
Investor Report - Think Tank Residential Series 2022-2

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 2022-2 Trust ("Trustee" or "BNY")
Security Trustee	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2022-2 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 Trust Company of Australia Limited in its capacity atf the Think Tank Residential Series 2022-2 Trust ("Trustee" or "BNY")
Arranger	National Australia Bank
Joint Lead Managers	CBA, Deutsche Bank AG Sydney Branch, NAB, Macquarie Bank Limited, Standard Chartered Bank, Westpac Banking Corpora
Liquidity Facility Provider	National Australia Bank
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	22,125,614.70		13,681,036.86	8,444,577.84	8.4%	0.00	0.00	77,609.38	77,609.38
Class A1-L	300,000,000.00		0.00	300,000,000.00	100.0%	0.00	0.00	1,217,917.81	1,217,917.81
Class A2	60,000,000.00		0.00	60,000,000.00	100.0%	0.00	0.00	276,706.85	276,706.85
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	64,017.12	64,017.12
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	63,341.92	63,341.92
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	42,983.84	42,983.84
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	35,276.30	35,276.30
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	22,358.22	22,358.22
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	2,341,214.32
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	52,608.07
Total Available Income	2,393,822.39

(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	14,277,635.62
Principal from the sale of Mortgage Loans	0.00
Other Principal	5,460.96
Total Principal Collections	14,283,096.58

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)	150,735.92
Senior Expenses - Items 5.8(f)	5,400.74
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	77,609.38
Class A1-L Interest	1,217,917.81
Class A2 Interest	276,706.85
Class B Interest	64,017.12
Class C Interest	63,341.92
Class D Interest	42,983.84
Class E Interest	35,276.30
Class F Interest	22,358.22
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	407,684.56

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	602,059.72
Class A1-S Principal Payment	13,681,036.86
Class A1-L Principal Payment	0.00
Class A2 Principal Payment	0.00
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	422,238,117.89
Plus: Capitalised Charges	64,230.87
Plus: Further Advances / Redraws	602,059.72
Less: Principal Collections	14,283,096.58
Loan Balance at End of Collection Period	408,621,311.90

b. Repayments

Principal received on Mortgage Loans during Collection Period	14,283,096.58
Scheduled Principal Payments received	358,457.49
Unscheduled Principal Payments received - Redraw	13,322,579.37
CPR (%) - Total Repayments	32.0%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	5.89%	6.65%	OK
Test (b)			
Bank Bill Rate plus 3.25%	6.28%	6.65%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	15	2	3	20
Balance Outstanding	11,791,825	2,122,775	2,076,690	15,991,290
% Portfolio Balance	2.89%	0.52%	0.51%	3.91%

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	6,294,384.22
Limit available_Next Payment Date	6,089,168.67
Outstanding Liquidity draws	0.00

Summary ●●

Loans	636
Facilities	616
Borrower Groups	576
Balance	408,621,312
Avg Loan Balance	642,486
Max Loan Balance	2,000,000
Avg Facility Balance	663,346
Max Facility Balance	2,000,000
Avg Group Balance	709,412
Max Group Balance	2,472,528
WA Current LVR	68.4%
Max Current LVR	81.0%
WA Yield	6.65%
WA Seasoning (months)	11.4
% IO	16.7%
% Investor	46.2%
% SMSF	6.5%
WA Interest Cover (UnStressed)	1.63

