# Structured Finance: Investor Guide



26 October 2016

## Think Tank Series 2016-1 Trust

#### **Notes Issue Structure**

Class	Amount (A\$)*	CE at issue (%)	WAL (yrs)*	Rating (S&P)	Price guidance 1m BBSW+	Call Option Date
Class A1	[130,000,000]	[35.0]	[1.9]	AAA(sf)	+[180bp]	On or after the earlier of
Class A2	[17,000,000]	[26.5]	[1.9]	AAA(sf)	Undisclosed	<ol> <li>3years from the</li> </ol>
Class B	[11,600,000]	[20.7]	[3.0]	AA(sf)	Undisclosed	closing Date, and
Class C	[14,000,000]	[13.7]	[3.0]	A(sf)	Undisclosed	2) Outstanding
Class D	[14,000,000]	[6.7]	6.7] [3.0] BBB(sf) Undisclosed	Undisclosed	Principal Balance is less than 30% of the	
Class E	[3,400,000]	[5.0]	[3.0]	BB(sf)	Undisclosed	initial Principal
Class F	[3,400,000]	[3.3]	[3.0]	Not Rated	Undisclosed	Balance
Class G	[3,200,000]	[1.7]	[3.0]	Not Rated	Undisclosed	
Class H	[3,400,000]		[3.0]	Not Rated	Undisclosed	
Total	[200,000,000]					

<sup>\*</sup> WAL is based on a CPR of 19%, step down conditions are met at the earliest opportunity and Notes being called at 3 years.

#### **Key Points**

- Think Tank intends to issue A\$[200]m Commercial Mortgage Backed Securities (CMBS) via 'Think Tank Series 2016-1 Trust' (Think Tank 2016-1). Think Tank 2016-1 will be its second SME CMBS.
- Think Tank was established in 2005. It is privately owned by 14 shareholders. Its loan book grew to A\$100m pre-GFC, but growth was limited because of capital constraints from around 2006 to 2010. It has experienced A\$200m+ growth since injection of new capital in mid-2010. Think Tank currently has a commercial loan book of A\$475m. Its gross new lending is averaging at A\$20m per month. Think Tank has been able to better manage its senior and mezzanine debt funding via the securitisation market. It has sufficient capacity in its warehouse facilities in order to fund its expected total portfolio growth to more than A\$600m over the next 12-18months.
- Think Tank is an originator, credit underwriter and trust manager of small ticket (SME) commercial mortgages up to A\$3m. It extends loans against retail, industrial and office properties in the SME market. Think Tank issued its first SME CMBS via 'Think Tank Series 2014-1' (A\$114m) in June 2014 as a private placement. The Class A1 Notes (0.7yrs) of 'Think Tank 2014-1' priced at 1m BBSW+150bp. Think Tank 2014-1 was called in December 2015 at the earliest possible call option date.
- Think Tank 2016-1 incorporates nine Classes of floating rate pass-through Notes. The Think Tank 2016-1 structure is different to Think Tank 2014-1 in terms of principal and interest payment. In Think Tank 2016-1, principal is paid on a sequential basis prior to stepdown conditions being satisfied. The Class A1 and Class A2 Notes receive principal on a prorata basis. Principal is allocated pro-rata among the Class A1 through to E Notes after stepdown conditions are met. In Think Tank 2014-1, the Class A1 Notes received the Class A2 principal allocation from when the step-down conditions were met and until the Class A1 Notes were repaid.
- Interest in Think Tank 2016-1 is paid sequentially to all Notes. Interest payment to the Class F, G and H Notes is subordinate to reinstatement of losses on all Notes, including Class H Notes. Class H Notes also do not receive interest on or after the earliest possible Call Option Date. In Think Tank 2014-1, Class A1 and A2 notes received interest payment on a pari-passu basis.
- Interest is paid on the Invested Amount. Class A through to Class E Notes are Required Payments. However, interest payments to Class B to Class E Notes may not form part of the Required Payments if certain conditions are met.
- The underlying loans backing Think Tank 2016-1 have been extended to a mix of commercial and residential properties. The pool has a WA seasoning of almost 2.5 years. Nearly 90% of the loans are extended to self-employed borrowers. The pool has a weighted average current LTV of 64.8%. All the loans are current in their payment as at August 2016.



