
Investor Report - Think Tank Residential Series 2022-1

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 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	265,267,397.52		8,626,076.02	256,641,321.51	85.5%	0.00	0.00	1,135,652.61	1,135,652.61
Class A2	46,421,794.57		1,509,563.30	44,912,231.26	85.5%	0.00	0.00	221,123.41	221,123.41
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	122,240.18	122,240.18
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	51,081.99	51,081.99
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	31,502.55	31,502.55
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	29,924.65	29,924.65
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	23,086.47	23,086.47
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	31,853.59	31,853.59

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	10-May-23

2. COLLECTIONS

a. Total Available Income	
Interest on Mortgage Loans	1,969,153.64
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	48,347.07
Total Available Income	2,017,500.71

(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	12,398,985.08
Principal from the sale of Mortgage Loans	0.00
Other Principal	5,963.24
Total Principal Collections	12,404,948.32

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)	146,134.23
Senior Expenses - Items 5.8(f)	4,690.71
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	1,135,652.61
Class A2 Interest	221,123.41
Class B Interest	122,240.18
Class C Interest	51,081.99
Class D Interest	31,502.55
Class E Interest	29,924.65
Class F Interest	23,086.47
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	31,853.59
Other Expenses	0.00
Excess Spread	220,210.33

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	2,269,309.00
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	8,626,076.02
Class A2 Principal Payment	1,509,563.30
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	359,345,742.45
Plus: Capitalised Charges	-23,256.66
Plus: Further Advances / Redraws	2,269,309.00
Less: Principal Collections	12,404,948.32
Loan Balance at End of Collection Period	349,186,846.47

b. Repayments

Principal received on Mortgage Loans during Collection Period	12,404,948.32
Scheduled Principal Payments received	467,884.99
Unscheduled Principal Payments received - Redraw	9,667,754.33
CPR (%) - Total Repayments	27.9%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.02%	7.21%	OK
Test (b)			
Bank Bill Rate plus 3.00%	6.53%	7.21%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	2	3	4	9
Balance Outstanding	1,152,958	2,043,806	2,011,402	5,208,165
% Portfolio Balance	0.33%	0.59%	0.58%	1.49%

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	5,350,337.88
Limit available_Next Payment Date	5,198,303.29
Outstanding Liquidity draws	0.00

Summary ●●

Loans	584
Facilities	549
Borrower Groups	502
Balance	349,186,846
Avg Loan Balance	597,923
Max Loan Balance	1,806,000
Avg Facility Balance	636,042
Max Facility Balance	1,806,000
Avg Group Balance	695,591
Max Group Balance	1,891,150
WA Current LVR	66.4%
Max Current LVR	81.9%
WA Yield	7.21%
WA Seasoning (months)	17.3
% IO	20.8%
% Investor	49.8%
% SMSF	10.1%
WA Interest Cover (UnStressed)	4.10

