
Investor Report - Think Tank Residential Series 2022-2

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 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	8,444,577.84		8,444,577.84	0.00	0.0%	0.00	0.00	28,267.54	28,267.54
Class A1-L	300,000,000.00		7,992,098.98	292,007,901.02	97.3%	0.00	0.00	1,153,814.79	1,153,814.79
Class A2	60,000,000.00		1,598,419.80	58,401,580.20	97.3%	0.00	0.00	260,680.77	260,680.77
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	60,061.92	60,061.92
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	59,183.25	59,183.25
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	40,078.51	40,078.51
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	32,668.87	32,668.87
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	20,642.52	20,642.52
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	27,354.85	27,354.85

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	11-Apr-23

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	2,308,389.58
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	78,963.73
Total Available Income	2,387,353.31

(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	18,490,763.54
Principal from the sale of Mortgage Loans	0.00
Other Principal	-14,787.92
Total Principal Collections	18,475,975.62

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)	137,105.18
Senior Expenses - Items 5.8(f)	4,721.74
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	28,267.54
Class A1-L Interest	1,153,814.79
Class A2 Interest	260,680.77
Class B Interest	60,061.92
Class C Interest	59,183.25
Class D Interest	40,078.51
Class E Interest	32,668.87
Class F Interest	20,642.52
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	27,354.85
Other Expenses	0.00
Excess Spread	562,773.37

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	440,879.00
Class A1-S Principal Payment	8,444,577.84
Class A1-L Principal Payment	7,992,098.98
Class A2 Principal Payment	1,598,419.80
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	408,621,311.90
Plus: Capitalised Charges	7,956.31
Plus: Further Advances / Redraws	440,879.00
Less: Principal Collections	18,475,975.62
Loan Balance at End of Collection Period	390,594,171.59

b. Repayments

Principal received on Mortgage Loans during Collection Period	18,475,975.62
Scheduled Principal Payments received	384,881.78
Unscheduled Principal Payments received - Redraw	17,650,214.84
CPR (%) - Total Repayments	41.2%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.25%	6.90%	OK
Test (b)			
Bank Bill Rate plus 3.25%	6.51%	6.90%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	6	3	4	13
Balance Outstanding	4,274,926	1,999,604	3,591,290	9,865,820
% Portfolio Balance	1.09%	0.51%	0.92%	2.53%

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	6,089,168.67
Limit available_Next Payment Date	5,818,642.22
Outstanding Liquidity draws	0.00

Summary ●●

Loans	610
Facilities	591
Borrower Groups	554
Balance	390,594,172
Avg Loan Balance	640,318
Max Loan Balance	2,000,000
Avg Facility Balance	660,904
Max Facility Balance	2,000,000
Avg Group Balance	705,044
Max Group Balance	2,478,164
WA Current LVR	68.4%
Max Current LVR	80.9%
WA Yield	6.90%
WA Seasoning (months)	12.3
% IO	17.1%
% Investor	46.9%
% SMSF	6.7%
WA Interest Cover (UnStressed)	1.64

