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# Investor Report - Think Tank Series 2020-1

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

Payment Date of 10-Jan-2023

## Counterparty Information ●●

<b>Issuer/Trustee</b>	BNY Trust Company of Australia Limited in its capacity atf the Think Tank Series 2020-1 Trust ("Trustee" or "BNY")
<b>Security Trustee</b>	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Series 2020-1 Trust Security Trust
<b>Trust Manager, Originator, and Originator Servicer</b>	Think Tank Group Pty Limited ("Think Tank")
<b>Master Servicer, Standby Originator Servicer and Custodian</b>	AMAL Asset Management Limited
<b>Arranger</b>	BNY
<b>Joint Lead Managers</b>	Commonwealth Bank of Australia ("CBA")
<b>Liquidity Facility Provider</b>	CBA, Deutsche Bank AG Sydney Branch, Westpac Banking Corporation
<b>Designated Rating Agency</b>	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	138,666,264.49		8,903,691.25	129,762,573.25	36.0%	0.00	0.00	507,898.44	507,898.44
Class A2	42,524,321.11		2,730,465.31	39,793,855.79	36.0%	0.00	0.00	164,202.13	164,202.13
Class B	36,000,000.00		0.00	36,000,000.00	100.0%	0.00	0.00	163,321.64	163,321.64
Class C	32,400,000.00		0.00	32,400,000.00	100.0%	0.00	0.00	172,731.95	172,731.95
Class D	28,200,000.00		0.00	28,200,000.00	100.0%	0.00	0.00	174,986.79	174,986.79
Class E	13,200,000.00		0.00	13,200,000.00	100.0%	0.00	0.00	125,956.93	125,956.93
Class F	9,600,000.00		0.00	9,600,000.00	100.0%	0.00	0.00	99,232.44	99,232.44
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	45,082.68	45,082.68
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	69,170.96	69,170.96

### 1. GENERAL

Current Payment Date	10-Jan-23
Collection Period (start)	1-Dec-22
Collection Period (end)	31-Dec-22
Interest Period (start)	12-Dec-22
Interest Period (end)	9-Jan-23
Days in Interest Period	29
Next Payment Date	10-Feb-23

### 2. COLLECTIONS

#### a. Total Available Income

Interest on Mortgage Loans	2,205,583.31
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	141,236.30
<b>Total Available Income</b>	<b>2,346,819.61</b>

(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	11,813,070.42
Principal from the sale of Mortgage Loans	0.00
Other Principal	-167,751.36
<b>Total Principal Collections</b>	<b>11,645,319.06</b>

### 3. PRINCIPAL DRAW

Opening Balance	0.00
Plus Additional Principal Draws	0.00
Less Repayment of Principal Draws	0.00
<b>Closing Balance</b>	<b>0.00</b>

### 4. SUMMARY INCOME WATERFALL

Senior Expenses - Items 5.8(a) to (e) (Inclusive)	118,704.59
Senior Expenses - Items 5.8(f) (Inclusive)	7,164.76
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	507,898.44
Class A2 Interest	164,202.13
Class B Interest	163,321.64
Class C Interest	172,731.95
Class D Interest	174,986.79
Class E Interest	125,956.93
Class F Interest	99,232.44
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	45,082.68
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	69,170.96
Other Expenses	0.00
Excess Spread	698,366.29

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	11,162.50
Class A1 Principal Payment	8,903,691.25
Class A2 Principal Payment	2,730,465.31
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	311,681,732.70
Plus: Capitalised Charges	11,726.49
Plus: Further Advances / Redraws	11,162.50
Less: Principal Collections	11,813,070.42
Loan Balance at End of Collection Period	299,891,551.27

### b. Repayments

Principal received on Mortgage Loans during Collection Period	11,645,319.06
Scheduled Principal Payments received	405,228.66
Unscheduled Principal Payments received	11,240,090.40
Total Repayment Rate (%)	36.7%
CPR%	35.7%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.70%	8.18%	OK
Test (b)			
Bank Bill Rate plus 4.50%	7.51%	8.18%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	2	3	3	8
Balance Outstanding	596,017	742,662	2,595,665	3,934,344
% Portfolio Balance	0.20%	0.25%	0.87%	1.31%

