

# Income Trust

## January Investment Report



### Consistently Reliable

Passive, secured, and monthly income



### Reliably Consistent

Unbroken record of timely investor payments.

# Thinktank..

## Asset Management



### Target Return (after fees, p.a)\*

#### Monthly Income Bond

**5.99%**

#### Quarterly Income Bond

**6.59%**

#### Semi-Annual Income Bond^

**7.39%**



### February Portfolio Update\*

- The RBA met on Tuesday 3 February and increased the Official Cash Rate by 0.25% to 3.85% due to stronger than comfortable inflation.
- Thinktank's total Assets Under Management as at 31 January 2026 increased to \$8.45 billion.
- \$402.2 million of loans were settled across Thinktank entities in January 2026.
- Arrears for the Income Trust as at 31 January 2026 are 2.86%.

### Historical Performance

	1 month	3 months	6 months	1 year	2 years (p.a)	3 years (p.a)	5 years (p.a)	Inception (p.a)
Monthly bonds	0.46%	1.46%						
Quarterly bonds	0.51%	1.61%						
Semi-annual bonds	0.57%	1.81%	3.64%	7.61%	7.89%	7.88%	6.50%	5.84%
BBSW30	0.28%	0.90%	1.80%	3.82%	4.10%	4.08%	2.75%	2.10%

Inception date for Monthly and Quarterly Bonds: 10 September 2025. Inception date for Semi-Annual Bonds: 10 August 2017. Returns assume reinvestment of income. Past performance is not a reliable indicator of future performance.

### About Thinktank Asset Management

Founded in 2006, Thinktank is one of Australia's leading non-bank property lenders, with over \$17 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 20 years of lending experience and over \$8.45 billion 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.

### Our Difference

- \$3.67 billion residential and commercial mortgages settled in FY25.
- Strong relationships with all major broker aggregation groups leading to broad coverage of the broker market.
- Thinktank's executive management team possesses deep experience and specialist skills in commercial and residential real estate, self employed lending, market data, analytics, origination, servicing and funding.
- Extensive institutional relationships supporting the funding program.
- Thinktank today comprises a >210 person team with offices in Sydney, Melbourne, Brisbane and Perth.
- \$100 donated to charity by Thinktank for every loan settled.

### Key Information

- Sophisticated and wholesale investors only
- No entry or exit fees when held to selected term
- Interest paid monthly
- Variable investment terms
- No construction or development mortgages
- Independently audited by Ernst & Young
- Independent Trustee, BNY Trust Company of Australian Limited ACN 050 294 052
- For further information, please refer to the Thinktank Income Bonds Information Memorandum dated 8 September 2025

### Assets of the Trust

- A diversified portfolio of commercial and residential property loans, secured, underwritten, and managed by Thinktank
- Mortgage backed securities in commercial and residential mortgage programs managed directly by Thinktank - targeted less than 15%
- Cash

### Our Investment Approach

A proven originator, manager and funder of mortgages, we build diversified portfolios across property type, loan type, geography and LVR, all underpinned by a strict eligibility framework.

# Income Trust

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Thinktank..

Asset Management

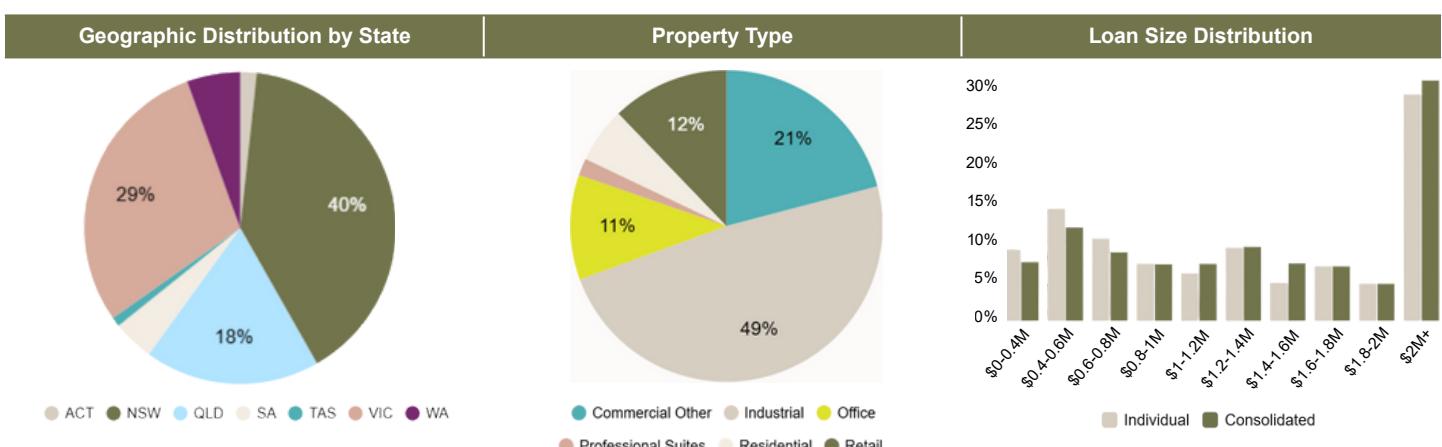
### Income Trust Key Features\*

	Monthly Income Bond	Quarterly Income Bond	Semi-Annual Income Bond^
Interest rate above benchmark rate (BBSW30)	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		
Interest reinvestment option	Yes		
Minimum investment	\$10,000		
Entry fee	No		
Exit fee	No - when held for selected 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 this does not ensure capital protection or eliminate investment risk		
APIR Code	TTG7062AU		

### Portfolio Summary\*

Pool size	\$124,073,408	Weighted avg. interest rate	8.7%
Number of loans	146	Weighted avg. LVR	68.82%
Number of loans (consolidated)	133	Weighted avg. seasoning (months)	30.32
Average loan size	\$849,818	SMSF	19.1%
Average loan size (consolidated)	\$932,882	Arrears (including hardships)	2.86%
Max loan size (consolidated)	\$6,125,000	Approved hardships	0.00%

### Portfolio Overview\*



### Executives



**Jonathan Street**  
Chief Executive Officer



**Cullen Hughes**  
Chief Financial Officer



**David Dix**  
Head of Asset Management



**Lauren Ryan**  
National Manager, Investments  
lryan@thinktank.au  
+61 401 974 839

### Contact

✉ invest@thinktank.au ☎ 1300 163 184