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	63	10.3%	19,002,750	4.9%
> 40% <= 50%	46	7.5%	30,558,580	7.8%
> 50% <= 55%	22	3.6%	11,877,894	3.0%
> 55% <= 60%	32	5.2%	23,869,448	6.1%
> 60% <= 65%	40	6.6%	26,467,782	6.8%
> 65% <= 70%	57	9.3%	44,484,484	11.4%
> 70% <= 75%	106	17.4%	77,746,011	19.9%
> 75% <= 80%	238	39.0%	152,031,810	38.9%
> 80% <= 85%	6	1.0%	4,555,414	1.2%
> 85% <= 100%	0	0.0%	0	0.0%
Total	610	100.0%	390,594,172	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	17	2.9%	688,948	0.2%
> 100,000 <= 200,000	11	1.9%	1,733,755	0.4%
> 200,000 <= 300,000	43	7.3%	11,304,301	2.9%
> 300,000 <= 400,000	52	8.8%	18,300,986	4.7%
> 400,000 <= 500,000	70	11.8%	31,676,191	8.1%
> 500,000 <= 1,000,000	319	54.0%	226,539,735	58.0%
> 1,000,000 <= 1,500,000	73	12.4%	89,337,566	22.9%
> 1,500,000 <= 2,000,000	6	1.0%	11,012,690	2.8%
> 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	591	100%	390,594,172	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	256	42.0%	190,775,793	48.8%
ACT	6	1.0%	2,954,355	0.8%
VIC	247	40.5%	156,428,631	40.0%
QLD	67	11.0%	28,607,730	7.3%
SA	11	1.8%	4,762,217	1.2%
WA	18	3.0%	4,584,574	1.2%
TAS	5	0.8%	2,480,870	0.6%
NT	0	0.0%	0	0.0%
Total	610	100%	390,594,172	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	524	85.9%	348,806,021	89.3%
Non metro	86	14.1%	41,788,151	10.7%
Inner City	0	0.0%	0	0.0%
Total	610	100%	390,594,172	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	22	3.6%	1,140,647	0.3%
> 100,000 <= 200,000	15	2.5%	2,466,945	0.6%
> 200,000 <= 300,000	50	8.2%	12,884,448	3.3%
> 300,000 <= 400,000	60	9.8%	21,206,410	5.4%
> 400,000 <= 500,000	72	11.8%	32,606,034	8.3%
> 500,000 <= 1,000,000	313	51.3%	221,511,465	56.7%
> 1,000,000 <= 1,500,000	72	11.8%	87,765,531	22.5%
> 1,500,000 <= 2,000,000	6	1.0%	11,012,690	2.8%
> 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	610	100%	390,594,172	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	2.9%	675,334	0.2%
> 100,000 <= 200,000	10	1.8%	1,549,824	0.4%
> 200,000 <= 300,000	37	6.7%	9,760,087	2.5%
> 300,000 <= 400,000	46	8.3%	16,193,946	4.1%
> 400,000 <= 500,000	60	10.8%	27,199,773	7.0%
> 500,000 <= 1,000,000	288	52.0%	204,760,711	52.4%
> 1,000,000 <= 1,500,000	80	14.4%	98,644,379	25.3%
> 1,500,000 <= 2,000,000	15	2.7%	27,290,404	7.0%
> 2,000,000 <= 2,500,000	2	0.4%	4,519,714	1.2%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	554	100%	390,594,172	100%

Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	314	51.5%	203,427,421	52.1%
> 12 <= 18	255	41.8%	164,447,242	42.1%
> 18 <= 24	38	6.2%	21,539,551	5.5%
> 24 <= 30	3	0.5%	1,179,957	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	610	100%	390,594,172	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	597	97.9%	380,728,352	97.5%
> 30 <= 60	6	1.0%	4,274,926	1.1%
> 60 <= 90	3	0.5%	1,999,604	0.5%
> 90 <= 120	1	0.2%	1,507,286	0.4%
> 120 <= 150	2	0.3%	1,186,491	0.3%
> 150 <= 1000	1	0.2%	897,514	0.2%
Total	610	100%	390,594,172	100%

Income Verification ●●					
	Number		Balance		
	Amount		%	Amount	%
Full Doc	246		40.3%	154,906,409	39.7%
Mid Doc	306		50.2%	209,330,359	53.6%
Quick Doc	0		0.0%	0	0.0%
SMSF	58		9.5%	26,357,404	6.7%
SMSF NR	0		0.0%	0	0.0%
Total	610		100%	390,594,172	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	610		100.0%	390,594,172	100.0%
Total	610		100%	390,594,172	100%

Interest Rate Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Variable	610		100.0%	390,594,172	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	610		100%	390,594,172	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%	165		27.0%	104,406,311	26.7%
> 6.5% <= 7.0%	219		35.9%	142,516,496	36.5%
> 7.0% <= 7.5%	137		22.5%	92,095,387	23.6%
> 7.5% <= 8.0%	76		12.5%	43,864,578	11.2%
> 8.0% <= 8.5%	12		2.0%	7,120,400	1.8%
> 8.5% <= 9.0%	1		0.2%	591,000	0.2%
> 9.0% <= 13.0%	0		0.0%	0	0.0%
Total	610		100%	390,594,172	100%