### 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	\$	9,017,717.57
Limit available_Next Payment Date	\$	8,668,692.87
Outstanding Liquidity draws	\$	-

## Summary ●●

Loans	612
Facilities	593
Borrower Groups	561
Balance	299,891,551
Avg Loan Balance	490,019
Max Loan Balance	3,670,138
Avg Facility Balance	505,719
Max Facility Balance	3,670,138
Avg Group Balance	534,566
Max Group Balance	3,670,138
WA Current LVR	61.4%
Max Current LVR	83.8%
WA Yield	8.18%
WA Seasoning (months)	46.2
% IO	23.3%
% Investor	56.4%
% SMSF	40.3%
WA Interest Cover (UnStressed)	3.00

## Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	105	17.2%	24,887,062	8.3%
> 40% <= 50%	74	12.1%	32,274,174	10.8%
> 50% <= 55%	48	7.8%	22,576,173	7.5%
> 55% <= 60%	50	8.2%	30,558,607	10.2%
> 60% <= 65%	85	13.9%	44,940,528	15.0%
> 65% <= 70%	90	14.7%	52,924,512	17.6%
> 70% <= 75%	103	16.8%	59,503,020	19.8%
> 75% <= 80%	53	8.7%	29,612,456	9.9%
> 80% <= 85%	4	0.7%	2,615,020	0.9%
> 85% <= 100%	0	0.0%	0	0.0%
<b>Total</b>	<b>612</b>	<b>100.0%</b>	<b>299,891,551</b>	<b>100%</b>

## Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	19	3.2%	744,720	0.2%
> 100,000 <= 200,000	60	10.1%	9,065,970	3.0%
> 200,000 <= 300,000	118	19.9%	29,729,583	9.9%
> 300,000 <= 400,000	100	16.9%	35,199,023	11.7%
> 400,000 <= 500,000	88	14.8%	38,916,528	13.0%
> 500,000 <= 1,000,000	156	26.3%	107,687,851	35.9%
> 1,000,000 <= 1,500,000	36	6.1%	44,228,127	14.7%
> 1,500,000 <= 2,000,000	7	1.2%	11,618,669	3.9%
> 2,000,000 <= 2,500,000	5	0.8%	10,618,848	3.5%
> 2,500,000 <= 5,000,000	4	0.7%	12,082,232	4.0%
<b>Total</b>	<b>593</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>

## Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	290	47.4%	159,718,545	53.3%
ACT	11	1.8%	5,109,725	1.7%
VIC	151	24.7%	77,759,931	25.9%
QLD	110	18.0%	37,774,075	12.6%
SA	21	3.4%	7,052,546	2.4%
WA	26	4.2%	11,456,449	3.8%
TAS	3	0.5%	1,020,280	0.3%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>

## Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	494	80.7%	255,968,476	85.4%
Non metro	103	16.8%	36,740,896	12.3%
Inner City	15	2.5%	7,182,179	2.4%
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>

## Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	25	4.1%	1,056,326	0.4%
> 100,000 <= 200,000	66	10.8%	9,998,500	3.3%
> 200,000 <= 300,000	121	19.8%	30,436,754	10.1%
> 300,000 <= 400,000	104	17.0%	36,568,979	12.2%
> 400,000 <= 500,000	89	14.5%	39,329,545	13.1%
> 500,000 <= 1,000,000	158	25.8%	109,803,546	36.6%
> 1,000,000 <= 1,500,000	35	5.7%	42,931,588	14.3%
> 1,500,000 <= 2,000,000	6	1.0%	10,040,233	3.3%
> 2,000,000 <= 2,500,000	5	0.8%	10,618,848	3.5%
> 2,500,000 <= 5,000,000	3	0.5%	9,107,232	3.0%
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>

## Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	18	3.2%	648,285	0.2%
> 100,000 <= 200,000	57	10.2%	8,642,477	2.9%
> 200,000 <= 300,000	95	16.9%	24,067,792	8.0%
> 300,000 <= 400,000	96	17.1%	33,803,319	11.3%
> 400,000 <= 500,000	81	14.4%	35,903,050	12.0%
> 500,000 <= 1,000,000	154	27.5%	106,557,939	35.5%
> 1,000,000 <= 1,500,000	41	7.3%	50,202,214	16.7%
> 1,500,000 <= 2,000,000	8	1.4%	13,058,459	4.4%
> 2,000,000 <= 2,500,000	7	1.2%	14,925,784	5.0%
> 2,500,000 <= 5,000,000	4	0.7%	12,082,232	4.0%
<b>Total</b>	<b>561</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>

## 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	7	1.1%	3,973,537	1.3%
> 30 <= 36	253	41.3%	134,135,265	44.7%
> 36 <= 42	197	32.2%	91,037,291	30.4%
> 42 <= 48	22	3.6%	12,027,588	4.0%
> 48 <= 54	16	2.6%	14,073,376	4.7%
> 54 <= 60	0	0.0%	0	0.0%
> 60 <= 300	117	19.1%	44,644,495	14.9%
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>

## Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	604	98.7%	295,957,208	98.7%
> 30 <= 60	2	0.3%	596,017	0.2%
> 60 <= 90	3	0.5%	742,662	0.2%
> 90 <= 120	2	0.3%	2,055,566	0.7%
> 120 <= 150	1	0.2%	540,099	0.2%
> 150 <= 1000	0	0.0%	0	0.0%
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Full Doc	119	19.4%	73,108,380	24.4%	
Mid Doc	191	31.2%	99,052,148	33.0%	
Quick Doc	24	3.9%	6,897,933	2.3%	
SMSF	278	45.4%	120,833,090	40.3%	
SMSF NR	0	0.0%	0	0.0%	
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Retail	101	16.5%	53,190,371	17.7%	
Industrial	180	29.4%	86,403,211	28.8%	
Office	61	10.0%	27,173,651	9.1%	
Professional Suites	7	1.1%	3,709,514	1.2%	
Commercial Other	12	2.0%	11,486,975	3.8%	
Vacant Land	0	0.0%	1,750,373	0.6%	
Rural	1	0.2%	1,040,344	0.3%	
Residential	250	40.8%	115,137,112	38.4%	
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Variable	612	100.0%	299,891,551	100.0%	
<i>Fixed Rate Term Remaining (yrs)</i>					
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%	
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

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%	1	0.2%	423,352	0.1%	
> 6.0% <= 6.5%	48	7.8%	20,657,218	6.9%	
> 6.5% <= 7.0%	42	6.9%	19,732,328	6.6%	
> 7.0% <= 7.5%	78	12.7%	39,565,125	13.2%	
> 7.5% <= 8.0%	78	12.7%	46,398,240	15.5%	
> 8.0% <= 8.5%	115	18.8%	60,545,448	20.2%	
> 8.5% <= 9.0%	106	17.3%	49,225,583	16.4%	
> 9.0% <= 13.0%	144	23.5%	63,344,257	21.1%	
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 1.50	3	0.5%	1,808,785	0.6%	
> 1.50 <= 1.75	107	17.5%	58,572,270	19.5%	
> 1.75 <= 2.00	93	15.2%	44,894,860	15.0%	
> 2.00 <= 2.25	64	10.5%	34,791,123	11.6%	
> 2.25 <= 2.50	52	8.5%	28,779,991	9.6%	
> 2.50 <= 2.75	46	7.5%	18,511,647	6.2%	
> 2.75 <= 3.00	36	5.9%	16,870,215	5.6%	
> 3.00 <= 3.25	20	3.3%	9,021,729	3.0%	
> 3.25 <= 3.50	24	3.9%	11,945,609	4.0%	
> 3.50 <= 3.75	22	3.6%	7,900,028	2.6%	
> 3.75 <= 4.00	15	2.5%	8,595,194	2.9%	
> 4.00 <= 4.25	18	2.9%	9,066,775	3.0%	
> 4.25 <= 100	112	18.3%	49,133,325	16.4%	
NA	0	0.0%	0	0.0%	
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	%
NCCP regulated loans	100	16.3%	51,523,668	17.2%	
Non NCCP loans	512	83.7%	248,367,883	82.8%	
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Apartment	54	21.3%	21,797,088	18.9%	
High Density Apartment	0	0.0%	0	0.0%	
House	200	78.7%	93,540,508	81.1%	
<b>Total</b>	<b>254</b>	<b>100%</b>	<b>115,337,596</b>	<b>100%</b>	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
PAYG	127	20.8%	50,146,990	16.7%	
<i>Months Self Employed</i>					
0 < 12	12	0.0%	0	0.0%	
12 <= 24	24	0.0%	0	0.0%	
24 < 36	36	21	3.4%	11,296,930	3.8%
36 <= 48	48	30	4.9%	13,966,352	4.7%
48 < 60	60	23	3.8%	12,559,514	4.2%
60 <= 900	900	411	67.2%	211,921,765	70.7%
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

