



Consistently Reliable

Passive, secured, and monthly income.



Reliably Consistent

Unbroken record of timely payments to investors.



Uncommon Expertise

Deep through-the-cycle experience.

About Thinktank Asset Management


Founded in 2006, Thinktank is one of Australia's leading non-bank property lenders, with over \$15 billion in residential and commercial loans funded. Through Thinktank Asset Management, established in 2017, we deliver property-backed income solutions that provide regular, reliable income streams for individuals, professionals, and families.

With almost 20 years of lending expertise, we leverage our scale and disciplined approach to manage risk and enhance returns. Our founders and executive team bring deep banking and property knowledge, with a proven track record of performance across economic and credit cycles.

Key Information

- No entry or exit fees when held to term.
- Interest paid monthly.
- Variable investment terms.
- No construction or development mortgages.
- Sophisticated and wholesale investors only.
- Independently audited by Ernst & Young.
- Independent Trustee, BNY Trust Company of Australian Limited ACN 050 294 052.

Income Trust Investment Options

			SQM RESEARCH <div>  3.75 stars </div>
Key Features	Monthly Income Bonds	Quarterly Income Bonds	Semi-Annual Income Bonds [^]
Target return after fees Target returns are indicative only and based on market conditions as at 8 September 2025	5.75% p.a. (while the BBSW 30 is 3.55%)*	6.35% p.a. (while the BBSW 30 is 3.55%)*	7.15% p.a. (while the BBSW 30 is 3.55%)*
Interest rate above benchmark rate*	2.20%	2.80%	3.60%
Interest frequency	Monthly		
Investment term	Minimum term of 1 month	Minimum term of 3 months	Minimum term of 6 months
Notice period	30 days prior to monthly payment date		
Return profile	Targeted income returns		
Investment profile	Commercial and residential mortgages		
Interest reinvestment option	Yes		
Minimum investment	\$10,000		
Entry fee	No		
Exit fee	No - when held to term		
Early redemption	At Thinktank's discretion - a 2% fee may apply		
Dynamic loss protection	Yes - Dynamic loss protection includes a reserve that can absorb up to 1% of loan pool balance, but it doesn't ensure capital protection or eliminate investment risk.		
APIR Code	TTG7062AU		

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BBSW and Income Bond Return

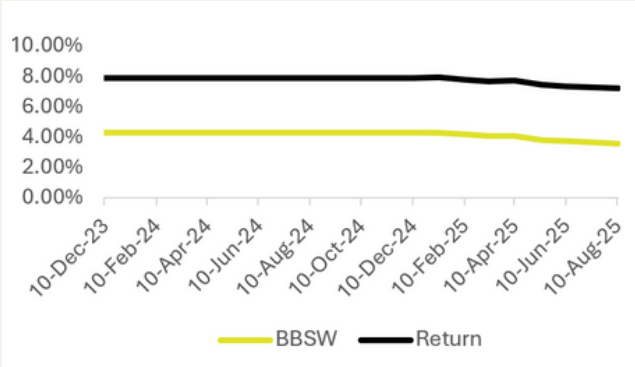


Chart reflects historical returns from Dec 2023 to Aug 2025. Past performance is not a reliable indicator of future performance. Returns are not guaranteed.

Thinktank Income Bond

For wholesale and sophisticated investors only. For further information, please refer to the Thinktank Income Bonds Information Memorandum dated 8 September 2025.

- Targeted returns.
- 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

Income Bonds have paid the targeted return above BBSW since inception in 2017.

Assets of the Trust

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

Summary Portfolio Details

Summary as at 31 August 2025	
Loan portfolio size	\$100.8M
Average loan size	\$799,827
Weighted average LVR	69.87%
NSW	40.96%
Vic	30.11%
QLD	17.27%
Capital cities	88.01%
Other locations	11.99%
Industrial	52.23%
Office	14.07%
Other commercial*	17.69%
Retail	11.73%
Residential	4.28%
Arrears	1.24%
Mortgage backed securities	7.84%

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

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With more than 20 years of lending experience and with over \$7.5bn in assets under management, we leverage our scale and disciplined approach to manage risk and enhance returns. Our founders and executive team bring deep banking and property knowledge, with a proven track record of performance across economic and credit cycles.

- Diversified Australian commercial & residential property mortgages
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Income Trust Investment Options

	<div> <div>SQM</div> <div>RESEARCH</div> </div> <div> <div>★★★★★</div> <div>3.75 stars</div> </div>		
Key features	Monthly	Quarterly	Semi-annual [^]
Target return after fees Target returns are indicative only and based on market conditions as at DD MMM YYYY	5.75% p.a. (while the BBSW 30 is 3.55%)*	6.35% p.a. (while the BBSW 30 is 3.55%)*	7.15% p.a. (while the BBSW 30 is 3.55%)*
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Returns

Income Bonds have paid the targeted return of BBSW 30 + 3.60% since inception in 2017.

Thinktank Income Trust

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

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BBSW and 6-monthly Income Bond Return

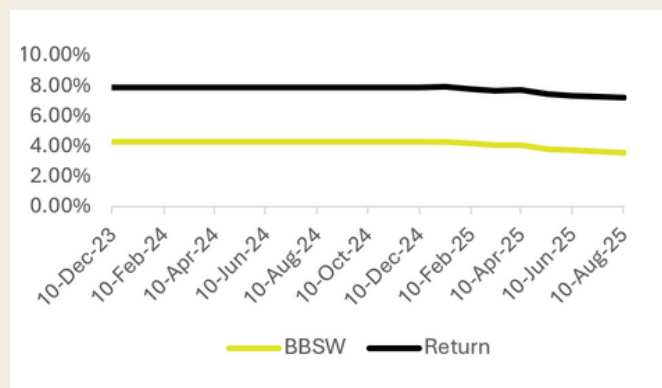


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Summary Portfolio Details

(31 July 2025)

Loan portfolio size	\$105.3M
Average loan size	\$798,006
Weighted average LVR	69.84%
NSW	40.58%
Vic	29.57%
Qld	17.75%
Capital cities	88.49%
Other locations	11.51%
Industrial	53.511%
Office	13.46%
Other commercial*	16.97%
Retail	12.47%
Residential	3.59%
Arrears**	5.94%
Mortgage backed securities	9.22%

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

** As at Friday 8th August 30+ arrears are back to 1.2%



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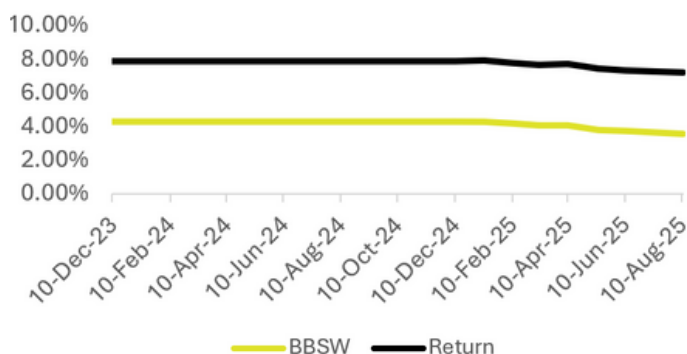


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Other commercial*	
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SQM
RESEARCH

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Investment profile	Commercial and Residential Mortgages		
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Minimum investment	\$10,000		
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Early redemption	At Thinktank's discretion - a 2% fee may apply		
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Income Bonds - options by term duration

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