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 1.50	0		0.0%	0	0.0%
> 1.50 <= 1.75	1		0.2%	698,410	0.2%
> 1.75 <= 2.00	6		1.0%	3,924,907	1.0%
> 2.00 <= 2.25	22		3.6%	11,983,830	3.1%
> 2.25 <= 2.50	11		1.8%	4,243,629	1.1%
> 2.50 <= 2.75	3		0.5%	1,128,687	0.3%
> 2.75 <= 3.00	6		1.0%	3,216,371	0.8%
> 3.00 <= 3.25	6		1.0%	2,962,491	0.8%
> 3.25 <= 3.50	2		0.3%	582,920	0.1%
> 3.50 <= 3.75	5		0.8%	2,522,874	0.6%
> 3.75 <= 4.00	7		1.1%	5,089,259	1.3%
> 4.00 <= 4.25	5		0.8%	3,776,001	1.0%
> 4.25 <= 100	132		21.6%	76,734,312	19.6%
NA	404		66.2%	273,730,481	70%
Total	610		100%	390,594,172	100%

NCCP Loans ●●					
	Number		Balance		
	Amount		%	Amount	%
NCCP regulated loans	485		79.5%	318,356,319	81.5%
Non NCCP loans	125		20.5%	72,237,853	18.5%
Total	610		100%	390,594,172	100%

Residential Property Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Apartment	49		8.0%	27,108,769	6.9%
High Density Apartment	0		0.0%	0	0.0%
House	560		92.0%	363,485,403	93.1%
Total	609		100%	390,594,172	100%

Employment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
PAYG	78		12.8%	43,662,932	11.2%
<i>Months Self Employed</i>					
0 < 12	12	0	0.0%	0	0.0%
12 < 24	24	0	0.0%	0	0.0%
24 < 36	36	43	7.0%	25,749,870	6.6%
36 < 48	48	58	9.5%	35,025,058	9.0%
48 < 60	60	59	9.7%	39,294,925	10.1%
60	900	372	61.0%	246,871,387	63.2%
Total	610		100%	390,594,172	100%

