

Investor Report - Think Tank Residential Series 2022-1

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 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	0.00		0.00	0.00	0.0%	0.00	0.00	0.00	0.00
Class A1-L	292,130,485.19		15,054,822.15	277,075,663.04	92.4%	0.00	0.00	1,086,725.40	1,086,725.40
Class A2	51,122,834.91		2,634,593.88	48,488,241.03	92.4%	0.00	0.00	214,057.61	214,057.61
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	108,376.85	108,376.85
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	45,425.62	45,425.62
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	28,167.53	28,167.53
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	27,280.00	27,280.00
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	21,296.58	21,296.58
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	29,789.73	29,789.73

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	2,240,340.37
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	65,111.11
Total Available Income	2,305,451.48

(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	18,290,244.28
Principal from the sale of Mortgage Loans	0.00
Other Principal	-10,365.08
Total Principal Collections	18,279,879.20

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)	139,114.76
Senior Expenses - Items 5.8(f)	4,946.24
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	1,086,725.40
Class A2 Interest	214,057.61
Class B Interest	108,376.85
Class C Interest	45,425.62
Class D Interest	28,167.53
Class E Interest	27,280.00
Class F Interest	21,296.58
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	29,789.73
Other Expenses	0.00
Excess Spread	600,271.16

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	590,463.17
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	15,054,822.15
Class A2 Principal Payment	2,634,593.88
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	390,845,900.55
Plus: Capitalised Charges	11,402.47
Plus: Further Advances / Redraws	590,463.17
Less: Principal Collections	18,279,879.20
Loan Balance at End of Collection Period	373,167,886.99

b. Repayments

Principal received on Mortgage Loans during Collection Period	18,279,879.20
Scheduled Principal Payments received	345,933.72
Unscheduled Principal Payments received - Redraw	17,343,482.31
CPR (%) - Total Repayments	42.0%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	5.54%	6.74%	OK
Test (b)			
Bank Bill Rate plus 3.00%	6.03%	6.74%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	7	0	2	9
Balance Outstanding	5,673,909	0	1,258,919	6,932,828
% Portfolio Balance	1.52%	0.00%	0.34%	1.86%

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	5,823,799.80
Limit available_Next Payment Date	5,558,458.56
Outstanding Liquidity draws	0.00

Summary ●●

Loans	620
Facilities	583
Borrower Groups	534
Balance	373,167,887
Avg Loan Balance	601,884
Max Loan Balance	1,806,000
Avg Facility Balance	640,082
Max Facility Balance	1,806,000
Avg Group Balance	698,816
Max Group Balance	1,893,121
WA Current LVR	66.6%
Max Current LVR	80.9%
WA Yield	6.74%
WA Seasoning (months)	15.3
% IO	20.5%
% Investor	49.5%
% SMSF	9.6%
WA Interest Cover (UnStressed)	4.13

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	74	11.9%	27,505,733	7.4%
> 40% <= 50%	47	7.6%	27,707,492	7.4%
> 50% <= 55%	27	4.4%	16,294,365	4.4%
> 55% <= 60%	41	6.6%	20,924,462	5.6%
> 60% <= 65%	49	7.9%	33,174,360	8.9%
> 65% <= 70%	67	10.8%	44,977,865	12.1%
> 70% <= 75%	90	14.5%	66,976,942	17.9%
> 75% <= 80%	224	36.1%	135,274,807	36.3%
> 80% <= 85%	1	0.2%	331,861	0.1%
> 85% <= 100%	0	0.0%	0	0.0%
Total	620	100.0%	373,167,887	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	12	2.1%	586,134	0.2%
> 100,000 <= 200,000	21	3.6%	3,500,017	0.9%
> 200,000 <= 300,000	57	9.6%	14,302,665	3.8%
> 300,000 <= 400,000	56	9.6%	19,405,359	5.2%
> 400,000 <= 500,000	81	13.9%	36,721,012	9.8%
> 500,000 <= 1,000,000	267	45.8%	186,507,006	50.0%
> 1,000,000 <= 1,500,000	87	14.9%	108,697,689	29.1%
> 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	583	100%	373,167,887	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	273	44.0%	181,511,905	48.6%
ACT	2	0.3%	1,378,551	0.4%
VIC	236	38.1%	141,768,609	38.0%
QLD	73	11.8%	34,716,737	9.3%
SA	16	2.6%	5,987,224	1.6%
WA	15	2.4%	5,043,990	1.4%
TAS	5	0.8%	2,760,871	0.7%
NT	0	0.0%	0	0.0%
Total	620	100%	373,167,887	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	523	84.4%	333,262,544	89.3%
Non metro	97	15.6%	39,905,343	10.7%
Inner City	0	0.0%	0	0.0%
Total	620	100%	373,167,887	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	22	3.5%	1,167,304	0.3%
> 100,000 <= 200,000	29	4.7%	4,711,966	1.3%
> 200,000 <= 300,000	69	11.1%	17,427,886	4.7%
> 300,000 <= 400,000	65	10.5%	22,658,365	6.1%
> 400,000 <= 500,000	85	13.7%	38,515,118	10.3%
> 500,000 <= 1,000,000	272	43.9%	190,769,687	51.1%
> 1,000,000 <= 1,500,000	76	12.3%	94,469,557	25.3%
> 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	620	100%	373,167,887	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	11	2.1%	586,134	0.2%
> 100,000 <= 200,000	19	3.6%	3,117,295	0.8%
> 200,000 <= 300,000	41	7.7%	10,453,034	2.8%
> 300,000 <= 400,000	45	8.4%	15,487,565	4.2%
> 400,000 <= 500,000	75	14.0%	33,913,200	9.1%
> 500,000 <= 1,000,000	230	43.1%	161,044,080	43.2%
> 1,000,000 <= 1,500,000	100	18.7%	125,918,424	33.7%
> 1,500,000 <= 2,000,000	13	2.4%	22,648,154	6.1%
> 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	534	100%	373,167,887	100%

Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	19	3.1%	10,953,510	2.9%
> 12 <= 18	569	91.8%	343,422,753	92.0%
> 18 <= 24	31	5.0%	18,218,998	4.9%
> 24 <= 30	1	0.2%	572,626	0.2%
> 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	620	100%	373,167,887	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	611	98.5%	366,235,059	98.1%
> 30 <= 60	7	1.1%	5,673,909	1.5%
> 60 <= 90	0	0.0%	0	0.0%
> 90 <= 120	1	0.2%	696,058	0.2%
> 120 <= 150	1	0.2%	562,861	0.2%
> 150 <= 1000	0	0.0%	0	0.0%
Total	620	100%	373,167,887	100%

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	191	30.8%	116,877,442	31.3%
Mid Doc	339	54.7%	220,393,832	59.1%
Quick Doc	0	0.0%	0	0.0%
SMSF	90	14.5%	35,896,613	9.6%
SMSF NR	0	0.0%	0	0.0%
Total	620	100%	373,167,887	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	620	100.0%	373,167,887	100.0%
Total	620	100%	373,167,887	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	620	100.0%	373,167,887	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	620	100%	373,167,887	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	1.6%	4,288,083	1.1%
> 6.0% <= 6.5%	238	38.4%	146,462,008	39.2%
> 6.5% <= 7.0%	188	30.3%	125,781,102	33.7%
> 7.0% <= 7.5%	105	16.9%	60,463,471	16.2%
> 7.5% <= 8.0%	64	10.3%	28,172,777	7.5%
> 8.0% <= 8.5%	14	2.3%	7,779,195	2.1%
> 8.5% <= 9.0%	1	0.2%	221,250	0.1%
> 9.0% <= 13.0%	0	0.0%	0	0.0%
Total	620	100%	373,167,887	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	2.9%	10,965,915	2.9%
> 2.00 <= 2.25	18	2.9%	7,706,384	2.1%
> 2.25 <= 2.50	15	2.4%	6,287,978	1.7%
> 2.50 <= 2.75	15	2.4%	6,769,071	1.8%
> 2.75 <= 3.00	12	1.9%	4,976,645	1.3%
> 3.00 <= 3.25	10	1.6%	3,778,786	1.0%
> 3.25 <= 3.50	6	1.0%	2,343,414	0.6%
> 3.50 <= 3.75	13	2.1%	7,820,102	2.1%
> 3.75 <= 4.00	20	3.2%	10,010,112	2.7%
> 4.00 <= 4.25	12	1.9%	9,702,429	2.6%
> 4.25 <= 100	330	53.2%	203,841,604	54.6%
NA	151	24.4%	98,965,448	27%
Total	620	100%	373,167,887	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	445	71.8%	278,812,541	74.7%
Non NCCP loans	175	28.2%	94,355,346	25.3%
Total	620	100%	373,167,887	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	58	9.3%	24,477,892	6.6%
High Density Apartment	0	0.0%	0	0.0%
House	563	90.7%	348,689,995	93.4%
Total	621	100%	373,167,887	100%

Employment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
PAYG	102	16.5%	48,522,881	13.0%
<i>Months Self Employed</i>				
0 <= 12	12	0.0%	0	0.0%
12 <= 24	24	0.0%	0	0.0%
24 <= 36	36	5.6%	24,261,794	6.5%
36 <= 48	48	6.5%	40,657,708	10.9%
48 <= 60	60	8.5%	32,581,287	8.7%
60 <= 900	900	36.5%	227,144,218	60.9%
Total	620	100%	373,167,887	100%