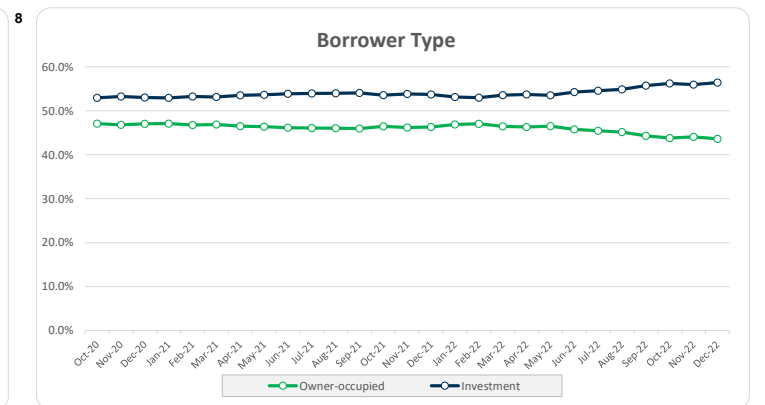
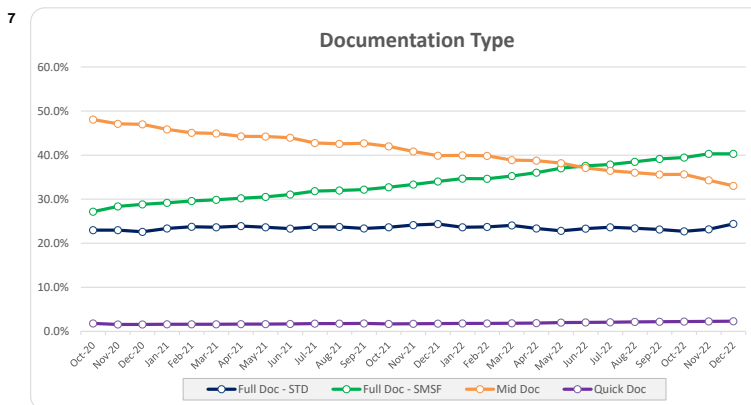
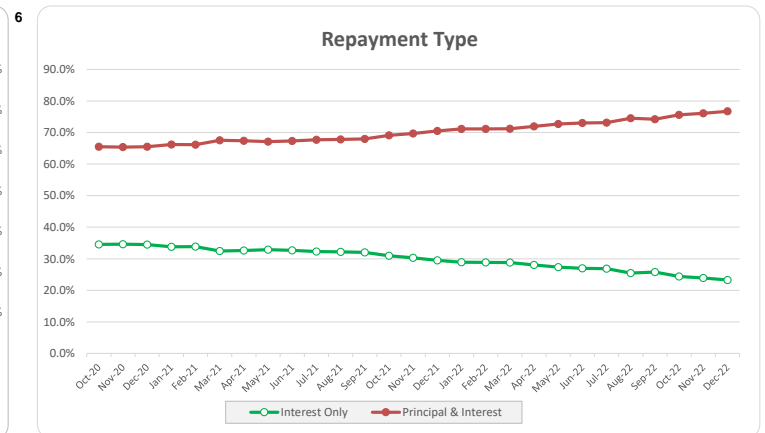
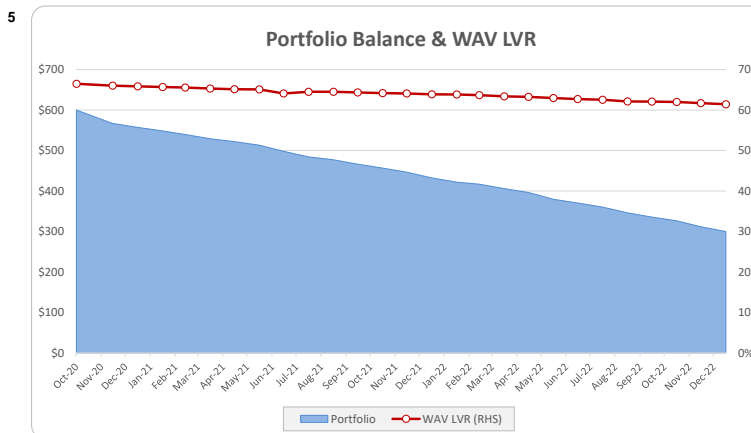
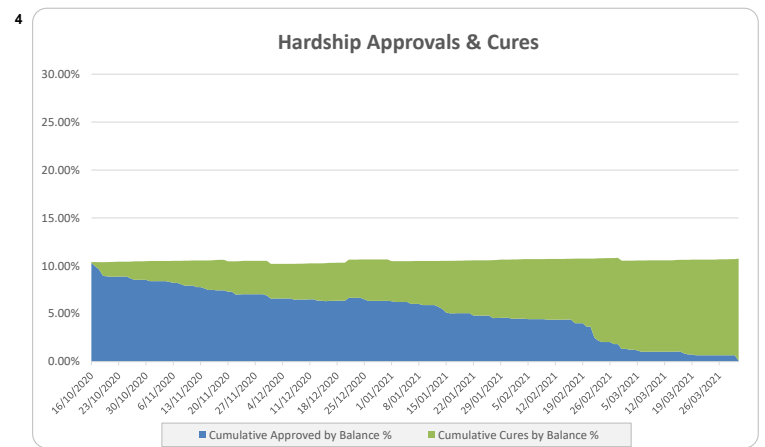
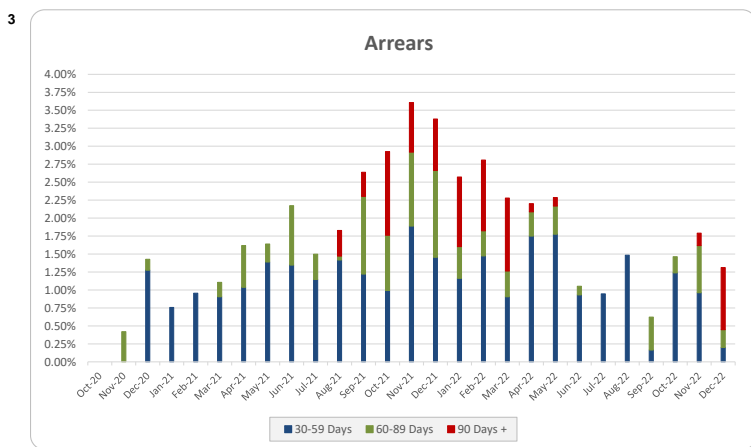
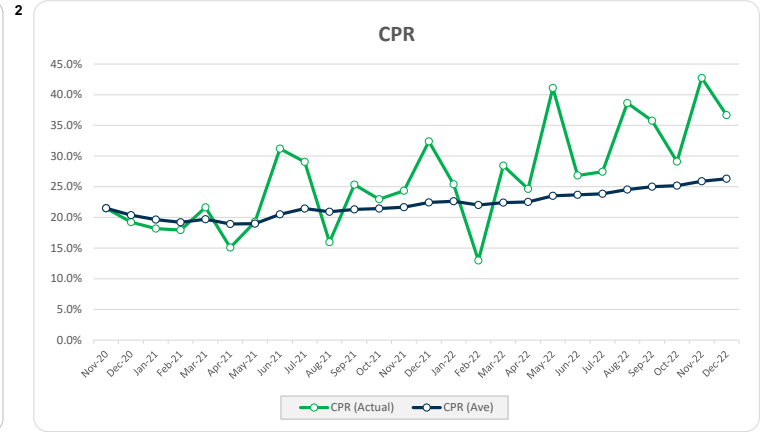
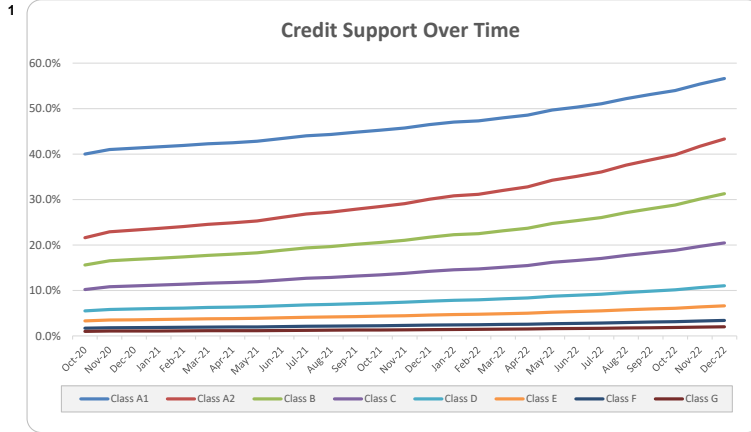
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 15	180	47	7.7%	15,750,332	5.3%
> 15 <= 20	240	85	13.9%	35,345,892	11.8%
> 20 <= 25	300	229	37.4%	122,662,219	40.9%
> 25 <= 30	360	251	41.0%	126,133,108	42.1%
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
P&I	509	83.2%	230,098,741	76.7%	
<i>IO Term Remaining (yrs)</i>					
0 <= 1	24	3.9%	17,292,279	5.8%	
> 1 <= 2	33	5.4%	17,312,378	5.8%	
> 2 <= 3	46	7.5%	35,188,153	11.7%	
