

Investor Report - Think Tank Residential Series 2022-2

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 2022-2 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	0.00		0.00	0.00	0.0%	0.00	0.00	0.00	0.00
Class A1-L	292,007,901.02		16,897,266.17	275,110,634.85	91.7%	0.00	0.00	1,352,535.80	1,352,535.80
Class A2	58,401,580.20		3,379,453.23	55,022,126.97	91.7%	0.00	0.00	303,788.06	303,788.06
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	71,596.71	71,596.71
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	70,237.98	70,237.98
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	47,458.54	47,458.54
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	38,399.47	38,399.47
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	24,182.36	24,182.36
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	2,113,318.92
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	57,482.54
Total Available Income	2,170,801.46

(1) Includes penalty interest, dishonour fees, bank account interest, funds received from the Forbearance SPV etc

b. Total Principal

Principal Received on the Mortgage Loans	20,845,360.45
Principal from the sale of Mortgage Loans	0.00
Other Principal	-31,087.01
Total Principal Collections	20,814,273.44

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)	153,626.71
Senior Expenses - Items 5.8(f)	5,008.57
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	1,352,535.80
Class A2 Interest	303,788.06
Class B Interest	71,596.71
Class C Interest	70,237.98
Class D Interest	47,458.54
Class E Interest	38,399.47
Class F Interest	24,182.36
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	72,113.67

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	537,554.04
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	16,897,266.17
Class A2 Principal Payment	3,379,453.23
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	390,594,171.59
Plus: Capitalised Charges	-25,210.61
Plus: Further Advances / Redraws	537,554.04
Less: Principal Collections	20,814,273.44
Loan Balance at End of Collection Period	370,292,241.58

b. Repayments

Principal received on Mortgage Loans during Collection Period	20,814,273.44
Scheduled Principal Payments received	486,942.97
Unscheduled Principal Payments received - Redraw	19,789,776.43
CPR (%) - Total Repayments	46.5%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.62%	7.13%	OK
Test (b)			
Bank Bill Rate plus 3.25%	6.78%	7.13%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	6	0	4	10
Balance Outstanding	4,833,047	0	3,475,081	8,308,129
% Portfolio Balance	1.31%	0.00%	0.94%	2.24%

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	5,818,642.22
Limit available_Next Payment Date	5,514,491.43
Outstanding Liquidity draws	0.00

Summary ●●

Loans	582
Facilities	564
Borrower Groups	528
Balance	370,292,242
Avg Loan Balance	636,241
Max Loan Balance	2,000,000
Avg Facility Balance	656,547
Max Facility Balance	2,000,000
Avg Group Balance	701,311
Max Group Balance	2,040,298
WA Current LVR	68.0%
Max Current LVR	81.3%
WA Yield	7.13%
WA Seasoning (months)	13.3
% IO	17.4%
% Investor	47.4%
% SMSF	7.1%
WA Interest Cover (UnStressed)	1.65

