
Investor Report - Think Tank Series 2020-1

Collection Period from 01-Jan-2023 to 31-Jan-2023

Payment Date of 10-Feb-2023

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	129,762,573.25		2,940,088.74	126,822,484.51	35.2%	0.00	0.00	510,269.10	510,269.10
Class A2	39,793,855.79		901,627.21	38,892,228.58	35.2%	0.00	0.00	164,931.90	164,931.90
Class B	36,000,000.00		815,668.12	35,184,331.88	97.7%	0.00	0.00	175,196.71	175,196.71
Class C	32,400,000.00		734,101.31	31,665,898.69	97.7%	0.00	0.00	185,194.85	185,194.85
Class D	28,200,000.00		638,940.03	27,561,059.97	97.7%	0.00	0.00	187,533.86	187,533.86
Class E	13,200,000.00		299,078.31	12,900,921.69	97.7%	0.00	0.00	134,867.84	134,867.84
Class F	9,600,000.00		217,511.50	9,382,488.50	97.7%	0.00	0.00	106,239.12	106,239.12
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	48,263.18	48,263.18
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	74,043.29	74,043.29

1. GENERAL

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

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	2,104,197.87
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	92,554.97
Total Available Income	2,196,752.84

(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	6,675,668.44
Principal from the sale of Mortgage Loans	0.00
Other Principal	-37,711.74
Total Principal Collections	6,637,956.70

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)	119,732.78
Senior Expenses - Items 5.8(f) (Inclusive)	7,362.45
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	510,269.10
Class A2 Interest	164,931.90
Class B Interest	175,196.71
Class C Interest	185,194.85
Class D Interest	187,533.86
Class E Interest	134,867.84
Class F Interest	106,239.12
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	48,263.18
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	74,043.29
Other Expenses	0.00
Excess Spread	483,117.76

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	90,941.48
Class A1 Principal Payment	2,940,088.74
Class A2 Principal Payment	901,627.21
Class B Principal Payment	815,668.12
Class C Principal Payment	734,101.31
Class D Principal Payment	638,940.03
Class E Principal Payment	299,078.31
Class F Principal Payment	217,511.50
Class G Principal Payment	0.00
Class H Principal Payment	0.00

6. COLLATERAL

a. Loan Balance

Loan Balance at Beginning of Collection Period	299,891,551.27
Plus: Capitalised Charges	8,995.23
Plus: Further Advances / Redraws	90,941.48
Less: Principal Collections	6,675,668.44
Loan Balance at End of Collection Period	293,315,819.54

b. Repayments

Principal received on Mortgage Loans during Collection Period	6,637,956.70
Scheduled Principal Payments received	333,314.58
Unscheduled Principal Payments received - Redraw	6,304,642.12
CPR (%) - Total Repayment	22.4%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.65%	8.14%	OK
Test (b)			
Bank Bill Rate plus 4.50%	7.53%	8.14%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	7	0	4	11
Balance Outstanding	3,116,569	0	2,518,716	5,635,285
% Portfolio Balance	1.06%	0.00%	0.86%	1.92%

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	\$	8,668,692.87
Limit available_Next Payment Date	\$	8,472,282.41
Outstanding Liquidity draws	\$	-

Summary ●●

Loans	596
Facilities	577
Borrower Groups	545
Balance	293,315,820
Avg Loan Balance	492,141
Max Loan Balance	3,660,412
Avg Facility Balance	508,346
Max Facility Balance	3,660,412
Avg Group Balance	538,194
Max Group Balance	3,660,412
WA Current LVR	61.2%
Max Current LVR	83.8%
WA Yield	8.14%
WA Seasoning (months)	47.3
% IO	22.8%
% Investor	56.4%
% SMSF	40.5%
WA Interest Cover (UnStressed)	2.99

