

Investor Report - Think Tank Series 2020-1

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

Payment Date of 12-Dec-2022

Counterparty Information ●●

Issuer/Trustee	BNY Trust Company of Australia Limited in its capacity atf the Think Tank Series 2020-1 Trust ("Trustee" or "BNY")
Security Trustee	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Series 2020-1 Trust Security Trust
Trust Manager, Originator, and Originator Servicer	Think Tank Group Pty Limited ("Think Tank")
Master Servicer, Standby Originator Servicer and Custodian	AMAL Asset Management Limited
Arranger	BNY
Joint Lead Managers	Commonwealth Bank of Australia ("CBA")
Liquidity Facility Provider	CBA, Deutsche Bank AG Sydney Branch, Westpac Banking Corporation
Designated Rating Agency	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	149,710,949.15		11,044,684.66	138,666,264.49	38.5%	0.00	0.00	587,004.74	587,004.74
Class A2	45,911,357.74		3,387,036.63	42,524,321.11	38.5%	0.00	0.00	190,077.55	190,077.55
Class B	36,000,000.00		0.00	36,000,000.00	100.0%	0.00	0.00	175,870.95	175,870.95
Class C	32,400,000.00		0.00	32,400,000.00	100.0%	0.00	0.00	186,689.33	186,689.33
Class D	28,200,000.00		0.00	28,200,000.00	100.0%	0.00	0.00	189,684.48	189,684.48
Class E	13,200,000.00		0.00	13,200,000.00	100.0%	0.00	0.00	137,393.41	137,393.41
Class F	9,600,000.00		0.00	9,600,000.00	100.0%	0.00	0.00	108,338.92	108,338.92
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	49,239.37	49,239.37
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	75,602.24	75,602.24

1. GENERAL

Current Payment Date	12-Dec-22
Collection Period (start)	1-Nov-22
Collection Period (end)	30-Nov-22
Interest Period (start)	10-Nov-22
Interest Period (end)	11-Dec-22
Days in Interest Period	32
Next Payment Date	10-Jan-23

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	2,100,931.20
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	145,107.15
Total Available Income	2,246,038.35

(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	14,787,224.95
Principal from the sale of Mortgage Loans	0.00
Other Principal	13,488.43
Total Principal Collections	14,800,713.38

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 (e) (Inclusive)	123,126.24
Senior Expenses - Items 5.8(f) (Inclusive)	8,285.52
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	587,004.74
Class A2 Interest	190,077.55
Class B Interest	175,870.95
Class C Interest	186,689.33
Class D Interest	189,684.48
Class E Interest	137,393.41
Class F Interest	108,338.92
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	49,239.37
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	75,602.24
Other Expenses	0.00
Excess Spread	414,725.60

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	368,992.09
Class A1 Principal Payment	11,044,684.66
Class A2 Principal Payment	3,387,036.63
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	326,067,018.20
Plus: Capitalised Charges	32,947.36
Plus: Further Advances / Redraws	368,992.09
Less: Principal Collections	14,787,224.95
Loan Balance at End of Collection Period	311,681,732.70

b. Repayments

Principal received on Mortgage Loans during Collection Period	14,800,713.38
Scheduled Principal Payments received	348,423.88
Unscheduled Principal Payments received	14,452,289.50
Total Repayment Rate (%)	42.7%
CPR%	42.0%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.51%	8.04%	OK
Test (b)			
Bank Bill Rate plus 4.50%	7.37%	8.04%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	7	3	1	11
Balance Outstanding	2,995,427	2,050,976	536,815	5,583,218
% Portfolio Balance	0.96%	0.66%	0.17%	1.79%

e. Foreclosures

	Current Period	Last 3 Months	Cumulative
Number of Facilities Foreclosed	0	0	1
Balance of Facilities Foreclosed (Principal, interest and other fees)	0	0	3,232,607
Balance of Facilities Foreclosed (Principal only)	0	0	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	\$	9,450,669.21
Limit available_Next Payment Date	\$	9,017,717.57
Outstanding Liquidity draws	\$	-