## **Transaction Summary**

Issue Trust	Think Tank Series 2016-1 Trust
Issuer Trustee	BNY Trust Company of Australia Limited ("BNY")
Security Trustee	BNY
Trust Manager, Originator and Originator Servicer:	Think Tank Group Pty Limited ("Think Tank")
Master Servicer, Standby Originator Servicer and Standby Trust Manager	AMAL Asset Management Ltd
Seller	Think Tank Commercial W01 Trust will sell a portfolio of small ticket commercial property loans to the Issuer.
Custodian	BNY
Arranger	Commonwealth Bank of Australia ("CBA")
Joint Lead Managers	CBA Deutsche Bank AG, Sydney Branch
Liquidity Facility Provider	CBA
Liquidity Facility at Issue:	3% of the issue size (excluding unrated Notes) and amortise with the pool subject to a floor of 10% of the Initial Limit ([\$5.7m]). Unrated Notes cannot access Liquidity support.
Extraordinary Expense Reserve:	\$250k funded at closing by Think Tank
Threshold rate:	Weighted average of the loans is greater than 1m BBSW+[4.7%]p.a. and the Required Payments+0.25%
Participation and Residual Unitholder:	Think Tank
RBA repo-eligibility	Class A notes are intended to be repo-eligible with the RBA
Clearing	Austraclear

Source: Transaction documents



## Pool Summary as at 30 August 2016

No of loans (consolidated):	380
Aggregate pool balance:	A\$199,963,712
Max. current balance:	A\$2,158,000
Avg. current balance:	A\$504,959
Max. current LTV	75.0%
WA current LTV	64.8%
WA seasoning (months)	29.85

Current LTV distribution	
0-40%	2.8%
>40-45%	2.5%
>45-50%	6.5%
>50-55%	3.0%
>55-60%	10.0%
>60-65%	20.3%
>65-70%	25.3%
>70-75%	29.7%
>75-80%	0.0%
Loans size distribution	
\$0 - \$200K	5.5%
>\$200K - \$300K	10.9%
>\$300K - \$400K	11.2%
>\$400K - \$500K	8.4%
>\$500K - \$600K	9.1%
>\$600K - \$700K	6.1%
>\$700K - \$800K	5.6%
>\$800K - \$900k	3.8%
>\$900K - \$1000k	4.8%
>\$1000K	34.7%
Geographic distribution	
NSW	58.0%
VIC	14.4%
QLD	12.8%
WA	4.9%
SA	6.1%
ACT	2.7%
NT	-
TAS	1.0%
Arrears	
Current	100%

Employment Colf Employed	00.00/
Self Employed	89.8%
PAYG	10.2%
Repayment type	
Principal and Interest	42.5%
nterest-only	57.5%
_oan purpose	
Purchase	49.0%
Refinance	40.9%
Equity takeout	10.1%
Metro/non metro	
Vetro	76.0%
Non metro	18.3%
nner City	5.7%
Documentation type	
Full Doc	62.6%
Full Doc SMSF	15.4%
Med Doc	17.4%
Low Doc	4.5%
Occupancy	
Owner occupied	49.2%
nvestment	50.8%
ype of property	
Retail	25.5%
Office	16.6%
ndustrial	45.6%
Child Care	1.1%
Professional Suites	0.2%
Residential	10.4%

Source: Think Tank, CBA



## **Underlying Pool**

- In Table 1, we provide a comparison of Think Tank 2016-1 pool characteristics with recent SME CMBS. The weighted average current LTV ratio of Think Tank 2016-1 is 64.8%. This is consistent with recent SME CMBS. Notably, none of the loans in Think Tank 2016-1 has a greater than 80% LVR at the pool cut-off date.
- The pool has a weighted average seasoning of nearly 2.5 years. Think Tank 2016-1 pool is therefore more seasoned than recent Liberty 2016-1 SME CMBS (5.9 months). However, Think Tank 2016-1 pool has a higher proportion of loans that are greater than A\$400k than Liberty 2016-1 SME which is a reflection of lower portion of residential properties included in Think Tank 2016-1. The loan amount of commercial properties tend to be larger than residential properties as the target borrowers are different for these types of loans.
- The underlying pool of Think Tank 2016-1 has the highest exposure to NSW (58.0%). This is mainly because of its core business presence in Sydney. A majority of the underlying properties are located in metropolitan areas (76.0%).
- 62.6% of the loans are made to borrowers with full income documentation. 15.4% of the loans are extended to self-managed-super funds (SMSF) which are also entirely supported by full income documentation. The share of SMSF borrowers in Think Tank 2016-1 (15.4%) is less than half of Liberty 2016-1 SME CMBS (36.1%).
- 45.6% of the underlying loans are backed by industrial properties. 40.9% of the loans are extended for refinancing purpose. All the borrowers are current in their payment as at August 2016.