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	61	10.5%	18,339,695	5.0%
> 40% <= 50%	48	8.2%	30,612,625	8.3%
> 50% <= 55%	18	3.1%	10,201,980	2.8%
> 55% <= 60%	31	5.3%	22,641,085	6.1%
> 60% <= 65%	43	7.4%	28,466,166	7.7%
> 65% <= 70%	55	9.5%	41,922,446	11.3%
> 70% <= 75%	100	17.2%	74,179,587	20.0%
> 75% <= 80%	222	38.1%	140,550,697	38.0%
> 80% <= 85%	4	0.7%	3,377,961	0.9%
> 85% <= 100%	0	0.0%	0	0.0%
Total	582	100.0%	370,292,242	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	17	3.0%	711,424	0.2%
> 100,000 <= 200,000	12	2.1%	1,911,949	0.5%
> 200,000 <= 300,000	39	6.9%	10,341,232	2.8%
> 300,000 <= 400,000	52	9.2%	18,199,147	4.9%
> 400,000 <= 500,000	71	12.6%	32,189,125	8.7%
> 500,000 <= 1,000,000	300	53.2%	213,744,538	57.7%
> 1,000,000 <= 1,500,000	67	11.9%	82,183,893	22.2%
> 1,500,000 <= 2,000,000	6	1.1%	11,010,932	3.0%
> 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	564	100%	370,292,242	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	244	41.9%	179,452,423	48.5%
ACT	5	0.9%	2,430,714	0.7%
VIC	235	40.4%	149,338,593	40.3%
QLD	66	11.3%	28,569,499	7.7%
SA	10	1.7%	3,706,036	1.0%
WA	17	2.9%	4,313,085	1.2%
TAS	5	0.9%	2,481,892	0.7%
NT	0	0.0%	0	0.0%
Total	582	100%	370,292,242	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	498	85.6%	330,453,065	89.2%
Non metro	84	14.4%	39,839,176	10.8%
Inner City	0	0.0%	0	0.0%
Total	582	100%	370,292,242	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	22	3.8%	1,163,001	0.3%
> 100,000 <= 200,000	15	2.6%	2,460,610	0.7%
> 200,000 <= 300,000	46	7.9%	11,919,377	3.2%
> 300,000 <= 400,000	59	10.1%	20,706,662	5.6%
> 400,000 <= 500,000	73	12.5%	33,116,700	8.9%
> 500,000 <= 1,000,000	295	50.7%	209,301,130	56.5%
> 1,000,000 <= 1,500,000	66	11.3%	80,613,830	21.8%
> 1,500,000 <= 2,000,000	6	1.0%	11,010,932	3.0%
> 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	582	100%	370,292,242	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	3.0%	691,275	0.2%
> 100,000 <= 200,000	11	2.1%	1,728,018	0.5%
> 200,000 <= 300,000	33	6.3%	8,798,251	2.4%
> 300,000 <= 400,000	46	8.7%	16,094,245	4.3%
> 400,000 <= 500,000	61	11.6%	27,716,574	7.5%
> 500,000 <= 1,000,000	269	50.9%	192,027,274	51.9%
> 1,000,000 <= 1,500,000	76	14.4%	93,902,295	25.4%
> 1,500,000 <= 2,000,000	15	2.8%	27,294,011	7.4%
> 2,000,000 <= 2,500,000	1	0.2%	2,040,298	0.6%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	528	100%	370,292,242	100%

Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	269	46.2%	175,194,320	47.3%
> 12 <= 18	258	44.3%	161,812,126	43.7%
> 18 <= 24	52	8.9%	32,112,327	8.7%
> 24 <= 30	3	0.5%	1,173,469	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	582	100%	370,292,242	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	572	98.3%	361,984,113	97.8%
> 30 <= 60	6	1.0%	4,833,047	1.3%
> 60 <= 90	0	0.0%	0	0.0%
> 90 <= 120	2	0.3%	1,541,762	0.4%
> 120 <= 150	1	0.2%	1,515,066	0.4%
> 150 <= 1000	1	0.2%	418,254	0.1%
Total	582	100%	370,292,242	100%

Income Verification ●●					
	Number		Balance		
	Amount		%	Amount	%
Full Doc	234		40.2%	146,581,109	39.6%
Mid Doc	290		49.8%	197,468,745	53.3%
Quick Doc	0		0.0%	0	0.0%
SMSF	58		10.0%	26,242,387	7.1%
SMSF NR	0		0.0%	0	0.0%
Total	582		100%	370,292,242	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	582		100.0%	370,292,242	100.0%
Total	582		100%	370,292,242	100%

Interest Rate Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Variable	582		100.0%	370,292,242	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	582		100%	370,292,242	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%	15		2.6%	9,928,353	2.7%
> 6.5% <= 7.0%	266		45.7%	171,234,065	46.2%
> 7.0% <= 7.5%	180		30.9%	117,263,943	31.7%
> 7.5% <= 8.0%	84		14.4%	52,802,060	14.3%
> 8.0% <= 8.5%	29		5.0%	13,843,793	3.7%
> 8.5% <= 9.0%	8		1.4%	5,220,027	1.4%
> 9.0% <= 13.0%	0		0.0%	0	0.0%
Total	582		100%	370,292,242	100%

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 1.50	0		0.0%	0	0.0%
> 1.50 <= 1.75	1		0.2%	694,139	0.2%
> 1.75 <= 2.00	6		1.0%	3,920,377	1.1%
> 2.00 <= 2.25	22		3.8%	11,968,619	3.2%
> 2.25 <= 2.50	11		1.9%	4,239,321	1.1%
> 2.50 <= 2.75	3		0.5%	1,127,363	0.3%
> 2.75 <= 3.00	6		1.0%	3,213,041	0.9%
> 3.00 <= 3.25	6		1.0%	2,958,250	0.8%
> 3.25 <= 3.50	2		0.3%	576,557	0.2%
> 3.50 <= 3.75	5		0.9%	2,440,038	0.7%
> 3.75 <= 4.00	7		1.2%	5,088,481	1.4%
> 4.00 <= 4.25	5		0.9%	3,770,119	1.0%
> 4.25 <= 100	124		21.3%	72,261,547	19.5%
NA	384		66.0%	258,034,391	70%
Total	582		100%	370,292,242	100%