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	103	17.3%	24,414,938	8.3%
> 40% <= 50%	70	11.7%	31,339,540	10.7%
> 50% <= 55%	49	8.2%	23,317,004	7.9%
> 55% <= 60%	52	8.7%	32,055,702	10.9%
> 60% <= 65%	80	13.4%	42,727,315	14.6%
> 65% <= 70%	87	14.6%	51,583,020	17.6%
> 70% <= 75%	101	16.9%	57,736,890	19.7%
> 75% <= 80%	52	8.7%	28,842,940	9.8%
> 80% <= 85%	2	0.3%	1,298,470	0.4%
> 85% <= 100%	0	0.0%	0	0.0%
Total	596	100.0%	293,315,820	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	19	3.3%	843,867	0.3%
> 100,000 <= 200,000	57	9.9%	8,578,267	2.9%
> 200,000 <= 300,000	115	19.9%	28,964,723	9.9%
> 300,000 <= 400,000	99	17.2%	34,959,502	11.9%
> 400,000 <= 500,000	83	14.4%	36,874,504	12.6%
> 500,000 <= 1,000,000	152	26.3%	104,588,261	35.7%
> 1,000,000 <= 1,500,000	36	6.2%	44,195,431	15.1%
> 1,500,000 <= 2,000,000	7	1.2%	11,627,032	4.0%
> 2,000,000 <= 2,500,000	5	0.9%	10,615,573	3.6%
> 2,500,000 <= 5,000,000	4	0.7%	12,068,661	4.1%
Total	577	100%	293,315,820	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	286	48.0%	158,227,721	53.9%
ACT	11	1.8%	4,900,127	1.7%
VIC	144	24.2%	74,212,064	25.3%
QLD	106	17.8%	36,953,010	12.6%
SA	21	3.5%	7,042,539	2.4%
WA	25	4.2%	10,963,723	3.7%
TAS	3	0.5%	1,016,635	0.3%
NT	0	0.0%	0	0.0%
Total	596	100%	293,315,820	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	480	80.5%	249,678,826	85.1%
Non metro	101	16.9%	36,466,646	12.4%
Inner City	15	2.5%	7,170,348	2.4%
Total	596	100%	293,315,820	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	25	4.2%	1,154,990	0.4%
> 100,000 <= 200,000	63	10.6%	9,508,881	3.2%
> 200,000 <= 300,000	118	19.8%	29,672,221	10.1%
> 300,000 <= 400,000	103	17.3%	36,328,213	12.4%
> 400,000 <= 500,000	84	14.1%	37,287,238	12.7%
> 500,000 <= 1,000,000	154	25.8%	106,707,555	36.4%
> 1,000,000 <= 1,500,000	35	5.9%	42,898,892	14.6%
> 1,500,000 <= 2,000,000	6	1.0%	10,048,595	3.4%
> 2,000,000 <= 2,500,000	5	0.8%	10,615,573	3.6%
> 2,500,000 <= 5,000,000	3	0.5%	9,093,661	3.1%
Total	596	100%	293,315,820	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	17	3.1%	647,499	0.2%
> 100,000 <= 200,000	55	10.1%	8,308,250	2.8%
> 200,000 <= 300,000	92	16.9%	23,309,223	7.9%
> 300,000 <= 400,000	95	17.4%	33,511,086	11.4%
> 400,000 <= 500,000	75	13.8%	33,364,585	11.4%
> 500,000 <= 1,000,000	151	27.7%	103,955,130	35.4%
> 1,000,000 <= 1,500,000	41	7.5%	50,165,597	17.1%
> 1,500,000 <= 2,000,000	8	1.5%	13,066,392	4.5%
> 2,000,000 <= 2,500,000	7	1.3%	14,919,397	5.1%
> 2,500,000 <= 5,000,000	4	0.7%	12,068,661	4.1%
Total	545	100%	293,315,820	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	212	35.6%	115,499,315	39.4%
> 36 <= 42	227	38.1%	106,028,731	36.1%
> 42 <= 48	26	4.4%	13,682,759	4.7%
> 48 <= 54	14	2.3%	13,886,186	4.7%
> 54 <= 60	2	0.3%	184,221	0.1%
> 60 <= 300	115	19.3%	44,034,608	15.0%
Total	596	100%	293,315,820	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	585	98.2%	287,680,535	98.1%
> 30 <= 60	7	1.2%	3,116,569	1.1%
> 60 <= 90	0	0.0%	0	0.0%
> 90 <= 120	3	0.5%	991,386	0.3%
> 120 <= 150	1	0.2%	1,527,330	0.5%
> 150 <= 1000	0	0.0%	0	0.0%
Total	596	100%	293,315,820	100%

