

Redefining Property Investments

Income Bonds



- Diversified Australian commercial & residential property debt
- No entry or exit fees
- Interest paid monthly
- 12 month investment term
- Open to wholesale and sophisticated investors only
- No construction or development finance debt

Thinktank Property Finance ●●

Thinktank is one of Australia's leading specialist property finance providers to the self-employed/SME/SMSF sectors. Established in 2006, Thinktank has financed in excess of \$11 billion in residential and commercial property loans to Australian businesses and experienced property investors with a proud record marked by excellence in credit quality management, loan portfolio performance and stakeholder relations.

To date, Thinktank has issued over \$8.25 billion independently rated (Standard and Poor's and Fitch) commercial and residential Mortgage Backed Securities to global institutional and wholesale bondholders. In its eighteen years of operation, Thinktank has never missed a single scheduled interest or principal payment to its funders and investors.

Since inception in 2017, the Income Bonds have met the targeted return on every payment date.

The founders and executive management team of Thinktank are all highly experienced banking and property professionals with specific expertise in identifying and managing risk through economic and credit cycles. Thinktank's Income Bonds offer exposure to a diversified portfolio of commercial and residential mortgages.

| Key Features | Income Bonds |
|-----------------------------------|---|
| Target return after fees | 7.91% p.a. (while BBSW30 is 4.31%) |
| Interest frequency | Monthly |
| Investment term objective | 1 year minimum |
| Return profile | Targeted income returns |
| Investment profile | Commercial & Residential mortgages |
| Interest reinvestment option | Yes |
| Minimum investment | \$10,000 |
| Entry fee | No |
| Exit fee | No – when held for term |
| Early redemption | At Thinktank's discretion – although 2.0% fee may apply |
| Dynamic loss provision protection | Yes – to up to 1% of loan pool balance |
| APIR Code | TTG7062AU |

*Income bonds offer a net return target to wholesale investors of 7.91% p.a. (30 day bank bill swap rate plus a margin of 3.6%).

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Mortgage Investment ●●

Thinktank Property Finance

A proven originator, manager and funder of mortgages:

- Thinktank settled \$2.5bln of residential and commercial mortgages in FY24.
- Strong relationships with all major broker aggregation groups leading to broad coverage of the broker market.
- Extensive institutional relationships supporting the funding program.
- The executive management of Thinktank possesses deep experience and specialist skills in commercial and residential real estate, self employed lending, market data, analytics, origination, servicing and funding.
- Thinktank today comprises a 200 person team with offices in Sydney, Melbourne, Brisbane and Perth.

Thinktank Income Bond

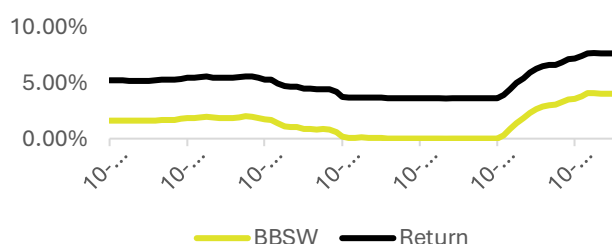
For wholesale and sophisticated investors only. For further information, please refer to the Thinktank Income Bonds Information Memorandum dated 3 September 2024.

- Targeted fixed income returns.
- Loss reserve can absorb losses up to the size of the reserve before Income Bonds are impacted.
- Interest paid monthly.
- In person, Sydney-based investor services.

Returns

Income Bonds have paid the targeted return of BBSW + 3.60% since inception in 2017.

BBSW and Income Bond Return



Thinktank Income Trust

Assets of the Income Trust include:

- Diversified commercial and residential mortgage secured property loans underwritten by Thinktank;
- Mortgage backed securities in commercial and residential mortgage programs managed directly by Thinktank – targeted less than 15%; and
- Cash.

The Income Bonds do not fund any construction finance, development funding or land banking loans.

- Independently audited by Ernst & Young.
- Independent Trustee, BNY Trust Company of Australia Limited ACN 050 294 052
- \$100 is donated to charity by Thinktank for every loan settled.

Summary Portfolio Details (30 September 2024)

| | |
|-----------------------------------|-----------|
| Loan portfolio size | \$69.2m |
| Average loan size | \$824,108 |
| Weighted average LVR | 69.28% |
| NSW | 43.3% |
| VIC | 37.4% |
| QLD | 9.8% |
| Capital cities | 86.7% |
| Other locations | 13.3% |
| Industrial | 45.6% |
| Office | 15.1% |
| Other commercial* | 13.2% |
| Retail | 7.9% |
| Residential | 18.2% |
| Arrears | 1.49% |
| Mortgage Backed Securities | 14.9% |

* Other commercial includes, boarding houses, mixed use properties, student accommodation, child care