
Investor Report - Think Tank Series 2020-1

Collection Period from 01-Sep-2022 to 30-Sep-2022

Payment Date of 10-Oct-2022

Counterparty Information ●●

Issuer/Trustee**Security Trustee****Trust Manager, Originator, and Originator Servicer****Master Servicer, Standby Originator Servicer and****Custodian****Arranger****Joint Lead Managers****Liquidity Facility Provider****Designated Rating Agency**

BNY Trust Company of Australia Limited in its capacity atf the Think Tank Series 2020-1 Trust ("Trustee" or "BNY")

BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Series 2020-1 Trust Security Trust

Think Tank Group Pty Limited ("Think Tank")

AMAL Asset Management Limited

BNY

Commonwealth Bank of Australia ("CBA")

CBA, Deutsche Bank AG Sydney Branch, Westpac Banking Corporation

CBA

S&P Global Ratings Australia Pty Ltd

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 A1	164,990,398.72		8,123,309.07	156,867,089.66	43.6%	0.00	0.00	496,779.31	496,779.31
Class A2	50,597,055.61		2,491,148.11	48,105,907.49	43.6%	0.00	0.00	162,049.20	162,049.20
Class B	36,000,000.00		0.00	36,000,000.00	100.0%	0.00	0.00	138,772.60	138,772.60
Class C	32,400,000.00		0.00	32,400,000.00	100.0%	0.00	0.00	149,750.14	149,750.14
Class D	28,200,000.00		0.00	28,200,000.00	100.0%	0.00	0.00	154,134.25	154,134.25
Class E	13,200,000.00		0.00	13,200,000.00	100.0%	0.00	0.00	114,677.26	114,677.26
Class F	9,600,000.00		0.00	9,600,000.00	100.0%	0.00	0.00	90,766.03	90,766.03
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	41,321.10	41,321.10
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	63,632.88	63,632.88

1. GENERAL

Current Payment Date	10-Oct-22
Collection Period (start)	1-Sep-22
Collection Period (end)	30-Sep-22
Interest Period (start)	12-Sep-22
Interest Period (end)	9-Oct-22
Days in Interest Period	28
Next Payment Date	10-Nov-22

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	2,155,730.41
Early Repayment Fees	45,803.75
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	32,778.85
Total Available Income	2,234,313.01

(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	12,574,627.67
Principal from the sale of Mortgage Loans	0.00
Other Principal	-49,170.49
Total Principal Collections	12,525,457.18

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)	137,616.19
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	496,779.31
Class A2 Interest	162,049.20
Class B Interest	138,772.60
Class C Interest	149,750.14
Class D Interest	154,134.25
Class E Interest	114,677.26
Class F Interest	90,766.03
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	41,321.10
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	63,632.88
Other Expenses	0.00
Excess Spread	684,814.05

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	1,911,000.00
Class A1 Principal Payment	8,123,309.07
Class A2 Principal Payment	2,491,148.11
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	346,056,569.89
Plus: Capitalised Charges	27,154.79
Plus: Further Advances / Redraws	1,911,000.00
Less: Principal Collections	12,574,627.67
Loan Balance at End of Collection Period	335,420,097.01

b. Repayments

Principal received on Mortgage Loans during Collection Period	12,525,457.18
Scheduled Principal Payments received	436,773.07
Unscheduled Principal Payments received	12,088,684.11
Total Repayment Rate (%)	35.8%
CPR%	34.8%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	5.88%	7.66%	OK
Test (b)			
Bank Bill Rate plus 4.50%	6.83%	7.66%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	2	2	0	4
Balance Outstanding	548,006	1,541,775	0	2,089,781
% Portfolio Balance	0.16%	0.46%	0.00%	0.62%

e. Foreclosures

	Current Period	Last 3 Months	Cumulative
Number of Facilities Foreclosed	0	1	1
Balance of Facilities Foreclosed (Principal, interest and other fees)	0	3,232,607	3,232,607
Balance of Facilities Foreclosed (Principal only)	0	3,029,884	3,029,884
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

f. COVID-19

COVID-19 at Beginning of Collection Period	\$	-
Plus: Claim	\$	-
Less: Repayments	\$	-
COVID-19 at End of Collection Period	\$	-

