
Investor Report - Think Tank Series 2020-1

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

Payment Date of 11-Apr-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	123,757,266.41		4,127,688.12	119,629,578.30	33.2%	0.00	0.00	556,949.74	556,949.74
Class A2	37,952,228.36		1,265,824.36	36,686,404.01	33.2%	0.00	0.00	179,116.22	179,116.22
Class B	34,333,949.15		1,145,143.54	33,188,805.61	92.2%	0.00	0.00	187,625.53	187,625.53
Class C	30,900,554.23		1,030,629.18	29,869,925.05	92.2%	0.00	0.00	195,953.88	195,953.88
Class D	26,894,926.83		897,029.10	25,997,897.73	92.2%	0.00	0.00	196,489.47	196,489.47
Class E	12,589,114.69		419,885.96	12,169,228.72	92.2%	0.00	0.00	138,329.33	138,329.33
Class F	9,155,719.77		305,371.61	8,850,348.16	92.2%	0.00	0.00	108,630.08	108,630.08
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	51,672.93	51,672.93
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	79,078.75	79,078.75

1. GENERAL

Current Payment Date	11-Apr-23
Collection Period (start)	1-Mar-23
Collection Period (end)	31-Mar-23
Interest Period (start)	10-Mar-23
Interest Period (end)	10-Apr-23
Days in Interest Period	32
Next Payment Date	11-May-23

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,832,747.94
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	108,000.11
Total Available Income	1,940,748.05

(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	8,531,710.77
Principal from the sale of Mortgage Loans	1,092,000.00
Other Principal	-53,372.19
Total Principal Collections	9,570,338.58

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)	108,590.09
Senior Expenses - Items 5.8(f) (Inclusive)	7,248.23
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	556,949.74
Class A2 Interest	179,116.22
Class B Interest	187,625.53
Class C Interest	195,953.88
Class D Interest	196,489.47
Class E Interest	138,329.33
Class F Interest	108,630.08
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	51,672.93
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	79,078.75
Other Expenses	0.00
Excess Spread	131,063.80

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	378,766.71
Class A1 Principal Payment	4,127,688.12
Class A2 Principal Payment	1,265,824.36
Class B Principal Payment	1,145,143.54
Class C Principal Payment	1,030,629.18
Class D Principal Payment	897,029.10
Class E Principal Payment	419,885.96
Class F Principal Payment	305,371.61
Class G Principal Payment	0.00
Class H Principal Payment	0.00

6. COLLATERAL

a. Loan Balance

Loan Balance at Beginning of Collection Period	286,449,375.13
Plus: Capitalised Charges	-3,740.60
Plus: Further Advances / Redraws	378,766.71
Less: Principal Collections	9,570,338.58
Loan Balance at End of Collection Period	277,254,062.66

b. Repayments

Principal received on Mortgage Loans during Collection Period	9,570,338.58
Scheduled Principal Payments received	1,581,451.05
Unscheduled Principal Payments received - Redraw	7,988,887.53
CPR (%) - Total Repayment	27.9%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.17%	8.52%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.03%	8.52%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	6	0	4	10
Balance Outstanding	5,503,928	0	2,995,687	8,499,615
% Portfolio Balance	1.99%	0.00%	1.08%	3.07%

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	\$	8,267,512.78
Limit available_Next Payment Date	\$	7,991,765.63
Outstanding Liquidity draws	\$	-

Summary ●●

Loans	570
Facilities	553
Borrower Groups	523
Balance	277,254,063
Avg Loan Balance	486,411
Max Loan Balance	3,637,490
Avg Facility Balance	501,364
Max Facility Balance	3,637,490
Avg Group Balance	530,122
Max Group Balance	3,637,490
WA Current LVR	60.8%
Max Current LVR	83.8%
WA Yield	8.52%
WA Seasoning (months)	49.3
% IO	20.3%
% Investor	55.9%
% SMSF	41.9%
WA Interest Cover (UnStressed)	2.96

