

Investor Report - Think Tank Series 2019-1

Collection Period from 01-Jan-2022 to 31-Jan-2022

Payment Date of 10-Feb-2022

Counterparty Information ●●

Issuer/Trustee	BNY Trust Company of Australia Limited in its capacity atf the Think Tank Series 2019-1 Trust ("Trustee" or "BNY")
Security Trustee	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Series 2019-1 Trust Security Trust
Trust Manager, Originator, and Originator Servicer	Think Tank Group Pty Limited ("Think Tank")
Master Servicer, Standby Originator Servicer and Standby Trust Manager	
Custodian	AMAL Asset Management Limited
Arranger	BNY
Joint Lead Managers	Commonwealth Bank of Australia ("CBA")
Liquidity Facility Provider	CBA, Deutsche Bank AG, Westpac Banking Corporation
Interest Rate Swap Provider	CBA
Designated Rating Agency	CBA
	Standard & Poor's (Australia) Pty Limited

Think Tank Series 2019-1 Cashflow Asset Report

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Think Tank Series 2019-1 - NOTE BALANCES

NOTE	Beginning Collection Period	Drawings	Principal Repaid	End of Collection Period	Closing Bond Factor	Opening Charge-Offs	Closing Charge-Offs	Interest Due (inc accrued)	Interest Paid
Class Redraw	0.00		0.00	0.00		0.00	0.00	0.00	0.00
Class A1	104,178,965.57		3,476,812.97	100,702,152.60	48.0%	0.00	0.00	120,776.24	120,776.24
Class A2	23,961,162.09		799,666.98	23,161,495.11	48.0%	0.00	0.00	34,901.24	34,901.24
Class B	21,700,000.00		0.00	21,700,000.00	100.0%	0.00	0.00	37,136.73	37,136.73
Class C	29,400,000.00		0.00	29,400,000.00	100.0%	0.00	0.00	75,284.14	75,284.14
Class D	18,200,000.00		0.00	18,200,000.00	100.0%	0.00	0.00	62,062.00	62,062.00
Class E	4,900,000.00		0.00	4,900,000.00	100.0%	0.00	0.00	24,199.96	24,199.96
Class F	11,550,000.00		0.00	11,550,000.00	100.0%	0.00	0.00	67,833.31	67,833.31
Class G	2,450,000.00		0.00	2,450,000.00	100.0%	0.00	0.00	18,758.61	18,758.61
Class H	3,500,000.00		0.00	3,500,000.00	100.0%	0.00	0.00	34,229.52	34,229.52

1. GENERAL

Current Payment Date	10-Feb-22
Collection Period (start)	1-Jan-22
Collection Period (end)	31-Jan-22
Interest Period (start)	10-Jan-22
Interest Period (end)	9-Feb-22
Days in Interest Period	31
Next Payment Date	10-Mar-22

2. COLLECTIONS

a. Total Available Income	
Interest on Mortgage Loans	1,031,731.70
Early Repayment Fees	23,751.15
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	1,518.07
Total Available Income	1,057,000.92

(1) Includes penalty interest, dishonour fees, bank account interest, funds received from the Forbearance SPV etc

b. Total Principal Principal	
Principal Received on the Mortgage Loans	4,319,596.53
Principal from the sale of Mortgage Loans	0.00
Other Principal	-43,116.58
Total Principal Collections	4,276,479.95

3. PRINCIPAL DRAW

Opening Balance	0.00
Plus Additional Principal Draws	0.00
Less Repayment of Principal Draws	0.00
Closing Balance	0.00

4. SUMMARY INCOME WATERFALL

Senior Expenses - Items 5.8(a) to (f) (Inclusive)	98,215.65
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	120,776.24
Class A2 Interest	34,901.24
Class B Interest	37,136.73
Class C Interest	75,284.14
Class D Interest	62,062.00
Class E Interest	24,199.96
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class F Interest	67,833.31
Class G Interest	18,758.61
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	34,229.52
Other Expenses	0.00
Excess Spread	483,603.52

Think Tank Series 2019-1 Cashflow Asset Report

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	0.00
Class A1 Principal Payment	3,476,812.97
Class A2 Principal Payment	799,666.98
Class B Principal Payment	0.00
Class C Principal Payment	0.00
Class D Principal Payment	0.00
Class E Principal Payment	0.00
Class F Principal Payment	0.00
Class G Principal Payment	0.00
Class H Principal Payment	0.00