7. LIQUIDITY FACILITY

Limit available_Current Payment Date	\$	10,049,623.63
Limit available_Next Payment Date	\$	9,731,189.91
Outstanding Liquidity draws	\$	-

Summary ●●

Loans	673
Facilities	650
Borrower Groups	616
Balance	335,420,097
Avg Loan Balance	498,395
Max Loan Balance	3,703,090
Avg Facility Balance	516,031
Max Facility Balance	3,703,090
Avg Group Balance	544,513
Max Group Balance	3,703,090
WA Current LVR	62.1%
Max Current LVR	83.8%
WA Yield	7.66%
WA Seasoning (months)	42.5
% IO	25.8%
% Investor	55.7%
% SMSF	39.1%
WA Interest Cover (UnStressed)	3.02

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	108	16.0%	25,452,165	7.6%
> 40% <= 50%	76	11.3%	34,404,855	10.3%
> 50% <= 55%	46	6.8%	22,549,961	6.7%
> 55% <= 60%	57	8.5%	34,261,317	10.2%
> 60% <= 65%	97	14.4%	51,670,675	15.4%
> 65% <= 70%	105	15.6%	61,571,945	18.4%
> 70% <= 75%	119	17.7%	69,140,668	20.6%
> 75% <= 80%	60	8.9%	33,749,775	10.1%
> 80% <= 85%	5	0.7%	2,618,735	0.8%
> 85% <= 100%	0	0.0%	0	0.0%
Total	673	100.0%	335,420,097	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	19	2.9%	800,386	0.2%
> 100,000 <= 200,000	62	9.5%	9,389,051	2.8%
> 200,000 <= 300,000	126	19.4%	32,034,127	9.6%
> 300,000 <= 400,000	105	16.2%	37,067,914	11.1%
> 400,000 <= 500,000	98	15.1%	43,493,799	13.0%
> 500,000 <= 1,000,000	181	27.8%	124,234,842	37.0%
> 1,000,000 <= 1,500,000	43	6.6%	53,067,678	15.8%
> 1,500,000 <= 2,000,000	7	1.1%	12,115,027	3.6%
> 2,000,000 <= 2,500,000	5	0.8%	11,087,849	3.3%
> 2,500,000 <= 5,000,000	4	0.6%	12,129,423	3.6%
Total	650	100%	335,420,097	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	320	47.5%	180,648,905	53.9%
ACT	11	1.6%	5,137,738	1.5%
VIC	170	25.3%	87,846,178	26.2%
QLD	119	17.7%	40,953,341	12.2%
SA	21	3.1%	7,247,246	2.2%
WA	29	4.3%	12,562,716	3.7%
TAS	3	0.4%	1,023,974	0.3%
NT	0	0.0%	0	0.0%
Total	673	100%	335,420,097	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	541	80.4%	282,479,859	84.2%
Non metro	117	17.4%	45,616,521	13.6%
Inner City	15	2.2%	7,323,717	2.2%
Total	673	100%	335,420,097	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	28	4.2%	1,088,563	0.3%
> 100,000 <= 200,000	68	10.1%	10,326,717	3.1%
> 200,000 <= 300,000	130	19.3%	33,035,425	9.8%
> 300,000 <= 400,000	109	16.2%	38,443,180	11.5%
> 400,000 <= 500,000	99	14.7%	43,908,578	13.1%
> 500,000 <= 1,000,000	183	27.2%	126,336,831	37.7%
> 1,000,000 <= 1,500,000	42	6.2%	51,816,206	15.4%
> 1,500,000 <= 2,000,000	6	0.9%	10,537,357	3.1%
> 2,000,000 <= 2,500,000	5	0.7%	10,792,818	3.2%
> 2,500,000 <= 5,000,000	3	0.4%	9,154,423	2.7%
Total	673	100%	335,420,097	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	18	2.9%	703,687	0.2%
> 100,000 <= 200,000	59	9.6%	8,962,360	2.7%
> 200,000 <= 300,000	103	16.7%	26,300,671	7.9%
> 300,000 <= 400,000	99	16.1%	34,897,037	10.4%
> 400,000 <= 500,000	89	14.4%	39,554,651	11.8%
> 500,000 <= 1,000,000	181	29.4%	124,804,091	37.2%
> 1,000,000 <= 1,500,000	48	7.8%	59,056,560	17.6%
> 1,500,000 <= 2,000,000	8	1.3%	13,555,209	4.0%
> 2,000,000 <= 2,500,000	7	1.1%	15,406,409	4.6%
> 2,500,000 <= 5,000,000	4	0.6%	12,129,423	3.6%
Total	616	100%	335,420,097	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	167	24.8%	89,860,298	26.8%
> 30 <= 36	272	40.4%	131,510,732	39.2%
> 36 <= 42	84	12.5%	46,763,563	13.9%
> 42 <= 48	19	2.8%	13,500,264	4.0%
> 48 <= 54	9	1.3%	7,243,512	2.2%
> 54 <= 60	0	0.0%	0	0.0%
> 60 <= 300	122	18.1%	46,541,727	13.9%
Total	673	100%	335,420,097	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	669	99.4%	333,330,316	99.4%
> 30 <= 60	2	0.3%	548,006	0.2%
> 60 <= 90	2	0.3%	1,541,775	0.5%
> 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	673	100%	335,420,097	100%

