



High Yield Trust

Monthly Performance Report

A monthly snapshot of our **High Yield Trust** performance.

June 2025

Thinktank..

Investment Overview

Performance and Activity

In June the High Yield Trust return decreased slightly to 10.26%. Since inception in August 2017 the High Yield Trust has maintained zero losses as at 30th June 2025.

Investment strategy

Generate monthly income returns by investing in mortgage-backed securities secured by registered first mortgages held on Australian commercial and residential real estate.

Distributions

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

Minimum investment

\$10,000

Minimum term

12 months

Average loan-to-value ratio

65.87% as at 30-Jun-2025

Average life of loan

21.02 months as at 30-Jun-2025

APIR Code

TTG2419AU

*Data as at 30th June 2025

Market Ratings

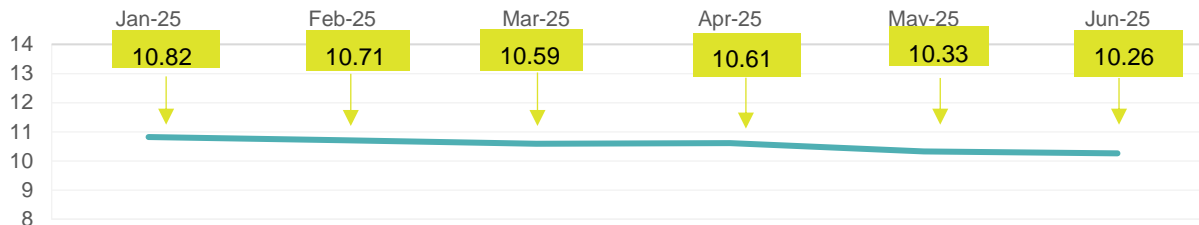
	Sydney	Melbourne	Adelaide	Brisbane	Perth
Residential Homes	Fair ▲	Fair ▲	Good ▲	Good ▲	Strong ▲
Residential Units	Fair ►	Fair ▲	Good ▲	Strong ▲	Good ▲
Office	Fair ►	Fair ►	Fair ►	Fair ►	Fair ►
Retail	Fair ►	Fair ►	Fair ►	Fair ▲	Fair ►
Industrial	Fair ►	Fair ►	Strong ►	Strong ►	Strong ▲

High Yield Trust Monthly Performance Report

Thinktank..

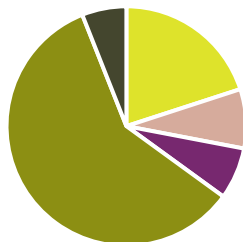
RETURN AS AT JUNE 30, 2025

Annualised Return %



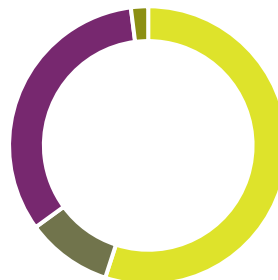
Thinktank Loan Book Metrics*

Loan by Security Type*



- Industrial
- Office
- Commercial Other
- Retail
- Residential

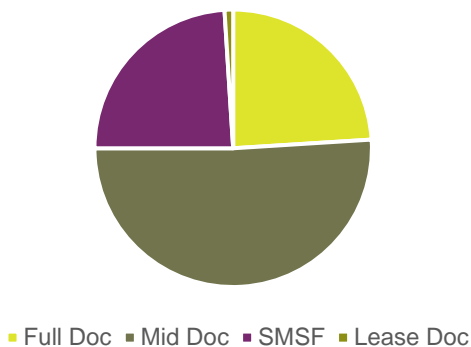
Loan by Occupancy*



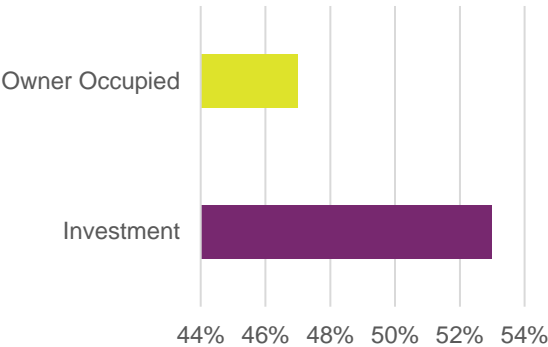
- Purchase
- Equity Takeout
- Refinance
- Debt Consolidation