6. COLLATERAL

a. Loan Balance

Loan Balance at Beginning of Collection Period	221,705,630.22
Plus: Capitalised Charges	42,649.60
Plus: Further Advances / Redraws	0.00
Less: Principal Collections	4,319,596.53
Loan Balance at End of Collection Period	217,428,683.29

b. Repayments

Principal received on Mortgage Loans during Collection Period	4,319,596.53
CPR (%)	21.0%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	2.72%	5.40%	OK
Test (b)			
Bank Bill Rate plus 4.50%	4.52%	5.40%	OK

d. Arrears

	30 - 59 Days	60 - 89 Days	90 + Days	Total
Current Period				
No. of Loans	4	0	1	5
Balance Outstanding	3,849,571	0	1,019,807	4,869,378
% Portfolio Balance	1.77%	0.00%	0.47%	2.24%

e. Foreclosures

	Current Period	Last 3 Months	Cumulative
Number of Loans Foreclosed	0	0	0
Balance of Loans Foreclosed (including interest and other fees)	0	0	0
Balance of Loans Foreclosed (principal only)	0	0	0
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

Summary

Loans	364
Facilities	338
Borrower Groups	314
Balance	217,428,683
Avg Loan Balance	597,332
Max Loan Balance	2,925,000
Avg Facility Balance	643,280
Max Facility Balance	3,078,604
Avg Group Balance	692,448
Max Group Balance	3,078,604
WA Current LVR	61.5%
Max Current LVR	80.0%
WA Yield	5.40%
WA Seasoning (months)	36.9
% IO	45.7%
% Investor	57.8%
% SMSF	30.0%
WA Interest Cover (UnStressed)	2.50

Current Loan/Facility LVR

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	40	11.0%	13,278,697	6.1%
> 40% <= 50%	47	12.9%	24,855,953	11.4%
> 50% <= 55%	25	6.9%	11,748,930	5.4%
> 55% <= 60%	39	10.7%	26,131,741	12.0%
> 60% <= 65%	62	17.0%	44,291,654	20.4%
> 65% <= 70%	81	22.3%	49,777,897	22.9%
> 70% <= 75%	59	16.2%	39,918,221	18.4%
> 75% <= 80%	11	3.0%	7,425,590	3.4%
> 80% <= 85%	0	0.0%	0	0.0%
> 85% <= 100%	0	0.0%	0	0.0%
Total	364	100.0%	217,428,683	100%

Current Facility Balance

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	4	1.2%	150,614	0.1%
> 100,000 <= 200,000	37	10.9%	5,980,413	2.8%
> 200,000 <= 300,000	55	16.3%	13,618,788	6.3%
> 300,000 <= 400,000	50	14.8%	17,284,041	7.9%
> 400,000 <= 500,000	33	9.8%	14,727,279	6.8%
> 500,000 <= 1,000,000	97	28.7%	69,310,491	31.9%
> 1,000,000 <= 1,500,000	36	10.7%	43,515,855	20.0%
> 1,500,000 <= 2,000,000	16	4.7%	28,044,681	12.9%
> 2,000,000 <= 2,500,000	5	1.5%	10,633,625	4.9%
> 2,500,000 <= 5,000,000	5	1.5%	14,162,895	6.5%
Total	338	100%	217,428,683	100%

Property State

	Number		Balance	
	Amount	%	Amount	%
NSW	159	43.7%	107,358,767	49.4%
ACT	8	2.2%	3,442,869	1.6%
VIC	111	30.5%	63,476,026	29.2%
QLD	48	13.2%	25,202,985	11.6%
SA	12	3.3%	6,042,026	2.8%
WA	21	5.8%	10,111,529	4.7%
TAS	5	1.4%	1,794,482	0.8%
NT	0	0.0%	0	0.0%
Total	364	100%	217,428,683	100%

Property Location

	Number		Balance	
	Amount	%	Amount	%
Metro	305	83.8%	182,041,534	83.7%
Non metro	48	13.2%	28,009,683	12.9%
Inner City	11	3.0%	7,377,466	3.4%
Total	364	100%	217,428,683	100%