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Full Doc	125	18.6%	77,590,184	23.1%	
Mid Doc	224	33.3%	119,335,768	35.6%	
Quick Doc	25	3.7%	7,274,861	2.2%	
SMSF	299	44.4%	131,229,285	39.1%	
SMSF NR	0	0.0%	0	0.0%	
Total	673	100%	335,420,097	100%	

Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Retail	107	15.9%	56,534,030	16.9%	
Industrial	192	28.5%	95,599,620	28.5%	
Office	68	10.1%	32,686,345	9.7%	
Professional Suites	8	1.2%	4,111,539	1.2%	
Commercial Other	13	1.9%	12,724,567	3.8%	
Vacant Land	0	0.0%	1,766,089	0.5%	
Rural	1	0.1%	1,045,500	0.3%	
Residential	284	42.2%	130,952,407	39.0%	
Total	673	100%	335,420,097	100%	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Variable	673	100.0%	335,420,097	100.0%	
Fixed Rate Term Remaining (yrs)					
0 <= 1	0	0.0%	0	0.0%	
> 1 <= 2	0	0.0%	0	0.0%	
> 2 <= 3	0	0.0%	0	0.0%	
> 3 <= 4	0	0.0%	0	0.0%	
> 4 <= 5	0	0.0%	0	0.0%	
Total	673	100%	335,420,097	100%	

Interest Rates ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 5.0%	0	0.0%	0	0.0%	
> 5.0% <= 5.5%	1	0.1%	214,184	0.1%	
> 5.5% <= 6.0%	21	3.1%	9,394,689	2.8%	
> 6.0% <= 6.5%	51	7.6%	24,354,800	7.3%	
> 6.5% <= 7.0%	100	14.9%	55,336,155	16.5%	
> 7.0% <= 7.5%	80	11.9%	48,807,422	14.6%	
> 7.5% <= 8.0%	164	24.4%	79,723,643	23.8%	
> 8.0% <= 8.5%	119	17.7%	58,242,304	17.4%	
> 8.5% <= 9.0%	79	11.7%	35,174,101	10.5%	
> 9.0% <= 13.0%	58	8.6%	24,172,798	7.2%	
Total	673	100%	335,420,097	100%	

