



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 20 years of lending experience and over \$7.76B 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.

High Yield Bonds

Key Features	High Yield Bonds (Annual)
Target return after fees	8.52% (while the BBSW 30 is 3.52%)*
Interest rate above benchmark rate*	5.00%
Interest Frequency	Monthly
Investment term	Minimum term of 12 months
Notice period	30 days prior to monthly payment date
Return Profile	Targeted income returns
Investment Profile	Commercial and Residential Mortgage Backed Securities
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 - up to 2% of loan pool balance
APIR Code	TTG7062AU

* Benchmark rate is the 30 day bank bill swap rate (BBSW 30)



Consistently Reliable

Passive, secured, and monthly income.



Reliably Consistent

Unbroken record of timely payments to investors.



Uncommon Expertise

Deep through-the-cycle experience.

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.



About Thinktank Property Finance

- A proven originator, manager and funder of mortgages:
- Thinktank settled \$3.67B 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.
 - \$100 is donated to charity by Thinktank for every loan settled.

Returns

High Yield 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.

Thinktank High Yield Bond

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

Summary Portfolio Details

Summary as at 30 September 2025	
Mortgage backed securities	\$175.4M
Commercial Mortgage Backed Securities	
No. Mortgage backed Securities	8
Amount	\$64.9M
Amount of underlying loans	\$1.71B
Average LVR of underlying loans	63.63%
Arrears of underlying loans	3.96%
Residential Mortgage Backed Securities	
No. Mortgage backed Securities	7
Amount	\$110.5M
Amount of underlying loans	\$2.99B
Average LVR of underlying loans	68.37%
Arrears of underlying loans	3.60%

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.

Thinktank Group Pty Ltd | 1300 163 184 | thinktank.au | invest@thinktank.au | ABN 75 117 819 084 | Australian Credit Licence 564080, Authorised Representative (No. 33935) of Thinktank Nominees Pty Ltd ACN 133 763 452 AFSL 333163