



# Thinktank.

Income Trust  
Monthly  
Performance  
Report

JULY 2022

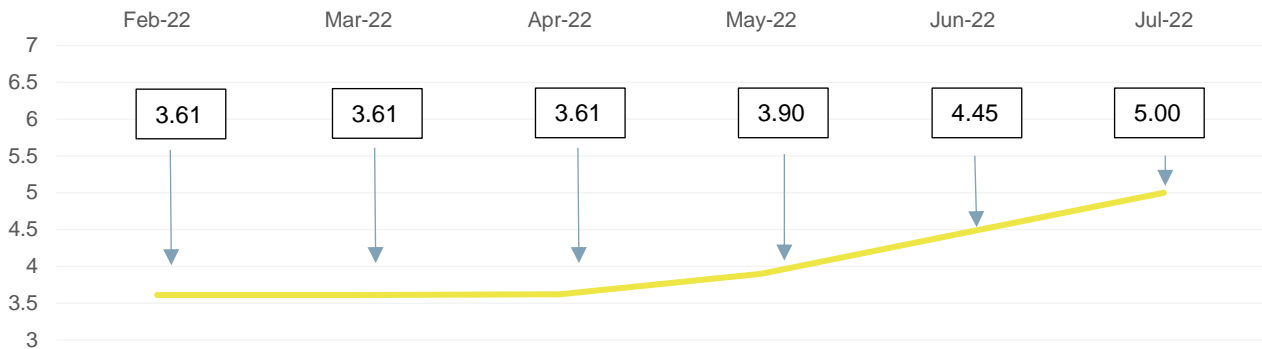


# Income Trust Monthly Performance Report

RETURN AS AT JULY 31, 2022

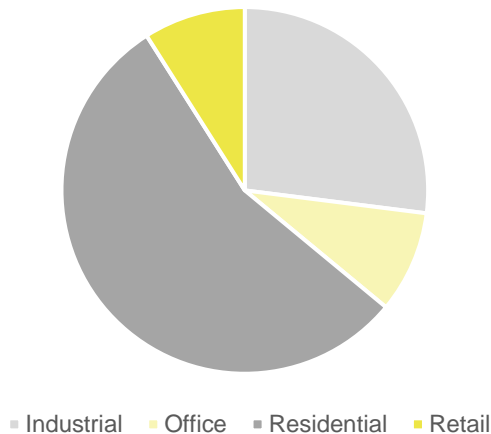
# Thinktank..

## Annualised Return %



## Thinktank Loan Book Metrics

### Loan by Security Type\*



### Loan Purpose\*



## Investment Overview

### Performance and Activity

In July the Income Trust returns to investors increased. Since inception in August 2017 the Income Trust has experienced zero losses and as at 31<sup>st</sup> July 2022 the Income Trust has zero loans in arrears.

### Investment strategy

Originate loans secured by registered first mortgages held over Australian commercial & residential real estate to generate monthly income returns.

### Distributions

Paid on the 10<sup>th</sup> of each month or the following business day in arrears.

### Minimum investment

\$10,000

### Minimum term

12 months

### Average loan-to-value ratio

60.88% as at 31-July-2022

\*Data as at 31<sup>st</sup> July 2022

Disclaimer: This document is not intended to be read by anyone other than a Wholesale Client or Eligible Investor (as defined in Section 761G of the Corporations Act 2001) and should be read in conjunction with the Information Memorandum for Thinktank Group Pty Ltd dated 2nd May 2017. A copy of the Information Memorandum can be obtained by contacting Lauren Ryan on (02) 8669 5532 or at [lryan@thinktank.net.au](mailto:lryan@thinktank.net.au) Thinktank Nominees Pty Ltd (AFSL No. 333 163).