NCCP Loans ●●					
	Number		Balance		
	Amount		%	Amount	%
NCCP regulated loans	457		78.5%	298,204,542	80.5%
Non NCCP loans	125		21.5%	72,087,699	19.5%
Total	582		100%	370,292,242	100%

Residential Property Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Apartment	48		8.3%	26,101,481	7.0%
High Density Apartment	0		0.0%	0	0.0%
House	533		91.7%	344,190,760	93.0%
Total	581		100%	370,292,242	100%

Employment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
PAYG	76		13.1%	42,273,542	11.4%
<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	40	6.9%	23,000,040	6.2%
36 < 48	48	57	9.8%	34,517,496	9.3%
48 < 60	60	57	9.8%	37,938,503	10.2%
60	900	352	60.5%	232,562,660	62.8%
Total	582		100%	370,292,242	100%

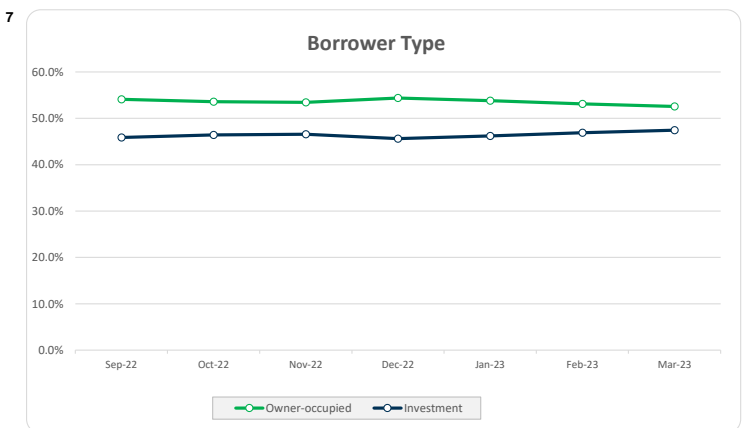
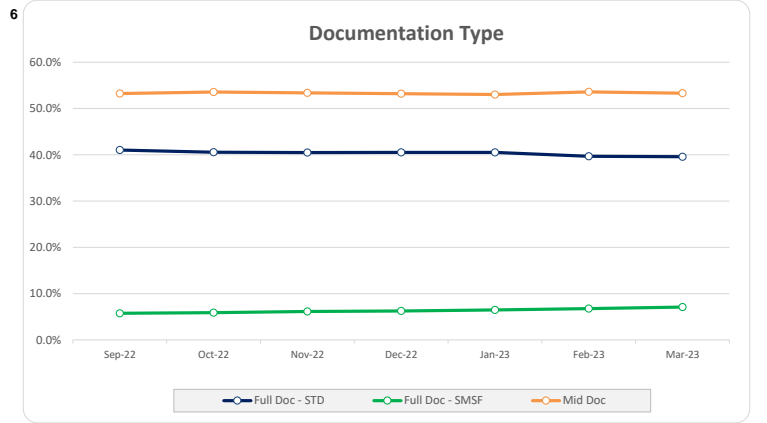
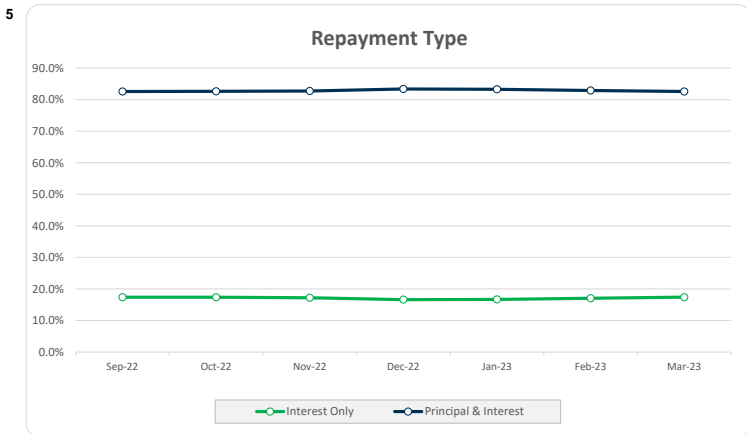
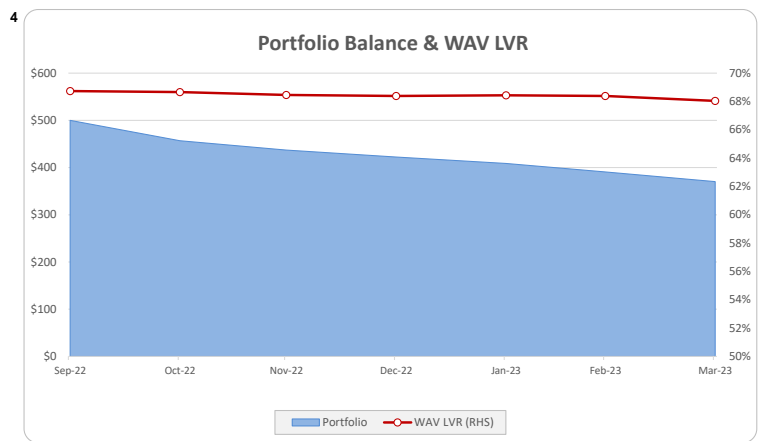
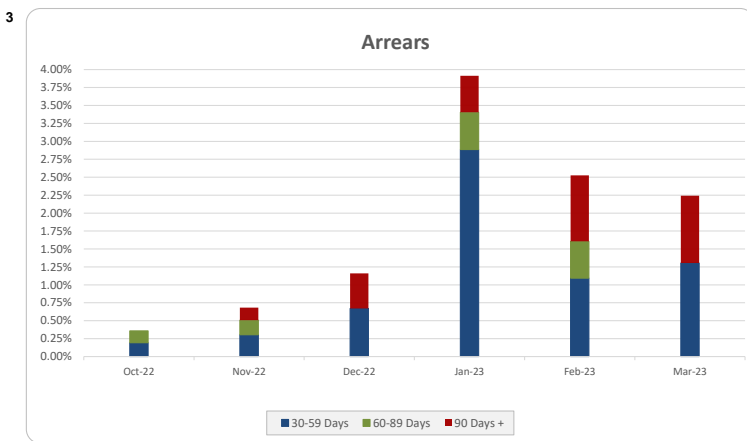
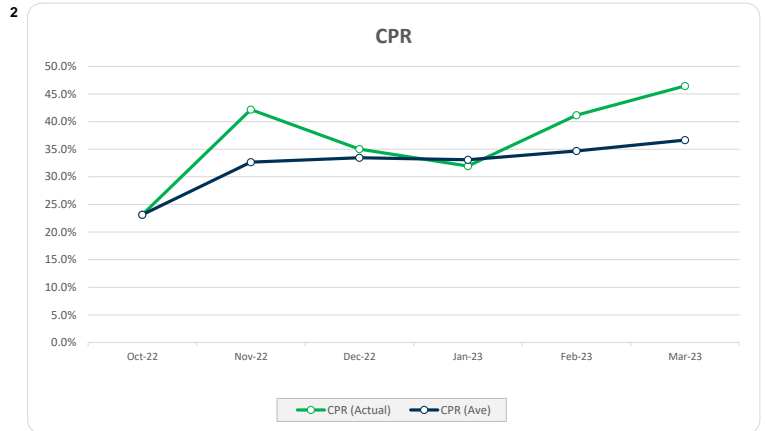
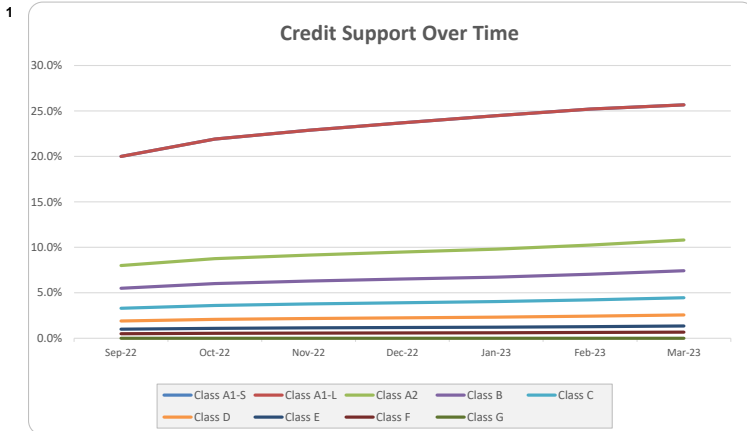
Remaining Term ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 15	180	0	0.0%	0	0.0%
> 15 <= 20	240	13	2.2%	7,427,341	2.0%
> 20 <= 25	300	33	5.7%	18,280,540	4.9%
> 25 <= 30	360	536	92.1%	344,584,361	93.1%
Total	582		100%	370,292,242	100%