Thinktank Loan Book Metrics

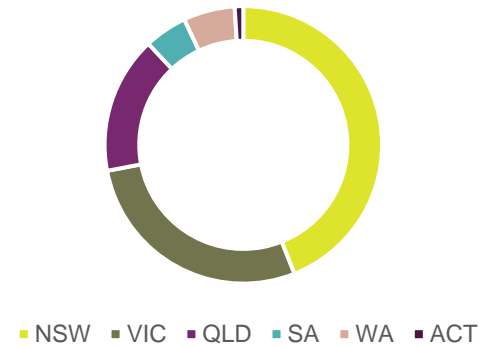
Loan by Product Type*



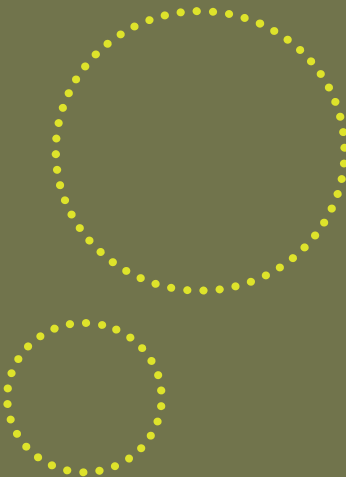
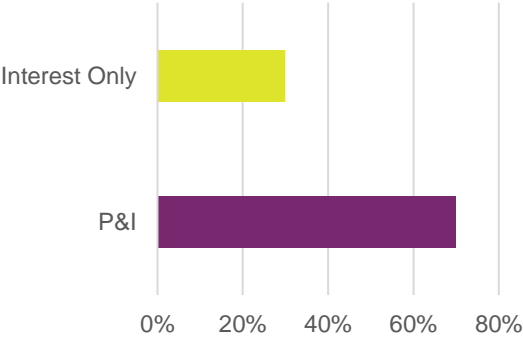
Loan by Occupancy*



Loans by State*



Repayment Type*



Market Commentary

by Per Amundsen, Head of Research

The Westpac–MI Consumer Sentiment Index improved slightly again in June, rising to 92.6 from 92.1 in May. The survey reflected expectations of a cut in the Cash Rate in the near future.

The Westpac Melbourne Institute Leading Index issued in mid June fell to -0.8 in May from 0.19 in April reflecting concern over domestic economic factors. The Reserve Bank of Australia (RBA) met on 7 & 8 July and contrary to expectations left the Cash Rate unchanged at 3.85%.

This followed several key statistics having been released by the ABS including the monthly CPI for May down to 2.1% from April's 2.4% as it was for the same 2.4% quarterly CPI to the end of March. May unemployment was unchanged at 4.1% and both are viewed as positive figures for future interest cuts.

The March quarter GDP was up a very modest 0.2%, below expectations. The Federal Reserve Bank (FOMC) in the United States has again held rates unchanged in its June meeting and the Bank of Canada (BoC) held its rates steady at its recent June meeting at

2.75%. Current US 10 year Government Bond yields are down slightly at 4.18% while 2 year bonds are flat at 3.88%.

In Australia 10 year bonds are down slightly at 4.18% and 3 year bonds are flat at 3.32%. The AUD continues to recover from having fallen from near 0.69 early last year and has now climbed from just below 0.60 to above 0.65 and closing most recently at 0.6566 after the US 4th of July Independence Day Holiday.

Cotality (formerly known as CoreLogic) dwelling prices for June recorded another positive National result for the month up 0.6% and also up by 1.4% for the quarter. Sydney and Melbourne both showed monthly gains with Sydney up 0.6% and Melbourne 0.5%.

Both were also up for the quarter by 1.1%. Adelaide, Perth and Brisbane all did well once again this month with all three up in Houses and Units for the month, the quarter and for the year with all showing strong double digit annual growth while Nationally dwelling growth was 3.4%.

Thinktank..



Thinktank's Monthly Market Focus can be downloaded from our website.

[Access it here](#)

Investment Commentary

by Lauren Ryan, National Manager, Investments

To the surprise of most market economists and commentators, the Reserve Bank of Australia (RBA) elected to maintain the Official Cash Rate at 3.85% at its July meeting. This decision appears to have been influenced more by the timing of forthcoming economic data confirming the slowdown in inflation than by any indication that the current rate-cutting cycle has concluded. Market consensus continues to anticipate multiple rate cuts during the second half of 2025 with the August meeting currently considered to be “live”.

June typically sees a slowdown in industry activity as investors and professional service providers focus on end of financial year deadlines. With FY25 now behind us, it is an opportune time to reflect on and celebrate the achievements of the past fiscal year.

In FY25, Thinktank achieved \$3.67 billion in new loan originations across 4,845 transactions, a 44% increase compared to FY24's \$2.53bn. This result is a testament to the core competencies across the broader Thinktank business, particularly in the context of a challenging economic and interest rate environment over the past 12 months. Additionally, our total loan book increased by 22% during FY25 from \$5.85B to \$7.30B.

Thinktank successfully issued over \$2.5 billion in Residential Mortgage-Backed Securities (RMBS) and Commercial Mortgage-Backed Securities (CMBS) into debt capital markets in a combination of public and bilateral independently rated transactions. The long standing support of our institutional investors, both

domestic and international, remains a cornerstone of our ability to scale lending operations while continuing to broaden our product offering.

These achievements would not be possible without the ongoing support of our aggregator, broker, institutional, and private investor partners. Your trust and collaboration are integral to Thinktank's continued growth, and we sincerely thank you for your trust in Thinktank as an asset originator and manager. Our success is a shared success.

In further positive developments, we are pleased to announce the recent appointment of David Dix to a newly created role as Head of Asset Management. David brings an extensive breadth of knowledge and experience in the funds and wealth management sectors, with a focus on delivering even greater value to our investors in the time ahead and expanding our presence in the wealth management space.

In June, Thinktank recorded \$395 million in new loan originations, bringing total assets under management (AUM) to \$7.2 billion. As at 30 June, the portfolio's 30 day arrears rate increased slightly to 3.56%. The Thinktank High Yield Trust delivered an annualised return of 10.26% for the month.

We look forward to building on this momentum as we enter FY26 and thank you once again for your continued partnership and support.

Thinktank..



Contact Us

For more information about Thinktank's Investment Trusts, please contact **Lauren Ryan**.



lryan@thinktank.net.au



0401 974 839