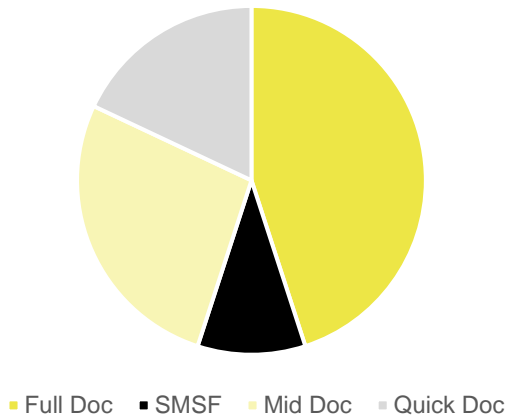
# Income Trust Monthly Performance Report

RETURN AS AT JULY 31, 2022

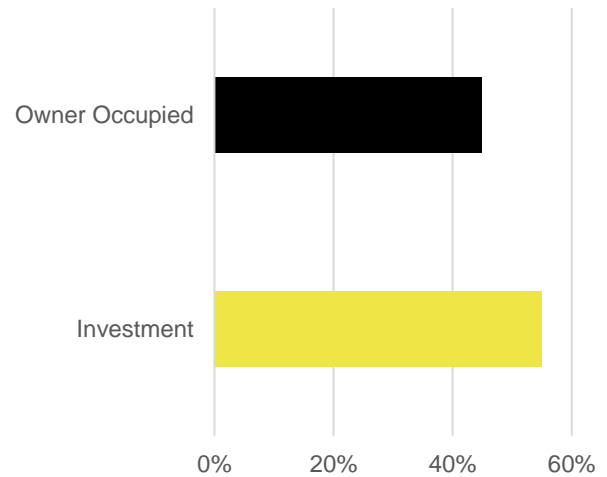


## Thinktank Loan Book Metrics

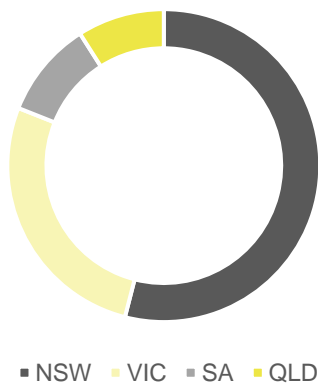
Loan by Product Type\*



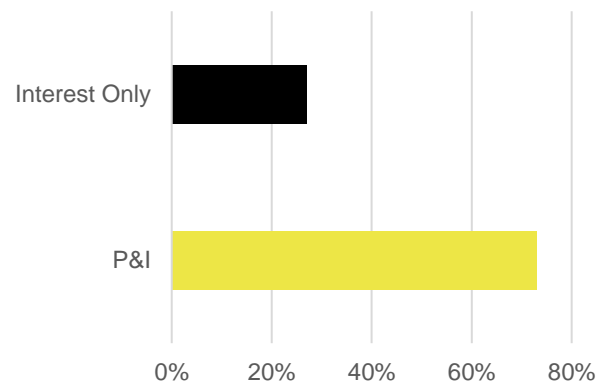
Loan by Occupancy\*



Loans by State\*



Repayment Type\*



## Market Ratings

	Sydney		Melbourne		Adelaide		Brisbane (SEQ)		Perth	
<b>Resi-Houses</b>	Soft	Declining	Soft	Declining	Good	Stable	Fair	Declining	Good	Stable
<b>Resi-Units</b>	Soft	Declining	Soft	Declining	Good	Stable	Fair	Stable	Good	Stable
<b>Office</b>	Fair	Stable	Fair	Stable	Good	Stable	Fair	Stable	Fair	Stable
<b>Retail</b>	Weak	Stable	Weak	Stable	Good	Stable	Fair	Stable	Fair	Stable
<b>Industrial</b>	Strong	Improving	Strong	Improving	Strong	Improving	Good	Improving	Good	Improving

Disclaimer: This document is not intended to be read by anyone other than a Wholesale Client or Eligible Investor (as defined in Section 761G of the Corporations Act 2001) and should be read in conjunction with the Information Memorandum for Thinktank Group Pty Ltd dated 2nd May 2017. A copy of the Information Memorandum can be obtained by contacting Lauren Ryan on (02) 8669 5532 or at [lryan@thinktank.net.au](mailto:lryan@thinktank.net.au) Thinktank Nominees Pty Ltd (AFSL No. 333 163).





