

Investor Report - Think Tank Residential Series 2022-1

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

Payment Date of 10-Jan-2023

Counterparty Information ●●

Issuer/Trustee

BNY Trust Company of Australia Limited in its capacity atf the
Think Tank Residential Series 2022-1 Trust ("Trustee" or "BNY")

Security Trustee

BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2022-1 Trust Security Trust

Trust Manager, Originator, Servicer

Think Tank Group Pty Limited ("Think Tank")

Standby Servicer and Standby Trust Manager

AMAL Asset Management Limited

Custodian

BNY

Arranger

Commonwealth Bank of Australia

Joint Lead Managers

CBA, Deutsche Bank AG Sydney Branch, NAB, Standard Chartered Bank, Westpac Banking Corporation

Liquidity Facility Provider

Commonwealth Bank of Australia

Designated Rating Agency

S&P Global Ratings Australia Pty Ltd

Fitch 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-S	5,780,063.97		5,780,063.97	0.00	0.0%	0.00	0.00	16,808.11	16,808.11
Class A1-L	300,000,000.00		7,869,514.81	292,130,485.19	97.4%	0.00	0.00	1,039,232.88	1,039,232.88
Class A2	52,500,000.00		1,377,165.09	51,122,834.91	97.4%	0.00	0.00	204,807.53	204,807.53
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	101,011.37	101,011.37
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	42,343.97	42,343.97
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	26,262.88	26,262.88
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	25,456.44	25,456.44
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	19,882.88	19,882.88
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	27,828.08	27,828.08

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	2,176,990.22
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	47,708.66
Total Available Income	2,224,698.88

(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	15,319,455.53
Principal from the sale of Mortgage Loans	0.00
Other Principal	-3,046.06
Total Principal Collections	15,316,409.47

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)	144,353.81
Senior Expenses - Items 5.8(f)	4,806.21
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	16,808.11
Class A1-L Interest	1,039,232.88
Class A2 Interest	204,807.53
Class B Interest	101,011.37
Class C Interest	42,343.97
Class D Interest	26,262.88
Class E Interest	25,456.44
Class F Interest	19,882.88
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class G Interest	27,828.08
Other Expenses	0.00
Excess Spread	571,904.72

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	289,665.60
Class A1-S Principal Payment	5,780,063.97
Class A1-L Principal Payment	7,869,514.81
Class A2 Principal Payment	1,377,165.09
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

6. COLLATERAL

a. Loan Balance

Loan Balance at Beginning of Collection Period	405,868,861.07
Plus: Capitalised Charges	3,783.35
Plus: Further Advances / Redraws	289,665.60
Less: Principal Collections	15,316,409.47
Loan Balance at End of Collection Period	390,845,900.55

b. Repayments

Principal received on Mortgage Loans during Collection Period	15,316,409.47
Scheduled Principal Payments received	436,086.52
Unscheduled Principal Payments received	14,880,322.95
CPR (%) - Total Repayments	37.0%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	5.48%	6.77%	OK
Test (b)			
Bank Bill Rate plus 3.00%	6.01%	6.77%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	1	2	1	4
Balance Outstanding	797,412	1,410,275	559,752	2,767,439
% Portfolio Balance	0.20%	0.40%	0.10%	0.70%

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%

7. LIQUIDITY FACILITY

Limit available_Current Payment Date	6,049,200.96
Limit available_Next Payment Date	5,823,799.80
Outstanding Liquidity draws	0.00

Summary ●●

Loans	649
Facilities	609
Borrower Groups	556
Balance	390,845,901
Avg Loan Balance	602,228
Max Loan Balance	1,806,000
Avg Facility Balance	641,783
Max Facility Balance	1,806,000
Avg Group Balance	702,960
Max Group Balance	2,000,000
WA Current LVR	67.0%
Max Current LVR	80.4%
WA Yield	6.77%
WA Seasoning (months)	14.3
% IO	20.0%
% Investor	48.5%
% SMSF	9.3%
WA Interest Cover (UnStressed)	4.15

