 – 31 March 2022	1.5 cents per share
1 April 2022 – 30 June 2022	1.5 cents per share
1 July 2022 – 31 August 2022	1.625 cents per share
1 September 2022 – 30 September 2022	1.75 cents per share
1 October 2022 – 31 December 2022	1.75 cents per share
1 January 2023 – 31 March 2023	1.75 cents per share
1 April 2023 – 30 June 2023	1.75 cents per share
1 July 2023 – 30 September 2023	1.75 cents per share
1 October 2023 – 31 December 2023	1.75 cents per share
1 January 2024 – 31 March 2024	1.75 cents per share

Dividends are not guaranteed and are at the discretion of the Directors and will be declared only after meeting appropriate solvency requirements.

Please refer to ‘Dividend Policy’ under Section 6 Key Features of the Shares of the Product Disclosure Statement, for further information.

3. Selected Financial Information (Table 1)

This table provides key financial information about Income Generator.

Selected Financial Information	FY23	FY22	FY21	FY20
	Audited	Audited	Audited	Audited
	year ended	year ended	year ended	year ended
	31 March 2023	31 March 2022	31 March 2021	31 March 2020
	\$	\$	\$	\$
Revenues as determined in accordance with GAAP	16,264,643	7,944,059	1,878,495	-
Net profit after tax plus interest, tax, depreciation, and amortisation (EBITDA) as each of those items is determined in accordance with GAAP	8,311,763	3,978,307	1,090,247	- 215
Net profit after tax as determined in accordance with GAAP	8,311,763	3,978,307	1,090,247	- 215
Dividends on all equity securities of the issuer (showing both the total dividends for each class of equity securities and a total for all of the equity securities)	6,971,948	2,830,435	865,180	-
Total assets as determined in accordance with GAAP	180,091,337	97,642,607	53,674,393	2,472,489
Cash and cash equivalents as determined in accordance with GAAP	1,419,803	4,926,977	4,796,271	2,472,489
Total liabilities as determined in accordance with GAAP	4,041,336	7,884,543	1,948,583	2,472,704
Total debt (being total interest-bearing liabilities as determined in accordance with GAAP)	20,000,000	5,000,000	200,000	-
Net cash flows from operating activities as determined in accordance with GAAP	1,627,052	3,303,984	986,998	- 44

Our financial information can be found on the offer register at www.business.govt.nz/disclose, offer number OFR12802 filed under either "financial information" or "other material information" (as applicable).

4. Share Price

The Share Issue Price for each allotment date is detailed below. The Share Issue Price (which is rounded up to the nearest cent) is determined by taking the gross asset value of the Company, deducting all liabilities of the Company and income earned but not distributed, and dividing the result by the number of Shares on issue.