Payment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
P&I	485		83.3%	305,824,073	82.6%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	8		1.4%	5,398,377	1.5%
> 1 <= 2	9		1.5%	5,931,700	1.6%
> 2 <= 3	4		0.7%	2,164,322	0.6%
> 3 <= 4	30		5.2%	20,270,907	5.5%
> 4 <= 5	46		7.9%	30,702,863	8.3%
Total	582		100%	370,292,242	100%

Loan Purpose ●●					
	Number		Balance		
	Amount		%	Amount	%
Purchase	311		53.4%	199,065,749	53.8%
Refinance - no takeout	111		19.1%	63,389,509	17.1%
Refinance - Equity Takeout	160		27.5%	107,836,984	29.1%
Total	582		100%	370,292,242	100%

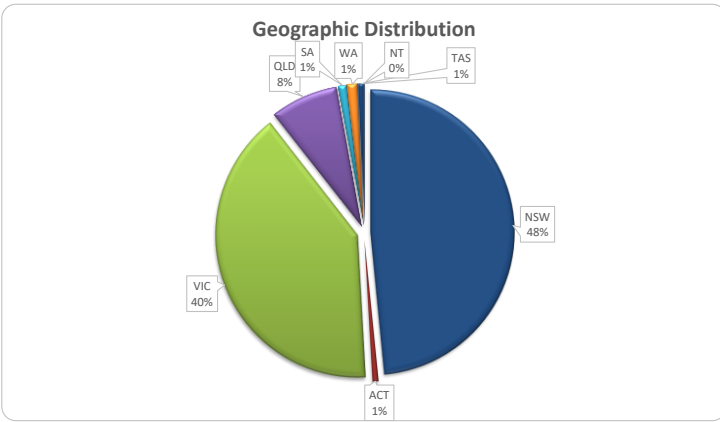
Borrower Industry ●●					
	Number		Balance		
	Amount		%	Amount	%
Accommodation and Food Services	45		7.7%	27,303,796	7.4%
Administrative and Support Services	8		1.4%	3,913,488	1.1%
Agriculture, Forestry and Fishing	1		0.2%	849,327	0.2%
Arts and Recreation Services	20		3.4%	13,440,282	3.6%
Construction	172		29.6%	116,306,847	31.4%
Education and Training	21		3.6%	13,473,855	3.6%
Electricity Gas Water and Waste Services	3		0.5%	2,142,447	0.6%
Financial and Insurance Services	33		5.7%	18,622,765	5.0%
Health Care and Social Assistance	25		4.3%	17,408,572	4.7%
Information Media and Telecommunications	33		5.7%	21,417,860	5.8%
Manufacturing	11		1.9%	6,439,834	1.7%
Mining	1		0.2%	283,920	0.1%
Other Services	81		13.9%	51,926,445	14.0%
Professional, Scientific and Technical Services	34		5.8%	21,050,549	5.7%
Public Administration and Safety	2		0.3%	783,028	0.2%
Rental, Hiring and Real Estate Services	11		1.9%	5,910,776	1.6%
Retail Trade	26		4.5%	15,210,125	4.1%
Transport, Postal and Warehousing	49		8.4%	29,421,403	7.9%
Wholesale Trade	6		1.0%	4,386,922	1.2%
Total	582		100%	370,292,242	100%

Credit Events ●●					
	Number		Balance		
	Amount		%	Amount	%
0	582		100.0%	370,292,242	100.0%
1	0		0.0%	0	0.0%
2	0		0.0%	0	0.0%
3	0		0.0%	0	0.0%
Total	582		100%	370,292,242	100%