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 1.50	3	0.4%	1,816,131	0.5%	
> 1.50 <= 1.75	115	17.1%	63,264,797	18.9%	
> 1.75 <= 2.00	96	14.3%	47,748,893	14.2%	
> 2.00 <= 2.25	71	10.5%	39,679,816	11.8%	
> 2.25 <= 2.50	59	8.8%	34,077,434	10.2%	
> 2.50 <= 2.75	51	7.6%	20,847,562	6.2%	
> 2.75 <= 3.00	39	5.8%	18,420,327	5.5%	
> 3.00 <= 3.25	22	3.3%	9,662,331	2.9%	
> 3.25 <= 3.50	27	4.0%	14,109,931	4.2%	
> 3.50 <= 3.75	23	3.4%	8,887,084	2.6%	
> 3.75 <= 4.00	16	2.4%	9,075,490	2.7%	
> 4.00 <= 4.25	21	3.1%	10,206,175	3.0%	
> 4.25 <= 100	130	19.3%	57,624,127	17.2%	
Total	673	100%	335,420,097	100%	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	%
NCCP regulated loans	116	17.2%	60,465,197	18.0%	
Non NCCP loans	557	82.8%	274,954,900	82.0%	
Total	673	100%	335,420,097	100%	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Apartment	57	19.9%	23,859,727	17.9%	
High Density Apartment	0	0.0%	0	0.0%	
House	229	80.1%	109,731,056	82.1%	
Total	286	100%	133,590,783	100%	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
PAYG	135	20.1%	53,702,153	16.0%	
Months Self Employed					
0 < 12	12	0	0	0.0%	0
12 <= 24	24	0	0	0.0%	0
24 < 36	36	28	4.2%	14,591,221	4.4%
36 <= 48	48	30	4.5%	14,123,153	4.2%
48 < 60	60	27	4.0%	15,180,451	4.5%
60 <= 700	700	453	67.3%	237,823,120	70.9%
Total	673	100%	335,420,097	100%	