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	67	10.5%	21,105,788	5.2%
> 40% <= 50%	48	7.5%	30,494,035	7.5%
> 50% <= 55%	20	3.1%	11,679,254	2.9%
> 55% <= 60%	33	5.2%	24,325,488	6.0%
> 60% <= 65%	45	7.1%	30,392,828	7.4%
> 65% <= 70%	57	9.0%	43,359,361	10.6%
> 70% <= 75%	112	17.6%	83,890,071	20.5%
> 75% <= 80%	249	39.2%	159,615,469	39.1%
> 80% <= 85%	5	0.8%	3,759,018	0.9%
> 85% <= 100%	0	0.0%	0	0.0%
Total	636	100.0%	408,621,312	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	17	2.8%	625,310	0.2%
> 100,000 <= 200,000	12	1.9%	1,847,195	0.5%
> 200,000 <= 300,000	43	7.0%	11,279,483	2.8%
> 300,000 <= 400,000	55	8.9%	19,346,748	4.7%
> 400,000 <= 500,000	72	11.7%	32,658,494	8.0%
> 500,000 <= 1,000,000	334	54.2%	237,312,618	58.1%
> 1,000,000 <= 1,500,000	78	12.7%	96,028,074	23.5%
> 1,500,000 <= 2,000,000	5	0.8%	9,523,390	2.3%
> 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	616	100%	408,621,312	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	265	41.7%	197,510,258	48.3%
ACT	6	0.9%	2,960,667	0.7%
VIC	259	40.7%	164,334,734	40.2%
QLD	72	11.3%	31,909,100	7.8%
SA	11	1.7%	4,823,385	1.2%
WA	18	2.8%	4,599,560	1.1%
TAS	5	0.8%	2,483,609	0.6%
NT	0	0.0%	0	0.0%
Total	636	100%	408,621,312	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	546	85.8%	365,148,801	89.4%
Non metro	90	14.2%	43,472,510	10.6%
Inner City	0	0.0%	0	0.0%
Total	636	100%	408,621,312	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	22	3.5%	1,087,580	0.3%
> 100,000 <= 200,000	18	2.8%	2,835,184	0.7%
> 200,000 <= 300,000	50	7.9%	12,900,495	3.2%
> 300,000 <= 400,000	62	9.7%	21,884,214	5.4%
> 400,000 <= 500,000	74	11.6%	33,589,408	8.2%
> 500,000 <= 1,000,000	328	51.6%	232,280,265	56.8%
> 1,000,000 <= 1,500,000	77	12.1%	94,520,777	23.1%
> 1,500,000 <= 2,000,000	5	0.8%	9,523,390	2.3%
> 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	636	100%	408,621,312	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	2.8%	605,464	0.1%
> 100,000 <= 200,000	11	1.9%	1,663,263	0.4%
> 200,000 <= 300,000	37	6.4%	9,776,361	2.4%
> 300,000 <= 400,000	48	8.3%	16,938,322	4.1%
> 400,000 <= 500,000	62	10.8%	28,179,609	6.9%
> 500,000 <= 1,000,000	299	51.9%	212,987,749	52.1%
> 1,000,000 <= 1,500,000	86	14.9%	106,576,555	26.1%
> 1,500,000 <= 2,000,000	15	2.6%	27,379,120	6.7%
> 2,000,000 <= 2,500,000	2	0.3%	4,514,869	1.1%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	576	100%	408,621,312	100%

Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	381	59.9%	252,444,326	61.8%
> 12 <= 18	220	34.6%	135,850,272	33.2%
> 18 <= 24	31	4.9%	19,034,489	4.7%
> 24 <= 30	4	0.6%	1,291,915	0.3%
> 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	636	100%	408,621,312	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	616	96.9%	392,630,022	96.1%
> 30 <= 60	15	2.4%	11,791,825	2.9%
> 60 <= 90	2	0.3%	2,122,775	0.5%
> 90 <= 120	1	0.2%	413,662	0.1%
> 120 <= 150	1	0.2%	892,225	0.2%
> 150 <= 1000	1	0.2%	770,803	0.2%
Total	636	100%	408,621,312	100%

Income Verification ●●					
	Number		Balance		
	Amount		%	Amount	%
Full Doc	262		41.2%	165,522,088	40.5%
Mid Doc	316		49.7%	216,716,634	53.0%
Quick Doc	0		0.0%	0	0.0%
SMSF	58		9.1%	26,382,590	6.5%
SMSF NR	0		0.0%	0	0.0%
Total	636		100%	408,621,312	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	636		100.0%	408,621,312	100.0%
Total	636		100%	408,621,312	100%

Interest Rate Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Variable	636		100.0%	408,621,312	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	636		100%	408,621,312	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%	3		0.5%	1,323,272	0.3%
> 6.0% <= 6.5%	291		45.8%	190,637,113	46.7%
> 6.5% <= 7.0%	204		32.1%	134,001,195	32.8%
> 7.0% <= 7.5%	95		14.9%	60,450,005	14.8%
> 7.5% <= 8.0%	34		5.3%	16,669,408	4.1%
> 8.0% <= 8.5%	9		1.4%	5,540,319	1.4%
> 8.5% <= 9.0%	0		0.0%	0	0.0%
> 9.0% <= 13.0%	0		0.0%	0	0.0%
Total	636		100%	408,621,312	100%