Summary ●●

Loans	631
Facilities	612
Borrower Groups	579
Balance	311,681,733
Avg Loan Balance	493,949
Max Loan Balance	3,681,277
Avg Facility Balance	509,284
Max Facility Balance	3,681,277
Avg Group Balance	538,310
Max Group Balance	3,681,277
WA Current LVR	61.7%
Max Current LVR	83.8%
WA Yield	8.04%
WA Seasoning (months)	45.0
% IO	23.9%
% Investor	55.9%
% SMSF	40.3%
WA Interest Cover (UnStressed)	3.03

Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0%	<= 40%	103	16.3%	25,173,043	8.1%
> 40%	<= 50%	76	12.0%	32,809,145	10.5%
> 50%	<= 55%	49	7.8%	23,684,035	7.6%
> 55%	<= 60%	50	7.9%	29,900,535	9.6%
> 60%	<= 65%	88	13.9%	46,725,520	15.0%
> 65%	<= 70%	96	15.2%	55,957,372	18.0%
> 70%	<= 75%	108	17.1%	62,483,206	20.0%
> 75%	<= 80%	57	9.0%	32,630,090	10.5%
> 80%	<= 85%	4	0.6%	2,318,786	0.7%
> 85%	<= 100%	0	0.0%	0	0.0%
Total		631	100.0%	311,681,733	100%

Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	19	3.1%	786,706	0.3%
> 100,000	<= 200,000	58	9.5%	8,831,809	2.8%
> 200,000	<= 300,000	122	19.9%	30,901,796	9.9%
> 300,000	<= 400,000	102	16.7%	35,948,981	11.5%
> 400,000	<= 500,000	90	14.7%	39,885,777	12.8%
> 500,000	<= 1,000,000	167	27.3%	114,607,638	36.8%
> 1,000,000	<= 1,500,000	38	6.2%	46,385,601	14.9%
> 1,500,000	<= 2,000,000	7	1.1%	11,612,109	3.7%
> 2,000,000	<= 2,500,000	5	0.8%	10,623,399	3.4%
> 2,500,000	<= 5,000,000	4	0.7%	12,097,917	3.9%
Total		612	100%	311,681,733	100%

Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW		299	47.4%	167,347,546	53.7%
ACT		11	1.7%	5,122,534	1.6%
VIC		156	24.7%	79,802,968	25.6%
QLD		113	17.9%	39,079,737	12.5%
SA		21	3.3%	7,188,568	2.3%
WA		28	4.4%	12,119,889	3.9%
TAS		3	0.5%	1,020,491	0.3%
NT		0	0.0%	0	0.0%
Total		631	100%	311,681,733	100%

Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro		510	80.8%	265,435,053	85.2%
Non metro		106	16.8%	38,950,621	12.5%
Inner City		15	2.4%	7,296,058	2.3%
Total		631	100%	311,681,733	100%

Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	25	4.0%	1,098,843	0.4%
> 100,000	<= 200,000	64	10.1%	9,766,164	3.1%
> 200,000	<= 300,000	125	19.8%	31,608,621	10.1%
> 300,000	<= 400,000	106	16.8%	37,321,048	12.0%
> 400,000	<= 500,000	91	14.4%	40,298,856	12.9%
> 500,000	<= 1,000,000	169	26.8%	116,718,694	37.4%
> 1,000,000	<= 1,500,000	37	5.9%	45,089,129	14.5%
> 1,500,000	<= 2,000,000	6	1.0%	10,034,063	3.2%
> 2,000,000	<= 2,500,000	5	0.8%	10,623,399	3.4%
> 2,500,000	<= 5,000,000	3	0.5%	9,122,917	2.9%
Total		631	100%	311,681,733	100%

Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	18	3.1%	690,181	0.2%
> 100,000	<= 200,000	55	9.5%	8,407,241	2.7%
> 200,000	<= 300,000	99	17.1%	25,232,808	8.1%
> 300,000	<= 400,000	98	16.9%	34,553,009	11.1%
> 400,000	<= 500,000	81	14.0%	35,953,106	11.5%
> 500,000	<= 1,000,000	166	28.7%	114,386,284	36.7%
> 1,000,000	<= 1,500,000	43	7.4%	52,364,929	16.8%
> 1,500,000	<= 2,000,000	8	1.4%	13,051,963	4.2%
> 2,000,000	<= 2,500,000	7	1.2%	14,934,295	4.8%
> 2,500,000	<= 5,000,000	4	0.7%	12,097,917	3.9%
Total		579	100%	311,681,733	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	51	8.1%	24,291,296	7.8%
> 30	<= 36	275	43.6%	147,572,622	47.3%
> 36	<= 42	150	23.8%	67,955,138	21.8%
> 42	<= 48	26	4.1%	16,965,175	5.4%
> 48	<= 54	11	1.7%	9,283,249	3.0%
> 54	<= 60	0	0.0%	0	0.0%
> 60	<= 300	118	18.7%	45,614,252	14.6%
Total		631	100%	311,681,733	100%

Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 30	620	98.3%	306,098,514	98.2%
> 30	<= 60	7	1.1%	2,995,427	1.0%
> 60	<= 90	3	0.5%	2,050,976	0.7%
> 90	<= 120	0	0.0%	0	0.0%
> 120	<= 150	1	0.2%	536,815	0.2%
> 150	<= 1000	0	0.0%	0	0.0%
Total		631	100%	311,681,733	100%

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	
Full Doc	118	18.7%	72,179,705	23.2%	
Mid Doc	202	32.0%	106,883,713	34.3%	
Quick Doc	24	3.8%	7,069,855	2.3%	
SMSF	287	45.5%	125,548,459	40.3%	
SMSF NR	0	0.0%	0	0.0%	
Total	631	100%	311,681,733	100%	

Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
Retail	102	16.2%	54,372,308	17.4%	
Industrial	184	29.2%	88,489,191	28.4%	
Office	64	10.1%	29,697,675	9.5%	
Professional Suites	8	1.3%	4,099,572	1.3%	
Commercial Other	12	1.9%	11,500,141	3.7%	
Vacant Land	0	0.0%	1,755,686	0.6%	
Rural	1	0.2%	1,042,140	0.3%	
Residential	260	41.2%	120,725,020	38.7%	
Total	631	100%	311,681,733	100%	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
Variable	631	100.0%	311,681,733	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	631	100%	311,681,733	100%	

Interest Rates ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 5.0%	0	0.0%	0	0.0%	
> 5.0% <= 5.5%	0	0.0%	0	0.0%	
> 5.5% <= 6.0%	7	1.1%	3,391,426	1.1%	
> 6.0% <= 6.5%	33	5.2%	15,567,707	5.0%	
> 6.5% <= 7.0%	58	9.2%	26,758,015	8.6%	
> 7.0% <= 7.5%	98	15.5%	53,487,015	17.2%	
> 7.5% <= 8.0%	75	11.9%	43,857,284	14.1%	
> 8.0% <= 8.5%	143	22.7%	69,626,297	22.3%	
> 8.5% <= 9.0%	100	15.8%	48,396,681	15.5%	
> 9.0% <= 13.0%	117	18.5%	50,597,307	16.2%	
Total	631	100%	311,681,733	100%	

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 1.50	3	0.5%	1,811,249	0.6%	
> 1.50 <= 1.75	109	17.3%	59,643,702	19.1%	
> 1.75 <= 2.00	93	14.7%	45,025,747	14.4%	
> 2.00 <= 2.25	67	10.6%	36,629,848	11.8%	
> 2.25 <= 2.50	53	8.4%	29,882,087	9.6%	
> 2.50 <= 2.75	47	7.4%	19,084,314	6.1%	
> 2.75 <= 3.00	38	6.0%	17,894,083	5.7%	
> 3.00 <= 3.25	20	3.2%	9,084,370	2.9%	
> 3.25 <= 3.50	26	4.1%	12,971,731	4.2%	
> 3.50 <= 3.75	22	3.5%	7,918,689	2.5%	
> 3.75 <= 4.00	15	2.4%	8,646,868	2.8%	
> 4.00 <= 4.25	19	3.0%	9,542,050	3.1%	
> 4.25 <= 100	119	18.9%	53,546,995	17.2%	
NA	0	0	0	0%	
Total	631	100%	311,681,733	100%	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	
NCCP regulated loans	104	16.5%	54,195,843	17.4%	
Non NCCP loans	527	83.5%	257,485,890	82.6%	
Total	631	100%	311,681,733	100%	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
Apartment	54	20.5%	21,821,536	18.0%	
High Density Apartment	0	0.0%	0	0.0%	
House	210	79.5%	99,103,968	82.0%	
Total	264	100%	120,925,504	100%	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	132	20.9%	52,511,502	16.8%	
Months Self Employed					
0 < 12	12	0	0.0%	0	0.0%
12 < 24	24	0	0.0%	0	0.0%
24 < 36	36	22	3.5%	11,815,064	3.8%
36 < 48	48	30	4.8%	14,039,471	4.5%
48 < 60	60	25	4.0%	13,528,643	4.3%
60 < 900	900	422	66.9%	219,787,053	70.5%
Total	631	100%	311,681,733	100%	

