
Investor Report - Think Tank Series 2020-1

Collection Period from 01-Apr-2023 to 30-Apr-2023

Payment Date of 10-May-2023

Counterparty Information ●●

Issuer/Trustee
Security Trustee
Trust Manager, Originator, and Originator Servicer
Master Servicer, Standby Originator Servicer and Custodian
Arranger
Joint Lead Managers
Liquidity Facility Provider
Designated Rating Agency

BNY Trust Company of Australia Limited in its capacity atf the Think Tank Series 2020-1 Trust ("Trustee" or "BNY")
BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Series 2020-1 Trust Security Trust
Think Tank Group Pty Limited ("Think Tank")
AMAL Asset Management Limited
BNY
Commonwealth Bank of Australia ("CBA")
CBA, Deutsche Bank AG Sydney Branch, Westpac Banking Corporation
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	119,629,578.30		1,785,516.76	117,844,061.53	32.7%	0.00	0.00	493,499.54	493,499.54
Class A2	36,686,404.01		547,558.47	36,138,845.53	32.7%	0.00	0.00	158,626.88	158,626.88
Class B	33,188,805.61		495,355.49	32,693,450.11	90.8%	0.00	0.00	165,917.57	165,917.57
Class C	29,869,925.05		445,819.94	29,424,105.10	90.8%	0.00	0.00	173,058.08	173,058.08
Class D	25,997,897.73		388,028.47	25,609,869.26	90.8%	0.00	0.00	173,346.08	173,346.08
Class E	12,169,228.72		181,630.35	11,987,598.38	90.8%	0.00	0.00	121,749.27	121,749.27
Class F	8,850,348.16		132,094.80	8,718,253.36	90.8%	0.00	0.00	95,576.70	95,576.70
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	47,025.14	47,025.14
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	71,945.90	71,945.90

1. GENERAL

Current Payment Date	10-May-23
Collection Period (start)	1-Apr-23
Collection Period (end)	30-Apr-23
Interest Period (start)	11-Apr-23
Interest Period (end)	9-May-23
Days in Interest Period	29
Next Payment Date	13-Jun-23

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,957,216.49
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	67,057.96
Total Available Income	2,024,274.45

(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	4,167,869.06
Principal from the sale of Mortgage Loans	0.00
Other Principal	-1,898.06
Total Principal Collections	4,165,971.00

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)	120,543.42
Senior Expenses - Items 5.8(f) (Inclusive)	6,349.62
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	493,499.54
Class A2 Interest	158,626.88
Class B Interest	165,917.57
Class C Interest	173,058.08
Class D Interest	173,346.08
Class E Interest	121,749.27
Class F Interest	95,576.70
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	47,025.14
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	71,945.90
Other Expenses	0.00
Excess Spread	396,636.25

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	189,966.71
Class A1 Principal Payment	1,785,516.76
Class A2 Principal Payment	547,558.47
Class B Principal Payment	495,355.49
Class C Principal Payment	445,819.94
Class D Principal Payment	388,028.47
Class E Principal Payment	181,630.35
Class F Principal Payment	132,094.80
Class G Principal Payment	0.00
Class H Principal Payment	0.00

6. COLLATERAL

a. Loan Balance

Loan Balance at Beginning of Collection Period	277,254,062.66
Plus: Capitalised Charges	19,910.07
Plus: Further Advances / Redraws	189,966.71
Less: Principal Collections	4,165,971.00
Loan Balance at End of Collection Period	273,297,968.44

b. Repayments

Principal received on Mortgage Loans during Collection Period	4,165,971.00
Scheduled Principal Payments received	340,707.65
Unscheduled Principal Payments received - Redraw	3,825,263.35
CPR (%) - Total Repayment	14.7%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.22%	8.47%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.09%	8.47%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	7	1	4	12
Balance Outstanding	5,719,325	292,009	3,014,154	9,025,487
% Portfolio Balance	2.09%	0.11%	1.10%	3.30%

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	\$	7,991,765.63
Limit available_Next Payment Date	\$	7,872,485.50
Outstanding Liquidity draws	\$	-