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Full Doc	116	19.5%	71,909,228	24.5%	
Mid Doc	185	31.0%	95,761,087	32.6%	
Quick Doc	23	3.9%	6,873,921	2.3%	
SMSF	272	45.6%	118,771,583	40.5%	
SMSF NR	0	0.0%	0	0.0%	
Total	596	100%	293,315,820	100%	

Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Retail	100	16.8%	52,560,805	17.9%	
Industrial	173	29.0%	84,579,510	28.8%	
Office	61	10.2%	26,992,783	9.2%	
Professional Suites	7	1.2%	3,704,577	1.3%	
Commercial Other	12	2.0%	11,475,810	3.9%	
Vacant Land	0	0.0%	1,745,735	0.6%	
Rural	1	0.2%	1,038,953	0.4%	
Residential	242	40.6%	111,217,647	37.9%	
Total	596	100%	293,315,820	100%	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Variable	596	100.0%	293,315,820	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	596	100%	293,315,820	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%	1	0.2%	422,647	0.1%	
> 6.0% <= 6.5%	54	9.1%	22,358,123	7.6%	
> 6.5% <= 7.0%	43	7.2%	20,476,065	7.0%	
> 7.0% <= 7.5%	80	13.4%	39,989,778	13.6%	
> 7.5% <= 8.0%	75	12.6%	45,199,991	15.4%	
> 8.0% <= 8.5%	108	18.1%	56,925,008	19.4%	
> 8.5% <= 9.0%	100	16.8%	47,453,714	16.2%	
> 9.0% <= 13.0%	135	22.7%	60,490,494	20.6%	
Total	596	100%	293,315,820	100%	

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 1.50	3	0.5%	1,806,919	0.6%	
> 1.50 <= 1.75	105	17.6%	57,666,046	19.7%	
> 1.75 <= 2.00	90	15.1%	43,789,464	14.9%	
> 2.00 <= 2.25	63	10.6%	34,377,929	11.7%	
> 2.25 <= 2.50	52	8.7%	28,730,965	9.8%	
> 2.50 <= 2.75	45	7.6%	18,494,133	6.3%	
> 2.75 <= 3.00	36	6.0%	16,848,501	5.7%	
> 3.00 <= 3.25	20	3.4%	9,009,631	3.1%	
> 3.25 <= 3.50	24	4.0%	11,926,862	4.1%	
> 3.50 <= 3.75	20	3.4%	7,392,256	2.5%	
> 3.75 <= 4.00	15	2.5%	8,584,045	2.9%	
> 4.00 <= 4.25	16	2.7%	7,773,628	2.7%	
> 4.25 <= 100	107	18.0%	46,915,441	16.0%	
NA	0	0.0%	0	0.0%	
Total	596	100%	293,315,820	100%	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	%
NCCP regulated loans	97	16.3%	49,727,560	17.0%	
Non NCCP loans	499	83.7%	243,588,260	83.0%	
Total	596	100%	293,315,820	100%	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Apartment	53	21.5%	21,506,054	19.3%	
High Density Apartment	0	0.0%	0	0.0%	
House	193	78.5%	89,912,077	80.7%	
Total	246	100%	111,418,132	100%	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
PAYG	122	20.5%	48,587,151	16.6%	
<i>Months Self Employed</i>					
0 < 12	12	0.0%	0	0.0%	
12 <= 24	24	0.0%	0	0.0%	
24 < 36	36	2.0%	10,833,000	3.7%	
36 <= 48	48	3.0%	13,953,305	4.8%	
48 < 60	60	2.3%	12,498,044	4.3%	
60 <= 900	900	67.3%	207,444,319	70.7%	
Total	596	100%	293,315,820	100%	

