

Investor Report - Think Tank Series 2019-1

Collection Period from 01-Feb-2022 to 28-Feb-2022

Payment Date of 10-Mar-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



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	100,702,152.60		3,123,953.86	97,578,198.74	46.5%	0.00	0.00	105,169.47	105,169.47
Class A2	23,161,495.11		718,509.39	22,442,985.72	46.5%	0.00	0.00	30,407.68	30,407.68
Class B	21,700,000.00		0.00	21,700,000.00	100.0%	0.00	0.00	33,482.92	33,482.92
Class C	29,400,000.00		0.00	29,400,000.00	100.0%	0.00	0.00	67,917.38	67,917.38
Class D	18,200,000.00		0.00	18,200,000.00	100.0%	0.00	0.00	56,005.74	56,005.74
Class E	4,900,000.00		0.00	4,900,000.00	100.0%	0.00	0.00	21,844.50	21,844.50
Class F	11,550,000.00		0.00	11,550,000.00	100.0%	0.00	0.00	61,236.90	61,236.90
Class G	2,450,000.00		0.00	2,450,000.00	100.0%	0.00	0.00	16,936.49	16,936.49
Class H	3,500,000.00		0.00	3,500,000.00	100.0%	0.00	0.00	30,907.32	30,907.32

1. GENERAL

Current Payment Date	10-Mar-22
Collection Period (start)	1-Feb-22
Collection Period (end)	28-Feb-22
Interest Period (start)	10-Feb-22
Interest Period (end)	9-Mar-22
Days in Interest Period	28
Next Payment Date	11-Apr-22

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,077,360.44
Early Repayment Fees	22,009.10
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	22,843.77
Total Available Income	1,122,213.31

(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	3,920,001.57
Principal from the sale of Mortgage Loans	0.00
Other Principal	-47,538.32
Total Principal Collections	3,872,463.25

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)	91,603.81
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	105,169.47
Class A2 Interest	30,407.68
Class B Interest	33,482.92
Class C Interest	67,917.38
Class D Interest	56,005.74
Class E Interest	21,844.50
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class F Interest	61,236.90
Class G Interest	16,936.49
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	30,907.32
Other Expenses	0.00
Excess Spread	606,701.10

Think Tank Series 2019-1 Cashflow Asset Report

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	30,000.00
Class A1 Principal Payment	3,123,953.86
Class A2 Principal Payment	718,509.39
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	217,428,683.29
Plus: Capitalised Charges	-52,175.33
Plus: Further Advances / Redraws	30,000.00
Less: Principal Collections	3,920,001.57
Loan Balance at End of Collection Period	213,486,506.39

b. Repayments

Principal received on Mortgage Loans during Collection Period	3,920,001.57
CPR (%)	19.6%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	2.75%	5.38%	OK
Test (b)			
Bank Bill Rate plus 4.50%	4.51%	5.38%	OK

d. Arrears

	30 - 59 Days	60 - 89 Days	90 + Days	Total
Current Period				
No. of Loans	2	1	0	3
Balance Outstanding	3,278,687	206,621	0	3,485,309
% Portfolio Balance	1.54%	0.10%	0.00%	1.63%

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	362
Facilities	336
Borrower Groups	312
Balance	213,486,506
Avg Loan Balance	589,742
Max Loan Balance	2,925,000
Avg Facility Balance	635,377
Max Facility Balance	3,078,604
Avg Group Balance	684,252
Max Group Balance	3,078,604
WA Current LVR	61.2%
Max Current LVR	80.0%
WA Yield	5.38%
WA Seasoning (months)	37.9
% IO	45.0%
% Investor	57.2%
% SMSF	30.3%
WA Interest Cover (UnStressed)	2.50