## Market Commentary

by Per Amundsen, Head of Research

The Westpac-MI Consumer Sentiment Index fell sharply again in July by 3% to 83.8 remaining well below the 100 level of confidence, impacted by inflation and interest rate increases. The Westpac Melbourne Institute Leading Index fell to 0.40% in June from 0.56% in May. July's result for the AiG Manufacturing Index was negative 1.5 points to 52.5 after last month's gain of 1.6 points but staying in positive territory above 50. The other AiG index that has reported PCI construction index down in July by 0.9 points to 45.3, in contraction. The PSI covering services and retail was up by 2.9 points to 51.7 and into expansion above 50. As expected at its August meeting the RBA Board again raised the Cash Rate by 0.50% for a third time taking it from 1.35% to 1.85% while further increases are expected this year by most market economists. This was another large increase and Governor Lowe's remarks after the meeting and in the SoMP issued later mentioned high inflation as a key factor. The 1st quarter GDP results at 0.8% for the quarter and 5.3% yoy; were good but on the back of a high quarterly CPI for June of 6.1%, the strongest rise since 2001. Retail sales for June were also positive being up 0.9% for the month and 10.4% yoy. The unemployment rate of 3.5% in June, down from 3.9% also evidenced the resilience of the Australian economy.

CoreLogic dwelling prices for July continued their decline at an accelerated pace. National Housing values posted a 1.3% fall for the month, and after last month's fall was down 2.0% for the quarter with a fall of 4.7% in Sydney and 3.2% in Melbourne. In Sydney, House prices were down 2.5% for the month with units down 1.5% and the results were similar in Melbourne for houses being down for the month 1.6% while units were down by 1.2%. Adelaide and Perth continued to stay in positive territory again this month with dwellings up 0.4% and 0.2% respectively but Brisbane Houses fell 1.1% for the month. Regionals outperformed Capitals but were still down by -0.8% to -1.4% for July and -0.2% to -2.6% for the quarter. Rents are rising right across the country.



## Market Commentary

by Lauren Ryan, Investor Relations

The new financial year started with another RBA official rate rise to 1.35% as the RBA continues their focus on bringing inflation under control. The unemployment rate remained low at 3.5%, actually having fallen in July, and many people I speak to in a variety of industries are still understaffed and looking for quality employees. I attended the SMSF Technical Day in the Gold Coast at the end of July where I was fortunate to meet and speak with a variety of SMSF professionals about Thinktank's investment trusts and SMSF lending products. The event was well attended and by all accounts the activity in the market hasn't been too adversely affected as yet by the economic contraction. There is still plenty of demand for SMSF lending which Thinktank is an expert in. Despite the rate rises July settlements remain strong at \$232 million. As at 31<sup>st</sup> July Thinktank's portfolio arrears stood at 0.7% and the Income Trust returned 5.0%. The BBSW 30 is rising higher than the RBA cash rate which benefits investors and is reflected in the returns.

A downloadable copy of Thinktank's Monthly Market Focus can be found at the link below:  
<https://www.thinktank.net.au/news/>

For more information about Thinktank's Investment Trusts, please contact Lauren Ryan on [lryan@thinktank.net.au](mailto:lryan@thinktank.net.au) or 0401974839

Disclaimer: This document is not intended to be read by anyone other than a Wholesale Client or Eligible Investor (as defined in Section 761G of the Corporations Act 2001) and should be read in conjunction with the Information Memorandum for Thinktank Group Pty Ltd dated 2nd May 2017. A copy of the Information Memorandum can be obtained by contacting Lauren Ryan on (02) 8669 5532 or at [lryan@thinktank.net.au](mailto:lryan@thinktank.net.au) Thinktank Nominees Pty Ltd (AFSL No. 333 163).