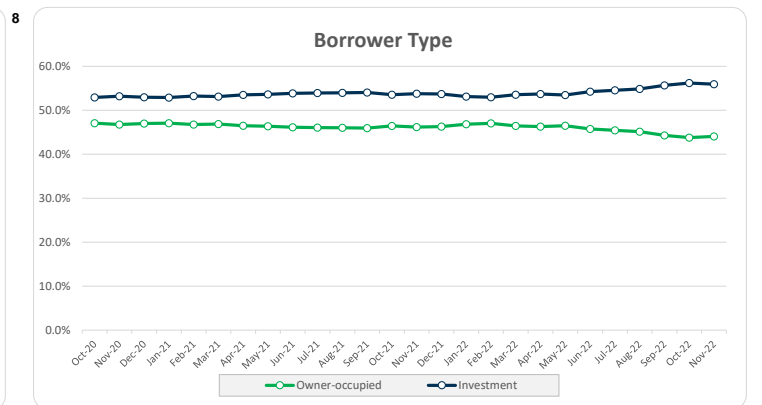
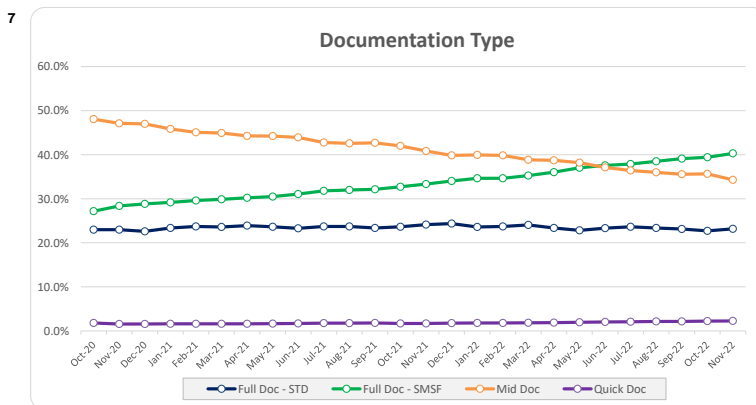
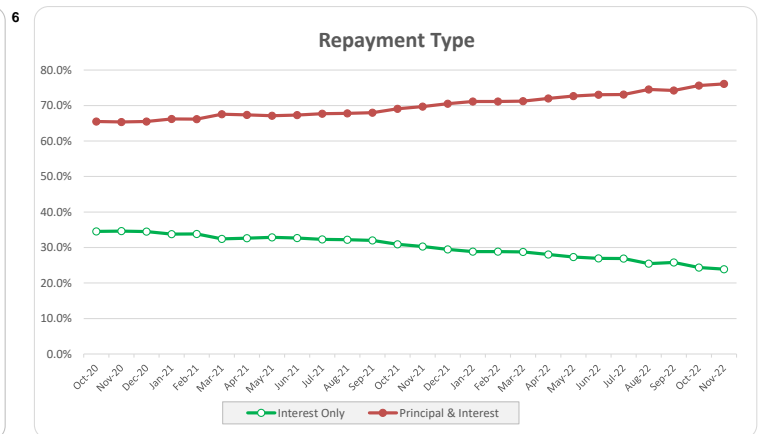
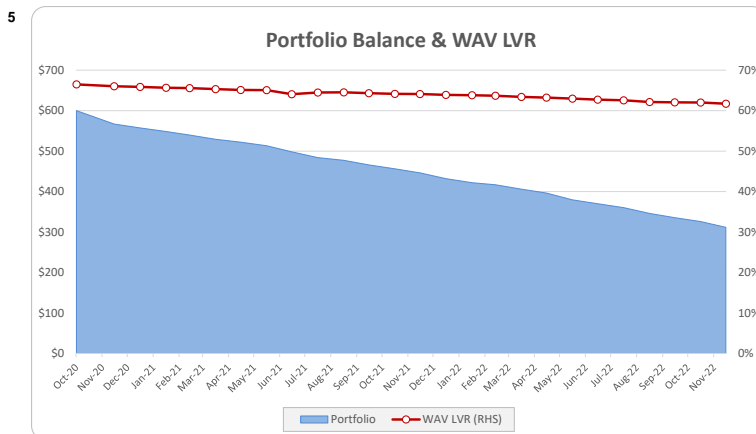
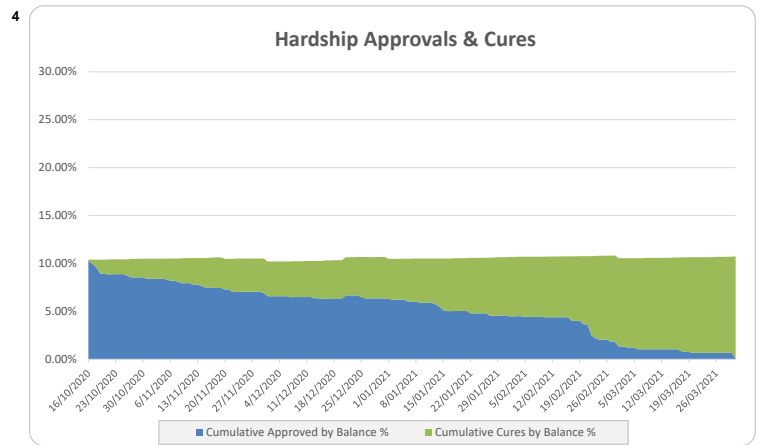
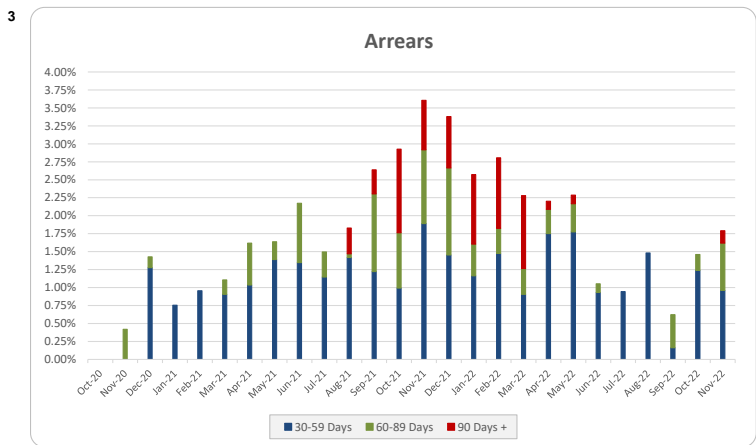
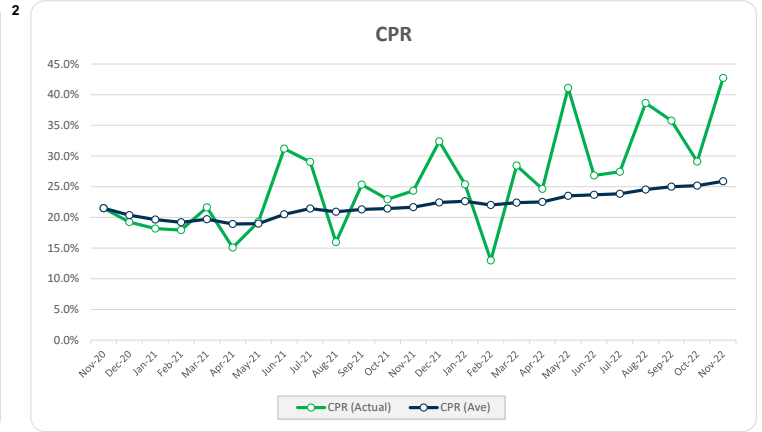