Current Loan Balance

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	12	3.3%	486,322	0.2%
> 100,000 <= 200,000	42	11.5%	6,706,291	3.1%
> 200,000 <= 300,000	63	17.3%	15,777,785	7.3%
> 300,000 <= 400,000	51	14.0%	17,567,955	8.1%
> 400,000 <= 500,000	40	11.0%	17,939,699	8.3%
> 500,000 <= 1,000,000	97	26.6%	67,920,640	31.2%
> 1,000,000 <= 1,500,000	34	9.3%	41,089,511	18.9%
> 1,500,000 <= 2,000,000	16	4.4%	27,757,773	12.8%
> 2,000,000 <= 2,500,000	4	1.1%	6,533,625	3.0%
> 2,500,000 <= 5,000,000	5	1.4%	13,649,081	6.3%
Total	364	100%	217,428,683	100%

Current Group Balance

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	4	1.3%	150,614	0.1%
> 100,000 <= 200,000	27	8.6%	4,261,463	2.0%
> 200,000 <= 300,000	52	16.6%	12,807,121	5.9%
> 300,000 <= 400,000	48	15.3%	16,781,315	7.7%
> 400,000 <= 500,000	30	9.6%	13,384,365	6.2%
> 500,000 <= 1,000,000	87	27.7%	60,913,775	28.0%
> 1,000,000 <= 1,500,000	35	11.1%	42,296,883	19.5%
> 1,500,000 <= 2,000,000	15	4.8%	27,132,955	12.5%
> 2,000,000 <= 2,500,000	9	2.9%	19,925,955	9.2%
> 2,500,000 <= 5,000,000	7	2.2%	19,774,238	9.1%
Total	314	100%	217,428,683	100%

Seasoning (months)

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	0	0.0%	0	0.0%
> 12 <= 18	0	0.0%	0	0.0%
> 18 <= 24	0	0.0%	0	0.0%
> 24 <= 30	31	8.5%	19,839,822	9.1%
> 30 <= 36	175	48.1%	102,039,564	46.9%
> 36 <= 42	122	33.5%	71,445,491	32.9%
> 42 <= 48	23	6.3%	15,111,698	7.0%
> 48 <= 54	7	1.9%	4,657,197	2.1%
> 54 <= 60	0	0.0%	0	0.0%
> 60 <= 300	6	1.6%	4,334,911	2.0%
Total	364	100%	217,428,683	100%

Arrears (Days Past Due)

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	359	98.6%	212,559,306	97.8%
> 30 <= 60	4	1.1%	3,849,571	1.8%
> 60 <= 90	0	0.0%	0	0.0%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	1	0.3%	1,019,807	0.5%
Total	364	100%	217,428,683	100%

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	121	33.2%	86,948,174	40.0%
Mid Doc	92	25.3%	59,992,989	27.6%
Quick Doc	14	3.8%	5,323,307	2.4%
SMSF	137	37.6%	65,164,213	30.0%
SMSF NR	0	0.0%	0	0.0%
Total	364	100%	217,428,683	100%

Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Retail	65	17.9%	34,486,181	15.9%
Industrial	180	49.5%	99,136,714	45.6%
Office	44	12.1%	28,604,171	13.2%
Professional Suites	6	1.6%	2,276,670	1.0%
Commercial Other	10	2.7%	13,444,615	6.2%
Vacant Land	0	0.0%	0	0.0%
Rural	3	0.8%	4,256,726	2.0%
Residential	56	15.4%	35,221,606	16.2%
Total	364	100%	217,428,683	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	358	98.4%	213,616,421	98.2%
<i>Fixed Rate Term Remaining (yrs)</i>				
0 <= 1	2	0.5%	637,500	0.3%
> 1 <= 2	1	0.3%	309,514	0.1%
> 2 <= 3	3	0.8%	2,865,248	1.3%
> 3 <= 4	0	0.0%	0	0.0%
> 4 <= 5	0	0.0%	0	0.0%
Total	364	100%	217,428,683	100%

Interest Rates ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 5.0%	100	27.5%	68,765,942	31.6%
> 5.0% <= 5.5%	104	28.6%	52,371,559	24.1%
> 5.5% <= 6.0%	93	25.5%	58,851,895	27.1%
> 6.0% <= 6.5%	59	16.2%	33,116,254	15.2%
> 6.5% <= 7.0%	6	1.6%	3,139,275	1.4%
> 7.0% <= 7.5%	2	0.5%	1,183,759	0.5%
> 7.5% <= 8.0%	0	0.0%	0	0.0%
> 8.0% <= 8.5%	0	0.0%	0	0.0%
> 8.5% <= 9.0%	0	0.0%	0	0.0%
> 9.0% <= 13.0%	0	0.0%	0	0.0%
Total	364	100%	217,428,683	100%

