

High Yield Bonds

Product Guide



- Mortgage Backed Securities supported by diversified Australian commercial & residential property
- No entry or exit fees when held to term
- 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, and SMSF sectors. Established in 2006, Thinktank has financed in excess of \$15 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 \$10 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 High Yield 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 High Yield Bonds offer exposure to Thinktank's Mortgage Backed Securities supported by a diversified portfolio of commercial and residential mortgages.

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Key Features	High Yield Bonds
Target return after fees	10.1% p.a. (while the BBSW 30 is 3.6%)*
Interest frequency	Monthly
Investment term objective	1 year minimum
Return profile	Targeted income returns
Investment profile	Commercial & Residential Mortgage Backed Securities
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 2% of loan pool balance
APIR Code	TTG2419AU

* High Yield bonds offer a net return target to wholesale investors of 10.1% p.a. (30 day bank bill swap rate plus a margin of 6.5%).

Mortgage Backed Securities..



Thinktank Property Finance

A proven originator, manager and funder of mortgages:

- Thinktank settled \$3.67bln of residential and commercial mortgages in FY25.
- 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.

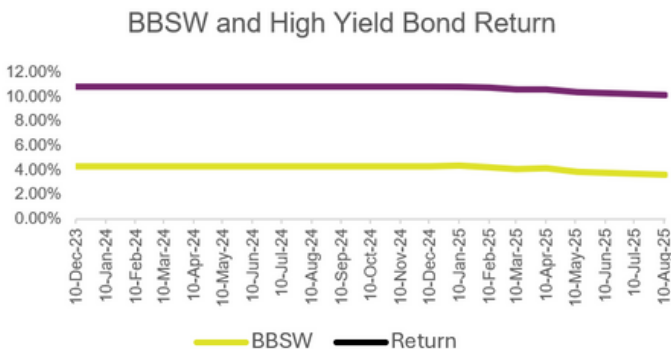
Thinktank High Yield Bond

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.
- Opportunity to invest in a Mortgage Backed Securities portfolio.
- Loss reserve can absorb losses up to the size of the reserve before High Yield Bonds are impacted.
- Interest paid monthly.
- In person, Sydney-based investor services.

Returns

High Yield Bonds have paid the targeted return of BBSW 30 + 6.50% since inception in 2017.



Thinktank High Yield Trust

Assets of the Trust include:

- Mortgage Backed Securities supported by a diversified commercial and residential mortgage secured property loans underwritten and managed by Thinktank;
- Direct commercial and residential mortgages originated by Thinktank up to 10% of the assets in the trust; and
- Cash
- Independently audited by Ernst & Young
- Independent Trustee, BNY Trust Company of Australian Limited ACN 050 294 052
- \$100 is donated to charity by Thinktank for every loan settled.

Summary Portfolio Details (31 July 2025)

Mortgage backed securities \$163.9m

Commercial mortgage backed securities

No. Mortgage backed Securities 8
Amount \$73.8m
Amount of underlying loans \$2.15bln
Avg LVR of underlying loans 62.97%
Arrears of underlying loans 2.69%

Residential mortgage backed securities

No. Mortgage backed Securities 7
Amount \$90.1m
Amount of underlying loans \$2.64bln
Avg LVR of underlying loans \$68.42%
Arrears of underlying loans 3.71%

This Product Guide is provided for informational purposes only and is intended solely for wholesale clients and sophisticated investors, as defined under the Corporations Act 2001 (Cth). It is not intended for, and must not be distributed to, retail investors. The information contained in this guide is general in nature and does not take into account your individual objectives, financial situation, or needs. It is not financial advice or a recommendation to invest. Before making any investment decision, you should read the current Information Memorandum (IM) for the relevant product. The IM contains important information about the investment, including its features, risks, and costs, and should be reviewed in full. This product involves capital, distribution, and other risks. Investment returns are not guaranteed and may be lower than expected. There is a risk of losing part or all of your capital. Past performance is not a reliable indicator of future performance. Investments in Thinktank's products are not bank deposits and are not guaranteed by the government.