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	75	11.6%	27,804,792	7.1%
> 40% <= 50%	47	7.2%	27,787,960	7.1%
> 50% <= 55%	27	4.2%	16,099,733	4.1%
> 55% <= 60%	44	6.8%	22,140,305	5.7%
> 60% <= 65%	46	7.1%	30,667,393	7.8%
> 65% <= 70%	72	11.1%	49,594,421	12.7%
> 70% <= 75%	100	15.4%	72,917,736	18.7%
> 75% <= 80%	237	36.5%	143,503,759	36.7%
> 80% <= 85%	1	0.2%	329,803	0.1%
> 85% <= 100%	0	0.0%	0	0.0%
Total	649	100.0%	390,845,901	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	14	2.3%	755,827	0.2%
> 100,000 <= 200,000	20	3.3%	3,397,441	0.9%
> 200,000 <= 300,000	57	9.4%	14,243,755	3.6%
> 300,000 <= 400,000	63	10.3%	21,939,590	5.6%
> 400,000 <= 500,000	82	13.5%	37,266,143	9.5%
> 500,000 <= 1,000,000	280	46.0%	195,500,444	50.0%
> 1,000,000 <= 1,500,000	91	14.9%	114,294,696	29.2%
> 1,500,000 <= 2,000,000	2	0.3%	3,448,005	0.9%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	609	100%	390,845,901	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	284	43.8%	189,155,131	48.4%
ACT	2	0.3%	1,479,388	0.4%
VIC	246	37.9%	147,491,124	37.7%
QLD	76	11.7%	37,350,044	9.6%
SA	20	3.1%	7,188,231	1.8%
WA	16	2.5%	5,420,315	1.4%
TAS	5	0.8%	2,761,669	0.7%
NT	0	0.0%	0	0.0%
Total	649	100%	390,845,901	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	550	84.7%	350,140,970	89.6%
Non metro	99	15.3%	40,704,930	10.4%
Inner City	0	0.0%	0	0.0%
Total	649	100%	390,845,901	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	24	3.7%	1,338,427	0.3%
> 100,000 <= 200,000	30	4.6%	4,919,520	1.3%
> 200,000 <= 300,000	70	10.8%	17,585,974	4.5%
> 300,000 <= 400,000	71	10.9%	24,820,322	6.4%
> 400,000 <= 500,000	86	13.3%	38,061,749	10.0%
> 500,000 <= 1,000,000	287	44.2%	201,044,120	51.4%
> 1,000,000 <= 1,500,000	79	12.2%	98,627,784	25.2%
> 1,500,000 <= 2,000,000	2	0.3%	3,448,005	0.9%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	649	100%	390,845,901	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	13	2.3%	755,827	0.2%
> 100,000 <= 200,000	17	3.1%	2,817,487	0.7%
> 200,000 <= 300,000	40	7.2%	10,169,555	2.6%
> 300,000 <= 400,000	50	9.0%	17,328,377	4.4%
> 400,000 <= 500,000	77	13.8%	34,878,857	8.9%
> 500,000 <= 1,000,000	241	43.3%	168,746,959	43.2%
> 1,000,000 <= 1,500,000	104	18.7%	131,499,639	33.6%
> 1,500,000 <= 2,000,000	14	2.5%	24,649,201	6.3%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	556	100%	390,845,901	100%

Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	79	12.2%	52,585,884	13.5%
> 12 <= 18	559	86.1%	332,911,370	85.2%
> 18 <= 24	10	1.5%	4,775,543	1.2%
> 24 <= 30	1	0.2%	573,103	0.1%
> 30 <= 36	0	0.0%	0	0.0%
> 36 <= 42	0	0.0%	0	0.0%
> 42 <= 48	0	0.0%	0	0.0%
> 48 <= 54	0	0.0%	0	0.0%
> 54 <= 60	0	0.0%	0	0.0%
> 60 <= 300	0	0.0%	0	0.0%
Total	649	100%	390,845,901	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	645	99.4%	388,078,461	99.3%
> 30 <= 60	1	0.2%	797,412	0.2%
> 60 <= 90	2	0.3%	1,410,275	0.4%
> 90 <= 120	1	0.2%	559,752	0.1%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	0	0.0%	0	0.0%
Total	649	100%	390,845,901	100%