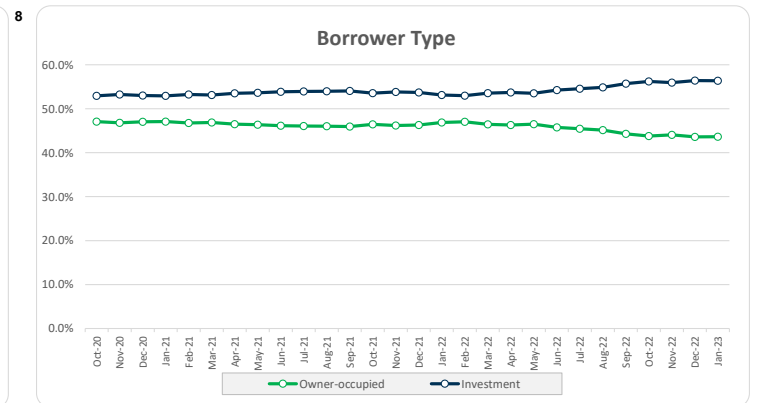
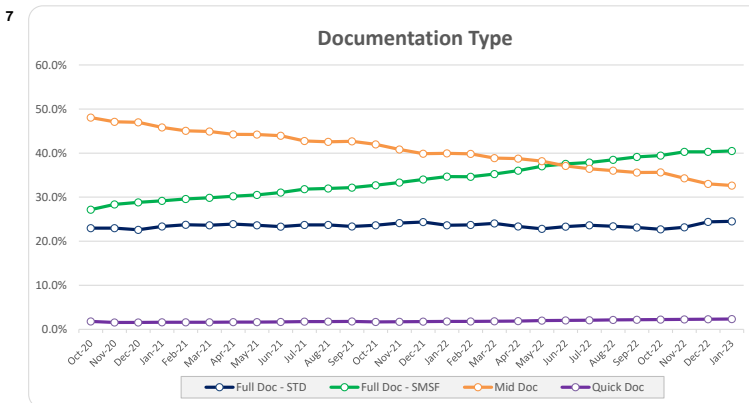
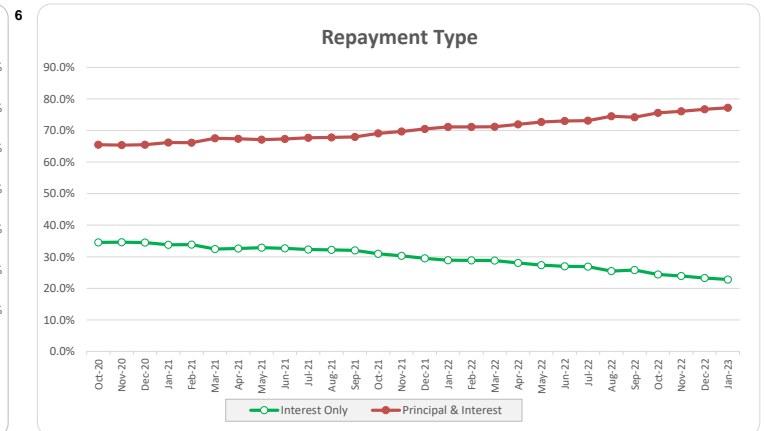
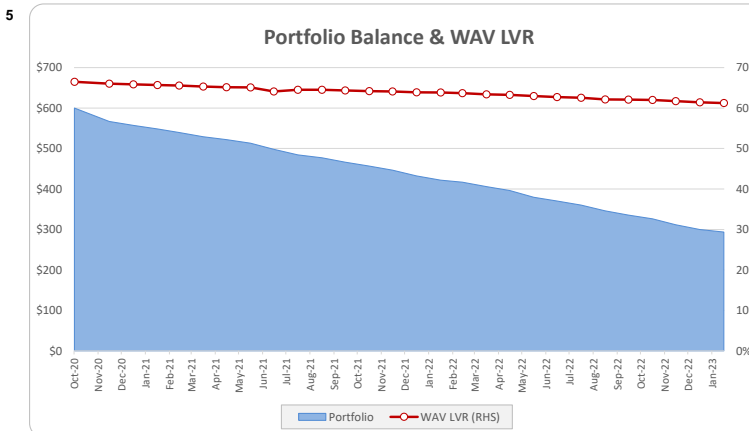
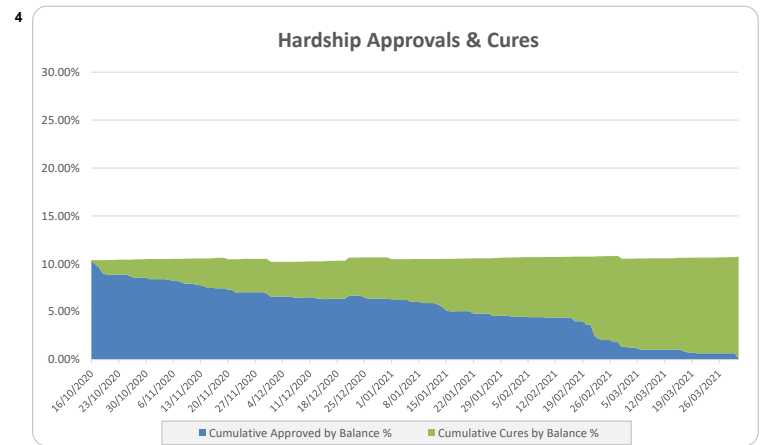
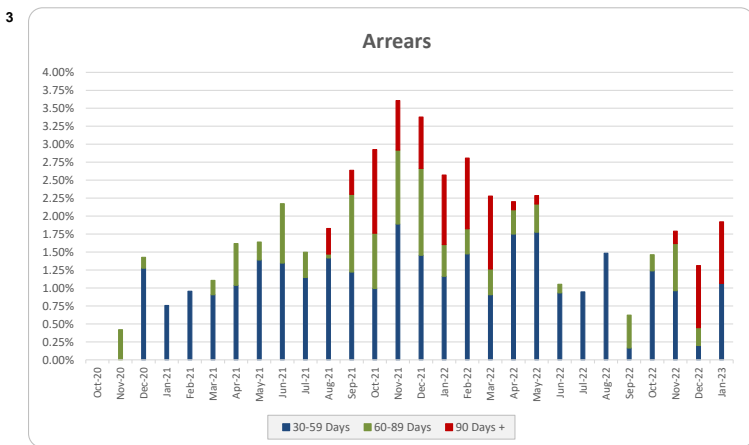
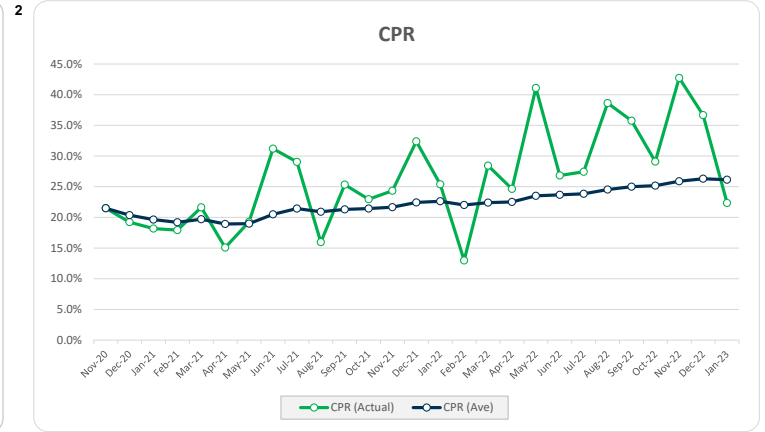
