

# Investor Report - Think Tank Residential Series 2022-1

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

Payment Date of 10-May-2023

## Counterparty Information ●●

<b>Issuer/Trustee</b>	BNY Trust Company of Australia Limited in its capacity atf the Think Tank Residential Series 2022-1 Trust ("Trustee" or "BNY")
<b>Security Trustee</b>	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2022-1 Trust Security Trust
<b>Trust Manager, Originator, Servicer</b>	Think Tank Group Pty Limited ("Think Tank")
<b>Standby Servicer and Standby Trust Manager</b>	AMAL Asset Management Limited
<b>Custodian</b>	BNY
<b>Arranger</b>	Commonwealth Bank of Australia
<b>Joint Lead Managers</b>	CBA, Deutsche Bank AG Sydney Branch, NAB, Standard Chartered Bank, Westpac Banking Corporation
<b>Liquidity Facility Provider</b>	Commonwealth Bank of Australia
<b>Designated Rating Agency</b>	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	256,641,321.51		13,302,004.52	243,339,316.99	81.1%	0.00	0.00	1,007,727.81	1,007,727.81
Class A2	44,912,231.26		2,327,850.79	42,584,380.47	81.1%	0.00	0.00	195,978.40	195,978.40
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	111,879.89	111,879.89
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	46,737.63	46,737.63
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	28,806.57	28,806.57
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	27,306.40	27,306.40
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	21,039.10	21,039.10
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	28,984.31	28,984.31

### 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	2,077,237.16
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	45,082.34
<b>Total Available Income</b>	<b>2,122,319.50</b>

(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	16,192,402.63
Principal from the sale of Mortgage Loans	0.00
Other Principal	-257.32
<b>Total Principal Collections</b>	<b>16,192,145.31</b>

### 3. PRINCIPAL DRAW

Opening Balance	0.00
Plus Additional Principal Draws	0.00
Less Repayment of Principal Draws	0.00
<b>Closing Balance</b>	<b>0.00</b>

### 4. SUMMARY INCOME WATERFALL

Senior Expenses - Items 5.8(a) to (e) (Inclusive)	120,734.45
Senior Expenses - Items 5.8(f)	4,130.16
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	1,007,727.81
Class A2 Interest	195,978.40
Class B Interest	111,879.89
Class C Interest	46,737.63
Class D Interest	28,806.57
Class E Interest	27,306.40
Class F Interest	21,039.10
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	28,984.31
Other Expenses	0.00
Excess Spread	528,994.77

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	562,290.00
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	13,302,004.52
Class A2 Principal Payment	2,327,850.79
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	349,186,846.47
Plus: Capitalised Charges	57,230.84
Plus: Further Advances / Redraws	562,290.00
Less: Principal Collections	16,192,145.31
Loan Balance at End of Collection Period	333,614,222.00

### b. Repayments

Principal received on Mortgage Loans during Collection Period	16,192,145.31
Scheduled Principal Payments received	299,940.63
Unscheduled Principal Payments received - Redraw	15,329,914.68
CPR (%) - Total Repayments	41.7%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.16%	7.19%	OK
Test (b)			
Bank Bill Rate plus 3.00%	6.59%	7.19%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	14	1	6	21
Balance Outstanding	10,827,152	498,844	3,561,265	14,887,261
% Portfolio Balance	3.25%	0.15%	1.07%	4.46%

### 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	5,198,303.29
Limit available_Next Payment Date	4,963,855.46
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	563
Facilities	529
Borrower Groups	482
Balance	333,614,222
Avg Loan Balance	592,565
Max Loan Balance	1,806,000
Avg Facility Balance	630,651
Max Facility Balance	1,806,000
Avg Group Balance	692,146
Max Group Balance	1,890,443
WA Current LVR	66.2%
Max Current LVR	82.5%
WA Yield	7.19%
WA Seasoning (months)	18.3
% IO	20.5%
% Investor	50.0%
% SMSF	10.5%
WA Interest Cover (UnStressed)	4.15

## Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	69	12.3%	25,451,237	7.6%
> 40% <= 50%	47	8.3%	25,307,292	7.6%
> 50% <= 55%	25	4.4%	15,240,673	4.6%
> 55% <= 60%	36	6.4%	19,103,122	5.7%
> 60% <= 65%	45	8.0%	30,050,766	9.0%
> 65% <= 70%	62	11.0%	40,730,793	12.2%
> 70% <= 75%	83	14.7%	60,478,017	18.1%
> 75% <= 80%	193	34.3%	115,948,489	34.8%
> 80% <= 85%	3	0.5%	1,303,833	0.4%
> 85% <= 100%	0	0.0%	0	0.0%
<b>Total</b>	<b>563</b>	<b>100.0%</b>	<b>333,614,222</b>	<b>100%</b>

## Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	10	1.9%	507,383	0.2%
> 100,000 <= 200,000	19	3.6%	3,061,993	0.9%
> 200,000 <= 300,000	53	10.0%	13,330,440	4.0%
> 300,000 <= 400,000	54	10.2%	18,460,609	5.5%
> 400,000 <= 500,000	74	14.0%	33,404,187	10.0%
> 500,000 <= 1,000,000	240	45.4%	165,318,888	49.6%
> 1,000,000 <= 1,500,000	77	14.6%	96,082,718	28.8%
> 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%
<b>Total</b>	<b>529</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

## Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	248	44.0%	163,463,941	49.0%
ACT	2	0.4%	1,374,469	0.4%
VIC	210	37.3%	123,713,098	37.1%
QLD	72	12.8%	33,619,739	10.1%
SA	16	2.8%	5,329,954	1.6%
WA	10	1.8%	3,350,260	1.0%
TAS	5	0.9%	2,762,760	0.8%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

## Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	469	83.3%	295,313,424	88.5%
Non metro	94	16.7%	38,300,798	11.5%
Inner City	0	0.0%	0	0.0%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

## Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	19	3.4%	1,114,470	0.3%
> 100,000 <= 200,000	28	5.0%	4,465,144	1.3%
> 200,000 <= 300,000	63	11.2%	15,883,930	4.8%
> 300,000 <= 400,000	62	11.0%	21,333,242	6.4%
> 400,000 <= 500,000	77	13.7%	34,724,624	10.4%
> 500,000 <= 1,000,000	245	43.5%	169,609,397	50.8%
> 1,000,000 <= 1,500,000	67	11.9%	83,035,411	24.9%
> 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%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

## Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	10	2.1%	507,383	0.2%
> 100,000 <= 200,000	17	3.5%	2,680,191	0.8%
> 200,000 <= 300,000	36	7.5%	9,268,474	2.8%
> 300,000 <= 400,000	42	8.7%	14,230,738	4.3%
> 400,000 <= 500,000	69	14.3%	31,028,883	9.3%
> 500,000 <= 1,000,000	207	42.9%	142,414,020	42.7%
> 1,000,000 <= 1,500,000	88	18.3%	110,815,936	33.2%
> 1,500,000 <= 2,000,000	13	2.7%	22,668,597	6.8%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>482</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

## Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	0	0.0%	0	0.0%
> 12 <= 18	219	38.9%	136,225,104	40.8%
> 18 <= 24	341	60.6%	195,800,619	58.7%
> 24 <= 30	2	0.4%	1,017,628	0.3%
> 30 <= 36	1	0.2%	570,872	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%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

## Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	542	96.3%	318,726,961	95.5%
> 30 <= 60	14	2.5%	10,827,152	3.2%
> 60 <= 90	1	0.2%	498,844	0.1%
> 90 <= 120	3	0.5%	2,109,807	0.6%
> 120 <= 150	2	0.4%	743,031	0.2%
> 150 <= 1000	1	0.2%	708,426	0.2%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	168	29.8%	99,317,897	29.8%
Mid Doc	307	54.5%	199,304,580	59.7%
Quick Doc	0	0.0%	0	0.0%
SMSF	88	15.6%	34,991,745	10.5%
SMSF NR	0	0.0%	0	0.0%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