Interest Cover (Unstressed) ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 1.50	3	0.8%	2,192,953	1.0%
> 1.50 <= 1.75	71	19.5%	52,724,786	24.2%
> 1.75 <= 2.00	68	18.7%	40,571,751	18.7%
> 2.00 <= 2.25	46	12.6%	28,752,167	13.2%
> 2.25 <= 2.50	28	7.7%	11,729,756	5.4%
> 2.50 <= 2.75	35	9.6%	17,483,155	8.0%
> 2.75 <= 3.00	25	6.9%	14,726,009	6.8%
> 3.00 <= 3.25	15	4.1%	9,466,559	4.4%
> 3.25 <= 3.50	12	3.3%	8,429,929	3.9%
> 3.50 <= 3.75	7	1.9%	5,273,217	2.4%
> 3.75 <= 4.00	9	2.5%	4,358,511	2.0%
> 4.00 <= 4.25	12	3.3%	5,129,941	2.4%
> 4.25 <= 100	33	9.1%	16,589,948	7.6%
Total	364	100%	217,428,683	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	8	2.2%	5,644,438	2.6%
Non NCCP loans	356	97.8%	211,784,245	97.4%
Total	364	100%	217,428,683	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	14	23.0%	11,055,523	29.2%
High Density Apartment	3	4.9%	1,070,714	2.8%
House	44	72.1%	25,710,964	68.0%
Total	61	100%	37,837,201	100%

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	56	15.4%	26,056,925	12.0%	
<i>Months Self Employed</i>					
0 < 12	12	0	0.0%	0	0.0%
12 <= 24	24	0	0.0%	0	0.0%
24 < 36	36	10	2.7%	7,160,570	3.3%
36 <= 48	48	9	2.5%	4,147,225	1.9%
48 < 60	60	12	3.3%	8,855,600	4.1%
60 <= 700	700	277	76.1%	171,208,364	78.7%
Total	364	100%	217,428,683	100%	

Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	14	3.8%	5,189,640	2.4%
> 15 <= 20	240	22	6.0%	9,722,134	4.5%
> 20 <= 25	300	207	56.9%	129,339,611	59.5%
> 25 <= 30	360	121	33.2%	73,177,298	33.7%
Total	364	100%	217,428,683	100%	