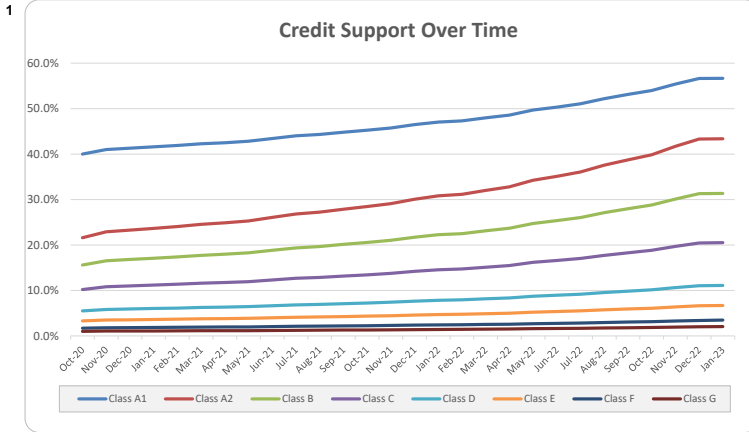
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 15	180	4.6%	15,499,051	5.3%	
> 15 <= 20	240	8.4%	34,954,930	11.9%	
> 20 <= 25	300	21.9%	119,055,525	40.6%	
> 25 <= 30	360	24.7%	123,806,313	42.2%	
Total	596	100%	293,315,820	100%	