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	71	12.2%	27,065,363	7.8%
> 40% <= 50%	50	8.6%	28,167,792	8.1%
> 50% <= 55%	22	3.8%	12,517,950	3.6%
> 55% <= 60%	34	5.8%	17,775,528	5.1%
> 60% <= 65%	49	8.4%	33,164,589	9.5%
> 65% <= 70%	62	10.6%	40,723,637	11.7%
> 70% <= 75%	89	15.2%	65,417,778	18.7%
> 75% <= 80%	205	35.1%	123,519,194	35.4%
> 80% <= 85%	2	0.3%	835,015	0.2%
> 85% <= 100%	0	0.0%	0	0.0%
Total	584	100.0%	349,186,846	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	10	1.8%	512,233	0.1%
> 100,000 <= 200,000	19	3.5%	3,069,848	0.9%
> 200,000 <= 300,000	55	10.0%	13,858,336	4.0%
> 300,000 <= 400,000	55	10.0%	18,861,696	5.4%
> 400,000 <= 500,000	78	14.2%	35,261,874	10.1%
> 500,000 <= 1,000,000	248	45.2%	171,366,016	49.1%
> 1,000,000 <= 1,500,000	82	14.9%	102,808,839	29.4%
> 1,500,000 <= 2,000,000	2	0.4%	3,448,005	1.0%
> 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	549	100%	349,186,846	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	258	44.2%	171,051,534	49.0%
ACT	2	0.3%	1,375,943	0.4%
VIC	220	37.7%	131,301,710	37.6%
QLD	72	12.3%	33,722,538	9.7%
SA	16	2.7%	5,349,855	1.5%
WA	11	1.9%	3,626,391	1.0%
TAS	5	0.9%	2,758,876	0.8%
NT	0	0.0%	0	0.0%
Total	584	100%	349,186,846	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	487	83.4%	309,383,513	88.6%
Non metro	97	16.6%	39,803,334	11.4%
Inner City	0	0.0%	0	0.0%
Total	584	100%	349,186,846	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	19	3.3%	1,119,763	0.3%
> 100,000 <= 200,000	27	4.6%	4,302,243	1.2%
> 200,000 <= 300,000	67	11.5%	16,923,695	4.8%
> 300,000 <= 400,000	63	10.8%	21,736,248	6.2%
> 400,000 <= 500,000	81	13.9%	36,583,372	10.5%
> 500,000 <= 1,000,000	254	43.5%	176,479,275	50.5%
> 1,000,000 <= 1,500,000	71	12.2%	88,594,246	25.4%
> 1,500,000 <= 2,000,000	2	0.3%	3,448,005	1.0%
> 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	584	100%	349,186,846	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	10	2.0%	512,233	0.1%
> 100,000 <= 200,000	17	3.4%	2,686,404	0.8%
> 200,000 <= 300,000	38	7.6%	9,793,850	2.8%
> 300,000 <= 400,000	43	8.6%	14,630,452	4.2%
> 400,000 <= 500,000	73	14.5%	32,890,873	9.4%
> 500,000 <= 1,000,000	215	42.8%	148,453,962	42.5%
> 1,000,000 <= 1,500,000	93	18.5%	117,549,276	33.7%
> 1,500,000 <= 2,000,000	13	2.6%	22,669,796	6.5%
> 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	502	100%	349,186,846	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	330	56.5%	204,670,254	58.6%
> 18 <= 24	252	43.2%	143,430,418	41.1%
> 24 <= 30	1	0.2%	514,771	0.1%
> 30 <= 36	1	0.2%	571,404	0.2%
> 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	584	100%	349,186,846	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	575	98.5%	343,978,681	98.5%
> 30 <= 60	2	0.3%	1,152,958	0.3%
> 60 <= 90	3	0.5%	2,043,806	0.6%
> 90 <= 120	2	0.3%	738,258	0.2%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	2	0.3%	1,273,143	0.4%
Total	584	100%	349,186,846	100%

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	175	30.0%	105,687,962	30.3%
Mid Doc	320	54.8%	208,067,648	59.6%
Quick Doc	0	0.0%	0	0.0%
SMSF	89	15.2%	35,431,236	10.1%
SMSF NR	0	0.0%	0	0.0%
Total	584	100%	349,186,846	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	584	100.0%	349,186,846	100.0%
Total	584	100%	349,186,846	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	584	100.0%	349,186,846	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	584	100%	349,186,846	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%	17	2.9%	7,758,746	2.2%
> 6.5% <= 7.0%	233	39.9%	138,196,388	39.6%
> 7.0% <= 7.5%	182	31.2%	122,495,739	35.1%
> 7.5% <= 8.0%	87	14.9%	50,678,157	14.5%
> 8.0% <= 8.5%	51	8.7%	22,703,206	6.5%
> 8.5% <= 9.0%	13	2.2%	7,133,361	2.0%
> 9.0% <= 13.0%	1	0.2%	221,250	0.1%
Total	584	100%	349,186,846	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	3.1%	10,922,616	3.1%
> 2.00 <= 2.25	18	3.1%	7,682,449	2.2%
> 2.25 <= 2.50	15	2.6%	6,264,550	1.8%
> 2.50 <= 2.75	14	2.4%	6,521,454	1.9%
> 2.75 <= 3.00	12	2.1%	4,859,917	1.4%
> 3.00 <= 3.25	10	1.7%	4,314,592	1.2%
> 3.25 <= 3.50	6	1.0%	2,339,316	0.7%
> 3.50 <= 3.75	11	1.9%	7,119,337	2.0%
> 3.75 <= 4.00	20	3.4%	9,989,342	2.9%
> 4.00 <= 4.25	12	2.1%	9,992,877	2.9%
> 4.25 <= 100	308	52.7%	189,701,436	54.3%
NA	140	24.0%	89,478,960	26%
Total	584	100%	349,186,846	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	414	70.9%	258,021,598	73.9%
Non NCCP loans	170	29.1%	91,165,249	26.1%
Total	584	100%	349,186,846	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	52	8.9%	22,292,131	6.4%
High Density Apartment	0	0.0%	0	0.0%
House	531	91.1%	326,894,716	93.6%
Total	583	100%	349,186,846	100%

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	97	16.6%	44,004,565	12.6%	
<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	33	5.7%	22,682,130	6.5%
36 < 48	48	59	10.1%	38,356,872	11.0%
48 < 60	60	46	7.9%	25,902,786	7.4%
60	900	349	59.8%	218,240,493	62.5%
Total	584	100%	349,186,846	100%	