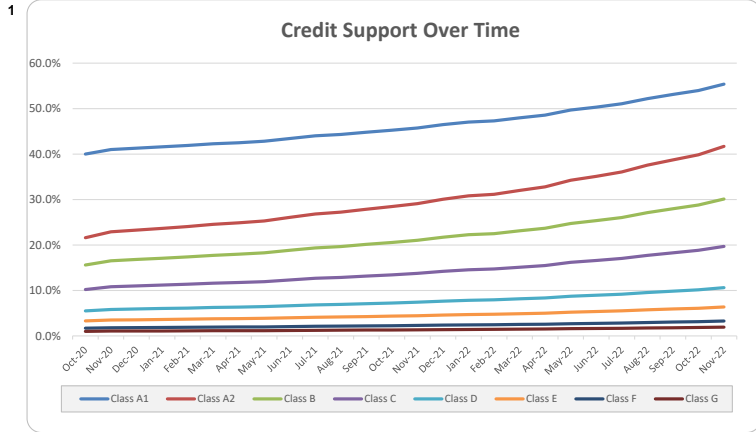
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	47	7.4%	15,961,783	5.1%
> 15 <= 20	240	86	13.6%	36,606,470	11.7%
> 20 <= 25	300	237	37.6%	126,352,209	40.5%
> 25 <= 30	360	261	41.4%	132,761,271	42.6%
Total	631	100%	311,681,733	100%	

