



# Thinktank..

High Yield Trust

## Monthly Performance Report

MARCH 2022



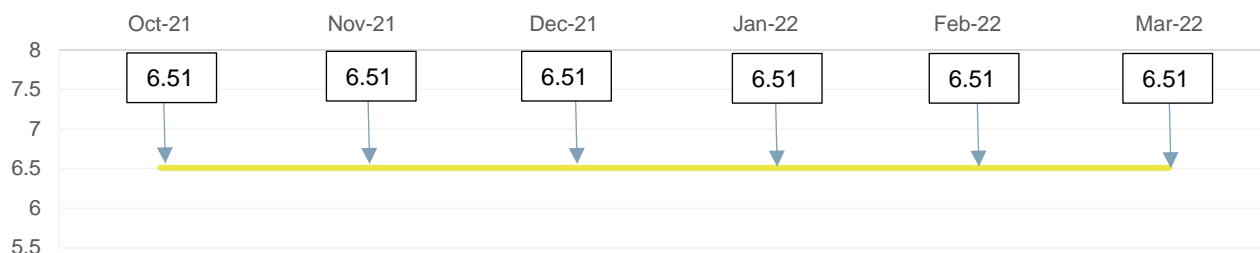


# High Yield Trust Monthly Performance Report

RETURN AS AT MARCH 31, 2022

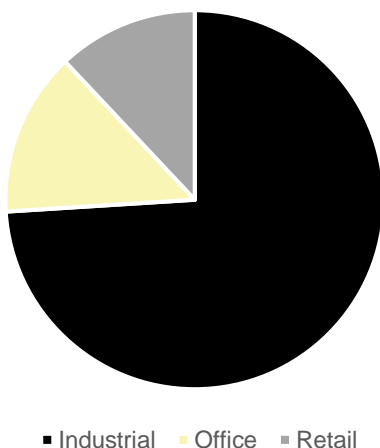
# Thinktank..

## Annualised Return %

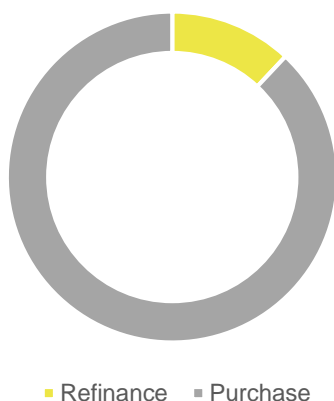


## Thinktank Loan Book Metrics

### Loan by Security Type\*



### Loan Purpose\*



## Investment Overview

### Performance and Activity

In March the High Yield Trust return to investors has remained stable. Since inception in August 2017 the High Yield Trust has experienced zero losses and as at 31<sup>st</sup> March 2022 the High Yield Trust has two loans in arrears.

### Investment strategy

Origination of loans secured by registered second mortgages (where Thinktank holds the first mortgage) held over Australian commercial & residential real estate to generate monthly income returns

### Distributions

Paid on the 10<sup>th</sup> of each month (or following business day) in arrears.

### Minimum investment

\$10,000

### Minimum term

12 months

### Average loan-to-value ratio

78.46% as at 31-March-2022

### Average life of loan

14 months as at 31-March-2022

*\*Data as at 31<sup>st</sup> March 2022*

Disclaimer: This document is not intended to be read by anyone other than a Wholesale Client or Eligible Investor (as defined in Section 761G of the Corporations Act 2001) and should be read in conjunction with the Information Memorandum for Thinktank Group Pty Ltd dated 2nd May 2017. A copy of the Information Memorandum can be obtained by contacting Lauren Ryan on (02) 8669 5532 or at [lryan@thinktank.net.au](mailto:lryan@thinktank.net.au) Thinktank Nominees Pty Ltd (AFSL No. 333 163).

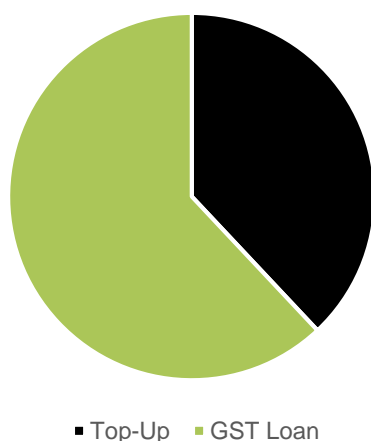
# High Yield Trust Monthly Performance Report

RETURN AS AT MARCH 31, 2022

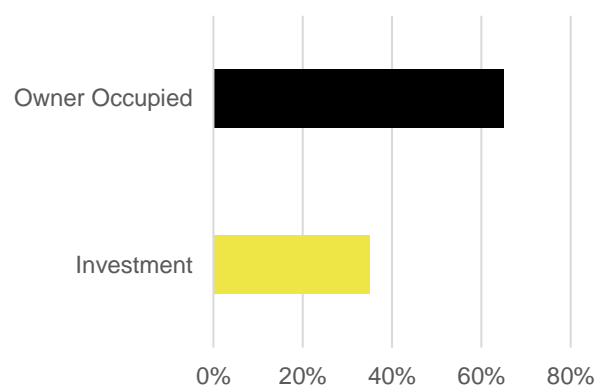
# Thinktank..