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
P&I	500	83.9%	226,455,702	77.2%	
<i>IO Term Remaining (yrs)</i>					
0 <= 1	21	3.5%	15,475,154	5.3%	
> 1 <= 2	43	7.2%	23,620,114	8.1%	
> 2 <= 3	32	5.4%	27,764,850	9.5%	
> 3 <= 4	0	0.0%	0	0.0%	
> 4 <= 5	0	0.0%	0	0.0%	
Total	596	100%	293,315,820	100%	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Purchase	413	69.3%	193,632,864	66.0%	
Refinance - no takeout	162	27.2%	88,784,762	30.3%	
Refinance - Equity Takeout	21	3.5%	10,898,194	3.7%	
Total	596	100%	293,315,820	100%	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Accommodation and Food Services	46	7.7%	26,794,663	9.1%	
Administrative and Support Services	0	0.0%	0	0.0%	
Agriculture, Forestry and Fishing	1	0.2%	210,683	0.1%	
Arts and Recreation Services	36	6.0%	13,249,021	4.5%	
Construction	154	25.8%	84,284,329	28.7%	
Education and Training	6	1.0%	4,903,847	1.7%	
Electricity Gas Water and Waste Services	0	0.0%	0	0.0%	
Financial and Insurance Services	39	6.5%	13,682,328	4.7%	
Health Care and Social Assistance	41	6.9%	15,020,440	5.1%	
Information Media and Telecommunications	37	6.2%	14,561,908	5.0%	
Manufacturing	41	6.9%	21,428,826	7.3%	
Mining	0	0.0%	0	0.0%	
Other Services	0	0.0%	0	0.0%	
Professional, Scientific and Technical Services	72	12.1%	34,076,219	11.6%	
Public Administration and Safety	8	1.3%	2,874,180	1.0%	
Rental, Hiring and Real Estate Services	3	0.5%	579,158	0.2%	
Retail Trade	54	9.1%	34,126,677	11.6%	
Transport, Postal and Warehousing	58	9.7%	27,523,540	9.4%	
Wholesale Trade	0	0.0%	0	0.0%	
Total	596	100%	293,315,820	100%	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0	594	99.7%	292,088,091	99.6%	
1	2	0.3%	1,227,729	0.4%	
2	0	0.0%	0	0.0%	
3	0	0.0%	0	0.0%	
Total	596	100%	293,315,820	100%	



Think Tank Series 2020-1: Current Charts

