

Redefining property investments

● High Yield Bonds 10.80% p.a. net return*

- ✓ Mortgage Backed Securities supported by diversified Australian commercial & residential property debt
- ✓ No entry or exit fees
- ✓ Interest paid monthly
- ✓ 12 month investment term
- ✓ Open to wholesale and sophisticated investors only
- ✗ No construction or development finance debt

Thinktank Property Finance

Thinktank is one of Australia's leading specialist property finance providers to the self-employed/SME/SMSF sectors. Established in 2006, Thinktank has financed in excess of \$10 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 \$6.75 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 High Yield 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 High Yield Bonds offer exposure to Thinktank's Mortgage Backed Securities supported by a diversified portfolio of commercial and residential mortgages.

KEY FEATURES	HIGH YIELD BONDS
Target return after fees	10.80% p.a. (while the RBA Official Cash Rate is 4.35%)
Interest frequency	Monthly
Investment term objective	1 year minimum
Return profile	Targeted income returns
Investment profile	Commercial & Residential Mortgage Backed Securities
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 2% of loan pool balance

* High Yield bonds offer a net return target to wholesale investors of 10.80% p.a. (30 day bank bill swap rate plus a margin of 3.6%).

Thinktank Property Finance

A proven originator, manager and funder of mortgages:

- Thinktank settled \$2.6bln of residential and commercial mortgages in FY23.
- 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.

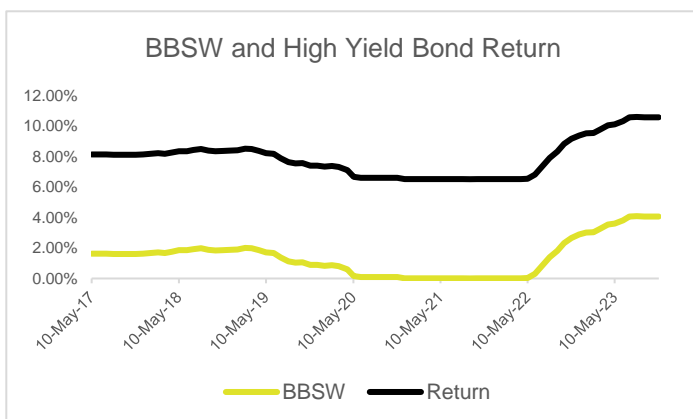
Thinktank High Yield Bonds

For wholesale and sophisticated investors only. For further information, please refer to the Thinktank High Yield Bonds Information Memorandum dated 10 November 2023.

- 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.

Returns

- High Yield Bonds have paid the targeted return of BBSW + 6.50% since inception in 2017.



Thinktank High Yield Trust

Assets of the High Yield include:

- Mortgage Backed Securities supported by a diversified commercial and residential mortgage secured property loans underwritten and managed by Thinktank;
- Direct commercial and residential mortgages originated by Thinktank up to 10% of the assets in the trust; and
- Cash.

Strong governance:

- Independently audited by Ernst & Young.
- Independent Trustee, BNY Trust Company a leading global financial services firm for Australia's pension funds, banks, asset managers, insurance companies and government bodies.
- \$100 is donated to charity by Thinktank for every loan settled.

Summary Portfolio Details (31 Mar 2024)

Mortgage Backed Securities	\$112.5m
<i>Commercial Mortgage Backed Securities</i>	
No. of Mortgage Backed Securities	8
Amount	\$46.5m
Amount of underlying loans	\$2.1bln
Avg LVR of underlying loans	62.28%
Arrears of underlying loans	2.07%
<i>Residential Mortgage Backed Securities</i>	
No. of Mortgage Backed Securities	6
Amount	\$66m
Amount of underlying loans	\$2.9bln
Avg LVR of underlying loans	69.16%
Arrears of underlying loans	3.13%
Direct loans	1.0%