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	563	100.0%	333,614,222	100.0%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	563	100.0%	333,614,222	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%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

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%	21	3.7%	9,455,128	2.8%
> 6.5% <= 7.0%	230	40.9%	134,900,833	40.4%
> 7.0% <= 7.5%	171	30.4%	114,666,013	34.4%
> 7.5% <= 8.0%	82	14.6%	48,442,333	14.5%
> 8.0% <= 8.5%	45	8.0%	18,801,666	5.6%
> 8.5% <= 9.0%	13	2.3%	7,127,000	2.1%
> 9.0% <= 13.0%	1	0.2%	221,250	0.1%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

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	3.2%	10,910,800	3.3%
> 2.00 <= 2.25	18	3.2%	7,677,656	2.3%
> 2.25 <= 2.50	15	2.7%	6,259,271	1.9%
> 2.50 <= 2.75	14	2.5%	6,516,255	2.0%
> 2.75 <= 3.00	12	2.1%	4,854,892	1.5%
> 3.00 <= 3.25	9	1.6%	2,966,274	0.9%
> 3.25 <= 3.50	6	1.1%	2,327,421	0.7%
> 3.50 <= 3.75	10	1.8%	6,737,189	2.0%
> 3.75 <= 4.00	17	3.0%	7,383,253	2.2%
> 4.00 <= 4.25	11	2.0%	8,677,140	2.6%
> 4.25 <= 100	300	53.3%	185,185,860	55.5%
NA	133	23.6%	84,118,211	25%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	395	70.2%	243,904,111	73.1%
Non NCCP loans	168	29.8%	89,710,111	26.9%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	50	8.9%	21,372,700	6.4%
High Density Apartment	0	0.0%	0	0.0%
House	512	91.1%	312,241,522	93.6%
<b>Total</b>	<b>562</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	97	17.2%	43,921,413	13.2%	
<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	33	5.9%	22,648,107	6.8%
36 < 48	48	56	9.9%	36,786,710	11.0%
48 < 60	60	46	8.2%	25,891,421	7.8%
60	900	331	58.8%	204,366,571	61.3%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>	