Table 1: Pool comparison among recent SME CMBS transactions

	Think Tank 2016-1	Liberty 2016-1 SME	Liberty 2015-1 SME	Think Tank 2014-1
Issue amount (A\$m)	200	400	300	114
Average loan (A\$)	504959	361670	301217	386472
WA Current LTV	64.8%	66.0%	62.0%	64.0%
WA seasoning (mths)	29.9	5.9	26.9	34.8
>80% LVR	0.0%	7.5%	9.8%	1.5%
> A\$400k loan	72.5%	50.6%	45.9%	59.4%
Residential property	10.4%	71.8%	56.9%	1.3%
NSW & ACT	60.7%	27.9%	27.3%	62.8%
VIC	14.4%	32.7%	33.8%	12.6%
Full doc	62.6%	61.2%	65.8%	62.0%
SMSF	15.4%	36.1%	24.9%	Nil
Investor	50.8%	57.4%	51.9%	44.4%

Source: S&P, Think Tank, CBA Research,



#### **Historical Arrears**

- Think Tank 2014-1 was repaid in December 2015. The pool did not experience any defaults. Hence notes from Think Tank 2014-1 did not incur any charge-offs.
- The historical 30+ days arrears rates of the Think Tank 2014-1 pool were very low (Chart 1). Monthly 30+days arrears rate were no more than 2.1%. The average arrears rate was 1% between Jul-14 and Nov-15. The arrears were also cured very quickly. As a result, Think Tank 2014-1 did not have any loan in the 90+days arrears bucket (Chart 2).
- We also compare historical 30+ days arrears rates of the Think Tank 2014-1 pool with Liberty SME CMBS in Chart 1. The Think Tank pool performed significantly better than Liberty 2013-1 SME pool.

## **Prepayment History**

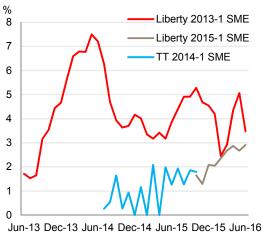
- Historical average CPR of Think Tank 2014-1 was 26.1% between Jul-14 and Nov-15. The CPR rate was 29.6% as at November 2015. The 12-month moving average CPR of Think Tank 2014-1 shows that after reaching a peak in September 2015 it plateaued towards the end of the deal (Chart 3).
- Think Tank 2016-1 has a CPR assumption of 19%.

55% 50% 45% 40% 35% 30% 25% 20% 15% 10% 5% Jul-14 Oct-14 Jan-15 Apr-15 Jul-15 Oct-15

Chart 3: Think Tank 2014-1 prepayment rates

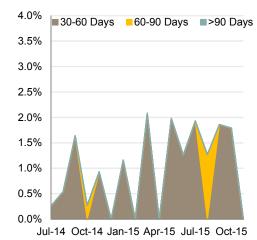
Source: Think Tank, S&P, CBA

Chart 1: Think Tank 2014-1 30+days arrears comp with Liberty SMW CMBS



Source: Think Tank, S&P, CBA

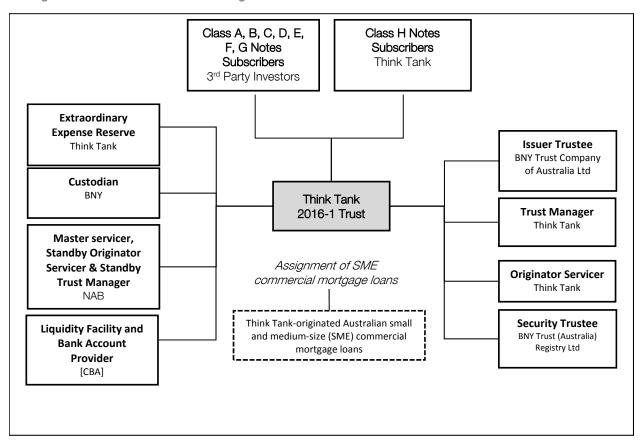
Chart 2: Think Tank 2014-1 arrears performance



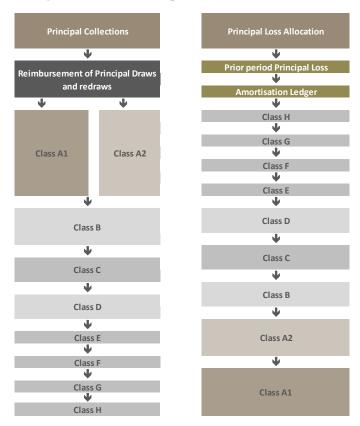
Source: Think Tank, CBA



Figure 1: Transaction structure diagram



### Principal Repayment prior to stepdown\* and Charge-offs



<sup>\*</sup> The Class A1 through to E Notes will receive principal on a pari-passu basis post step-down conditions being satisfied.