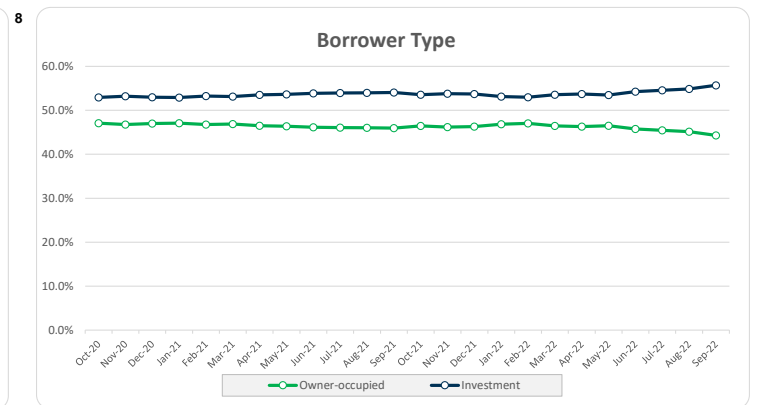
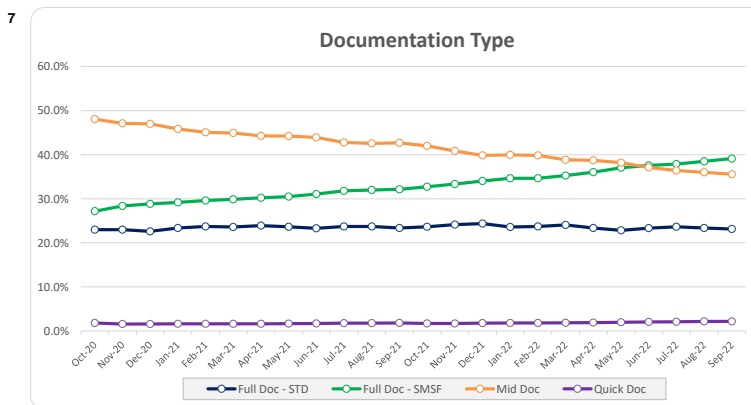
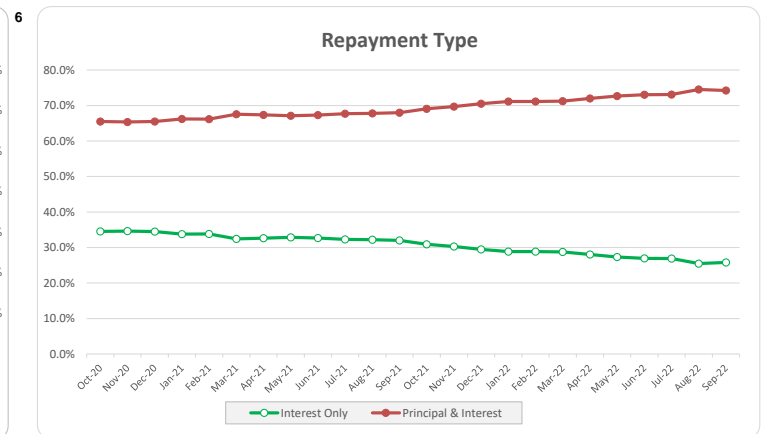
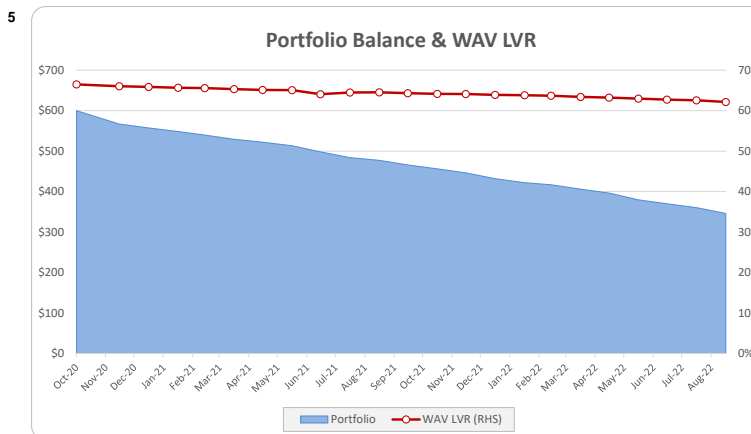
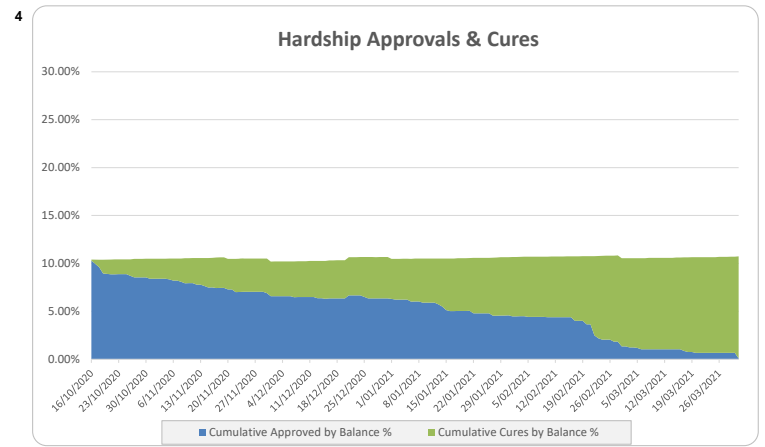
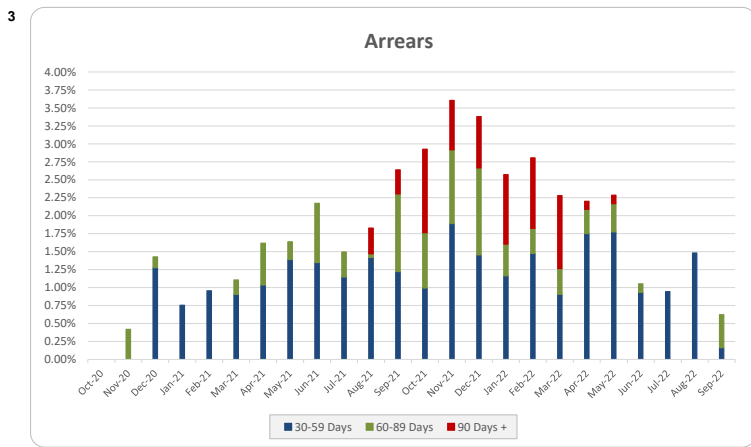
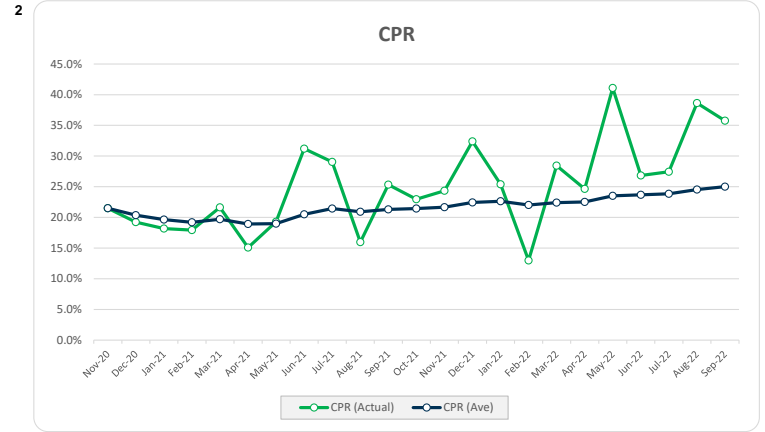
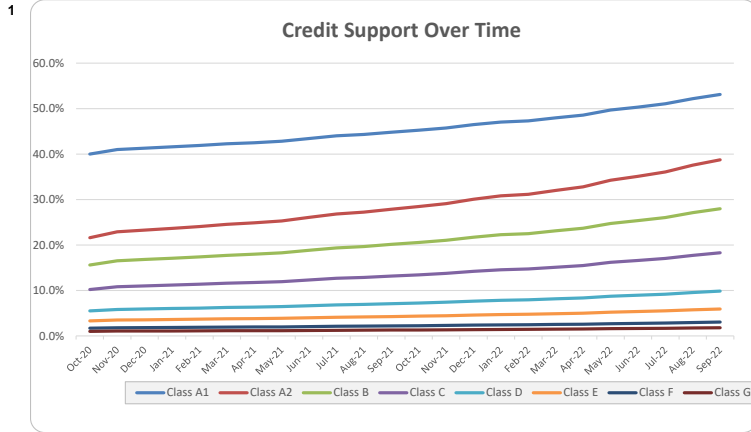
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 15	180	48	7.1%	17,651,415	5.3%
> 15 <= 20	240	89	13.2%	37,150,616	11.1%
> 20 <= 25	300	253	37.6%	135,762,274	40.5%
> 25 <= 30	360	283	42.1%	144,855,792	43.2%
Total	673	100%	335,420,097	100%	