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 1.50	0		0.0%	0	0.0%
> 1.50 <= 1.75	1		0.2%	702,488	0.2%
> 1.75 <= 2.00	6		0.9%	3,927,231	1.0%
> 2.00 <= 2.25	22		3.5%	11,991,201	2.9%
> 2.25 <= 2.50	11		1.7%	4,249,577	1.0%
> 2.50 <= 2.75	4		0.6%	1,604,353	0.4%
> 2.75 <= 3.00	6		0.9%	3,219,729	0.8%
> 3.00 <= 3.25	6		0.9%	2,965,203	0.7%
> 3.25 <= 3.50	2		0.3%	592,677	0.1%
> 3.50 <= 3.75	5		0.8%	2,525,611	0.6%
> 3.75 <= 4.00	7		1.1%	5,092,683	1.2%
> 4.00 <= 4.25	5		0.8%	3,780,302	0.9%
> 4.25 <= 100	139		21.9%	81,210,074	19.9%
NA	422		66.4%	286,760,183	70%
Total	636		100%	408,621,312	100%

NCCP Loans ●●					
	Number		Balance		
	Amount		%	Amount	%
NCCP regulated loans	509		80.0%	335,086,357	82.0%
Non NCCP loans	127		20.0%	73,534,955	18.0%
Total	636		100%	408,621,312	100%

Residential Property Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Apartment	50		7.9%	27,103,652	6.6%
High Density Apartment	0		0.0%	0	0.0%
House	584		92.1%	381,517,660	93.4%
Total	634		100%	408,621,312	100%

Employment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
PAYG	78		12.3%	43,692,175	10.7%
<i>Months Self Employed</i>					
0 <= 12	12		0.0%	0	0.0%
12 <= 24	24		0.0%	0	0.0%
24 <= 36	36		4.5%	27,117,034	6.6%
36 <= 48	48		6.0%	37,912,481	9.3%
48 <= 60	60		9.6%	40,685,195	10.0%
60 <= 900	900		39.2%	259,214,426	63.4%
Total	636		100%	408,621,312	100%