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	98	17.2%	23,326,394	8.4%
> 40% <= 50%	73	12.8%	32,455,872	11.7%
> 50% <= 55%	50	8.8%	24,986,905	9.0%
> 55% <= 60%	47	8.2%	26,356,407	9.5%
> 60% <= 65%	75	13.2%	40,548,392	14.6%
> 65% <= 70%	83	14.6%	48,075,653	17.3%
> 70% <= 75%	96	16.8%	53,402,197	19.3%
> 75% <= 80%	45	7.9%	26,252,869	9.5%
> 80% <= 85%	3	0.5%	1,849,374	0.7%
> 85% <= 100%	0	0.0%	0	0.0%
Total	570	100.0%	277,254,063	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	18	3.3%	719,056	0.3%
> 100,000 <= 200,000	55	9.9%	8,220,804	3.0%
> 200,000 <= 300,000	111	20.1%	27,843,928	10.0%
> 300,000 <= 400,000	98	17.7%	34,453,214	12.4%
> 400,000 <= 500,000	80	14.5%	35,408,418	12.8%
> 500,000 <= 1,000,000	144	26.0%	98,649,875	35.6%
> 1,000,000 <= 1,500,000	31	5.6%	37,679,953	13.6%
> 1,500,000 <= 2,000,000	7	1.3%	11,625,882	4.2%
> 2,000,000 <= 2,500,000	5	0.9%	10,617,436	3.8%
> 2,500,000 <= 5,000,000	4	0.7%	12,035,497	4.3%
Total	553	100%	277,254,063	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	271	47.5%	148,712,240	53.6%
ACT	10	1.8%	4,624,435	1.7%
VIC	137	24.0%	69,125,782	24.9%
QLD	105	18.4%	36,231,484	13.1%
SA	21	3.7%	7,021,222	2.5%
WA	23	4.0%	10,526,475	3.8%
TAS	3	0.5%	1,012,425	0.4%
NT	0	0.0%	0	0.0%
Total	570	100%	277,254,063	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	457	80.2%	234,532,945	84.6%
Non metro	98	17.2%	35,582,522	12.8%
Inner City	15	2.6%	7,138,595	2.6%
Total	570	100%	277,254,063	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	23	4.0%	932,045	0.3%
> 100,000 <= 200,000	61	10.7%	9,146,443	3.3%
> 200,000 <= 300,000	113	19.8%	28,320,256	10.2%
> 300,000 <= 400,000	101	17.7%	35,473,854	12.8%
> 400,000 <= 500,000	81	14.2%	35,821,388	12.9%
> 500,000 <= 1,000,000	147	25.8%	101,340,301	36.6%
> 1,000,000 <= 1,500,000	30	5.3%	36,480,453	13.2%
> 1,500,000 <= 2,000,000	6	1.1%	10,061,390	3.6%
> 2,000,000 <= 2,500,000	5	0.9%	10,617,436	3.8%
> 2,500,000 <= 5,000,000	3	0.5%	9,060,497	3.3%
Total	570	100%	277,254,063	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	3.1%	622,881	0.2%
> 100,000 <= 200,000	52	9.9%	7,791,260	2.8%
> 200,000 <= 300,000	90	17.2%	22,613,418	8.2%
> 300,000 <= 400,000	94	18.0%	33,005,805	11.9%
> 400,000 <= 500,000	72	13.8%	31,907,850	11.5%
> 500,000 <= 1,000,000	145	27.7%	99,008,086	35.7%
> 1,000,000 <= 1,500,000	36	6.9%	43,874,753	15.8%
> 1,500,000 <= 2,000,000	7	1.3%	11,481,458	4.1%
> 2,000,000 <= 2,500,000	7	1.3%	14,913,056	5.4%
> 2,500,000 <= 5,000,000	4	0.8%	12,035,497	4.3%
Total	523	100%	277,254,063	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	136	23.9%	71,683,064	25.9%
> 36 <= 42	229	40.2%	111,288,197	40.1%
> 42 <= 48	68	11.9%	34,403,149	12.4%
> 48 <= 54	17	3.0%	11,627,645	4.2%
> 54 <= 60	8	1.4%	6,489,117	2.3%
> 60 <= 300	112	19.6%	41,762,891	15.1%
Total	570	100%	277,254,063	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	560	98.2%	268,754,448	96.9%
> 30 <= 60	6	1.1%	5,503,928	2.0%
> 60 <= 90	0	0.0%	0	0.0%
> 90 <= 120	1	0.2%	634,108	0.2%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	3	0.5%	2,361,579	0.9%
Total	570	100%	277,254,063	100%

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Full Doc	109	19.1%	65,896,597	23.8%	
Mid Doc	171	30.0%	88,537,265	31.9%	
Quick Doc	21	3.7%	6,770,158	2.4%	
SMSF	269	47.2%	116,050,042	41.9%	
SMSF NR	0	0.0%	0	0.0%	
Total	570	100%	277,254,063	100%	

Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Retail	96	16.8%	48,061,104	17.3%	
Industrial	163	28.6%	80,946,508	29.2%	
Office	60	10.5%	25,347,828	9.1%	
Professional Suites	7	1.2%	3,672,077	1.3%	
Commercial Other	12	2.1%	11,457,933	4.1%	
Vacant Land	0	0.0%	1,734,803	0.6%	
Rural	1	0.2%	1,035,146	0.4%	
Residential	231	40.5%	104,998,664	37.9%	
Total	570	100%	277,254,063	100%	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Variable	570	100.0%	277,254,063	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	570	100%	277,254,063	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%	2	0.4%	628,822	0.2%	
> 6.5% <= 7.0%	63	11.1%	25,352,557	9.1%	
> 7.0% <= 7.5%	53	9.3%	28,546,606	10.3%	
> 7.5% <= 8.0%	80	14.0%	41,498,009	15.0%	
> 8.0% <= 8.5%	67	11.8%	38,089,913	13.7%	
> 8.5% <= 9.0%	96	16.8%	49,604,720	17.9%	
> 9.0% <= 13.0%	209	36.7%	93,533,435	33.7%	
Total	570	100%	277,254,063	100%	