Summary ●●

Loans	563
Facilities	546
Borrower Groups	516
Balance	273,297,968
Avg Loan Balance	485,432
Max Loan Balance	3,627,970
Avg Facility Balance	500,546
Max Facility Balance	3,627,970
Avg Group Balance	529,647
Max Group Balance	3,627,970
WA Current LVR	60.7%
Max Current LVR	83.8%
WA Yield	8.47%
WA Seasoning (months)	50.4
% IO	20.0%
% Investor	56.3%
% SMSF	41.6%
WA Interest Cover (UnStressed)	2.96

Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0% <= 40%	100	17.8%	23,769,943	8.7%	
> 40% <= 50%	72	12.8%	32,335,462	11.8%	
> 50% <= 55%	50	8.9%	25,153,228	9.2%	
> 55% <= 60%	46	8.2%	26,155,469	9.6%	
> 60% <= 65%	75	13.3%	40,567,660	14.8%	
> 65% <= 70%	79	14.0%	45,319,164	16.6%	
> 70% <= 75%	94	16.7%	52,683,429	19.3%	
> 75% <= 80%	44	7.8%	25,464,239	9.3%	
> 80% <= 85%	3	0.5%	1,849,374	0.7%	
> 85% <= 100%	0	0.0%	0	0.0%	
Total	563	100.0%	273,297,968	100%	

Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	19	3.5%	658,717	0.2%	
> 100,000 <= 200,000	54	9.9%	8,048,942	2.9%	
> 200,000 <= 300,000	112	20.5%	28,030,203	10.3%	
> 300,000 <= 400,000	95	17.4%	33,335,810	12.2%	
> 400,000 <= 500,000	79	14.5%	35,102,435	12.8%	
> 500,000 <= 1,000,000	140	25.6%	96,338,467	35.3%	
> 1,000,000 <= 1,500,000	31	5.7%	37,533,213	13.7%	
> 1,500,000 <= 2,000,000	7	1.3%	11,634,387	4.3%	
> 2,000,000 <= 2,500,000	5	0.9%	10,593,454	3.9%	
> 2,500,000 <= 5,000,000	4	0.7%	12,022,339	4.4%	
Total	546	100%	273,297,968	100%	

Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW	269	47.8%	147,313,582	53.9%	
ACT	10	1.8%	4,617,797	1.7%	
VIC	134	23.8%	68,080,028	24.9%	
QLD	103	18.3%	35,020,264	12.8%	
SA	21	3.7%	7,012,498	2.6%	
WA	23	4.1%	10,243,038	3.7%	
TAS	3	0.5%	1,010,762	0.4%	
NT	0	0.0%	0	0.0%	
Total	563	100%	273,297,968	100%	

Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro	453	80.5%	232,226,268	85.0%	
Non metro	95	16.9%	33,945,164	12.4%	
Inner City	15	2.7%	7,126,536	2.6%	
Total	563	100%	273,297,968	100%	

Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	24	4.3%	871,229	0.3%	
> 100,000 <= 200,000	60	10.7%	8,972,683	3.3%	
> 200,000 <= 300,000	114	20.2%	28,506,870	10.4%	
> 300,000 <= 400,000	98	17.4%	34,355,541	12.6%	
> 400,000 <= 500,000	80	14.2%	35,515,139	13.0%	
> 500,000 <= 1,000,000	143	25.4%	99,031,116	36.2%	
> 1,000,000 <= 1,500,000	30	5.3%	36,333,713	13.3%	
> 1,500,000 <= 2,000,000	6	1.1%	10,070,884	3.7%	
> 2,000,000 <= 2,500,000	5	0.9%	10,593,454	3.9%	
> 2,500,000 <= 5,000,000	3	0.5%	9,047,339	3.3%	
Total	563	100%	273,297,968	100%	

Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	17	3.3%	562,602	0.2%	
> 100,000 <= 200,000	51	9.9%	7,620,281	2.8%	
> 200,000 <= 300,000	91	17.6%	22,805,195	8.3%	
> 300,000 <= 400,000	91	17.6%	31,888,377	11.7%	
> 400,000 <= 500,000	71	13.8%	31,605,435	11.6%	
> 500,000 <= 1,000,000	141	27.3%	96,693,343	35.4%	
> 1,000,000 <= 1,500,000	36	7.0%	43,724,544	16.0%	
> 1,500,000 <= 2,000,000	7	1.4%	11,489,733	4.2%	
> 2,000,000 <= 2,500,000	7	1.4%	14,866,121	5.4%	
> 2,500,000 <= 5,000,000	4	0.8%	12,022,339	4.4%	
Total	516	100%	273,297,968	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	86	15.3%	44,262,419	16.2%	
> 36 <= 42	235	41.7%	117,766,286	43.1%	
> 42 <= 48	100	17.8%	46,813,163	17.1%	
> 48 <= 54	21	3.7%	14,400,957	5.3%	
> 54 <= 60	10	1.8%	8,835,443	3.2%	
> 60 <= 300	111	19.7%	41,219,700	15.1%	
Total	563	100%	273,297,968	100%	

Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 30	551	97.9%	264,272,481	96.7%	
> 30 <= 60	7	1.2%	5,719,325	2.1%	
> 60 <= 90	1	0.2%	292,009	0.1%	
> 90 <= 120	0	0.0%	0	0.0%	
> 120 <= 150	1	0.2%	638,067	0.2%	
> 150 <= 1000	3	0.5%	2,376,087	0.9%	
Total	563	100%	273,297,968	100%	

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	
Full Doc	107	19.0%	65,039,837	23.8%	
Mid Doc	170	30.2%	87,829,616	32.1%	
Quick Doc	21	3.7%	6,738,156	2.5%	
SMSF	265	47.1%	113,690,360	41.6%	
SMSF NR	0	0.0%	0	0.0%	
Total	563	100%	273,297,968	100%	

Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
Retail	96	17.1%	47,989,905	17.6%	
Industrial	162	28.8%	80,019,464	29.3%	
Office	59	10.5%	24,466,152	9.0%	
Professional Suites	6	1.1%	3,252,221	1.2%	
Commercial Other	12	2.1%	11,447,269	4.2%	
Vacant Land	0	0.0%	1,730,263	0.6%	
Rural	1	0.2%	1,033,640	0.4%	
Residential	227	40.3%	103,359,055	37.8%	
Total	563	100%	273,297,968	100%	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
Variable	563	100.0%	273,297,968	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	563	100%	273,297,968	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%	627,629	0.2%	
> 6.5% <= 7.0%	67	11.9%	26,650,622	9.8%	
> 7.0% <= 7.5%	58	10.3%	29,927,577	11.0%	
> 7.5% <= 8.0%	82	14.6%	43,857,217	16.0%	
> 8.0% <= 8.5%	62	11.0%	35,990,681	13.2%	
> 8.5% <= 9.0%	94	16.7%	47,847,274	17.5%	
> 9.0% <= 13.0%	198	35.2%	88,396,968	32.3%	
Total	563	100%	273,297,968	100%	

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 1.50	3	0.3%	1,799,946	0.7%	
> 1.50 <= 1.75	98	9.2%	52,500,482	19.2%	
> 1.75 <= 2.00	90	8.5%	43,388,757	15.9%	
> 2.00 <= 2.25	59	5.6%	32,342,698	11.8%	
> 2.25 <= 2.50	50	4.7%	27,536,237	10.1%	
> 2.50 <= 2.75	43	4.1%	17,350,069	6.3%	
> 2.75 <= 3.00	35	3.3%	16,452,179	6.0%	
> 3.00 <= 3.25	18	1.7%	7,914,225	2.9%	
> 3.25 <= 3.50	23	2.2%	10,408,469	3.8%	
> 3.50 <= 3.75	18	1.7%	6,656,380	2.4%	
> 3.75 <= 4.00	15	1.4%	8,229,508	3.0%	
> 4.00 <= 4.25	15	1.4%	7,576,553	2.8%	
> 4.25 <= 100	96	9.1%	41,142,465	15.1%	
NA	497	46.9%	0	0.0%	
Total	1,060	100%	273,297,968	100%	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	
NCCP regulated loans	89	15.8%	44,753,482	16.4%	
Non NCCP loans	474	84.2%	228,544,486	83.6%	
Total	563	100%	273,297,968	100%	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
Apartment	51	22.1%	20,760,474	20.0%	
High Density Apartment	0	0.0%	0	0.0%	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	118	21.0%	47,488,759	17.4%	
<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	18	3.2%	8,710,596	3.2%
36 < 48	48	25	4.4%	12,069,094	4.4%
48 < 60	60	23	4.1%	12,588,591	4.6%
60 < 900	900	379	67.3%	192,440,929	70.4%
Total	563	100%	273,297,968	100%	

Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	43	7.6%	14,389,436	5.3%
> 15 <= 20	240	79	14.0%	31,335,172	11.5%
> 20 <= 25	300	208	36.9%	111,111,368	40.7%
> 25 <= 30	360	233	41.4%	116,461,992	42.6%
Total	563	100%	273,297,968	100%	

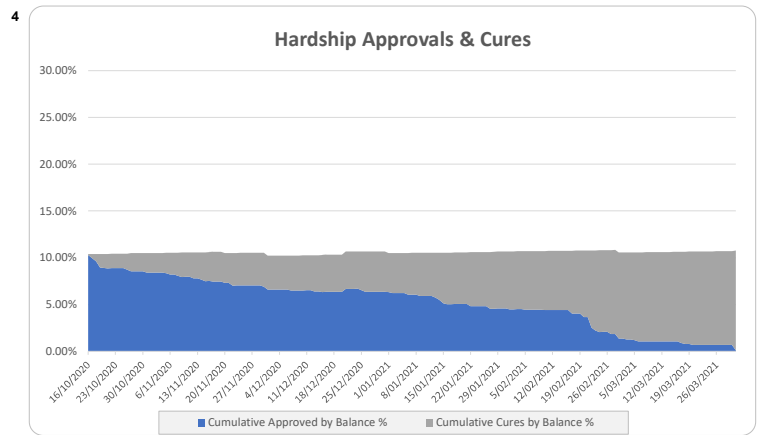
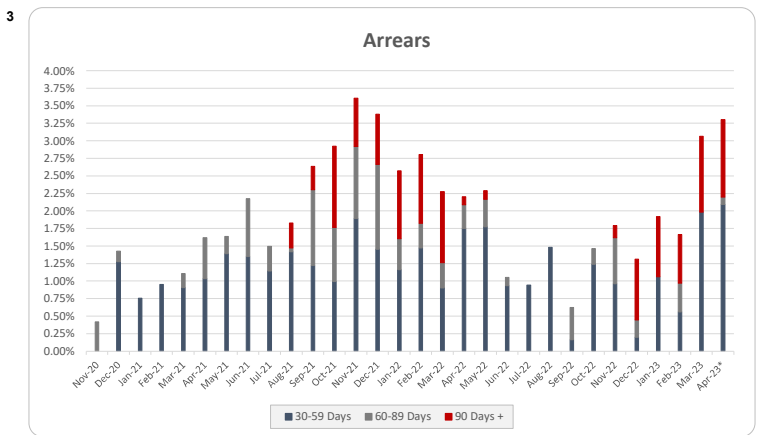
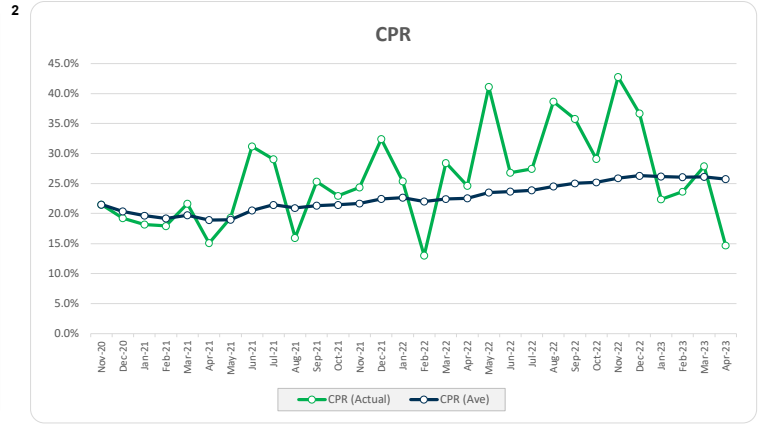
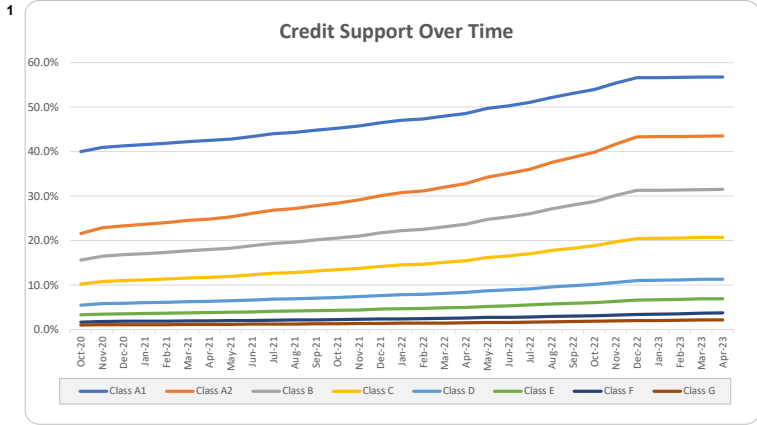
Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
P&I	482	85.6%	218,559,680	80.0%	
<i>IO Term Remaining (yrs)</i>					
0 <= 1	16	2.8%	9,265,449	3.4%	
> 1 <= 2	53	9.4%	35,253,832	12.9%	
> 2 <= 3	12	2.1%	10,219,007	3.7%	
> 3 <= 4	0	0.0%	0	0.0%	
> 4 <= 5	0	0.0%	0	0.0%	
Total	563	100%	273,297,968	100%	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	
Purchase	390	69.3%	179,774,576	65.8%	
Refinance - no takeout	152	27.0%	82,956,312	30.4%	
Refinance - Equity Takeout	21	3.7%	10,567,080	3.9%	
Total	563	100%	273,297,968	100%	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	
Accommodation and Food Services	45	8.0%	25,097,304	9.2%	
Administrative and Support Services	0	0.0%	0	0.0%	
Agriculture, Forestry and Fishing	1	0.2%	209,974	0.1%	
Arts and Recreation Services	33	5.9%	11,393,345	4.2%	
Construction	148	26.3%	81,267,819	29.7%	