## Thinktank Loan Book Metrics

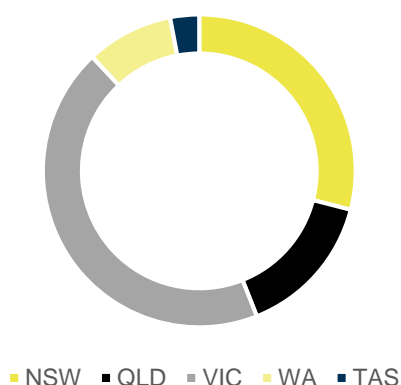
Loan by Product Type\*



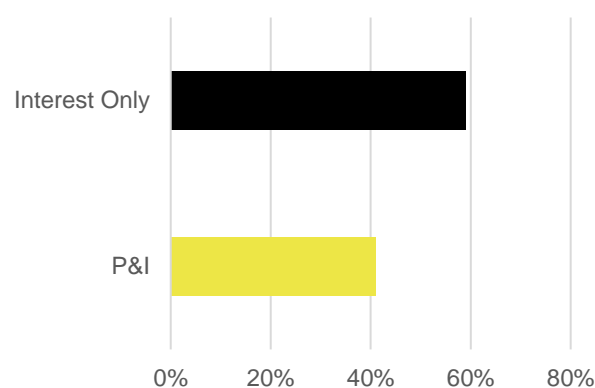
Loan by Occupancy\*



Loans by State\*



Repayment Type\*



## Market Ratings

	Sydney		Melbourne		Adelaide		Brisbane (SEQ)		Perth	
Resi-Houses	Fair	Stable	Fair	Stable	Good	Stable	Good	Stable	Good	Stable
Resi-Units	Fair	Stable	Fair	Stable	Good	Stable	Good	Stable	Good	Stable
Office	Fair	Stable	Fair	Stable	Strong	Stable	Fair	Stable	Fair	Stable
Retail	Weak	Stable	Weak	Stable	Good	Stable	Good	Stable	Good	Stable
Industrial	Strong	Improving	Strong	Improving	Strong	Improving	Good	Improving	Good	Improving

Disclaimer: This document is not intended to be read by anyone other than a Wholesale Client or Eligible Investor (as defined in Section 761G of the Corporations Act 2001) and should be read in conjunction with the Information Memorandum for Thinktank Group Pty Ltd dated 2nd May 2017. A copy of the Information Memorandum can be obtained by contacting Lauren Ryan on (02) 8669 5532 or at [lryan@thinktank.net.au](mailto:lryan@thinktank.net.au) Thinktank Nominees Pty Ltd (AFSL No. 333 163).

# High Yield Trust Monthly Performance Report

# Thinktank..

RETURN AS AT MARCH 31, 2022



## MARKET COMMENTARY

**by Per Amundsen, Head of Research**

The Westpac-MI Consumer Sentiment Index fell again in March by 4.2% from 100.8 to 96.6 below the 100 level separating optimism from pessimism. The AiG Manufacturing Index was again positive for a second month up by 2.5 points to 55.7 remaining in positive territory above 50. At its April meeting the RBA Board as widely expected once again left the Cash Rate at the record low of 0.10% although sentiment is building for an earlier increase than previously forecast. Governor Lowe's remarks after the Board meeting included a specific change in wording indicating an earlier rate rise than expected previously. Retail sales for February were positive being up 1.8% for the month and 9.1% yoy. The unemployment rate of 4.0% in February was also said to evidence the strength of the Australian economy. The clear signal is that any sign of wage growth will lead to a rate increase possibly as early as June.

CoreLogic dwelling prices for March continued the flattening trend of the past few months with national Housing values posting a 0.7% gain for the month and 2.4% for the quarter. Regional outperformed Capitals by 1.7% to 0.3% for March and 5.1% to 1.5% for the quarter. We reflected the flattening of Residential in some capitals and slightly modified our ratings and trends last month but with the majority remain good and stable while Sydney and Melbourne houses were re-rated as Fair. Retail continues to be showing the expected signs of volatility as sales improve. Industrial continues to be very strong and we are maintaining our Ratings and Trends from last month which are either Strong or Good with an Improving Trend in each of the capitals.



## MARKET COMMENTARY

**by Lauren Ryan, Investor Relations**

March was dominated by inflation, interest rate and election conversations and predictions. As the conflict in Ukraine continues, consumers around the world are experiencing rising inflation coupled with supply chain shortages. In response to recent inflation data, we have seen the US Federal Reserve and RBA adjust their language which many economic experts say is the prelude to an imminent rise in official interest rates. Such an increase would be the first in Australia since 2010 and can't come as a surprise to anyone given the emergence of inflation and the economic bounce back post Covid-19 lockdowns. March also brought about the re-commencement of face-to-face events such as the AIA National Conference in the Gold Coast and the SISFA Annual Forum in Melbourne. After Easter I will be in Adelaide for the SMSFA National Conference and for those also attending I look forward to seeing you there. As at 31<sup>st</sup> March, Thinktank's portfolio arrears stood at 1.1% and the High Yield Trust returned 6.51%.

A downloadable copy of Thinktank's Monthly Market Focus can be found at: <https://www.thinktank.net.au/news/>

For more information about Thinktank's Investment Trusts, please contact Lauren Ryan on [lryan@thinktank.net.au](mailto:lryan@thinktank.net.au) or +61 401 974 839

Disclaimer: This document is not intended to be read by anyone other than a Wholesale Client or Eligible Investor (as defined in Section 761G of the Corporations Act 2001) and should be read in conjunction with the Information Memorandum for Thinktank Group Pty Ltd dated 2nd May 2017. A copy of the Information Memorandum can be obtained by contacting Lauren Ryan on (02) 8669 5532 or at [lryan@thinktank.net.au](mailto:lryan@thinktank.net.au) Thinktank Nominees Pty Ltd (AFSL No. 333 163).

