



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 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.

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 ★★★★★
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	5.72% p.a. (while the BBSW 30 is 3.52%)*	6.32% p.a. (while the BBSW 30 is 3.52%)*	7.12% p.a. (while the BBSW 30 is 3.52%)*
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		

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



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

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.

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.

Summary Portfolio Details

Summary as at 30 September 2025

Loan portfolio size	\$106.3M
Average loan size	\$817,550
Weighted average LVR	69.49%
NSW	40.78%
Vic	30.82%
QLD	17.35%
Capital cities	88.3%
Other locations	11.70%
Industrial	54.68%
Office	12.54%
Other commercial*	15.94%
Retail	12.54%
Residential	4.56%
Arrears	0.61%
Mortgage backed securities	8.17%

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

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