
Investor Report - Think Tank Residential Series 2022-2

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

Payment Date of 10-May-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	275,110,634.85		5,989,183.82	269,121,451.03	89.7%	0.00	0.00	1,167,681.84	1,167,681.84
Class A2	55,022,126.97		1,197,836.76	53,824,290.21	89.7%	0.00	0.00	261,951.90	261,951.90
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	65,469.49	65,469.49
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	64,167.94	64,167.94
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	43,336.88	43,336.88
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	35,010.11	35,010.11
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	22,032.25	22,032.25
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	2,188,743.56
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	87,683.63
Total Available Income	2,276,427.19

(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	8,689,224.94
Principal from the sale of Mortgage Loans	0.00
Other Principal	-9,801.27
Total Principal Collections	8,679,423.67

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)	131,303.52
Senior Expenses - Items 5.8(f)	4,615.79
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	1,167,681.84
Class A2 Interest	261,951.90
Class B Interest	65,469.49
Class C Interest	64,167.94
Class D Interest	43,336.88
Class E Interest	35,010.11
Class F Interest	22,032.25
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	451,873.16

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	1,492,403.09
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	5,989,183.82
Class A2 Principal Payment	1,197,836.76
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	370,292,241.58
Plus: Capitalised Charges	54,686.95
Plus: Further Advances / Redraws	1,492,403.09
Less: Principal Collections	8,679,423.67
Loan Balance at End of Collection Period	363,159,907.95

b. Repayments

Principal received on Mortgage Loans during Collection Period	8,679,423.67
Scheduled Principal Payments received	311,755.18
Unscheduled Principal Payments received - Redraw	6,875,265.40
CPR (%) - Total Repayments	20.2%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.47%	7.10%	OK
Test (b)			
Bank Bill Rate plus 3.25%	6.84%	7.10%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	14	2	4	20
Balance Outstanding	10,470,928	1,302,054	3,495,653	15,268,635
% Portfolio Balance	2.88%	0.36%	0.96%	4.20%

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	5,514,491.43
Limit available_Next Payment Date	5,406,686.12
Outstanding Liquidity draws	0.00

Summary ●●

Loans	571
Facilities	554
Borrower Groups	518
Balance	363,159,908
Avg Loan Balance	636,007
Max Loan Balance	2,000,000
Avg Facility Balance	655,523
Max Facility Balance	2,000,000
Avg Group Balance	701,081
Max Group Balance	2,487,102
WA Current LVR	68.1%
Max Current LVR	81.8%
WA Yield	7.10%
WA Seasoning (months)	14.2
% IO	17.5%
% Investor	47.3%
% SMSF	7.0%
WA Interest Cover (UnStressed)	1.64