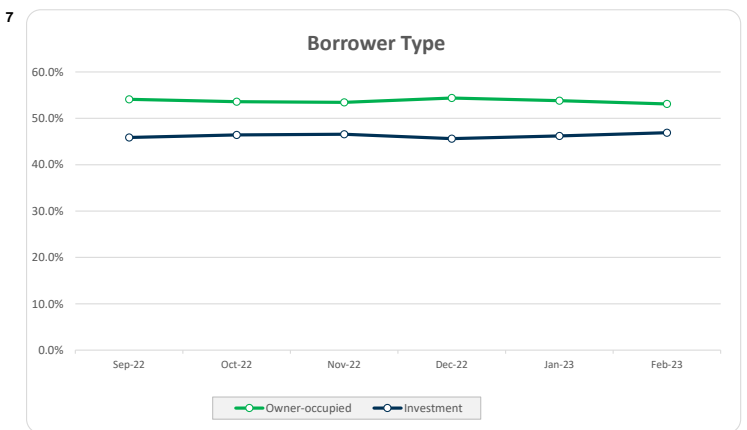
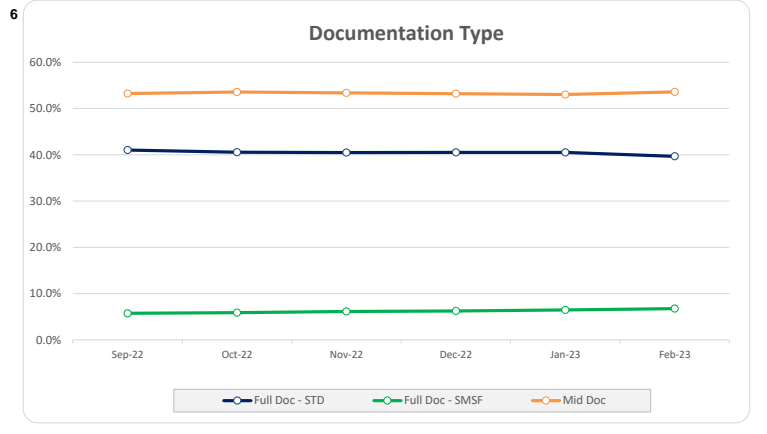
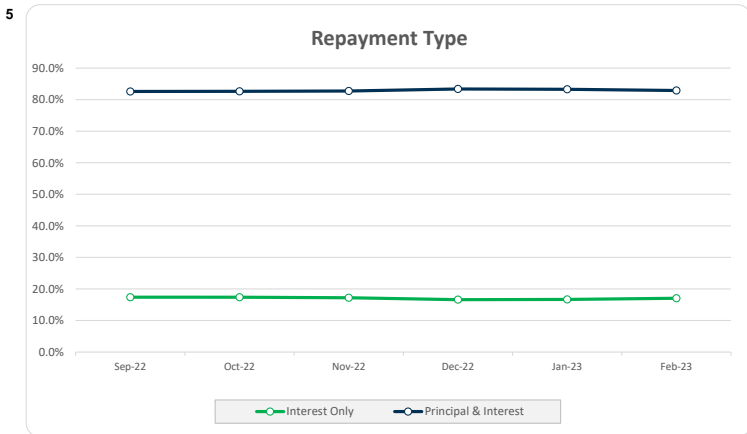
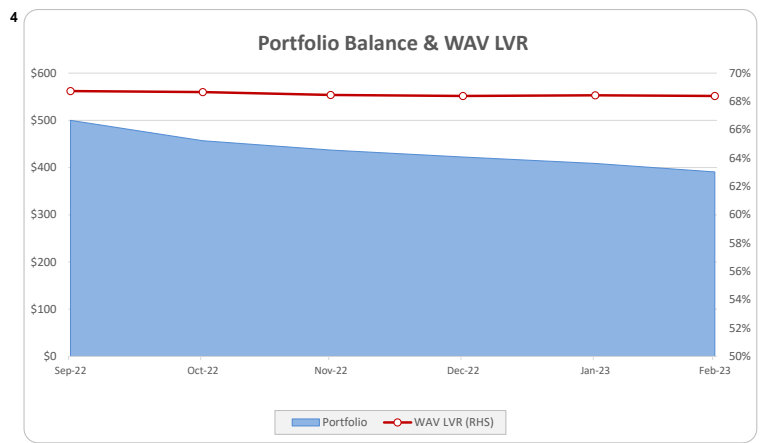
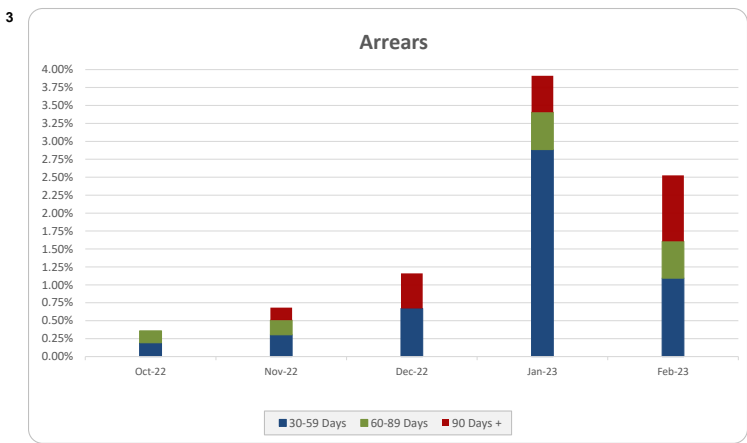
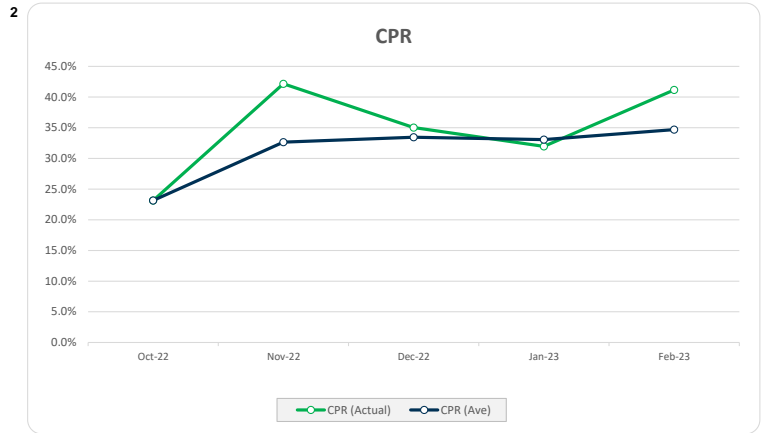
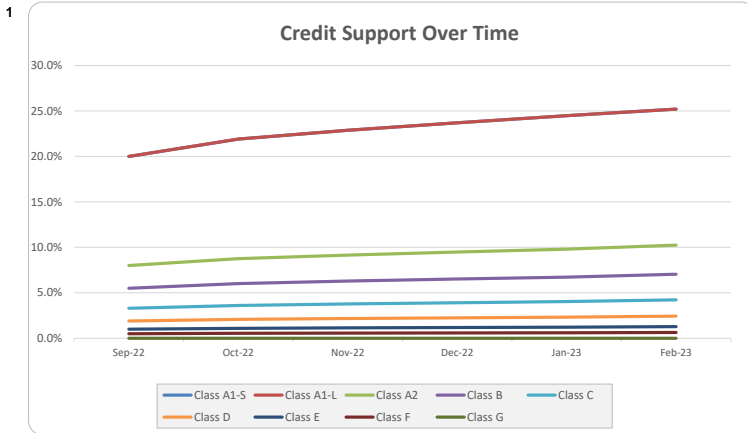
Remaining Term ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 15	180	0	0.0%	0	0.0%
> 15 <= 20	240	14	2.3%	7,437,295	1.9%
> 20 <= 25	300	35	5.7%	18,896,842	4.8%
> 25 <= 30	360	561	92.0%	364,260,034	93.3%
Total	610		100%	390,594,172	100%