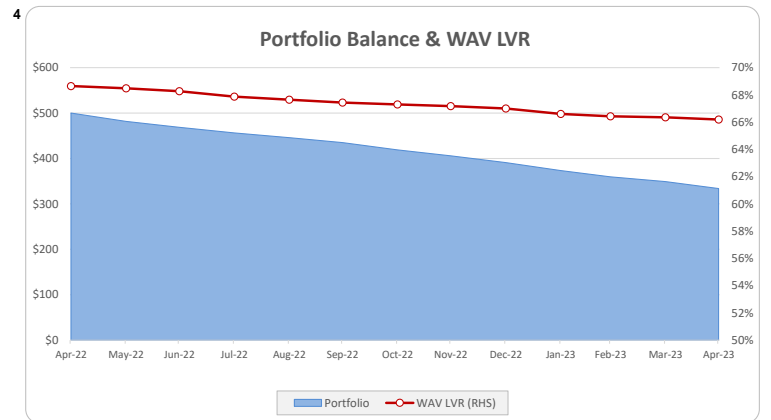
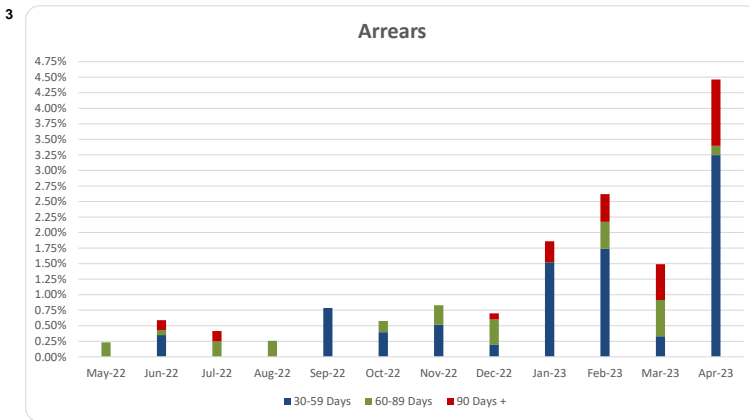
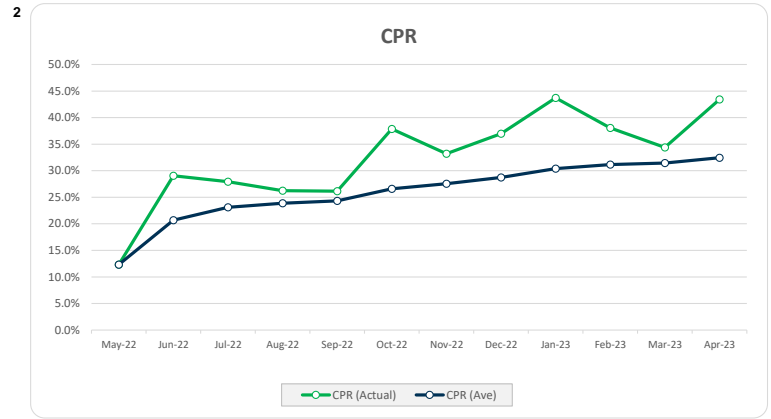
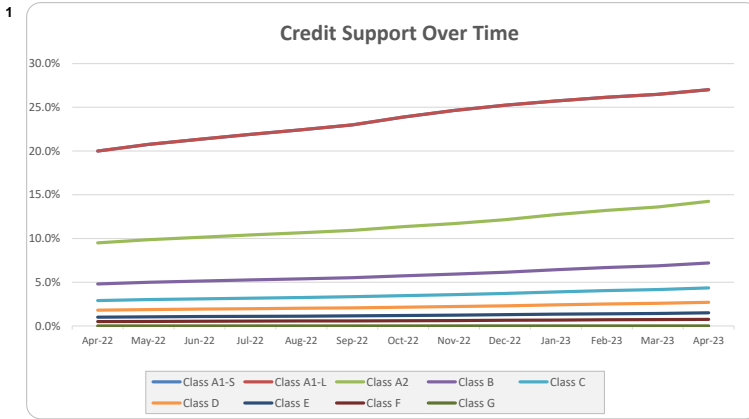
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	4	0.7%	1,073,780	0.3%
> 15 <= 20	240	9	1.6%	5,730,694	1.7%
> 20 <= 25	300	44	7.8%	18,587,418	5.6%
> 25 <= 30	360	506	89.9%	308,222,330	92.4%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	463	82.2%	265,330,572	79.5%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	10	1.8%	7,982,208	2.4%
> 1 <= 2	7	1.2%	3,964,285	1.2%
> 2 <= 3	0	0.0%	0	0.0%
> 3 <= 4	81	14.4%	55,874,063	16.7%
> 4 <= 5	2	0.4%	463,094	0.1%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