Current Loan/Facility LVR

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	42	11.6%	13,453,415	6.3%
> 40% <= 50%	49	13.5%	25,940,961	12.2%
> 50% <= 55%	22	6.1%	10,155,018	4.8%
> 55% <= 60%	39	10.8%	26,093,176	12.2%
> 60% <= 65%	62	17.1%	43,536,410	20.4%
> 65% <= 70%	79	21.8%	48,867,135	22.9%
> 70% <= 75%	61	16.9%	40,312,142	18.9%
> 75% <= 80%	8	2.2%	5,128,249	2.4%
> 80% <= 85%	0	0.0%	0	0.0%
> 85% <= 100%	0	0.0%	0	0.0%
Total	362	100.0%	213,486,506	100%

Current Facility Balance

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	5	1.5%	218,258	0.1%
> 100,000 <= 200,000	37	11.0%	5,958,013	2.8%
> 200,000 <= 300,000	57	17.0%	14,114,248	6.6%
> 300,000 <= 400,000	48	14.3%	16,504,940	7.7%
> 400,000 <= 500,000	33	9.8%	14,718,709	6.9%
> 500,000 <= 1,000,000	97	28.9%	69,229,634	32.4%
> 1,000,000 <= 1,500,000	33	9.8%	39,982,820	18.7%
> 1,500,000 <= 2,000,000	16	4.8%	27,974,491	13.1%
> 2,000,000 <= 2,500,000	5	1.5%	10,626,146	5.0%
> 2,500,000 <= 5,000,000	5	1.5%	14,159,247	6.6%
Total	336	100%	213,486,506	100%

Property State

	Number		Balance	
	Amount	%	Amount	%
NSW	158	43.6%	105,082,452	49.2%
ACT	8	2.2%	3,438,004	1.6%
VIC	110	30.4%	62,113,086	29.1%
QLD	48	13.3%	25,086,203	11.8%
SA	12	3.3%	6,028,913	2.8%
WA	21	5.8%	9,950,799	4.7%
TAS	5	1.4%	1,787,051	0.8%
NT	0	0.0%	0	0.0%
Total	362	100%	213,486,506	100%

Property Location

	Number		Balance	
	Amount	%	Amount	%
Metro	303	83.7%	179,052,267	83.9%
Non metro	48	13.3%	27,059,332	12.7%
Inner City	11	3.0%	7,374,908	3.5%
Total	362	100%	213,486,506	100%

Current Loan Balance

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	13	3.6%	553,771	0.3%
> 100,000 <= 200,000	42	11.6%	6,683,056	3.1%
> 200,000 <= 300,000	67	18.5%	16,697,006	7.8%
> 300,000 <= 400,000	49	13.5%	16,785,155	7.9%
> 400,000 <= 500,000	38	10.5%	17,099,342	8.0%
> 500,000 <= 1,000,000	96	26.5%	66,959,333	31.4%
> 1,000,000 <= 1,500,000	32	8.8%	38,849,216	18.2%
> 1,500,000 <= 2,000,000	16	4.4%	27,688,048	13.0%
> 2,000,000 <= 2,500,000	4	1.1%	8,526,146	4.0%
> 2,500,000 <= 5,000,000	5	1.4%	13,645,433	6.4%
Total	362	100%	213,486,506	100%

Current Group Balance

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	5	1.6%	218,258	0.1%
> 100,000 <= 200,000	27	8.7%	4,246,542	2.0%
> 200,000 <= 300,000	54	17.3%	13,303,818	6.2%
> 300,000 <= 400,000	46	14.7%	16,002,695	7.5%
> 400,000 <= 500,000	30	9.6%	13,379,033	6.3%
> 500,000 <= 1,000,000	87	27.9%	60,832,677	28.5%
> 1,000,000 <= 1,500,000	32	10.3%	38,764,242	18.2%
> 1,500,000 <= 2,000,000	15	4.8%	27,115,571	12.7%
> 2,000,000 <= 2,500,000	9	2.9%	19,853,080	9.3%
> 2,500,000 <= 5,000,000	7	2.2%	19,770,590	9.3%
Total	312	100%	213,486,506	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	0	0.0%	0	0.0%
> 30 <= 36	188	51.9%	109,654,097	51.4%
> 36 <= 42	123	34.0%	73,074,877	34.2%
> 42 <= 48	38	10.5%	21,780,105	10.2%
> 48 <= 54	5	1.4%	4,651,481	2.2%
> 54 <= 60	2	0.6%	1,550	0.0%
> 60 <= 300	6	1.7%	4,324,396	2.0%
Total	362	100%	213,486,506	100%