Payment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
P&I	510		83.6%	323,943,739	82.9%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	11		1.8%	7,670,026	2.0%
> 1 <= 2	8		1.3%	4,811,700	1.2%
> 2 <= 3	4		0.7%	2,154,322	0.6%
> 3 <= 4	26		4.3%	16,746,757	4.3%
> 4 <= 5	51		8.4%	35,267,628	9.0%
Total	610		100%	390,594,172	100%

Loan Purpose ●●					
	Number		Balance		
	Amount		%	Amount	%
Purchase	325		53.3%	209,594,523	53.7%
Refinance - no takeout	117		19.2%	67,120,523	17.2%
Refinance - Equity Takeout	168		27.5%	113,879,125	29.2%
Total	610		100%	390,594,172	100%

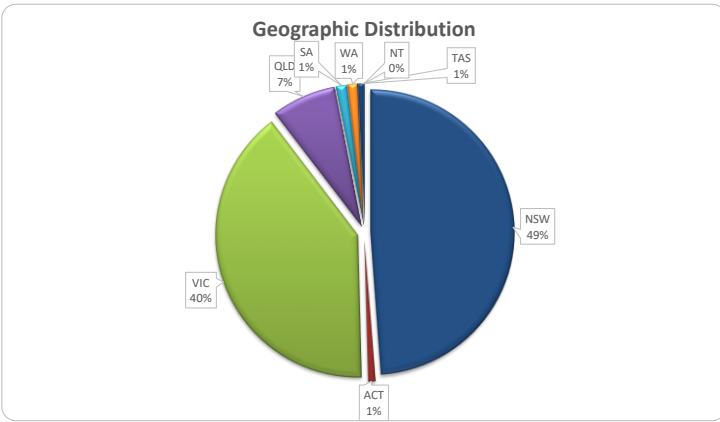
Borrower Industry ●●					
	Number		Balance		
	Amount		%	Amount	%
Accommodation and Food Services	49		8.0%	29,263,152	7.5%
Administrative and Support Services	9		1.5%	4,416,430	1.1%
Agriculture, Forestry and Fishing	1		0.2%	850,400	0.2%
Arts and Recreation Services	21		3.4%	14,563,581	3.7%
Construction	180		29.5%	121,490,576	31.1%
Education and Training	21		3.4%	13,536,653	3.5%
Electricity Gas Water and Waste Services	3		0.5%	2,145,082	0.5%
Financial and Insurance Services	33		5.4%	18,796,113	4.8%
Health Care and Social Assistance	25		4.1%	17,430,243	4.5%
Information Media and Telecommunications	34		5.6%	22,374,794	5.7%
Manufacturing	11		1.8%	6,446,149	1.7%
Mining	1		0.2%	284,243	0.1%
Other Services	83		13.6%	54,183,816	13.9%
Professional, Scientific and Technical Services	35		5.7%	21,380,729	5.5%
Public Administration and Safety	2		0.3%	786,333	0.2%
Rental, Hiring and Real Estate Services	13		2.1%	7,352,672	1.9%
Retail Trade	27		4.4%	16,658,957	4.3%
Transport, Postal and Warehousing	56		9.2%	34,241,404	8.8%
Wholesale Trade	6		1.0%	4,392,837	1.1%
Total	610		100%	390,594,172	100%

Credit Events ●●					
	Number		Balance		
	Amount		%	Amount	%
0	610		100.0%	390,594,172	100.0%
1	0		0.0%	0	0.0%
2	0		0.0%	0	0.0%
3	0		0.0%	0	0.0%
Total	610		100%	390,594,172	100%