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	62	10.9%	18,819,939	5.2%
> 40% <= 50%	46	8.1%	29,950,057	8.2%
> 50% <= 55%	17	3.0%	8,727,607	2.4%
> 55% <= 60%	30	5.3%	22,234,351	6.1%
> 60% <= 65%	42	7.4%	28,359,905	7.8%
> 65% <= 70%	54	9.5%	40,713,854	11.2%
> 70% <= 75%	96	16.8%	70,734,355	19.5%
> 75% <= 80%	218	38.2%	138,721,717	38.2%
> 80% <= 85%	6	1.1%	4,898,124	1.3%
> 85% <= 100%	0	0.0%	0	0.0%
Total	571	100.0%	363,159,908	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	19	3.4%	867,044	0.2%
> 100,000 <= 200,000	10	1.8%	1,729,655	0.5%
> 200,000 <= 300,000	39	7.0%	10,394,551	2.9%
> 300,000 <= 400,000	51	9.2%	17,923,818	4.9%
> 400,000 <= 500,000	70	12.6%	31,697,283	8.7%
> 500,000 <= 1,000,000	292	52.7%	207,383,819	57.1%
> 1,000,000 <= 1,500,000	67	12.1%	82,149,499	22.6%
> 1,500,000 <= 2,000,000	6	1.1%	11,014,237	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	554	100%	363,159,908	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	240	42.0%	176,935,087	48.7%
ACT	5	0.9%	2,424,284	0.7%
VIC	232	40.6%	146,649,452	40.4%
QLD	63	11.0%	26,888,030	7.4%
SA	10	1.8%	3,701,439	1.0%
WA	16	2.8%	4,052,314	1.1%
TAS	5	0.9%	2,509,301	0.7%
NT	0	0.0%	0	0.0%
Total	571	100%	363,159,908	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	491	86.0%	325,345,386	89.6%
Non metro	80	14.0%	37,814,522	10.4%
Inner City	0	0.0%	0	0.0%
Total	571	100%	363,159,908	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	24	4.2%	1,318,531	0.4%
> 100,000 <= 200,000	13	2.3%	2,278,088	0.6%
> 200,000 <= 300,000	46	8.1%	11,972,883	3.3%
> 300,000 <= 400,000	57	10.0%	20,112,071	5.5%
> 400,000 <= 500,000	71	12.4%	32,127,709	8.8%
> 500,000 <= 1,000,000	288	50.4%	203,755,648	56.1%
> 1,000,000 <= 1,500,000	66	11.6%	80,580,740	22.2%
> 1,500,000 <= 2,000,000	6	1.1%	11,014,237	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	571	100%	363,159,908	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	18	3.5%	853,317	0.2%
> 100,000 <= 200,000	9	1.7%	1,545,724	0.4%
> 200,000 <= 300,000	33	6.4%	8,852,150	2.4%
> 300,000 <= 400,000	45	8.7%	15,819,934	4.4%
> 400,000 <= 500,000	60	11.6%	27,226,778	7.5%
> 500,000 <= 1,000,000	262	50.6%	186,460,378	51.3%
> 1,000,000 <= 1,500,000	75	14.5%	92,565,290	25.5%
> 1,500,000 <= 2,000,000	14	2.7%	25,309,770	7.0%
> 2,000,000 <= 2,500,000	2	0.4%	4,526,566	1.2%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	518	100%	363,159,908	100%

Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	211	37.0%	141,753,022	39.0%
> 12 <= 18	272	47.6%	165,878,429	45.7%
> 18 <= 24	85	14.9%	54,359,368	15.0%
> 24 <= 30	2	0.4%	1,002,386	0.3%
> 30 <= 36	1	0.2%	166,703	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	571	100%	363,159,908	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	551	96.5%	347,891,273	95.8%
> 30 <= 60	14	2.5%	10,470,928	2.9%
> 60 <= 90	2	0.4%	1,302,054	0.4%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	2	0.4%	1,550,871	0.4%
> 150 <= 1000	2	0.4%	1,944,782	0.5%
Total	571	100%	363,159,908	100%

Income Verification ●●					
	Number		Balance		
	Amount		%	Amount	%
Full Doc	230		40.3%	144,670,091	39.8%
Mid Doc	284		49.7%	192,998,133	53.1%
Quick Doc	0		0.0%	0	0.0%
SMSF	57		10.0%	25,491,684	7.0%
SMSF NR	0		0.0%	0	0.0%
Total	571		100%	363,159,908	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	571		100.0%	363,159,908	100.0%
Total	571		100%	363,159,908	100%

Interest Rate Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Variable	571		100.0%	363,159,908	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	571		100%	363,159,908	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%	19		3.3%	11,925,364	3.3%
> 6.5% <= 7.0%	266		46.6%	173,520,419	47.8%
> 7.0% <= 7.5%	174		30.5%	111,157,529	30.6%
> 7.5% <= 8.0%	80		14.0%	50,783,805	14.0%
> 8.0% <= 8.5%	25		4.4%	11,278,790	3.1%
> 8.5% <= 9.0%	7		1.2%	4,494,001	1.2%
> 9.0% <= 13.0%	0		0.0%	0	0.0%
Total	571		100%	363,159,908	100%

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 1.50	0		0.0%	0	0.0%
> 1.50 <= 1.75	1		0.2%	690,136	0.2%
> 1.75 <= 2.00	5		0.9%	3,194,643	0.9%
> 2.00 <= 2.25	22		3.9%	11,961,491	3.3%
> 2.25 <= 2.50	11		1.9%	4,232,242	1.2%
> 2.50 <= 2.75	3		0.5%	1,122,629	0.3%
> 2.75 <= 3.00	6		1.1%	3,211,181	0.9%
> 3.00 <= 3.25	6		1.1%	2,954,981	0.8%
> 3.25 <= 3.50	2		0.4%	577,364	0.2%
> 3.50 <= 3.75	5		0.9%	2,438,462	0.7%
> 3.75 <= 4.00	7		1.2%	5,086,184	1.4%
> 4.00 <= 4.25	4		0.7%	3,506,728	1.0%
> 4.25 <= 100	120		21.0%	69,979,882	19.3%
NA	379		66.4%	254,204,984	70%
Total	571		100%	363,159,908	100%