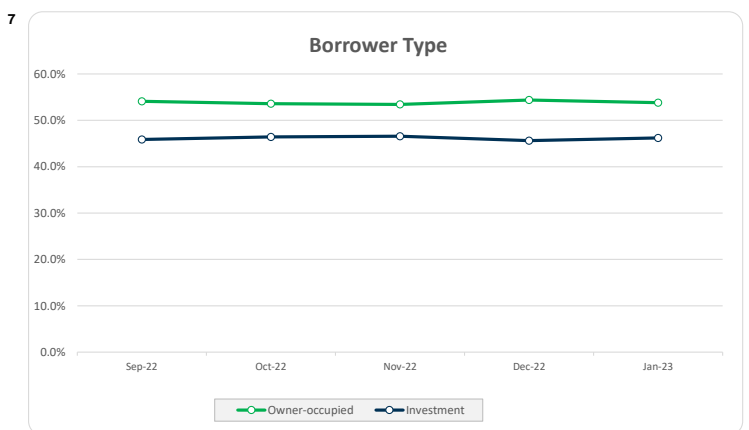
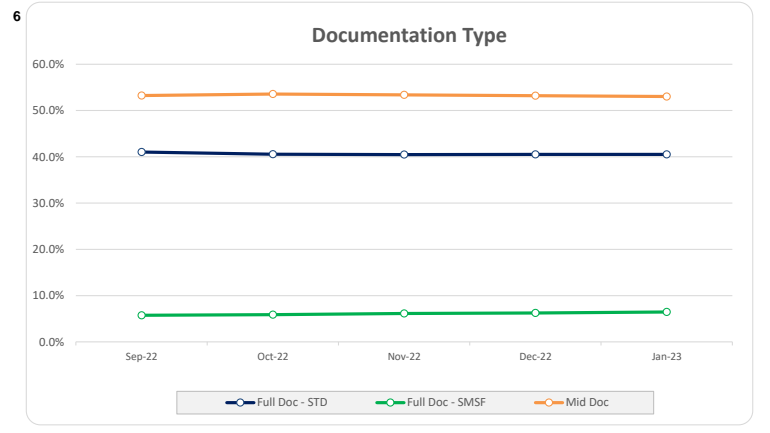
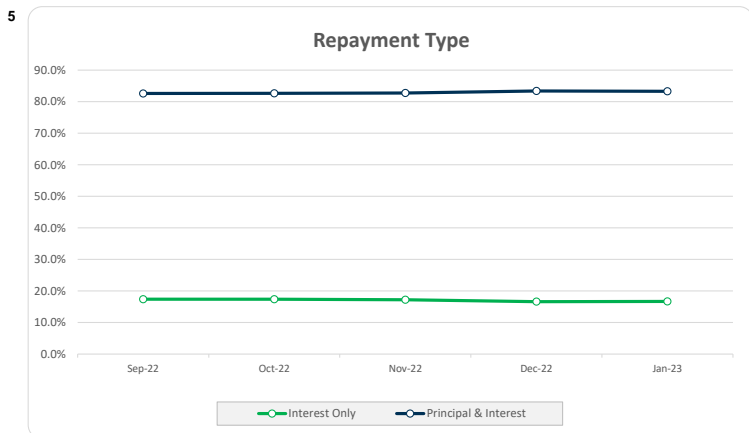
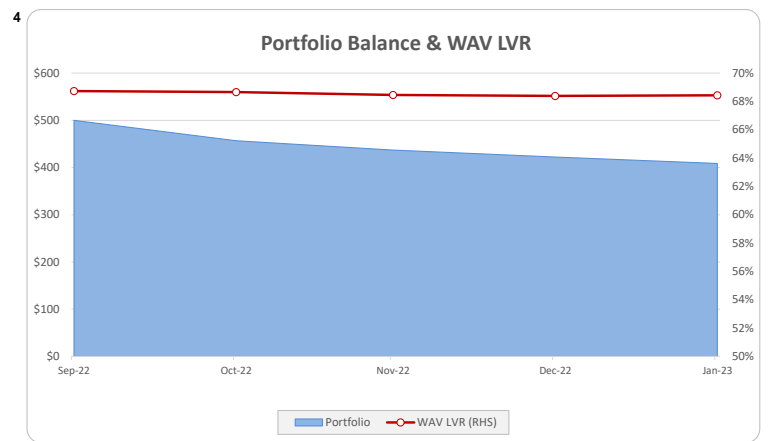
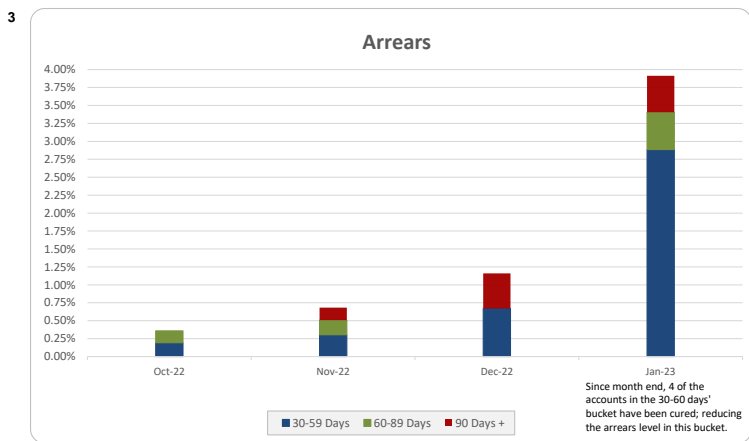
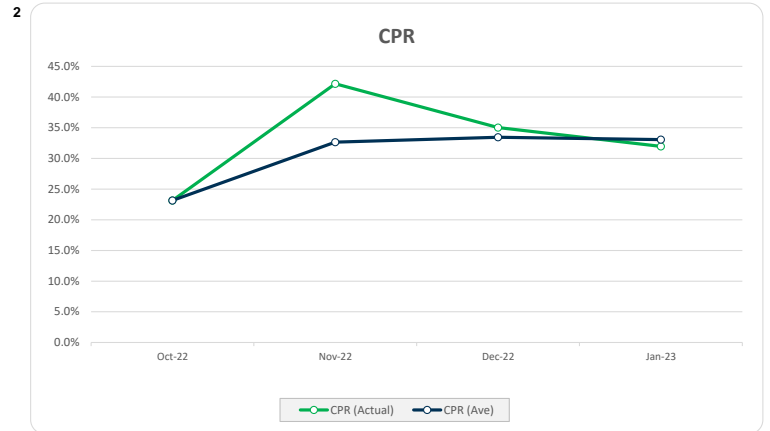
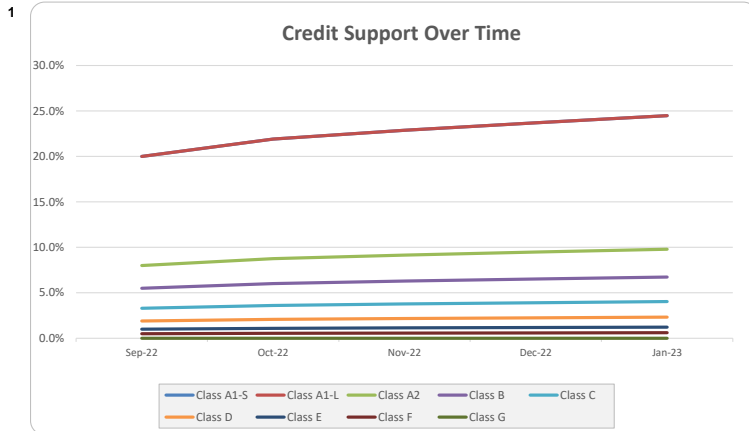
Remaining Term ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 15	180		0.0%	0	0.0%
> 15 <= 20	240		1.4%	7,450,504	1.8%
> 20 <= 25	300		3.8%	20,458,783	5.0%
> 25 <= 30	360		56.8%	380,712,025	93.2%
Total	636		100%	408,621,312	100%