Arrears (Days Past Due)

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	359	99.2%	210,001,197	98.4%
> 30 <= 60	2	0.6%	3,278,687	1.5%
> 60 <= 90	1	0.3%	206,621	0.1%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	0	0.0%	0	0.0%
Total	362	100%	213,486,506	100%

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	121	33.4%	86,036,089	40.3%
Mid Doc	90	24.9%	57,460,360	26.9%
Quick Doc	14	3.9%	5,311,838	2.5%
SMSF	137	37.8%	64,678,220	30.3%
SMSF NR	0	0.0%	0	0.0%
Total	362	100%	213,486,506	100%

Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Retail	64	17.7%	32,293,714	15.1%
Industrial	180	49.7%	98,711,538	46.2%
Office	44	12.2%	28,531,870	13.4%
Professional Suites	6	1.7%	2,273,580	1.1%
Commercial Other	10	2.8%	13,460,342	6.3%
Vacant Land	0	0.0%	0	0.0%
Rural	3	0.8%	4,250,916	2.0%
Residential	55	15.2%	33,964,547	15.9%
Total	362	100%	213,486,506	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	356	98.3%	209,675,648	98.2%
<i>Fixed Rate Term Remaining (yrs)</i>				
0 <= 1	2	0.6%	637,500	0.3%
> 1 <= 2	1	0.3%	309,079	0.1%
> 2 <= 3	3	0.8%	2,864,279	1.3%
> 3 <= 4	0	0.0%	0	0.0%
> 4 <= 5	0	0.0%	0	0.0%
Total	362	100%	213,486,506	100%

Interest Rates ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 5.0%	99	27.3%	68,190,028	31.9%
> 5.0% <= 5.5%	104	28.7%	52,138,566	24.4%
> 5.5% <= 6.0%	92	25.4%	57,566,332	27.0%
> 6.0% <= 6.5%	59	16.3%	31,280,641	14.7%
> 6.5% <= 7.0%	6	1.7%	3,131,659	1.5%
> 7.0% <= 7.5%	2	0.6%	1,179,281	0.6%
> 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	362	100%	213,486,506	100%

Interest Cover (Unstressed) ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 1.50	3	0.8%	2,189,577	1.0%
> 1.50 <= 1.75	71	19.6%	51,828,335	24.3%
> 1.75 <= 2.00	67	18.5%	39,178,421	18.4%
> 2.00 <= 2.25	46	12.7%	28,558,806	13.4%
> 2.25 <= 2.50	28	7.7%	10,752,565	5.0%
> 2.50 <= 2.75	35	9.7%	17,441,349	8.2%
> 2.75 <= 3.00	25	6.9%	14,699,134	6.9%
> 3.00 <= 3.25	15	4.1%	9,461,245	4.4%
> 3.25 <= 3.50	12	3.3%	8,423,550	3.9%
> 3.50 <= 3.75	7	1.9%	5,269,842	2.5%
> 3.75 <= 4.00	9	2.5%	4,350,925	2.0%
> 4.00 <= 4.25	11	3.0%	4,765,364	2.2%
> 4.25 <= 100	33	9.1%	16,567,391	7.8%
Total	362	100%	213,486,506	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	8	2.2%	5,664,105	2.7%
Non NCCP loans	354	97.8%	207,822,401	97.3%
Total	362	100%	213,486,506	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	13	21.7%	10,887,909	29.2%
High Density Apartment	3	5.0%	1,069,762	2.9%
House	44	73.3%	24,822,471	67.9%
Total	60	100%	36,580,142	100%