NCCP Loans ●●					
	Number		Balance		
	Amount		%	Amount	%
NCCP regulated loans	448		78.5%	292,072,579	80.4%
Non NCCP loans	123		21.5%	71,087,329	19.6%
Total	571		100%	363,159,908	100%

Residential Property Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Apartment	48		8.4%	26,586,152	7.3%
High Density Apartment	0		0.0%	0	0.0%
House	521		91.6%	336,573,756	92.7%
Total	569		100%	363,159,908	100%

Employment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
PAYG	75		13.1%	41,511,618	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	7.0%	23,270,866	6.4%
36 < 48	48	54	9.5%	32,579,719	9.0%
48 < 60	60	57	10.0%	38,007,057	10.5%
60 < 900	900	345	60.4%	227,790,647	62.7%
Total	571		100%	363,159,908	100%

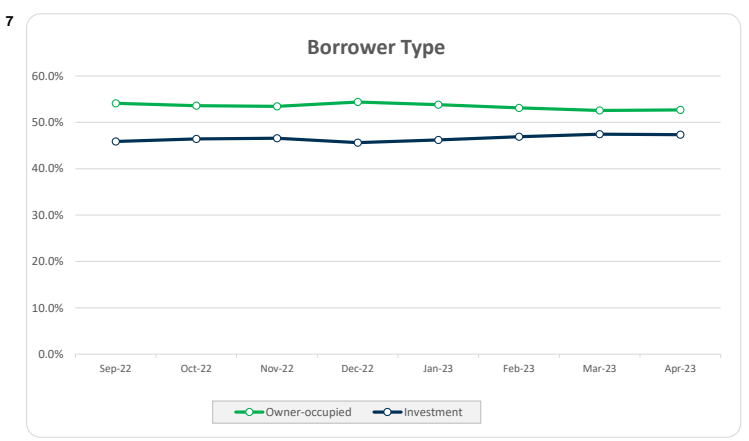
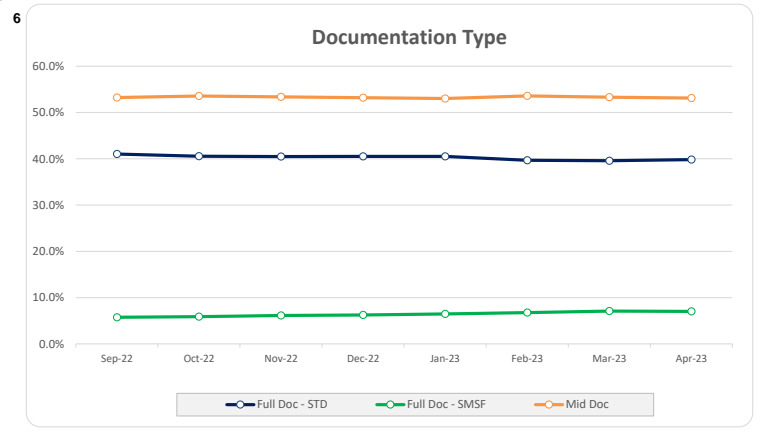
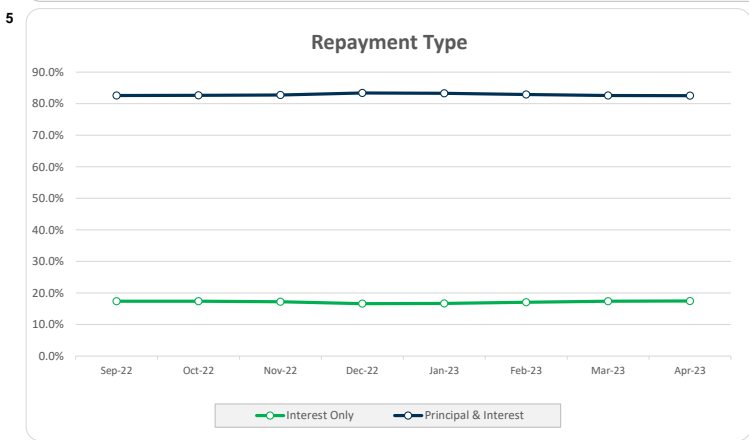
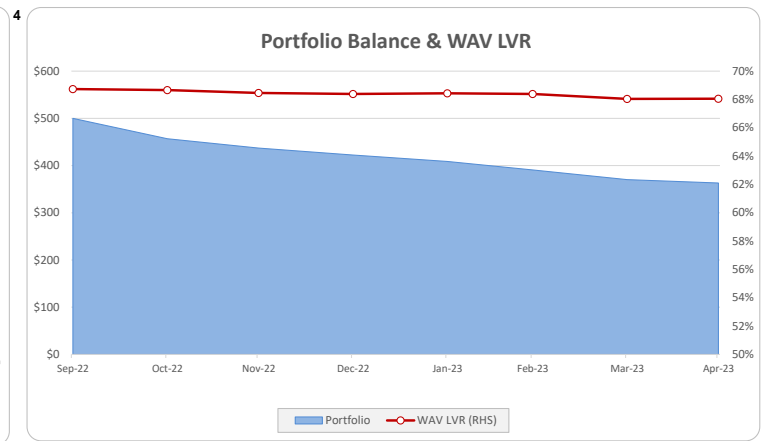
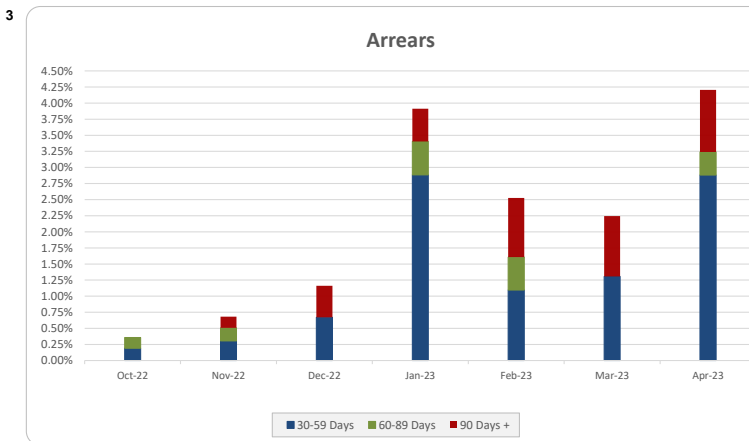
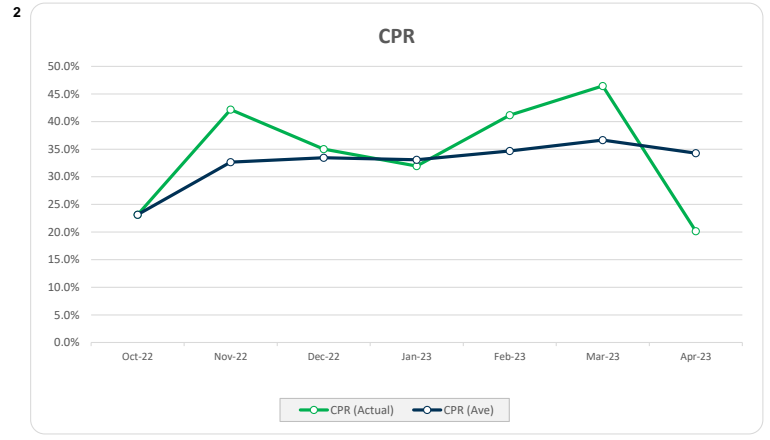
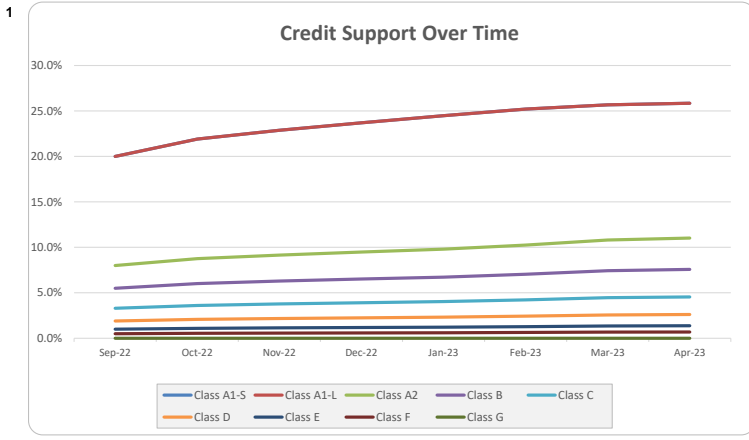
Remaining Term ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 15	180	0	0.0%	0	0.0%
> 15 <= 20	240	13	2.3%	7,445,727	2.1%
> 20 <= 25	300	33	5.8%	18,247,348	5.0%
> 25 <= 30	360	525	91.9%	337,466,833	92.9%
Total	571		100%	363,159,908	100%