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
P&I	547	81.3%	248,967,100	74.2%	
IO Term Remaining (yrs)					
0 <= 1	27	4.0%	18,318,990	5.5%	
> 1 <= 2	30	4.5%	20,541,456	6.1%	
> 2 <= 3	69	10.3%	47,592,551	14.2%	
> 3 <= 4	0	0.0%	0	0.0%	
> 4 <= 5	0	0.0%	0	0.0%	
Total	673	100%	335,420,097	100%	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Purchase - no takeout	463	68.8%	221,123,305	65.9%	
Refinance - no takeout	112	16.6%	59,174,269	17.6%	
Refinance incl takeout	98	14.6%	55,122,524	16.4%	
Total	673	100%	335,420,097	100%	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Agriculture	1	0.1%	211,614	0.1%	
Automotive / Transport	66	9.8%	30,678,955	9.1%	
Communications	28	4.2%	11,881,328	3.5%	
Construction	172	25.6%	95,231,869	28.4%	
Education	10	1.5%	6,786,469	2.0%	
Engineering / Manufacturing	46	6.8%	24,771,194	7.4%	
Finance & Insurance	43	6.4%	13,963,682	4.2%	
Food and Beverage	57	8.5%	36,125,308	10.8%	
Health	47	7.0%	17,842,303	5.3%	
IT	3	0.4%	792,487	0.2%	
Other	0	0.0%	0	0.0%	
Printing & Media	9	1.3%	3,762,828	1.1%	
Professional Services	78	11.6%	36,565,755	10.9%	
Property Investment	3	0.4%	592,088	0.2%	
Public Service	10	1.5%	3,320,454	1.0%	
Retail	59	8.8%	37,277,931	11.1%	
Sport, Leisure, Cultural & Recreational	41	6.1%	15,615,833	4.7%	
Wholesale	0	0.0%	0	0.0%	
Total	673	100%	335,420,097	100%	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0	671	99.7%	334,199,770	99.6%	
1	2	0.3%	1,221,327	0.4%	
2	0	0.0%	0	0.0%	
Total	673	100%	335,420,097	100%	



Think Tank Series 2020-1: Current Charts