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	56	15.5%	26,031,676	12.2%	
<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	9	2.5%	5,963,290	2.8%
36 <= 48	48	9	2.5%	4,140,556	1.9%
48 < 60	60	12	3.3%	8,844,860	4.1%
60 <= 700	700	276	76.2%	168,506,124	78.9%
Total	362	100%	213,486,506	100%	

Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	14	3.9%	5,166,918	2.4%
> 15 <= 20	240	22	6.1%	9,619,819	4.5%
> 20 <= 25	300	206	56.9%	126,194,968	59.1%
> 25 <= 30	360	120	33.1%	72,504,801	34.0%
Total	362	100%	213,486,506	100%	

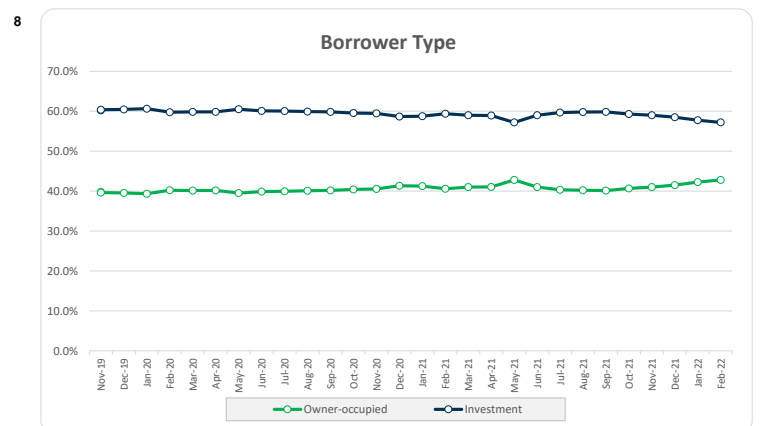