Education and Training	6	1.1%	4,886,094	1.8%	
Electricity Gas Water and Waste Service	0	0.0%	0	0.0%	
Financial and Insurance Services	39	6.9%	13,110,375	4.8%	
Health Care and Social Assistance	40	7.1%	14,020,366	5.1%	
Information Media and Telecommunications	36	6.4%	13,721,483	5.0%	
Manufacturing	40	7.1%	21,124,159	7.7%	
Mining	0	0.0%	0	0.0%	
Other Services	0	0.0%	0	0.0%	
Professional, Scientific and Technical S	65	11.5%	29,675,616	10.9%	
Public Administration and Safety	7	1.2%	2,537,842	0.9%	
Rental, Hiring and Real Estate Services	3	0.5%	570,443	0.2%	
Retail Trade	47	8.3%	29,869,818	10.9%	
Transport, Postal and Warehousing	53	9.4%	25,813,330	9.4%	
Wholesale Trade	0	0	0	0	
Total	563	100%	273,297,968	100%	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	
0	562	99.8%	272,747,065	99.8%	
1	1	0.2%	550,904	0.2%	
2	0	0.0%	0	0.0%	
3	0	0%	0	0%	
Total	563	100%	273,297,968	100%	

House	180	77.9%	82,799,065	80.0%
Total	231	100%	103,559,540	100%



* 30+ days in arrears have increased over the month of April due to impact of multiple public holidays and school holidays during this period. Most of this increase has been due to payment dishonours and associated fees which has increased arrears in the 30-60 day bucket.