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	200	30.8%	123,929,193	31.7%
Mid Doc	357	55.0%	230,544,398	59.0%
Quick Doc	0	0.0%	0	0.0%
SMSF	92	14.2%	36,372,310	9.3%
SMSF NR	0	0.0%	0	0.0%
Total	649	100%	390,845,901	100%

Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Retail	0	0.0%	0	0.0%
Industrial	0	0.0%	0	0.0%
Office	0	0.0%	0	0.0%
Professional Suites	0	0.0%	0	0.0%
Commercial Other	0	0.0%	0	0.0%
Vacant Land	0	0.0%	0	0.0%
Rural	0	0.0%	0	0.0%
Residential	649	100.0%	390,845,901	100.0%
Total	649	100%	390,845,901	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	649	100.0%	390,845,901	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%
Total	649	100%	390,845,901	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%	10	1.5%	4,299,220	1.1%
> 6.0% <= 6.5%	237	36.5%	148,143,560	37.9%
> 6.5% <= 7.0%	198	30.5%	129,501,840	33.1%
> 7.0% <= 7.5%	116	17.9%	69,525,265	17.8%
> 7.5% <= 8.0%	68	10.5%	29,328,820	7.5%
> 8.0% <= 8.5%	19	2.9%	9,825,946	2.5%
> 8.5% <= 9.0%	1	0.2%	221,250	0.1%
> 9.0% <= 13.0%	0	0.0%	0	0.0%
Total	649	100%	390,845,901	100%

Interest Cover (Unstressed) ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 1.50	0	0.0%	0	0.0%
> 1.50 <= 1.75	0	0.0%	0	0.0%
> 1.75 <= 2.00	18	2.8%	10,980,694	2.8%
> 2.00 <= 2.25	20	3.1%	8,140,967	2.1%
> 2.25 <= 2.50	15	2.3%	6,306,226	1.6%
> 2.50 <= 2.75	15	2.3%	6,773,969	1.7%
> 2.75 <= 3.00	12	1.8%	4,983,278	1.3%
> 3.00 <= 3.25	10	1.5%	3,783,499	1.0%
> 3.25 <= 3.50	6	0.9%	2,345,243	0.6%
> 3.50 <= 3.75	13	2.0%	7,619,339	1.9%
> 3.75 <= 4.00	20	3.1%	10,120,255	2.6%
> 4.00 <= 4.25	12	1.8%	9,769,395	2.5%
> 4.25 <= 100	347	53.5%	214,053,728	54.8%
NA	161	24.8%	105,969,306	27%
Total	649	100%	390,845,901	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	472	72.7%	296,085,736	75.8%
Non NCCP loans	177	27.3%	94,760,164	24.2%
Total	649	100%	390,845,901	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	61	9.4%	26,580,401	6.8%
High Density Apartment	0	0.0%	0	0.0%
House	589	90.6%	364,265,499	93.2%
Total	650	100%	390,845,901	100%

Employment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
PAYG	106	16.3%	49,907,995	12.8%
<i>Months Self Employed</i>				
0 <= 12	12	0.0%	0	0.0%
12 <= 24	24	0.0%	0	0.0%
24 <= 36	36	5.9%	26,150,497	6.7%
36 <= 48	48	10.5%	42,032,710	10.8%
48 <= 60	60	5.8%	36,182,747	9.3%
60 <= 900	900	58.4%	236,571,952	60.5%
Total	649	100%	390,845,901	100%