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 1.50	3	0.5%	1,801,681	0.6%	
> 1.50 <= 1.75	100	17.5%	53,684,871	19.4%	
> 1.75 <= 2.00	90	15.8%	43,507,580	15.7%	
> 2.00 <= 2.25	60	10.5%	32,741,922	11.8%	
> 2.25 <= 2.50	50	8.8%	27,611,907	10.0%	
> 2.50 <= 2.75	44	7.7%	17,847,616	6.4%	
> 2.75 <= 3.00	35	6.1%	16,474,817	5.9%	
> 3.00 <= 3.25	18	3.2%	7,920,730	2.9%	
> 3.25 <= 3.50	23	4.0%	10,417,487	3.8%	
> 3.50 <= 3.75	19	3.3%	7,051,890	2.5%	
> 3.75 <= 4.00	15	2.6%	8,234,636	3.0%	
> 4.00 <= 4.25	15	2.6%	7,586,546	2.7%	
> 4.25 <= 100	98	17.2%	42,372,379	15.3%	
NA	0	0.0%	0	0.0%	
Total	570	100%	277,254,063	100%	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	%
NCCP regulated loans	91	16.0%	45,818,994	16.5%	
Non NCCP loans	479	84.0%	231,435,068	83.5%	
Total	570	100%	277,254,063	100%	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Apartment	51	21.7%	20,865,423	19.8%	
High Density Apartment	0	0.0%	0	0.0%	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
PAYG	120	21.1%	47,878,493	17.3%	
<i>Months Self Employed</i>					
0 < 12	12	0.0%	0	0.0%	
12 < 24	24	0.0%	0	0.0%	
24 < 36	36	18	3.2%	8,715,903	3.1%
36 < 48	48	25	4.4%	12,080,021	4.4%
48 < 60	60	23	4.0%	12,625,466	4.6%
60 < 900	900	384	67.4%	195,954,181	70.7%
Total	570	100%	277,254,063	100%	

Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 15	180	43	7.5%	14,944,637	5.4%
> 15 <= 20	240	80	14.0%	31,816,040	11.5%
> 20 <= 25	300	211	37.0%	112,594,907	40.6%
> 25 <= 30	360	236	41.4%	117,898,479	42.5%
Total	570	100%	277,254,063	100%	

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
P&I	489	85.8%	221,077,081	79.7%	
<i>IO Term Remaining (yrs)</i>					
0 <= 1	14	2.5%	9,894,815	3.6%	
> 1 <= 2	48	8.4%	30,479,711	11.0%	
> 2 <= 3	19	3.3%	15,802,455	5.7%	
> 3 <= 4	0	0.0%	0	0.0%	
> 4 <= 5	0	0.0%	0	0.0%	
Total	570	100%	277,254,063	100%	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Purchase	397	69.6%	183,555,048	66.2%	
Refinance - no takeout	152	26.7%	83,098,065	30.0%	
Refinance - Equity Takeout	21	3.7%	10,600,949	3.8%	
Total	570	100%	277,254,063	100%	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Accommodation and Food Services	45	7.9%	25,169,016	9.1%	
Administrative and Support Services	0	0.0%	0	0.0%	
Agriculture, Forestry and Fishing	1	0.2%	210,153	0.1%	
Arts and Recreation Services	33	5.8%	11,405,491	4.1%	
Construction	149	26.1%	82,158,033	29.6%	
Education and Training	6	1.1%	4,890,643	1.8%	
Electricity Gas Water and Waste Services	0	0.0%	0	0.0%	
Financial and Insurance Services	39	6.8%	13,688,410	4.9%	
Health Care and Social Assistance	41	7.2%	14,502,445	5.2%	
Information Media and Telecommunications	37	6.5%	13,598,606	4.9%	
Manufacturing	40	7.0%	21,176,747	7.6%	
Mining	0	0.0%	0	0.0%	
Other Services	0	0.0%	0	0.0%	
Professional, Scientific and Technical Services	66	11.6%	30,063,069	10.8%	
Public Administration and Safety	8	1.4%	2,862,175	1.0%	
Rental, Hiring and Real Estate Services	3	0.5%	572,381	0.2%	
Retail Trade	48	8.4%	30,698,546	11.1%	
Transport, Postal and Warehousing	54	9.5%	26,258,348	9.5%	
Wholesale Trade	0	0.0%	0	0.0%	
Total	570	100%	277,254,063	100%	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0	568	99.6%	276,017,907	99.6%	
1	2	0.4%	1,236,155	0.4%	
2	0	0.0%	0	0.0%	
3	0	0.0%	0	0.0%	
Total	570	100%	277,254,063	100%	

House	184	78.3%	84,333,726	80.2%
Total	235	100%	105,199,148	100%