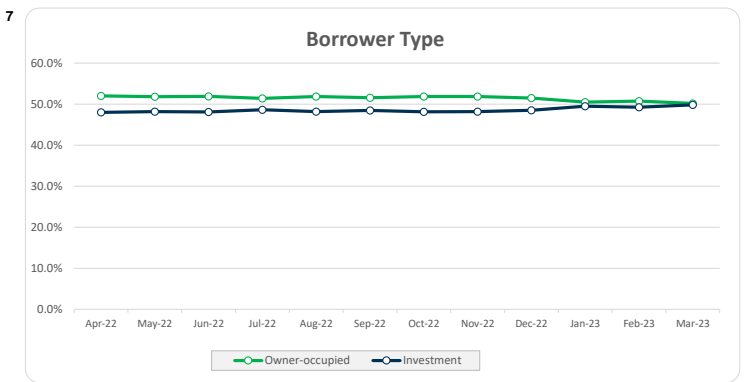
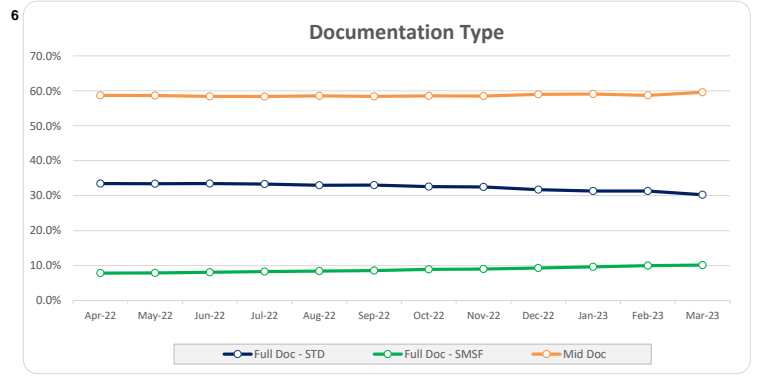
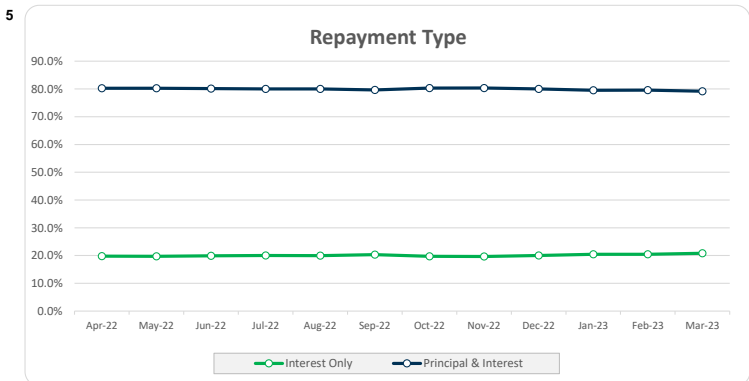
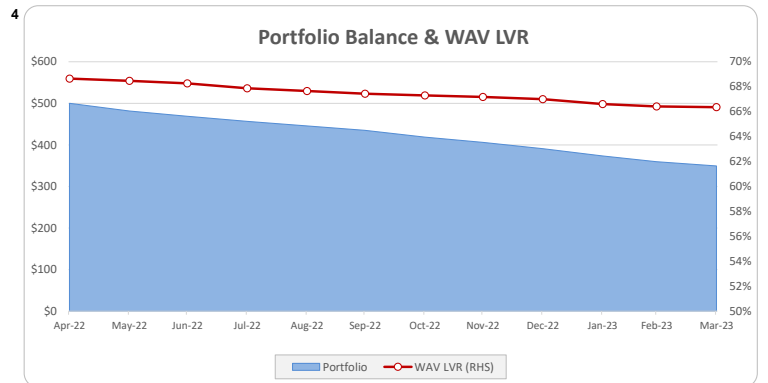
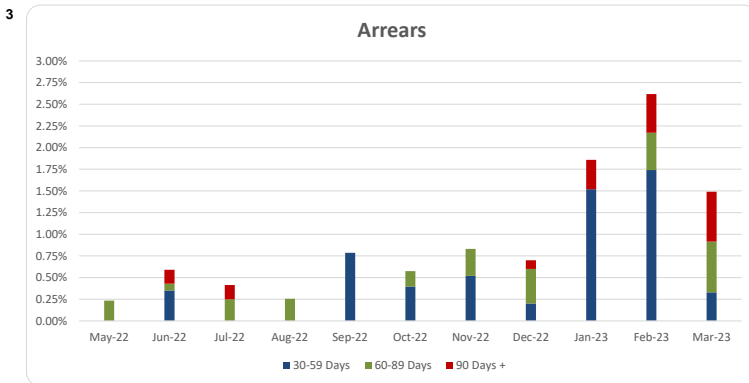
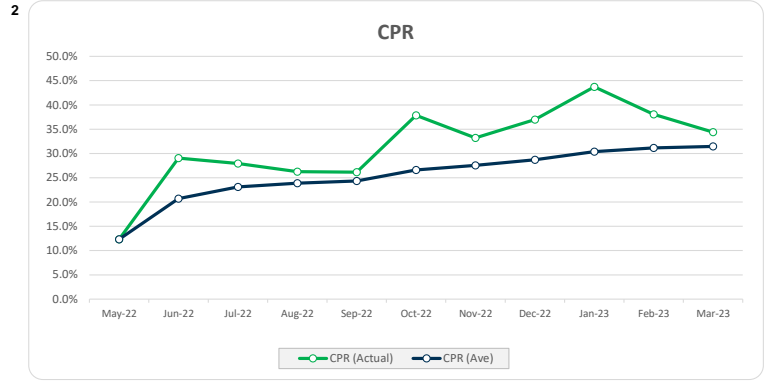
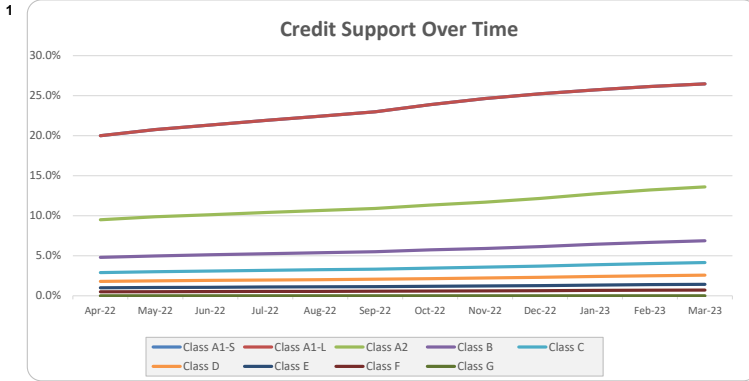
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	4	0.7%	1,076,055	0.3%
> 15 <= 20	240	9	1.5%	5,739,518	1.6%
> 20 <= 25	300	45	7.7%	19,718,249	5.6%
> 25 <= 30	360	526	90.1%	322,651,024	92.4%
Total	584	100%	349,186,846	100%	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	479	82.0%	276,494,216	79.2%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	10	1.7%	7,982,208	2.3%
> 1 <= 2	7	1.2%	3,964,285	1.1%
> 2 <= 3	0	0.0%	0	0.0%
> 3 <= 4	86	14.7%	60,284,263	17.3%
> 4 <= 5	2	0.3%	461,874	0.1%
Total	584	100%	349,186,846	100%

Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	293	50.2%	178,333,454	51.1%
Refinance - no takeout	214	36.6%	119,787,706	34.3%
Refinance - Equity Takeout	77	13.2%	51,065,686	14.6%
Total	584	100%	349,186,846	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	57	9.8%	33,959,010	9.7%
Administrative and Support Services	2	0.3%	2,223,522	0.6%
Agriculture, Forestry and Fishing	1	0.2%	439,640	0.1%
Arts and Recreation Services	17	2.9%	9,215,369	2.6%
Construction	174	29.8%	106,492,329	30.5%
Education and Training	13	2.2%	7,909,762	2.3%
Electricity Gas Water and Waste Services	1	0.2%	502,937	0.1%
Financial and Insurance Services	35	6.0%	18,792,058	5.4%
Health Care and Social Assistance	31	5.3%	16,665,659	4.8%
Information Media and Telecommunications	37	6.3%	20,494,640	5.9%
Manufacturing	21	3.6%	11,352,576	3.3%
Mining	0	0.0%	0	0.0%
Other Services	25	4.3%	18,647,394	5.3%
Professional, Scientific and Technical Services	66	11.3%	37,145,409	10.6%
Public Administration and Safety	8	1.4%	3,826,778	1.1%
Rental, Hiring and Real Estate Services	4	0.7%	4,202,257	1.2%
Retail Trade	26	4.5%	16,269,158	4.7%
Transport, Postal and Warehousing	60	10.3%	34,462,056	9.9%
Wholesale Trade	6	1.0%	6,586,293	1.9%
Total	584	100%	349,186,846	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	584	100.0%	349,186,846	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	584	100%	349,186,846	100%



Think Tank Residential Series 2022-1: Current Charts