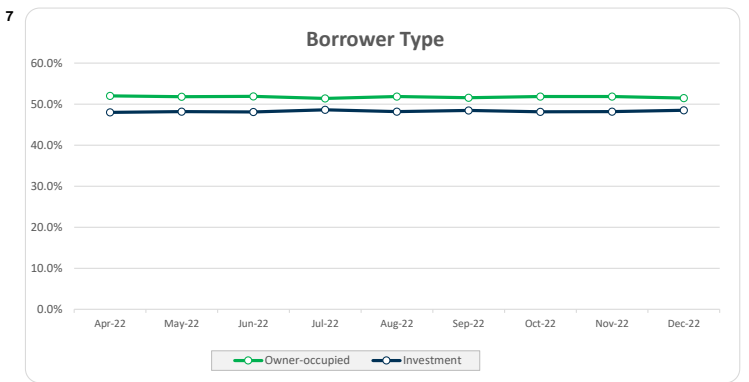
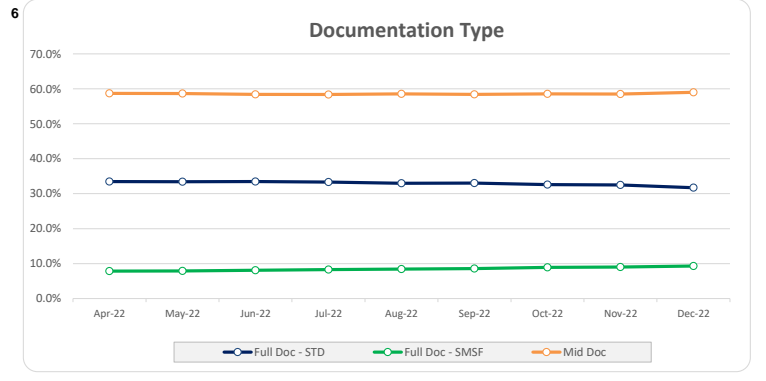
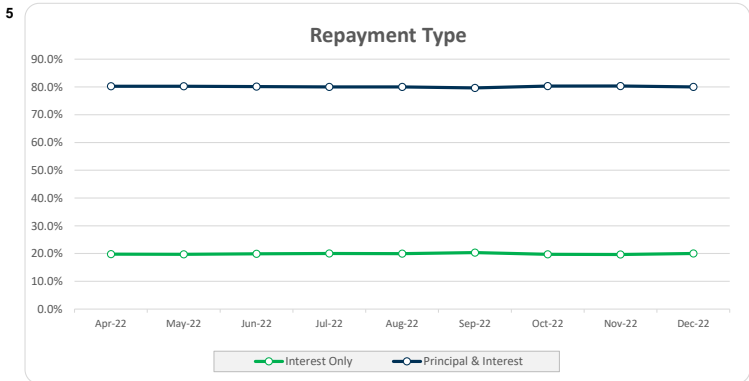
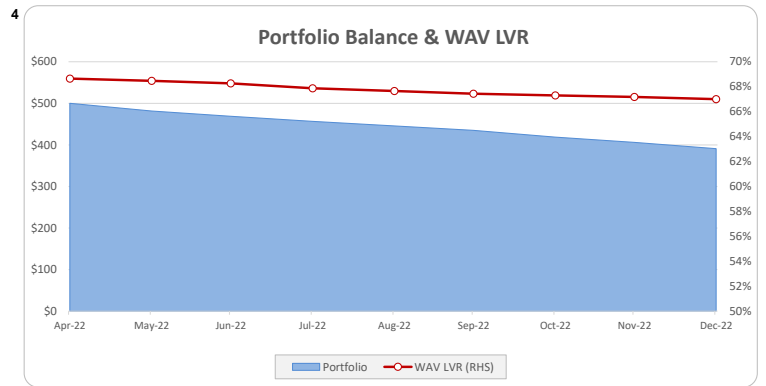
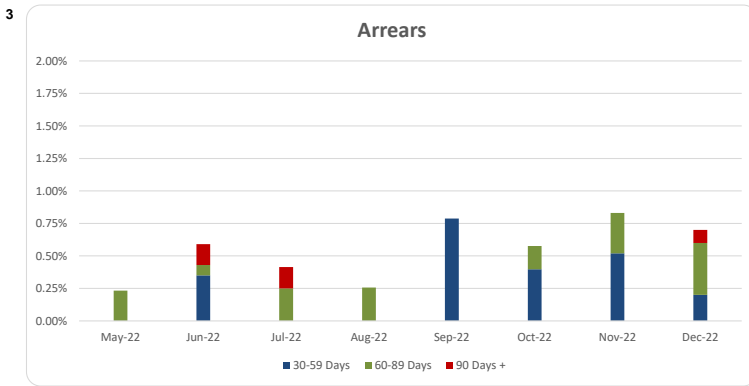
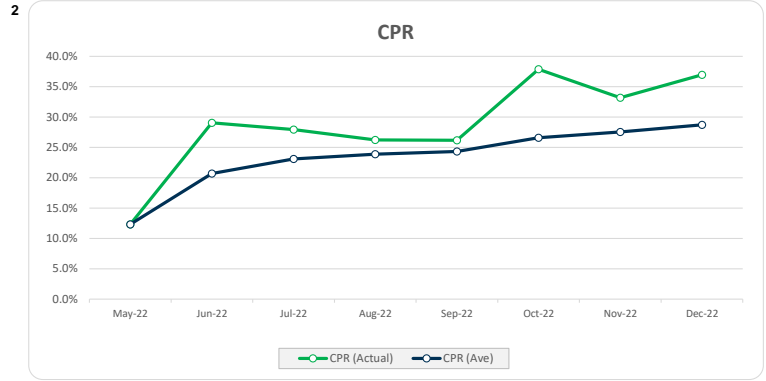
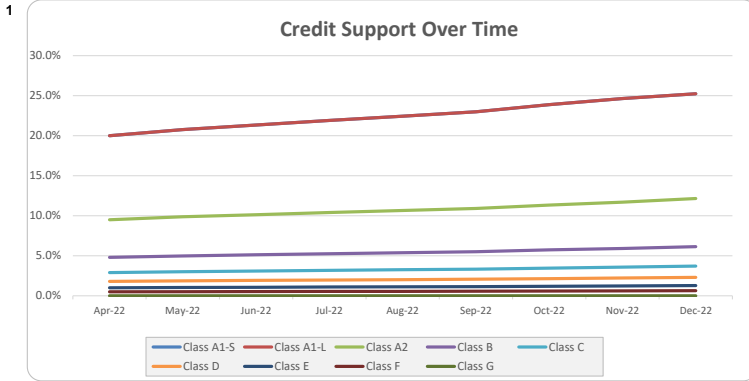
Remaining Term ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 15	180	4.0%	1,095,427	0.3%
> 15 <= 20	240	10.0%	6,238,905	1.6%
> 20 <= 25	300	49.0%	20,675,100	5.3%
> 25 <= 30	360	58.6%	362,836,468	92.8%
Total	649	100%	390,845,901	100%