SeniorTrust Retirement Village Income Generator		SeniorTrust Retirement Village Income Generator		SeniorTrust Retirement Village Income Generator	
Share Issue Price		Share Issue Price		Share Issue Price	
Allotment Date	Share Issue Price	Allotment Date	Share Issue Price	Allotment Date	Share Issue Price
1/04/2020	\$1.00	30/04/2021	\$1.00	25/02/2022	\$1.00
22/05/2020	\$1.00	7/05/2021	\$1.00	4/03/2022	\$1.00
22/05/2020	\$1.00	14/05/2021	\$1.00	11/03/2022	\$1.00
22/05/2020	\$1.00	21/05/2021	\$1.00	18/03/2022	\$1.00
22/05/2020	\$1.00	28/05/2021	\$1.00	25/03/2022	\$1.00
22/05/2020	\$1.00	4/06/2021	\$1.00	31/03/2022	\$1.00
22/05/2020	\$1.00	11/06/2021	\$1.00	1/04/2022	\$1.00
22/05/2020	\$1.00	18/06/2021	\$1.00	1/04/2022	\$1.00
22/05/2020	\$1.00	25/06/2021	\$1.00	8/04/2022	\$1.00
11/06/2020	\$1.00	2/07/2021	\$1.00	14/04/2022	\$1.00
19/06/2020	\$1.00	14/07/2021	\$1.00	14/04/2022	\$1.00
3/07/2020	\$1.00	16/07/2021	\$1.00	22/04/2022	\$1.00
13/07/2020	\$1.00	23/07/2021	\$1.00	29/04/2022	\$1.00
17/07/2020	\$1.00	30/07/2021	\$1.00	6/05/2022	\$1.00
23/07/2020	\$1.00	6/08/2021	\$1.00	13/05/2022	\$1.00
5/08/2020	\$1.00	13/08/2021	\$1.00	23/05/2022	\$1.00
5/08/2020	\$1.00	20/08/2021	\$1.00	20/05/2022	\$1.00
11/08/2020	\$1.00	20/08/2021	\$1.00	27/05/2022	\$1.00
19/08/2020	\$1.00	27/08/2021	\$1.00	31/05/2022	\$1.00
25/08/2020	\$1.00	3/09/2021	\$1.00	3/06/2022	\$1.00
1/09/2020	\$1.00	10/09/2021	\$1.00	10/06/2022	\$1.00
7/09/2020	\$1.00	30/06/2021	\$1.00	13/06/2022	\$1.00
15/09/2020	\$1.00	6/07/2021	\$1.00	17/06/2022	\$1.00
21/09/2020	\$1.00	30/08/2021	\$1.00	20/06/2022	\$1.00
25/09/2020	\$1.00	13/08/2021	\$1.00	23/06/2022	\$1.00
2/10/2020	\$1.00	23/07/2021	\$1.00	27/06/2022	\$1.00
1/10/2020	\$1.00	5/08/2021	\$1.00	1/07/2022	\$1.00
12/10/2020	\$1.00	17/09/2021	\$1.00	1/07/2022	\$1.00
19/10/2020	\$1.00	25/09/2021	\$1.00	1/07/2022	\$1.00
19/10/2020	\$1.00	1/10/2021	\$1.00	8/07/2022	\$1.00
23/10/2020	\$1.00	8/10/2021	\$1.00	14/07/2022	\$1.00
30/10/2020	\$1.00	14/10/2021	\$1.00	15/07/2022	\$1.00
6/11/2020	\$1.00	18/10/2021	\$1.00	22/07/2022	\$1.00
6/11/2020	\$1.00	1/10/2021	\$1.00	29/07/2022	\$1.00
13/11/2020	\$1.00	22/10/2021	\$1.00	29/07/2022	\$1.00
20/11/2020	\$1.00	29/10/2021	\$1.00	5/08/2022	\$1.00
20/11/2020	\$1.00	5/11/2021	\$1.00	5/08/2022	\$1.00
20/11/2020	\$1.00	12/11/2021	\$1.00	12/08/2022	\$1.00
27/11/2020	\$1.00	19/11/2021	\$1.00	19/08/2022	\$1.00
4/12/2020	\$1.00	26/11/2021	\$1.00	22/08/2022	\$1.00
18/12/2020	\$1.00	3/12/2021	\$1.00	19/08/2022	\$1.00
8/01/2021	\$1.00	3/12/2021	\$1.00	25/08/2022	\$1.00
8/01/2021	\$1.00	5/12/2021	\$1.00	26/08/2022	\$1.00
12/01/2021	\$1.00	10/12/2021	\$1.00	30/08/2022	\$1.00
1/01/2021	\$1.00	13/12/2021	\$1.00	2/09/2022	\$1.00
19/01/2021	\$1.00	17/12/2021	\$1.00	9/09/2022	\$1.00
22/01/2021	\$1.00	20/12/2021	\$1.00	16/09/2022	\$1.00
29/01/2021	\$1.00	22/12/2021	\$1.00	20/09/2022	\$1.00
12/02/2021	\$1.00	23/12/2021	\$1.00	23/09/2022	\$1.00
12/02/2021	\$1.00	7/01/2022	\$1.00	23/09/2022	\$1.00
26/02/2021	\$1.00	14/01/2022	\$1.00	30/09/2022	\$1.00
5/03/2021	\$1.00	14/01/2022	\$1.00	30/09/2022	\$1.00
12/03/2021	\$1.00	20/01/2022	\$1.00	7/10/2022	\$1.00
26/03/2021	\$1.00	20/01/2022	\$1.00	10/10/2022	\$1.00
1/04/2021	\$1.00	21/01/2022	\$1.00	14/10/2022	\$1.00
1/04/2021	\$1.00	24/01/2022	\$1.00	14/10/2022	\$1.00
9/04/2021	\$1.00	28/01/2022	\$1.00	21/10/2022	\$1.00
14/04/2021	\$1.00	4/02/2022	\$1.00	26/10/2022	\$1.00
19/04/2021	\$1.00	11/02/2022	\$1.00	28/10/2022	\$1.00
14/04/2021	\$1.00	18/02/2022	\$1.00	4/11/2022	\$1.00
23/04/2021	\$1.00	25/02/2022	\$1.00	11/11/2022	\$1.00

