
Investor Report - Think Tank Series 2020-1

Collection Period from 01-Feb-2023 to 28-Feb-2023

Payment Date of 10-Mar-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	126,822,484.51		3,065,218.10	123,757,266.41	34.4%	0.00	0.00	473,172.26	473,172.26
Class A2	38,892,228.58		940,000.22	37,952,228.36	34.4%	0.00	0.00	152,564.94	152,564.94
Class B	35,184,331.88		850,382.73	34,333,949.15	95.4%	0.00	0.00	160,961.86	160,961.86
Class C	31,665,898.69		765,344.46	30,900,554.23	95.4%	0.00	0.00	169,157.32	169,157.32
Class D	27,561,059.97		666,133.14	26,894,926.83	95.4%	0.00	0.00	170,486.53	170,486.53
Class E	12,900,921.69		311,807.00	12,589,114.69	95.4%	0.00	0.00	121,367.91	121,367.91
Class F	9,382,488.50		226,768.73	9,155,719.77	95.4%	0.00	0.00	95,465.10	95,465.10
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	44,345.19	44,345.19
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	67,953.01	67,953.01

1. GENERAL

Current Payment Date	10-Mar-23
Collection Period (start)	1-Feb-23
Collection Period (end)	28-Feb-23
Interest Period (start)	10-Feb-23
Interest Period (end)	9-Mar-23
Days in Interest Period	28
Next Payment Date	10-Apr-23

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	2,044,212.49
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	63,729.51
Total Available Income	2,107,942.00

(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	6,910,434.67
Principal from the sale of Mortgage Loans	0.00
Other Principal	-69,184.82
Total Principal Collections	6,841,249.85

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)	100,660.00
Senior Expenses - Items 5.8(f) (Inclusive)	6,499.29
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	473,172.26
Class A2 Interest	152,564.94
Class B Interest	160,961.86
Class C Interest	169,157.32
Class D Interest	170,486.53
Class E Interest	121,367.91
Class F Interest	95,465.10
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	44,345.19
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	67,953.01
Other Expenses	0.00
Excess Spread	545,308.60

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	15,595.47
Class A1 Principal Payment	3,065,218.10
Class A2 Principal Payment	940,000.22
Class B Principal Payment	850,382.73
Class C Principal Payment	765,344.46
Class D Principal Payment	666,133.14
Class E Principal Payment	311,807.00
Class F Principal Payment	226,768.73
Class G Principal Payment	0.00
Class H Principal Payment	0.00

6. COLLATERAL

a. Loan Balance

Loan Balance at Beginning of Collection Period	293,315,819.54
Plus: Capitalised Charges	28,394.79
Plus: Further Advances / Redraws	15,595.47
Less: Principal Collections	6,910,434.67
Loan Balance at End of Collection Period	286,449,375.13

b. Repayments

Principal received on Mortgage Loans during Collection Period	6,841,249.85
Scheduled Principal Payments received	378,064.53
Unscheduled Principal Payments received - Redraw	6,463,185.32
CPR (%) - Total Repayment	23.6%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.87%	8.34%	OK
Test (b)			
Bank Bill Rate plus 4.50%	7.76%	8.34%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	3	2	3	8
Balance Outstanding	1,607,572	1,173,080	1,992,542	4,773,195
% Portfolio Balance	0.56%	0.41%	0.70%	1.67%

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	\$	8,472,282.41
Limit available_Next Payment Date	\$	8,267,512.78
Outstanding Liquidity draws	\$	-

Summary ●●

Loans	583
Facilities	565
Borrower Groups	534
Balance	286,449,375
Avg Loan Balance	491,337
Max Loan Balance	3,650,322
Avg Facility Balance	506,990
Max Facility Balance	3,650,322
Avg Group Balance	536,422
Max Group Balance	3,650,322
WA Current LVR	61.1%
Max Current LVR	83.8%
WA Yield	8.34%
WA Seasoning (months)	48.1
% IO	22.2%
% Investor	56.7%
% SMSF	41.2%
WA Interest Cover (UnStressed)	2.95

Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0% <= 40%	100	17.2%	23,896,224	8.3%	
> 40% <= 50%	71	12.2%	32,265,311	11.3%	
> 50% <= 55%	49	8.4%	22,061,136	7.7%	
> 55% <= 60%	49	8.4%	29,126,127	10.2%	
> 60% <= 65%	77	13.2%	41,228,391	14.4%	
> 65% <= 70%	87	14.9%	52,944,360	18.5%	
> 70% <= 75%	99	17.0%	54,776,433	19.1%	
> 75% <= 80%	48	8.2%	28,280,806	9.9%	
> 80% <= 85%	3	0.5%	1,870,587	0.7%	
> 85% <= 100%	0	0.0%	0	0.0%	
Total	583	100.0%	286,449,375	100%	

Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	18	3.2%	805,911	0.3%	
> 100,000 <= 200,000	55	9.7%	8,271,950	2.9%	
> 200,000 <= 300,000	113	20.0%	28,376,689	9.9%	
> 300,000 <= 400,000	97	17.2%	34,172,528	11.9%	
> 400,000 <= 500,000	83	14.7%	36,810,348	12.9%	
> 500,000 <= 1,000,000	149	26.4%	102,292,200	35.7%	
> 1,000,000 <= 1,500,000	34	6.0%	41,419,759	14.5%	
> 1,500,000 <= 2,000,000	7	1.2%	11,635,137	4.1%	
> 2,000,000 <= 2,500,000	5	0.9%	10,610,548	3.7%	
> 2,500,000 <= 5,000,000	4	0.7%	12,054,305	4.2%	
Total	565	100%	286,449,375	100%	

Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW	277	47.5%	154,289,293	53.9%	
ACT	10	1.7%	4,834,558	1.7%	
VIC	142	24.4%	71,856,822	25.1%	
QLD	105	18.0%	36,536,370	12.8%	
SA	21	3.6%	7,034,381	2.5%	
WA	25	4.3%	10,883,136	3.8%	
TAS	3	0.5%	1,014,815	0.4%	
NT	0	0.0%	0	0.0%	
Total	583	100%	286,449,375	100%	

Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro	469	80.4%	243,292,572	84.9%	
Non metro	99	17.0%	36,001,201	12.6%	
Inner City	15	2.6%	7,155,602	2.5%	
Total	583	100%	286,449,375	100%	

Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	24	4.1%	1,119,447	0.4%	
> 100,000 <= 200,000	61	10.5%	9,200,574	3.2%	
> 200,000 <= 300,000	115	19.7%	28,854,845	10.1%	
> 300,000 <= 400,000	100	17.2%	35,195,449	12.3%	
> 400,000 <= 500,000	84	14.4%	37,222,773	13.0%	
> 500,000 <= 1,000,000	152	26.1%	104,989,413	36.7%	
> 1,000,000 <= 1,500,000	33	5.7%	40,120,320	14.0%	
> 1,500,000 <= 2,000,000	6	1.0%	10,056,700	3.5%	
> 2,000,000 <= 2,500,000	5	0.9%	10,610,548	3.7%	
> 2,500,000 <= 5,000,000	3	0.5%	9,079,305	3.2%	
Total	583	100%	286,449,375	100%	

Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	16	3.0%	610,011	0.2%	
> 100,000 <= 200,000	52	9.7%	7,803,873	2.7%	
> 200,000 <= 300,000	90	16.9%	22,727,625	7.9%	
> 300,000 <= 400,000	94	17.6%	33,033,753	11.5%	
> 400,000 <= 500,000	75	14.0%	33,304,247	11.6%	
> 500,000 <= 1,000,000	150	28.1%	102,693,338	35.9%	
> 1,000,000 <= 1,500,000	39	7.3%	47,820,927	16.7%	
> 1,500,000 <= 2,000,000	7	1.3%	11,490,279	4.0%	
> 2,000,000 <= 2,500,000	7	1.3%	14,911,019	5.2%	
> 2,500,000 <= 5,000,000	4	0.7%	12,054,305	4.2%	
Total	534	100%	286,449,375	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	172	29.5%	89,794,194	31.3%	
> 36 <= 42	246	42.2%	120,178,469	42.0%	
> 42 <= 48	34	5.8%	18,122,777	6.3%	
> 48 <= 54	16	2.7%	14,941,236	5.2%	
> 54 <= 60	3	0.5%	1,098,208	0.4%	
> 60 <= 300	112	19.2%	42,314,492	14.8%	
Total	583	100%	286,449,375	100%	

Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 30	575	98.6%	281,676,180	98.3%	
> 30 <= 60	3	0.5%	1,607,572	0.6%	
> 60 <= 90	2	0.3%	1,173,080	0.4%	
> 90 <= 120	1	0.2%	194,534	0.1%	
> 120 <= 150	2	0.3%	1,798,009	0.6%	
> 150 <= 1000	0	0.0%	0	0.0%	
Total	583	100%	286,449,375	100%	

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Full Doc	113	19.4%	69,966,361	24.4%	
Mid Doc	178	30.5%	91,704,593	32.0%	
Quick Doc	21	3.6%	6,835,270	2.4%	
SMSF	271	46.5%	117,943,151	41.2%	
SMSF NR	0	0.0%	0	0.0%	
Total	583	100%	286,449,375	100%	

Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Retail	99	17.0%	51,008,893	17.8%	
Industrial	167	28.6%	83,607,023	29.2%	
Office	61	10.5%	26,764,887	9.3%	
Professional Suites	7	1.2%	3,679,464	1.3%	
Commercial Other	12	2.1%	11,464,348	4.0%	
Vacant Land	0	0.0%	1,740,923	0.6%	
Rural	1	0.2%	1,037,429	0.4%	
Residential	236	40.5%	107,146,410	37.4%	
Total	583	100%	286,449,375	100%	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Variable	583	100.0%	286,449,375	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	583	100%	286,449,375	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%	0	0.0%	0	0.0%	
> 6.0% <= 6.5%	31	5.3%	10,775,982	3.8%	
> 6.5% <= 7.0%	48	8.2%	22,982,242	8.0%	
> 7.0% <= 7.5%	68	11.7%	34,332,689	12.0%	
> 7.5% <= 8.0%	87	14.9%	47,924,938	16.7%	
> 8.0% <= 8.5%	65	11.1%	34,987,577	12.2%	
> 8.5% <= 9.0%	111	19.0%	54,881,637	19.2%	
> 9.0% <= 13.0%	173	29.7%	80,564,310	28.1%	
Total	583	100%	286,449,375	100%	