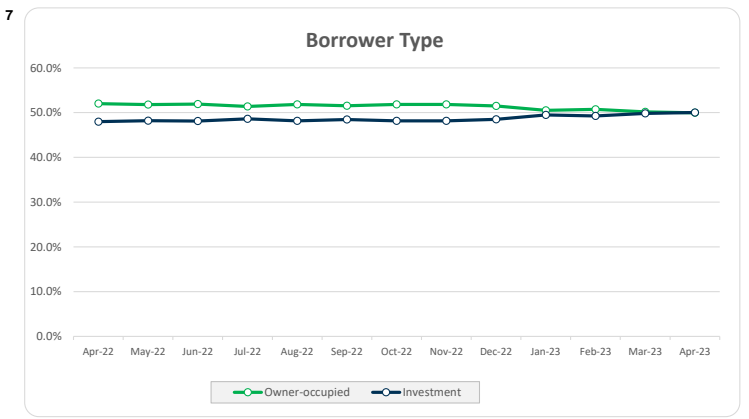
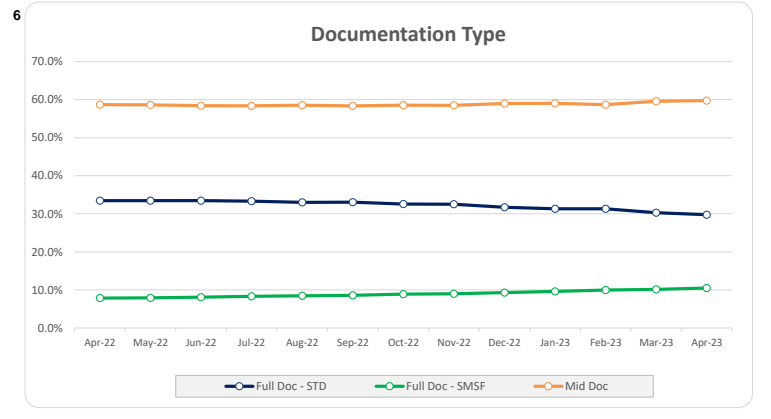
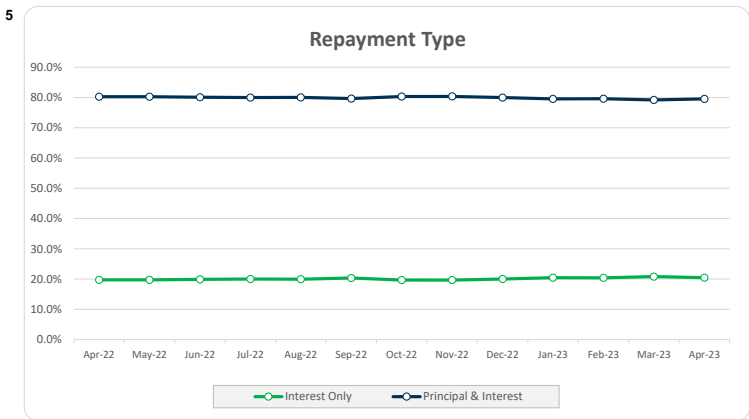
Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	281	49.9%	169,566,852	50.8%
Refinance - no takeout	206	36.6%	114,003,946	34.2%
Refinance - Equity Takeout	76	13.5%	50,043,424	15.0%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	55	9.8%	32,730,488	9.8%
Administrative and Support Services	2	0.4%	2,223,047	0.7%
Agriculture, Forestry and Fishing	1	0.2%	439,272	0.1%
Arts and Recreation Services	16	2.8%	8,760,573	2.6%
Construction	163	29.0%	96,433,032	28.9%
Education and Training	13	2.3%	7,903,537	2.4%
Electricity Gas Water and Waste Services	1	0.2%	502,555	0.2%
Financial and Insurance Services	33	5.9%	17,836,580	5.3%
Health Care and Social Assistance	31	5.5%	16,709,342	5.0%
Information Media and Telecommunications	37	6.6%	20,476,090	6.1%
Manufacturing	20	3.6%	10,969,237	3.3%
Mining	0	0.0%	0	0.0%
Other Services	24	4.3%	17,617,295	5.3%
Professional, Scientific and Technical Services	63	11.2%	35,748,938	10.7%
Public Administration and Safety	8	1.4%	3,820,514	1.1%
Rental, Hiring and Real Estate Services	4	0.7%	4,212,704	1.3%
Retail Trade	26	4.6%	16,194,709	4.9%
Transport, Postal and Warehousing	60	10.7%	34,453,991	10.3%
Wholesale Trade	6	1.1%	6,582,316	2.0%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	563	100.0%	333,614,222	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0%	0	0%
<b>Total</b>	<b>563</b>	<b>100%</b>	<b>333,614,222</b>	<b>100%</b>



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



Think Tank Residential Series 2022-1: Current Charts