SeniorTrust Retirement Village Income Generator	
Share Issue Price	
Allotment Date	Share Issue Price
18/11/2022	\$1.00
25/11/2022	\$1.00
2/12/2022	\$1.00
9/12/2022	\$1.00
16/12/2022	\$1.00
23/12/2022	\$1.00
6/01/2023	\$1.00
13/01/2023	\$1.00
16/01/2023	\$1.00
20/01/2023	\$1.00
27/01/2023	\$1.00
3/02/2023	\$1.00
10/02/2023	\$1.00
17/02/2023	\$1.00
3/03/2023	\$1.00
10/03/2023	\$1.00
17/03/2023	\$1.00
20/03/2023	\$1.00
24/03/2023	\$1.00
31/03/2023	\$1.00
6/04/2023	\$1.00
14/04/2023	\$1.00
21/04/2023	\$1.00
24/04/2023	\$1.00
28/04/2023	\$1.00
5/05/2023	\$1.00
8/05/2023	\$1.00
12/05/2023	\$1.00
19/05/2023	\$1.00
26/05/2023	\$1.00
02/06/2023	\$1.00
9/06/2023	\$1.00
16/06/2023	\$1.00
23/06/2023	\$1.00
1/07/2023	\$1.00
7/07/2023	\$1.00
14/07/2023	\$1.00
21/07/2023	\$1.00
28/07/2023	\$1.00
4/08/2023	\$1.00
11/08/2023	\$1.00
18/08/2023	\$1.00
25/08/2023	\$1.00
1/09/2023	\$1.00
8/09/2023	\$1.00
15/09/2023	\$1.00
22/09/2023	\$1.00
29/09/2023	\$1.00
6/10/2023	\$1.00
13/10/2023	\$1.00
17/10/2023	\$1.00
18/10/2023	\$1.00
20/10/2023	\$1.00
27/10/2023	\$1.00
3/11/2023	\$1.00
10/11/2023	\$1.00
17/11/2023	\$1.00
24/11/2023	\$1.00
1/12/2023	\$1.00

SeniorTrust Retirement Village Income Generator	
Share Issue Price	
Allotment Date	Share Issue Price
8/12/2023	\$1.00
15/12/2023	\$1.00
22/12/2023	\$1.00
29/12/2023	\$1.00
5/01/2024	\$1.00
12/01/2024	\$1.00
19/01/2024	\$1.00
26/01/2024	\$1.00
2/02/2024	\$1.00
9/02/2024	\$1.00
16/02/2024	\$1.00
23/02/2024	\$1.00
1/03/2024	\$1.00
8/03/2024	\$1.00
15/03/2024	\$1.00
22/03/2024	\$1.00
28/03/2024	\$1.00
5/04/2024	\$1.00
12/04/2024	\$1.00
14/04/2024	\$1.00
19/04/2024	\$1.00
26/04/2024	\$1.00
3/05/2024	\$1.00