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 1.50	3	0.5%	1,804,891	0.6%	
> 1.50 <= 1.75	103	17.7%	56,062,167	19.6%	
> 1.75 <= 2.00	90	15.4%	43,680,222	15.2%	
> 2.00 <= 2.25	62	10.6%	33,978,153	11.9%	
> 2.25 <= 2.50	51	8.7%	28,597,078	10.0%	
> 2.50 <= 2.75	45	7.7%	18,468,642	6.4%	
> 2.75 <= 3.00	35	6.0%	16,707,634	5.8%	
> 3.00 <= 3.25	19	3.3%	8,684,562	3.0%	
> 3.25 <= 3.50	24	4.1%	11,819,351	4.1%	
> 3.50 <= 3.75	20	3.4%	7,384,485	2.6%	
> 3.75 <= 4.00	15	2.6%	8,508,190	3.0%	
> 4.00 <= 4.25	15	2.6%	7,602,872	2.7%	
> 4.25 <= 100	101	17.3%	43,151,127	15.1%	
NA	0	0.0%	0	0.0%	
Total	583	100%	286,449,375	100%	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	%
NCCP regulated loans	93	16.0%	46,214,464	16.1%	
Non NCCP loans	490	84.0%	240,234,911	83.9%	
Total	583	100%	286,449,375	100%	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Apartment	51	21.3%	20,907,101	19.5%	
High Density Apartment	0	0.0%	0	0.0%	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
PAYG	120	20.6%	47,977,403	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	20.0%	9,934,041	3.5%	
36 < 48	48	26.0%	12,785,969	4.5%	
48 < 60	60	23.0%	12,463,741	4.4%	
60 < 900	394	67.6%	203,288,221	71.0%	
Total	583	100%	286,449,375	100%	

Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 15	180	43.0%	15,024,969	5.2%	
> 15 <= 20	80	13.7%	32,292,029	11.3%	
> 20 <= 25	300	218.0%	118,290,893	41.3%	
> 25 <= 30	360	242.0%	120,841,484	42.2%	
Total	583	100%	286,449,375	100%	

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
P&I	491	84.2%	222,875,091	77.8%	
<i>IO Term Remaining (yrs)</i>					
0 <= 1	18	3.1%	12,289,428	4.3%	
> 1 <= 2	51	8.7%	32,877,671	11.5%	
> 2 <= 3	23	3.9%	18,407,185	6.4%	
> 3 <= 4	0	0.0%	0	0.0%	
> 4 <= 5	0	0.0%	0	0.0%	
Total	583	100%	286,449,375	100%	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Purchase	405	69.5%	189,451,351	66.1%	
Refinance - no takeout	157	26.9%	86,123,437	30.1%	
Refinance - Equity Takeout	21	3.6%	10,874,587	3.8%	
Total	583	100%	286,449,375	100%	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Accommodation and Food Services	45	7.7%	25,344,380	8.8%	
Administrative and Support Services	0	0.0%	0	0.0%	
Agriculture, Forestry and Fishing	1	0.2%	210,459	0.1%	
Arts and Recreation Services	36	6.2%	13,238,878	4.6%	
Construction	151	25.9%	83,734,037	29.2%	
Education and Training	6	1.0%	4,898,867	1.7%	
Electricity Gas Water and Waste Service	0	0.0%	0	0.0%	
Financial and Insurance Services	39	6.7%	13,647,289	4.8%	
Health Care and Social Assistance	41	7.0%	14,678,167	5.1%	
Information Media and Telecommunications	37	6.3%	13,641,871	4.8%	
Manufacturing	40	6.9%	21,357,898	7.5%	
Mining	0	0.0%	0	0.0%	
Other Services	0	0.0%	0	0.0%	
Professional, Scientific and Technical Services	69	11.8%	32,773,191	11.4%	
Public Administration and Safety	8	1.4%	2,866,475	1.0%	
Rental, Hiring and Real Estate Services	3	0.5%	576,004	0.2%	
Retail Trade	52	8.9%	32,952,531	11.5%	
Transport, Postal and Warehousing	55	9.4%	26,529,328	9.3%	
Wholesale Trade	0	0.0%	0	0.0%	
Total	583	100%	286,449,375	100%	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0	581	99.7%	285,219,969	99.6%	
1	2	0.3%	1,229,406	0.4%	
2	0	0.0%	0	0.0%	
3	0	0.0%	0	0.0%	
Total	583	100%	286,449,375	100%	

House	189	78.8%	86,439,794	80.5%
Total	240	100%	107,346,894	100%