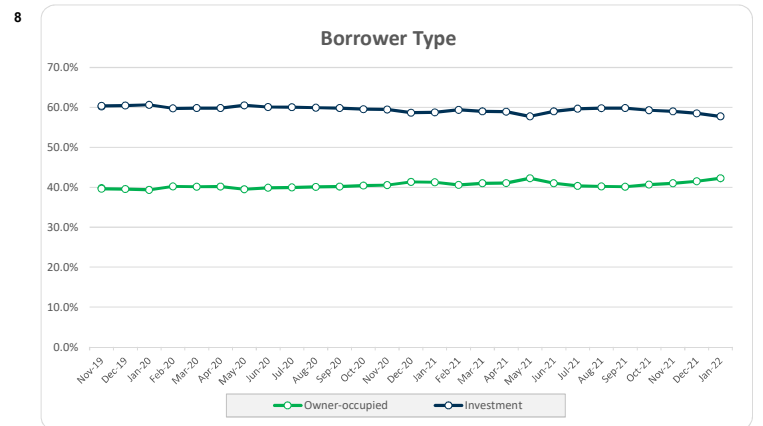
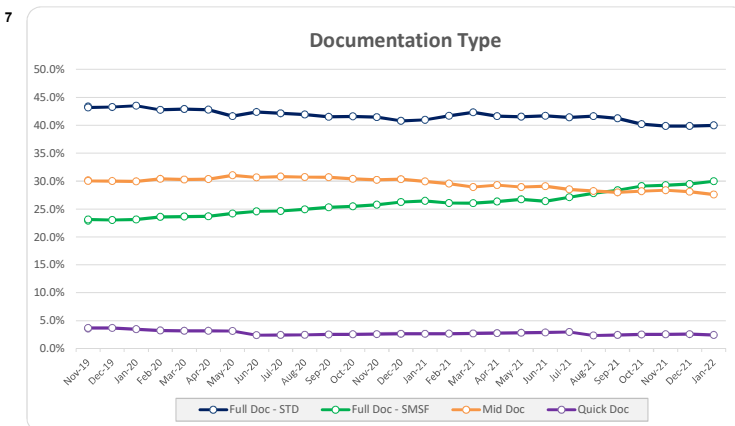
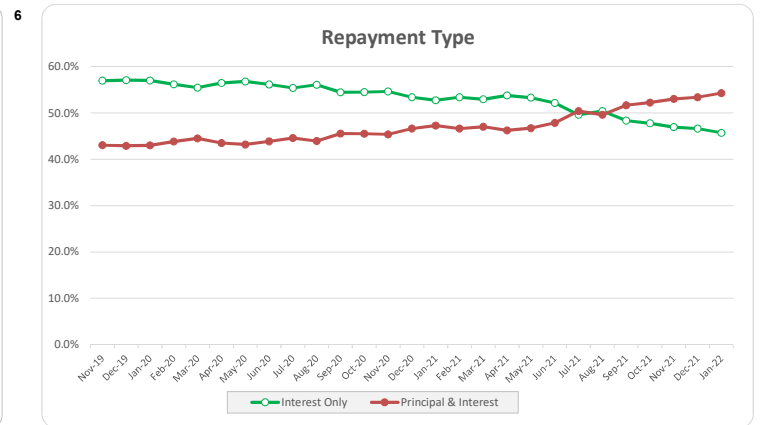
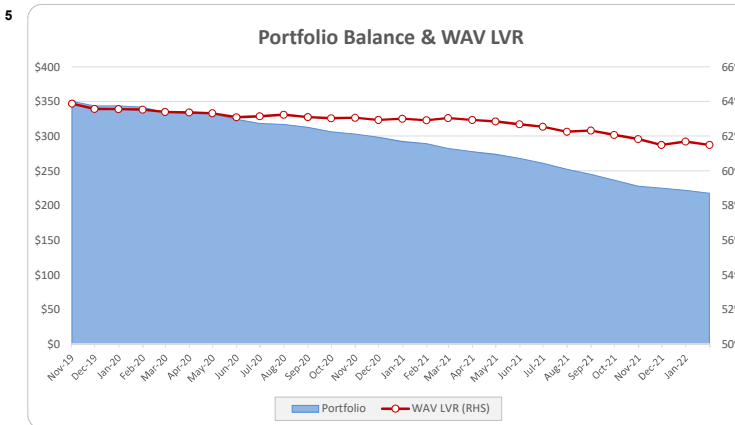
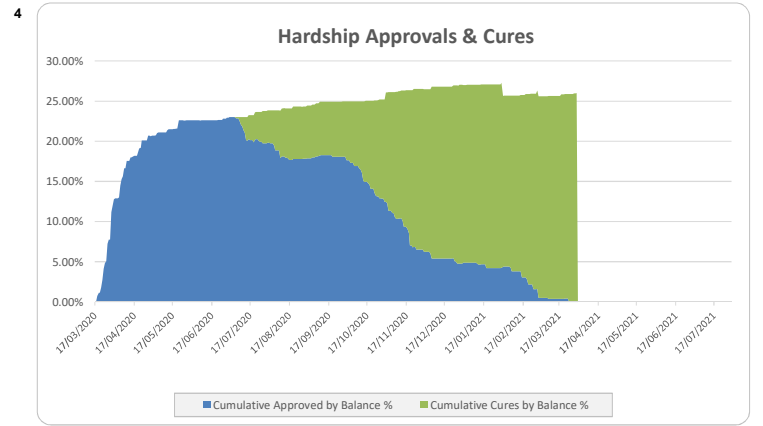
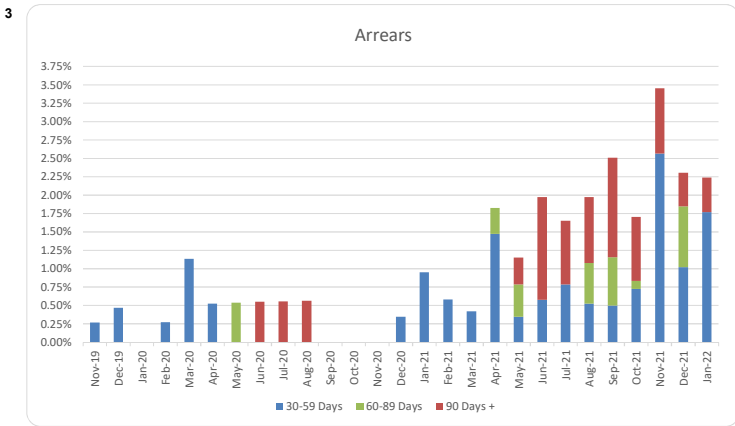
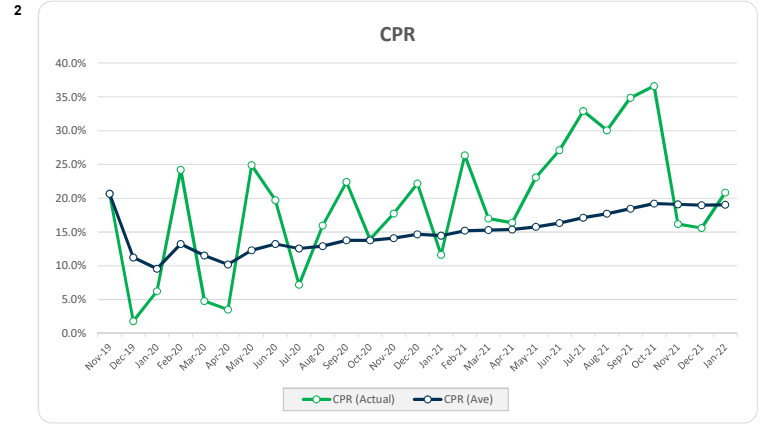
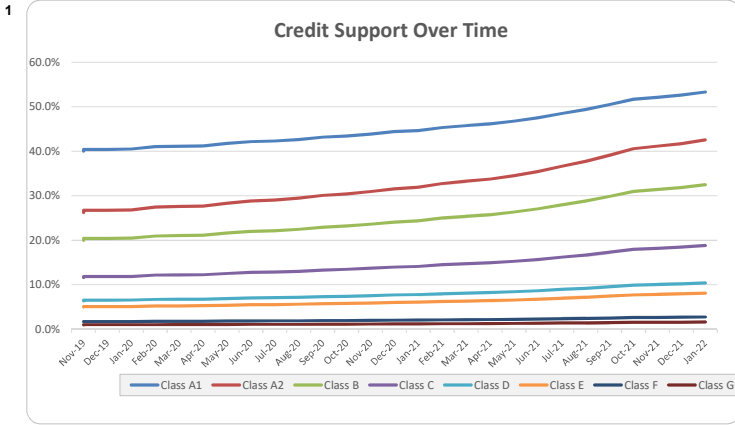
Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	225	61.8%	118,041,702	54.3%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	31	8.5%	17,364,939	8.0%
> 1 <= 2	50	13.7%	33,912,673	15.6%
> 2 <= 3	58	15.9%	48,109,370	22.1%
> 3 <= 4	0	0.0%	0	0.0%
> 4 <= 5	0	0.0%	0	0.0%
Total	364	100%	217,428,683	100%

Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	226	62.1%	122,744,813	56.5%
Refinance - no takeout	60	16.5%	50,068,109	23.0%
Refinance	45	12.4%	31,334,075	14.4%
Equity Takeout	33	9.1%	13,281,687	6.1%
Total	364	100%	217,428,683	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Agriculture	0	0.0%	0	0.0%
Automotive / Transport	50	13.7%	30,904,325	14.2%
Communications	9	2.5%	6,959,640	3.2%
Construction	96	26.4%	59,441,741	27.3%
Education	7	1.9%	6,798,647	3.1%
Engineering / Manufacturing	39	10.7%	21,508,102	9.9%
Finance & Insurance	15	4.1%	8,100,953	3.7%
Food and Beverage	28	7.7%	20,359,921	9.4%
Health	26	7.1%	8,615,745	4.0%
IT	0	0.0%	0	0.0%
Other	1	0.3%	352,921	0.2%
Printing & Media	5	1.4%	2,268,318	1.0%
Professional Services	49	13.5%	29,424,541	13.5%
Property Investment	1	0.3%	269,643	0.1%
Public Service	1	0.3%	268,817	0.1%
Retail	22	6.0%	12,273,919	5.6%
Sport, Leisure, Cultural & Recreational	15	4.1%	9,881,449	4.5%
Wholesale	0	0.0%	0	0.0%
Total	364	100%	217,428,683	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	362	99.5%	215,933,139	99.3%
1	2	0.5%	1,495,545	0.7%
2	0	0.0%	0	0.0%
Total	364	100%	217,428,683	100%

Think Tank Series 2019-1: Time Series Charts



Think Tank Series 2019-1: Current Charts