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	537	82.7%	312,523,029	80.0%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	9	1.4%	6,975,100	1.8%
> 1 <= 2	5	0.8%	3,388,108	0.9%
> 2 <= 3	4	0.6%	2,103,285	0.5%
> 3 <= 4	79	12.2%	55,276,438	14.1%
> 4 <= 5	15	2.3%	10,579,941	2.7%
Total	649	100%	390,845,901	100%

Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	322	49.6%	199,319,405	51.0%
Refinance - no takeout	240	37.0%	134,192,844	34.3%
Refinance - Equity Takeout	87	13.4%	57,333,652	14.7%
Total	649	100%	390,845,901	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	62	9.6%	38,000,567	9.7%
Administrative and Support Services	2	0.3%	2,228,161	0.6%
Agriculture, Forestry and Fishing	1	0.2%	440,966	0.1%
Arts and Recreation Services	20	3.1%	11,917,159	3.0%
Construction	191	29.4%	115,805,759	29.6%
Education and Training	13	2.0%	7,988,293	2.0%
Electricity Gas Water and Waste Services	2	0.3%	1,367,039	0.3%
Financial and Insurance Services	39	6.0%	22,154,699	5.7%
Health Care and Social Assistance	36	5.5%	19,720,129	5.0%
Information Media and Telecommunications	45	6.9%	24,996,295	6.4%
Manufacturing	22	3.4%	12,371,516	3.2%
Mining	0	0.0%	0	0.0%
Other Services	28	4.3%	20,377,298	5.2%
Professional, Scientific and Technical Services	68	10.5%	38,471,142	9.8%
Public Administration and Safety	8	1.2%	3,888,023	1.0%
Rental, Hiring and Real Estate Services	7	1.1%	5,881,111	1.5%
Retail Trade	28	4.3%	18,574,566	4.8%
Transport, Postal and Warehousing	71	10.9%	40,081,186	10.3%
Wholesale Trade	6	0.9%	6,601,994	1.7%
Total	649	100%	390,845,901	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	649	100.0%	390,845,901	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	649	100%	390,845,901	100%



Think Tank Residential Series 2022-1: Current Charts