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
P&I	522	82.7%	237,169,374	76.1%	
IO Term Remaining (yrs)					
0 <= 1	23	3.6%	14,723,417	4.7%	
> 1 <= 2	29	4.6%	18,230,088	5.8%	
> 2 <= 3	57	9.0%	41,558,854	13.3%	
> 3 <= 4	0	0.0%	0	0.0%	
> 4 <= 5	0	0.0%	0	0.0%	
Total	631	100%	311,681,733	100%	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	
Purchase	437	69.3%	205,355,736	65.9%	
Refinance - no takeout	172	27.3%	95,214,061	30.5%	
Refinance - Equity Takeout	22	3.5%	11,111,936	3.6%	
Total	631	100%	311,681,733	100%	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	
Accommodation and Food Services	50	7.9%	29,209,869	9.4%	
Administrative and Support Services	0	0.0%	0	0.0%	
Agriculture, Forestry and Fishing	1	0.2%	211,117	0.1%	
Arts and Recreation Services	37	5.9%	13,807,176	4.4%	
Construction	161	25.5%	90,601,404	29.1%	
Education and Training	9	1.4%	5,573,263	1.8%	
Electricity Gas Water and Waste Services	0	0.0%	0	0.0%	
Financial and Insurance Services	39	6.2%	13,766,949	4.4%	
Health Care and Social Assistance	44	7.0%	16,629,882	5.3%	
Information Media and Telecommunications	39	6.2%	15,170,955	4.9%	
Manufacturing	43	6.8%	22,178,253	7.1%	
Mining	0	0.0%	0	0.0%	
Other Services	0	0.0%	0	0.0%	
Professional, Scientific and Technical Services	74	11.7%	34,748,448	11.1%	
Public Administration and Safety	10	1.6%	3,312,397	1.1%	
Rental, Hiring and Real Estate Services	3	0.5%	585,566	0.2%	
Retail Trade	57	9.0%	36,356,466	11.7%	
Transport, Postal and Warehousing	64	10.1%	29,529,990	9.5%	
Wholesale Trade	0	0	0	0	
Total	631	100%	311,681,733	100%	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	
0	629	99.7%	310,455,491	99.6%	
1	2	0.3%	1,226,241	0.4%	
2	0	0.0%	0	0.0%	
3	0	0%	0	0%	
Total	631	100%	311,681,733	100%	



Think Tank Series 2020-1: Current Charts