Payment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
P&I	475		83.2%	299,743,700	82.5%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	8		1.4%	5,404,364	1.5%
> 1 <= 2	9		1.6%	5,931,700	1.6%
> 2 <= 3	4		0.7%	2,442,322	0.7%
> 3 <= 4	32		5.6%	21,059,095	5.8%
> 4 <= 5	43		7.5%	28,578,727	7.9%
Total	571		100%	363,159,908	100%

Loan Purpose ●●					
	Number		Balance		
	Amount		%	Amount	%
Purchase	305		53.4%	194,880,469	53.7%
Refinance - no takeout	108		18.9%	61,302,739	16.9%
Refinance - Equity Takeout	158		27.7%	106,976,700	29.5%
Total	571		100%	363,159,908	100%

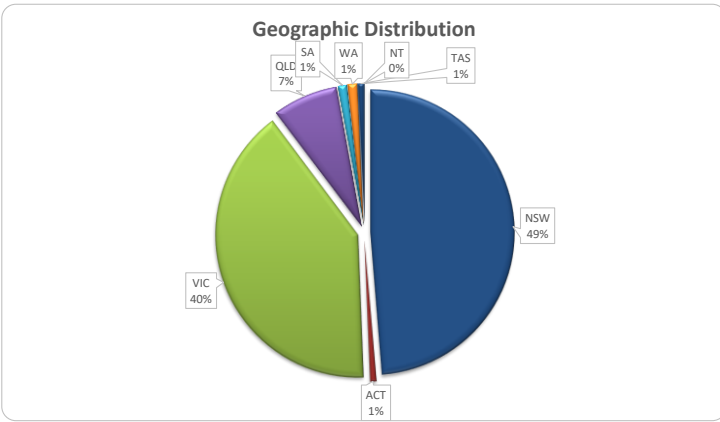
Borrower Industry ●●					
	Number		Balance		
	Amount		%	Amount	%
Accommodation and Food Services	43		7.5%	26,471,281	7.3%
Administrative and Support Services	8		1.4%	3,920,633	1.1%
Agriculture, Forestry and Fishing	1		0.2%	848,336	0.2%
Arts and Recreation Services	20		3.5%	13,421,863	3.7%
Construction	170		29.8%	115,362,077	31.8%
Education and Training	21		3.7%	13,457,889	3.7%
Electricity Gas Water and Waste Services	3		0.5%	2,141,071	0.6%
Financial and Insurance Services	32		5.6%	17,819,993	4.9%
Health Care and Social Assistance	25		4.4%	17,075,233	4.7%
Information Media and Telecommunications	33		5.8%	21,223,258	5.8%
Manufacturing	11		1.9%	6,419,467	1.8%
Mining	1		0.2%	283,757	0.1%
Other Services	80		14.0%	51,152,780	14.1%
Professional, Scientific and Technical Services	32		5.6%	20,172,814	5.6%
Public Administration and Safety	2		0.4%	781,900	0.2%
Rental, Hiring and Real Estate Services	11		1.9%	5,903,847	1.6%
Retail Trade	25		4.4%	14,407,821	4.0%
Transport, Postal and Warehousing	47		8.2%	27,912,970	7.7%
Wholesale Trade	6		1.1%	4,383,616	1.2%
Total	571		100%	363,159,908	100%

Credit Events ●●					
	Number		Balance		
	Amount		%	Amount	%
0	571		100.0%	363,159,908	100.0%
1	0		0.0%	0	0.0%
2	0		0.0%	0	0.0%
3	0		0.0%	0	0.0%
Total	571		100%	363,159,908	100%