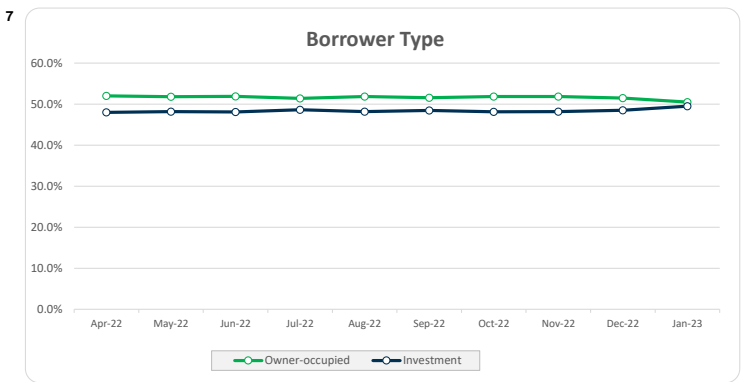
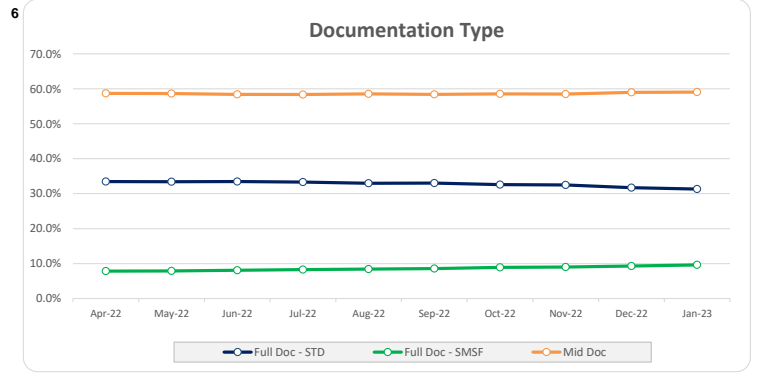
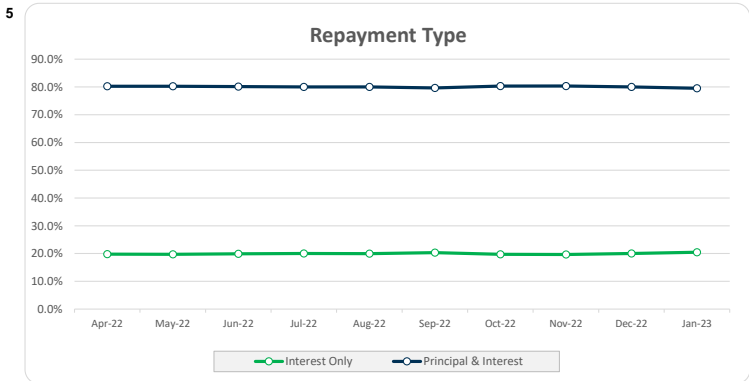
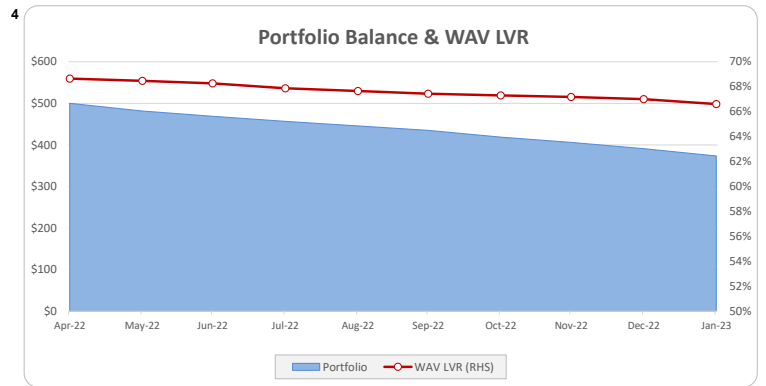
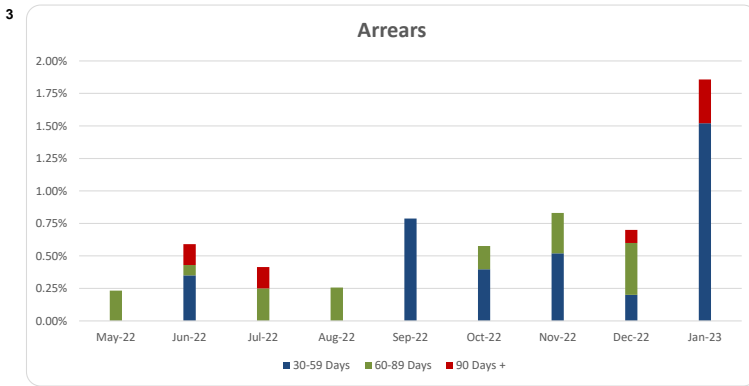
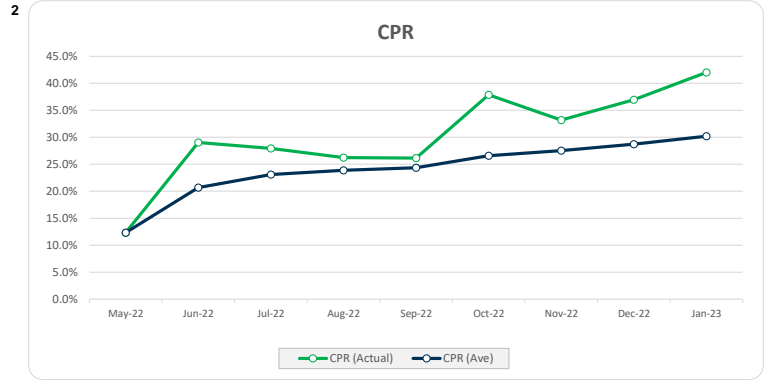
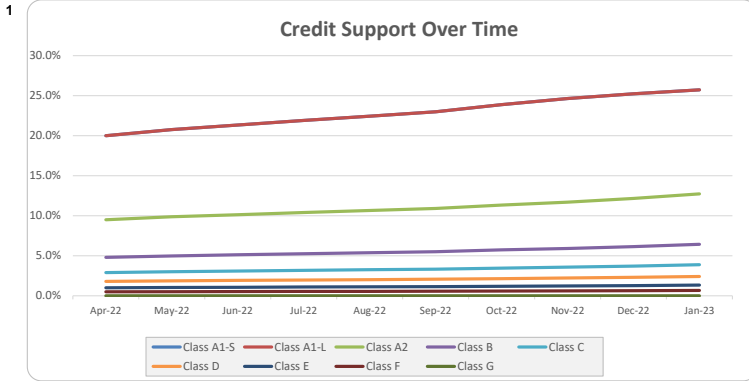
Remaining Term ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 15	180	4.0%	1,089,450	0.3%
> 15 <= 20	240	9.0%	5,762,892	1.5%
> 20 <= 25	300	46.0%	19,963,811	5.3%
> 25 <= 30	360	56.1%	346,351,734	92.8%
Total	620	100%	373,167,887	100%