Payment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
P&I	534		84.0%	340,340,114	83.3%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	10		1.6%	6,712,357	1.6%
> 1 <= 2	7		1.1%	3,769,277	0.9%
> 2 <= 3	6		0.9%	4,138,322	1.0%
> 3 <= 4	21		3.3%	13,212,573	3.2%
> 4 <= 5	58		9.1%	40,448,669	9.9%
Total	636		100%	408,621,312	100%

Loan Purpose ●●					
	Number		Balance		
	Amount		%	Amount	%
Purchase	340		53.5%	221,047,788	54.1%
Refinance - no takeout	120		18.9%	68,418,376	16.7%
Refinance - Equity Takeout	176		27.7%	119,155,148	29.2%
Total	636		100%	408,621,312	100%

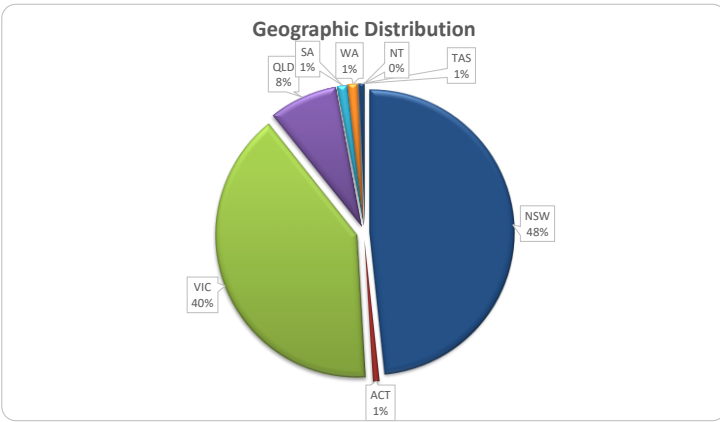
Borrower Industry ●●					
	Number		Balance		
	Amount		%	Amount	%
Accommodation and Food Services	52		8.2%	32,184,058	7.9%
Administrative and Support Services	9		1.4%	4,395,223	1.1%
Agriculture, Forestry and Fishing	1		0.2%	851,018	0.2%
Arts and Recreation Services	22		3.5%	16,292,066	4.0%
Construction	190		29.9%	128,135,377	31.4%
Education and Training	21		3.3%	13,541,145	3.3%
Electricity Gas Water and Waste Services	3		0.5%	2,146,783	0.5%
Financial and Insurance Services	33		5.2%	18,811,410	4.6%
Health Care and Social Assistance	25		3.9%	17,545,835	4.3%
Information Media and Telecommunications	34		5.3%	22,528,966	5.5%
Manufacturing	12		1.9%	6,989,730	1.7%
Mining	1		0.2%	284,390	0.1%
Other Services	88		13.8%	56,741,040	13.9%
Professional, Scientific and Technical Services	35		5.5%	21,371,163	5.2%
Public Administration and Safety	2		0.3%	787,545	0.2%
Rental, Hiring and Real Estate Services	14		2.2%	7,908,329	1.9%
Retail Trade	29		4.6%	17,793,674	4.4%
Transport, Postal and Warehousing	59		9.3%	35,916,853	8.8%
Wholesale Trade	6		0.9%	4,396,689	1.1%
Total	636		100%	408,621,312	100%

Credit Events ●●					
	Number		Balance		
	Amount		%	Amount	%
0	636		100.0%	408,621,312	100.0%
1	0		0.0%	0	0.0%
2	0		0.0%	0	0.0%
3	0		0.0%	0	0.0%
Total	636		100%	408,621,312	100%