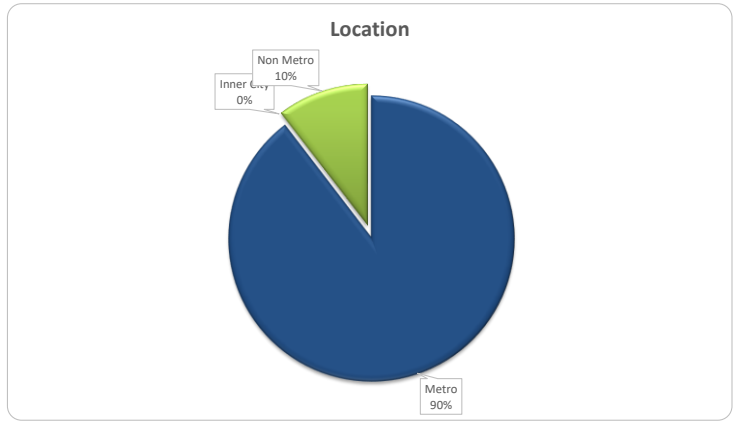


Think Tank Residential Series 2022-2: Current Charts

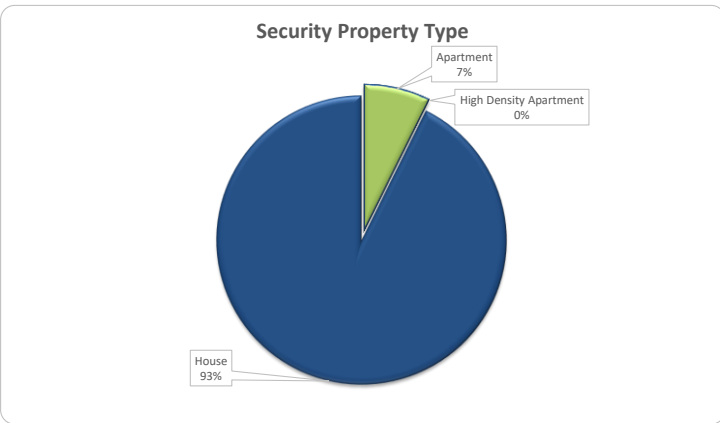
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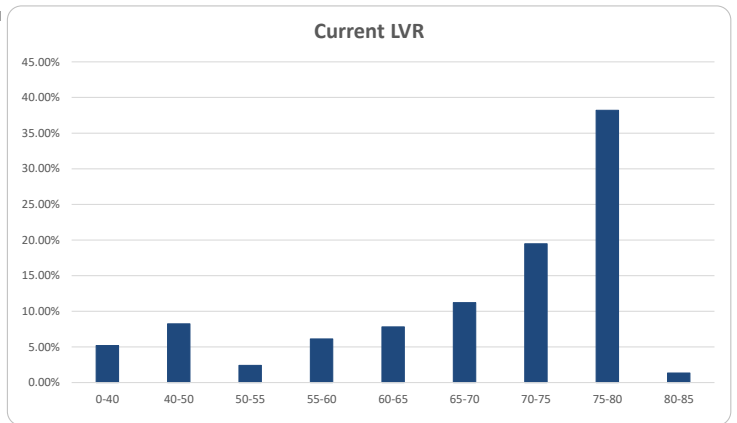
9



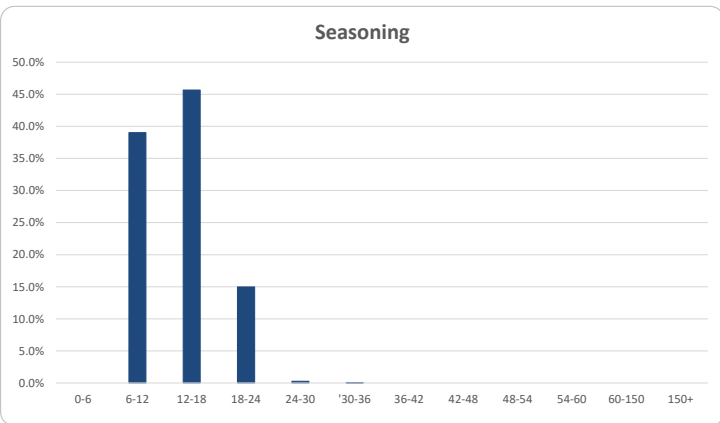
10



11



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13