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	511	82.4%	296,743,401	79.5%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	11	1.8%	8,502,208	2.3%
> 1 <= 2	7	1.1%	3,964,285	1.1%
> 2 <= 3	0	0.0%	0	0.0%
> 3 <= 4	86	13.9%	60,795,415	16.3%
> 4 <= 5	5	0.8%	3,162,579	0.8%
Total	620	100%	373,167,887	100%

Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	308	49.7%	188,419,112	50.5%
Refinance - no takeout	231	37.3%	130,548,708	35.0%
Refinance - Equity Takeout	81	13.1%	54,200,066	14.5%
Total	620	100%	373,167,887	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	60	9.7%	36,777,365	9.9%
Administrative and Support Services	2	0.3%	2,224,860	0.6%
Agriculture, Forestry and Fishing	1	0.2%	440,564	0.1%
Arts and Recreation Services	18	2.9%	10,277,727	2.8%
Construction	184	29.7%	111,670,583	29.9%
Education and Training	13	2.1%	7,980,417	2.1%
Electricity Gas Water and Waste Services	2	0.3%	1,366,166	0.4%
Financial and Insurance Services	39	6.3%	22,159,566	5.9%
Health Care and Social Assistance	32	5.2%	17,630,268	4.7%
Information Media and Telecommunications	39	6.3%	22,153,756	5.9%
Manufacturing	22	3.5%	12,366,448	3.3%
Mining	0	0.0%	0	0.0%
Other Services	27	4.4%	18,873,519	5.1%
Professional, Scientific and Technical Services	67	10.8%	37,675,425	10.1%
Public Administration and Safety	8	1.3%	3,882,031	1.0%
Rental, Hiring and Real Estate Services	7	1.1%	5,882,928	1.6%
Retail Trade	27	4.4%	17,139,718	4.6%
Transport, Postal and Warehousing	66	10.6%	38,088,977	10.2%
Wholesale Trade	6	1.0%	6,597,569	1.8%
Total	620	100%	373,167,887	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	620	100.0%	373,167,887	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	620	100%	373,167,887	100%



Think Tank Residential Series 2022-1: Current Charts