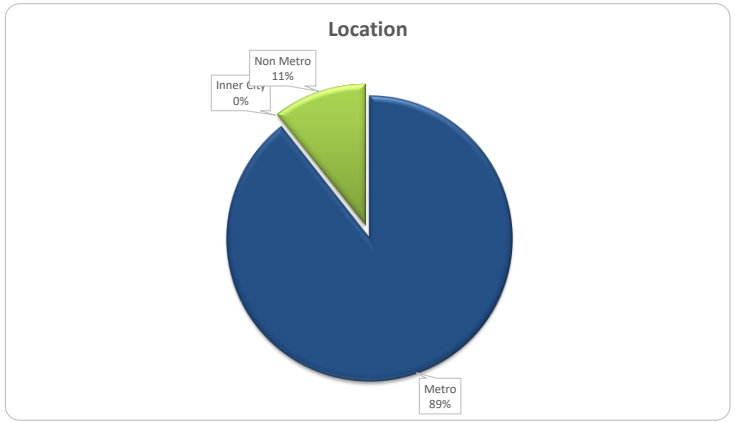


Think Tank Residential Series 2022-2: Current Charts

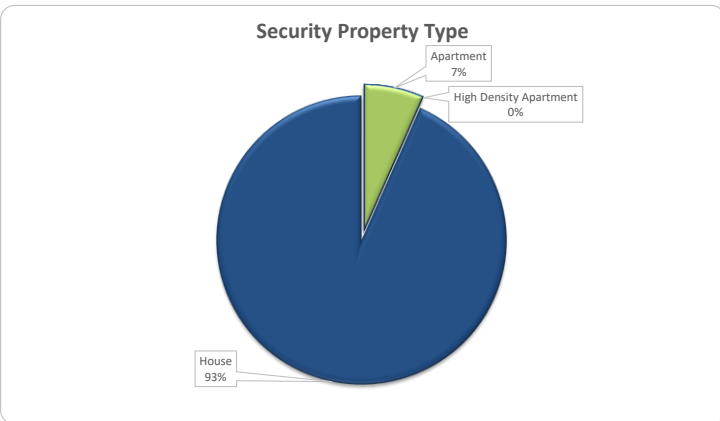
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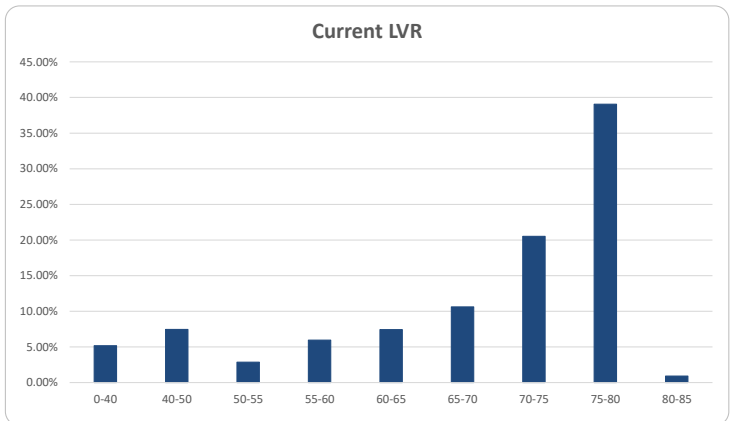
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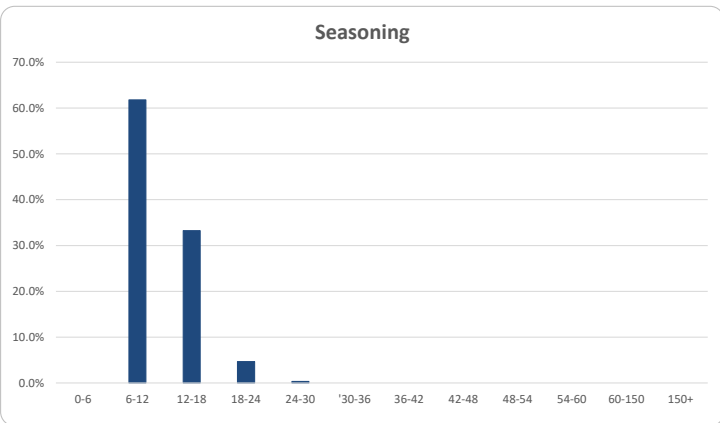
10



11



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13

