

# Income Bonds

## Product Guide



- 12 month investment term
- Open to wholesale and sophisticated investors only
- No construction or development finance debt

- Diversified Australian commercial & residential property debt
- No entry or exit fees when held to term
- Interest paid monthly

## 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 seventeen 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	7.2% 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 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 7.2% p.a. (30 day bank bill swap rate plus a margin of 3.6%).

\*The rating contained in this document is issued by SQM Research Pty Ltd ABN 93 122 592 036 AFSL 421913. SQM Research is an investment research firm that undertakes research on investment products exclusively for its wholesale clients, utilising a proprietary review and star rating system. The SQM Research star rating system is of a general nature and does not take into account the particular circumstances or needs of any specific person. The rating may be subject to change at any time. Only licensed financial advisers may use the SQM Research star rating system in determining whether an investment is appropriate to a person's particular circumstances or needs. You should read the product disclosure statement and consult a licensed financial adviser before making an investment decision in relation to this investment product. SQM Research receives a fee from the Fund Manager for the research and rating of the managed investment scheme.

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# Mortgage Investment..



## 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.

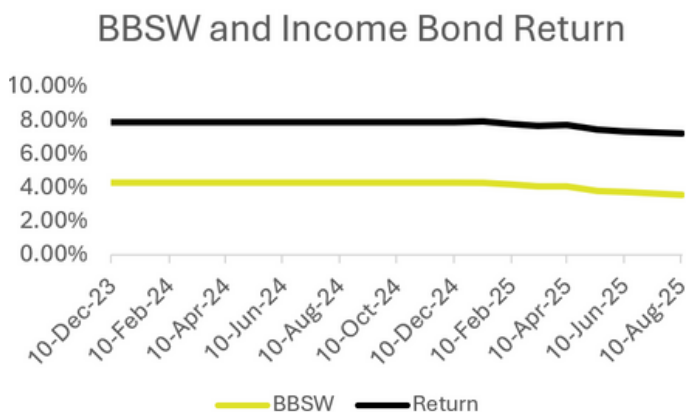
## Thinktank Income Bond

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 High Yield 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 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 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 8<sup>th</sup> August 30+ arrears are back to 1.2%

*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.*

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