## Interest payment

- Interest is paid on the Invested Amount.
- Class A through to Class E Note interest payments are Required Payments. However, Class B to Class E Note' interest payments may not form part of the Required Payments under the following conditions:
  - a) A Principal Draw Over-utilisation applies in relation to that Class of Notes, or
  - b) Aggregate Stated Amount of that Class of Notes is less than 95% of the aggregate Invested Amount of that Class of Notes on that Payment Date.
- Class F, G and H Notes' interest payment is subordinated below reinstatement of losses on all Notes, including Class H
   Notes. Class H Notes will not receive interest on or after the earliest possible Call Option Date.

#### **Amortisation Events**

- An Amortisation Event occurs if:
  - c) the Payment Date falls after the first Call Option Date; or
  - d) an Originator Servicer default has been subsisting for more ten or more business days.
- If an Amortisation Event is subsisting, excess income prior to reinstatement of Extraordinary Expense Reserve less an amount to meet tax liability will be allocated to Available Principal.

### **Step-down Conditions**

- On any Payment Date, the Step-Down Conditions are met if the following have been satisfied:
  - The Payment Date is on or after the second anniversary but before the third anniversary of the initial Closing Date;
  - The level of subordination provided to the Class A2 Notes by the aggregate of the Amortisation Ledger and the Stated Amount of all other Notes is twice the level of subordination provided on the Closing Date;
  - 60+days arrears or more does not exceed 3.5%.
  - The Outstanding Principal Balance is greater than 30% of the Purchased Receivables at the Cut-Off Date;
  - No unreimbursed charge-offs;
  - No unreimbursed Principal Draw; and
  - No amounts remain drawn on the Liquidity Facility Agreement.



### Market update

Just over A\$17.3b (equivalent) of public securitisation deals have been issued from 23 transactions in the primary securitisation market as at mid-October 2016 (excluding refinance). This includes 6 ABS (A\$4b), 1 SME CMBS (A\$400m) and 16 public RMBS (A\$12.8b). Total securitisation issuance is down nearly 38% pcp. Besides the primary new issuance, another approximately A\$1.5b has been refinanced from 7 existing RMBS.

Non-bank RMBS issuance has accounted for 42% of total RMBS issuance so far this year (vs 18% in 2015). This is the result of lower issuance by the banks in general YTD. In particular, Westpac has been notably absent and CBA has only tapped the RMBS market once so far this year.

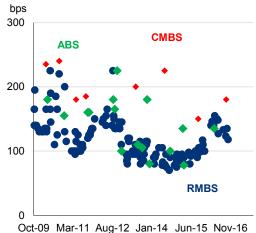
Despite issuance being lower than 2015, pricing of new RMBS deals has tended to be wider compared to senior unsecured bonds. In relative terms, major Bank senior RMBS note (~3yrs) issue price widened by ~15bps to the senior unsecured (5yr) during 1H-16.

But the spread levels have contracted in recent months compared to 1H-2016. Activity in the primary market is also picking up along with the recent credit market rally. Quite a lot of deals are joining the issuance pipeline.

ME Bank priced the most recent prime RMBS. SMHL 2016-1 was upsized from A\$500m to A\$1.5b. The Class A1 Notes (2.71yrs) priced at 1m BBSW+118bps – tighter than the initial price guidance of +120bps area. According to media reports, the Class A1 Notes were 3.7x oversubscribed at the IPTs. The Class A1 Notes of SMHL 2016-1 priced +5bps tighter than the Class A notes (3.2yrs) of 'Progress 2016-1' RMBS (A\$750m) which priced at +123bp mid-September.

Liberty priced the most recent SME CMBS via 'Liberty 2016-1 SME Trust' (A\$400m) in September 2016. The Class A1 (1.8yrs) and Class A2 Notes (1.8yrs) priced at 1m BBSW+180bps and +240bps, respectively. Compared to 'Progress 2016-1' priced a week earlier, Liberty's Class A1 Notes priced around 57bps wider (WAL unadjusted). The spread pick-up in Liberty SME CMBS relative to non-major bank RMBS has been greater this year than 2015. Liberty 2015-1 SME CMBS Class A1 Notes (1.8yrs, +150bps) provided 52bps (WAL unadjusted) spread pick-up relative to SAMT 2015-1 Class A (2.7yr, +98bps) Notes issued back in September 2015.

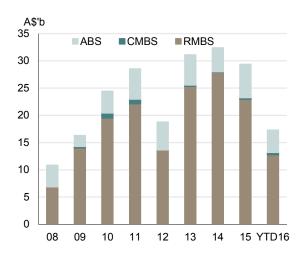
#### Securitisation issue spreads



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Source: Bloomberg, CBA,

#### Public securitisation issuance



Source: Bloomberg, CBA,



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