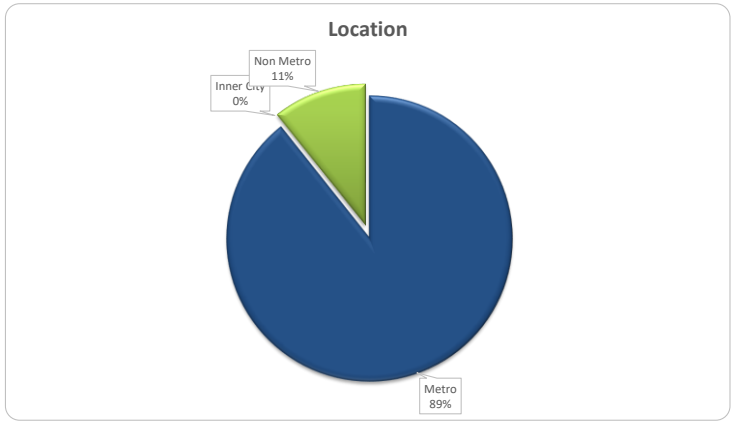


Think Tank Residential Series 2022-2: Current Charts

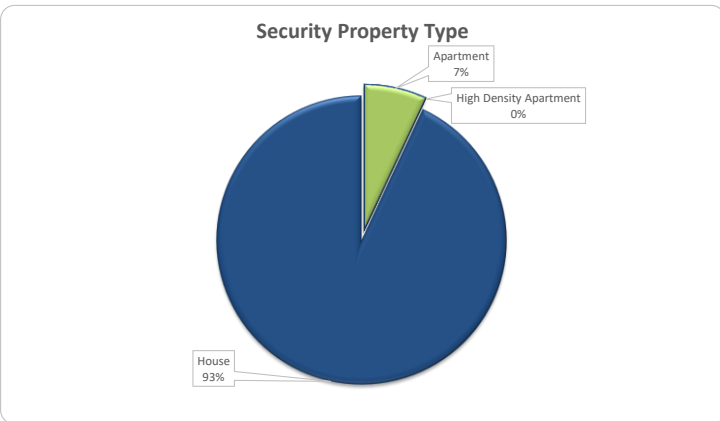
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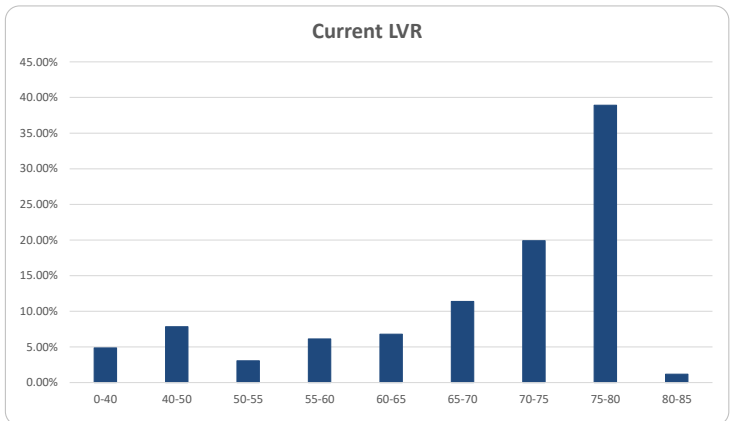
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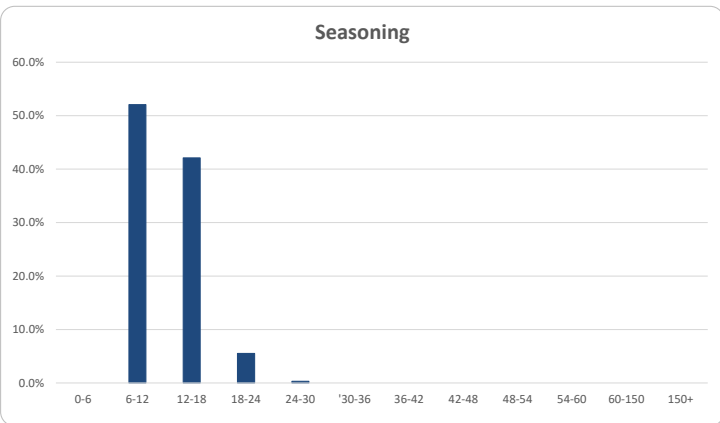
10



11



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