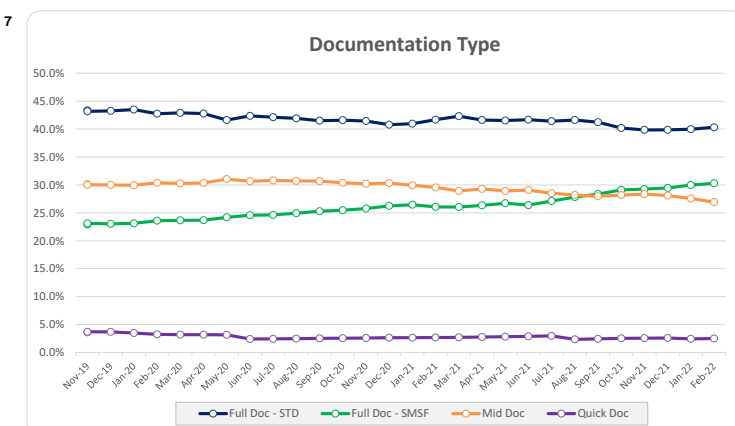
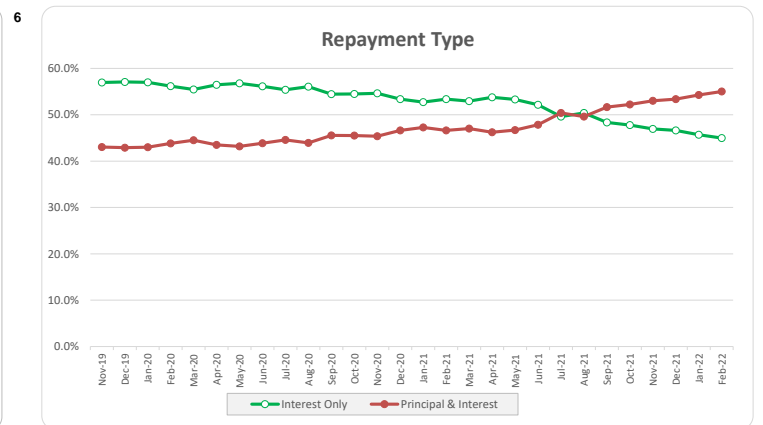
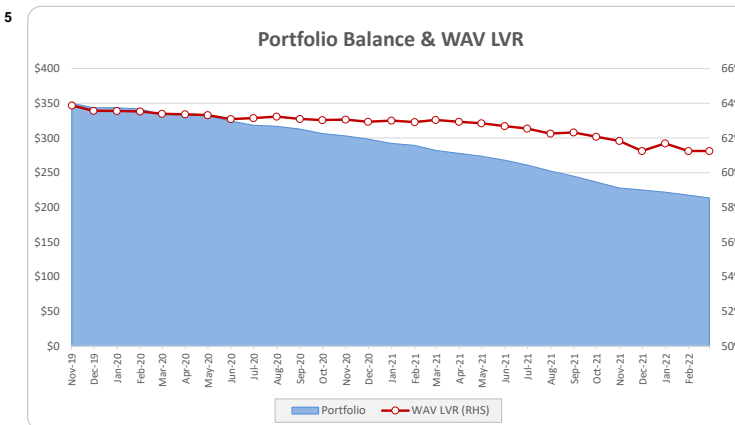
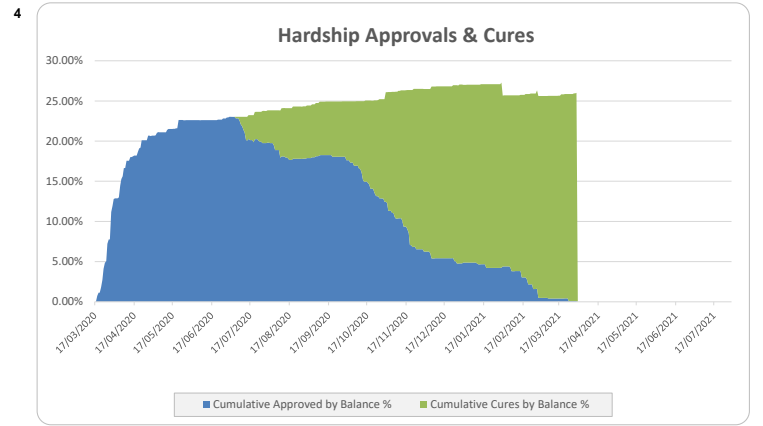
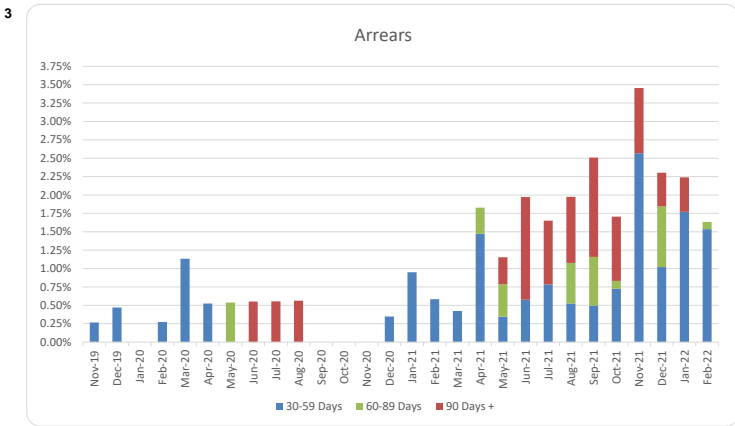
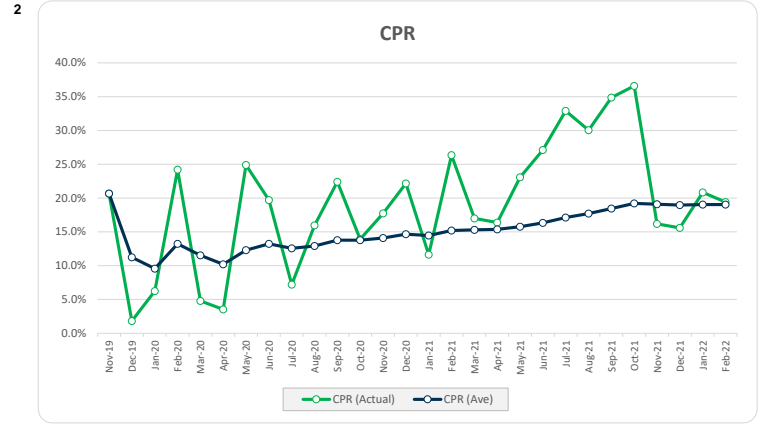
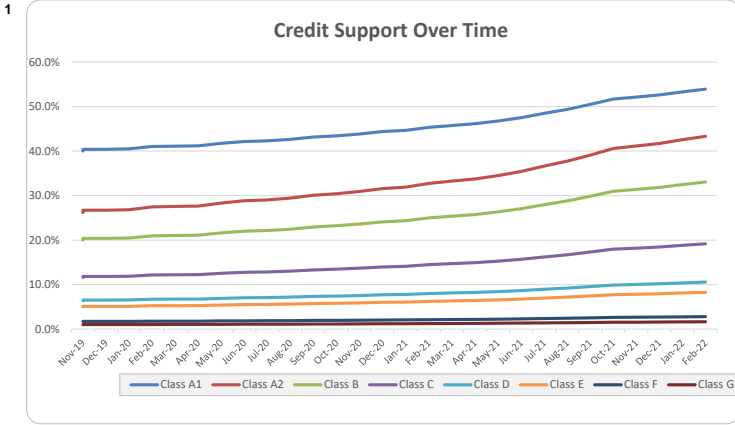
Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	225	62.2%	117,460,047	55.0%
<i>I/O Term Remaining (yrs)</i>				
0 <= 1	30	8.3%	17,003,228	8.0%
> 1 <= 2	52	14.4%	32,862,763	15.4%
> 2 <= 3	55	15.2%	46,160,469	21.6%
> 3 <= 4	0	0.0%	0	0.0%
> 4 <= 5	0	0.0%	0	0.0%
Total	362	100%	213,486,506	100%

Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	226	62.4%	122,198,476	57.2%
Refinance - no takeout	59	16.3%	49,678,168	23.3%
Refinance	44	12.2%	28,312,224	13.3%
Equity Takeout	33	9.1%	13,297,638	6.2%
Total	362	100%	213,486,506	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Agriculture	0	0.0%	0	0.0%
Automotive / Transport	50	13.8%	29,884,113	14.0%
Communications	9	2.5%	6,941,823	3.3%
Construction	95	26.2%	59,017,046	27.6%
Education	7	1.9%	6,786,554	3.2%
Engineering / Manufacturing	39	10.8%	20,401,648	9.6%
Finance & Insurance	15	4.1%	8,092,251	3.8%
Food and Beverage	28	7.7%	20,343,848	9.5%
Health	26	7.2%	8,594,950	4.0%
IT	0	0.0%	0	0.0%
Other	1	0.3%	351,266	0.2%
Printing & Media	5	1.4%	2,265,888	1.1%
Professional Services	49	13.5%	29,322,777	13.7%
Property Investment	1	0.3%	269,108	0.1%
Public Service	1	0.3%	268,471	0.1%
Retail	21	5.8%	11,079,046	5.2%
Sport, Leisure, Cultural & Recreational	15	4.1%	9,867,718	4.6%
Wholesale	0	0.0%	0	0.0%
Total	362	100%	213,486,506	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	360	99.4%	211,994,252	99.3%
1	2	0.6%	1,492,254	0.7%
2	0	0.0%	0	0.0%
Total	362	100%	213,486,506	100%

Think Tank Series 2019-1: Time Series Charts



Think Tank Series 2019-1: Current Charts