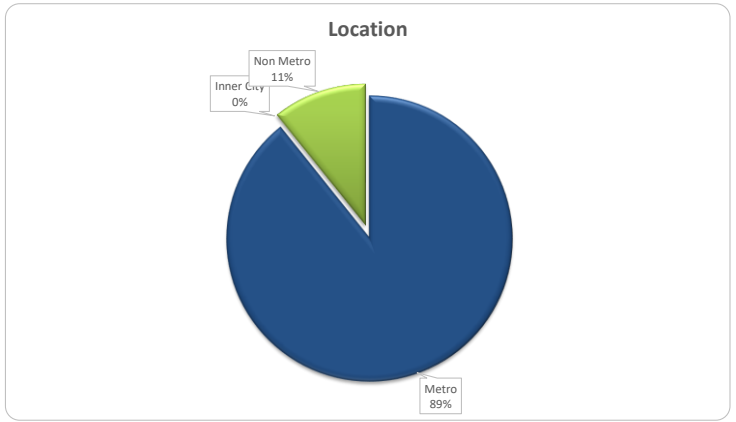


Think Tank Residential Series 2022-2: Current Charts

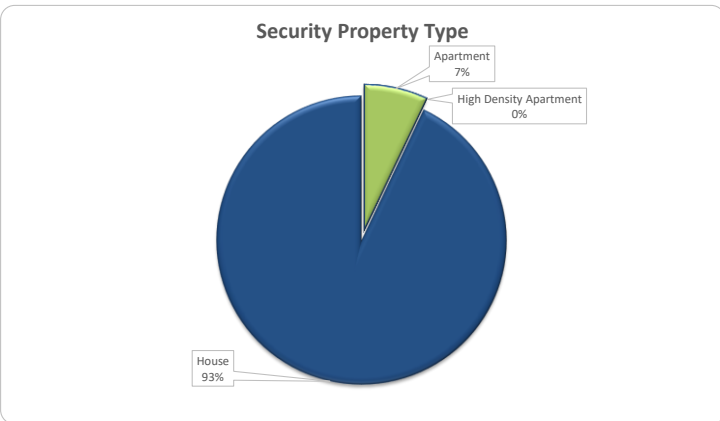
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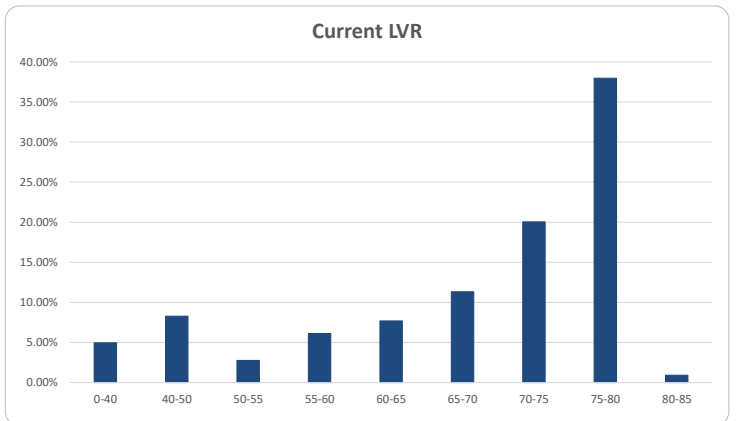
9



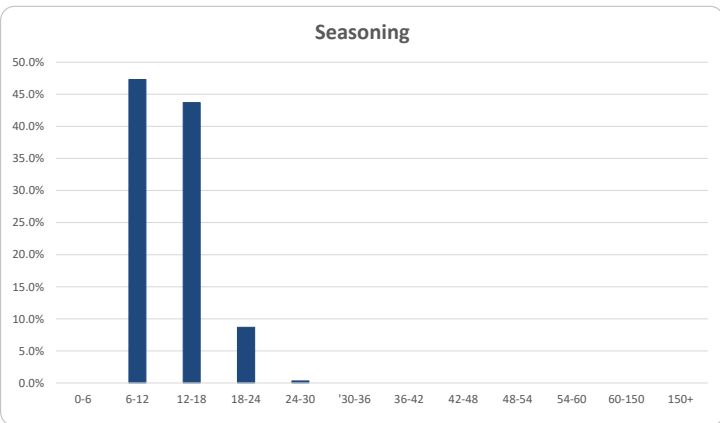
10



11



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