> 3 <= 4	0	0.0%	0	0.0%	
> 4 <= 5	0	0.0%	0	0.0%	
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Purchase	424	69.3%	198,372,111	66.1%	
Refinance - no takeout	166	27.1%	90,503,225	30.2%	
Refinance - Equity Takeout	22	3.6%	11,015,915	3.7%	
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Accommodation and Food Services	48	7.8%	28,106,726	9.4%	
Administrative and Support Services	0	0.0%	0	0.0%	
Agriculture, Forestry and Fishing	1	0.2%	210,876	0.1%	
Arts and Recreation Services	36	5.9%	13,207,749	4.4%	
Construction	156	25.5%	86,092,609	28.7%	
Education and Training	8	1.3%	5,219,688	1.7%	
Electricity Gas Water and Waste Services	0	0.0%	0	0.0%	
Financial and Insurance Services	39	6.4%	13,712,535	4.6%	
Health Care and Social Assistance	42	6.9%	15,191,609	5.1%	
Information Media and Telecommunications	38	6.2%	15,111,609	5.0%	
Manufacturing	42	6.9%	21,957,391	7.3%	
Mining	0	0.0%	0	0.0%	
Other Services	0	0.0%	0	0.0%	
Professional, Scientific and Technical Services	73	11.9%	34,118,955	11.4%	
Public Administration and Safety	9	1.5%	3,020,973	1.0%	
Rental, Hiring and Real Estate Services	3	0.5%	582,261	0.2%	
Retail Trade	55	9.0%	34,788,061	11.6%	
Transport, Postal and Warehousing	62	10.1%	28,590,510	9.5%	
Wholesale Trade	0	0.0%	0	0.0%	
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0	610	99.7%	298,662,677	99.6%	
1	2	0.3%	1,228,875	0.4%	
2	0	0.0%	0	0.0%	
3	0	0.0%	0	0.0%	
<b>Total</b>	<b>612</b>	<b>100%</b>	<b>299,891,551</b>	<b>100%</b>	



Think Tank Series 2020-1: Current Charts

