

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 \$14 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 \$9.95 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	7.36% p.a. (while BBSW30 is 3.76%)
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 7.36% 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.

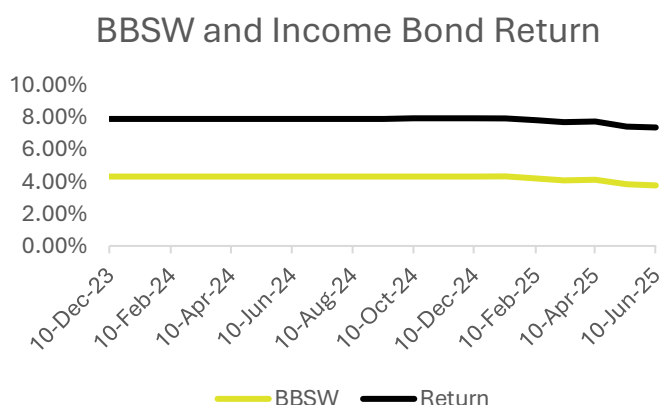
Thinktank Income Bond

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 30 + 3.60% since inception in 2017.



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 (31 May 2025)

Loan portfolio size	\$102.79m
Average loan size	\$738,771.84
Weighted average LVR	69.53%
NSW	34.45%
VIC	33.6%
QLD	18.74%
Capital cities	85.97%
Other locations	14.03%
Industrial	52.05%
Office	14.98%
Other commercial*	17.6%
Retail	12.85%
Residential	2.52%
Arrears	4.88%
Mortgage Backed Securities	9.44%

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