
Investor Report - Think Tank Series 2020-1

Collection Period from 01-May-2023 to 31-May-2023

Payment Date of 13-Jun-2023

Counterparty Information ●●

Issuer/Trustee	BNY Trust Company of Australia Limited in its capacity atf the Think Tank Series 2020-1 Trust ("Trustee" or "BNY")
Security Trustee	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Series 2020-1 Trust Security Trust
Trust Manager, Originator, and Originator Servicer	Think Tank Group Pty Limited ("Think Tank")
Master Servicer, Standby Originator Servicer and Custodian	AMAL Asset Management Limited
Arranger	BNY
Joint Lead Managers	Commonwealth Bank of Australia ("CBA")
Liquidity Facility Provider	CBA, Deutsche Bank AG Sydney Branch, Westpac Banking Corporation
Designated Rating Agency	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	117,844,061.53		3,597,361.38	114,246,700.15	31.7%	0.00	0.00	593,331.61	593,331.61
Class A2	36,138,845.53		1,103,190.82	35,035,654.71	31.7%	0.00	0.00	190,370.92	190,370.92
Class B	32,693,450.11		998,015.12	31,695,435.00	88.0%	0.00	0.00	198,107.44	198,107.44
Class C	29,424,105.10		898,213.61	28,525,891.50	88.0%	0.00	0.00	205,705.45	205,705.45
Class D	25,609,869.26		781,778.51	24,828,090.75	88.0%	0.00	0.00	205,281.27	205,281.27
Class E	11,987,598.38		365,938.88	11,621,659.50	88.0%	0.00	0.00	142,988.53	142,988.53
Class F	8,718,253.36		266,137.36	8,452,116.00	88.0%	0.00	0.00	112,112.77	112,112.77
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	55,966.25	55,966.25
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	85,540.83	85,540.83

1. GENERAL

Current Payment Date	13-Jun-23
Collection Period (start)	1-May-23
Collection Period (end)	31-May-23
Interest Period (start)	10-May-23
Interest Period (end)	12-Jun-23
Days in Interest Period	34
Next Payment Date	10-Jul-23

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,888,749.92
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	75,781.95
Total Available Income	1,964,531.87

(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	8,041,202.80
Principal from the sale of Mortgage Loans	0.00
Other Principal	9,410.17
Total Principal Collections	8,050,612.97

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)	116,023.00
Senior Expenses - Items 5.8(f) (Inclusive)	7,333.27
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	593,331.61
Class A2 Interest	190,370.92
Class B Interest	198,107.44
Class C Interest	205,705.45
Class D Interest	205,281.27
Class E Interest	142,988.53
Class F Interest	112,112.77
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	55,966.25
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	85,540.83
Other Expenses	0.00
Excess Spread	51,770.52

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	39,977.29
Class A1 Principal Payment	3,597,361.38
Class A2 Principal Payment	1,103,190.82
Class B Principal Payment	998,015.12
Class C Principal Payment	898,213.61
Class D Principal Payment	781,778.51
Class E Principal Payment	365,938.88
Class F Principal Payment	266,137.36
Class G Principal Payment	0.00
Class H Principal Payment	0.00

6. COLLATERAL

a. Loan Balance

Loan Balance at Beginning of Collection Period	273,297,968.44
Plus: Capitalised Charges	25,904.29
Plus: Further Advances / Redraws	39,977.29
Less: Principal Collections	8,050,612.97
Loan Balance at End of Collection Period	265,313,237.05

b. Repayments

Principal received on Mortgage Loans during Collection Period	8,050,612.97
Scheduled Principal Payments received	389,512.53
Unscheduled Principal Payments received - Redraw	7,661,100.44
CPR (%) - Total Repayment	28.8%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.44%	8.74%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.31%	8.74%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	6	1	4	11
Balance Outstanding	2,911,653	1,309,466	3,041,193	7,262,312
% Portfolio Balance	1.10%	0.49%	1.15%	2.74%

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	\$	7,872,485.50
Limit available_Next Payment Date	\$	7,632,166.43
Outstanding Liquidity draws	\$	-

Summary ●●

Loans	549
Facilities	532
Borrower Groups	503
Balance	265,313,237
Avg Loan Balance	483,266
Max Loan Balance	3,616,978
Avg Facility Balance	498,709
Max Facility Balance	3,616,978
Avg Group Balance	527,462
Max Group Balance	3,616,978
WA Current LVR	60.5%
Max Current LVR	84.4%
WA Yield	8.74%
WA Seasoning (months)	51.3
% IO	19.7%
% Investor	56.6%
% SMSF	42.3%
WA Interest Cover (UnStressed)	2.93

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	104	18.9%	24,347,689	9.2%
> 40% <= 50%	71	12.9%	31,264,981	11.8%
> 50% <= 55%	46	8.4%	24,187,782	9.1%
> 55% <= 60%	48	8.7%	27,896,911	10.5%
> 60% <= 65%	69	12.6%	36,647,554	13.8%
> 65% <= 70%	81	14.8%	45,355,377	17.1%
> 70% <= 75%	88	16.0%	50,110,087	18.9%
> 75% <= 80%	39	7.1%	23,635,038	8.9%
> 80% <= 85%	3	0.5%	1,867,817	0.7%
> 85% <= 100%	0	0.0%	0	0.0%
Total	549	100.0%	265,313,237	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	20	3.8%	696,286	0.3%
> 100,000 <= 200,000	57	10.7%	8,583,834	3.2%
> 200,000 <= 300,000	108	20.3%	27,280,208	10.3%
> 300,000 <= 400,000	90	16.9%	31,655,485	11.9%
> 400,000 <= 500,000	79	14.8%	35,219,563	13.3%
> 500,000 <= 1,000,000	132	24.8%	91,167,025	34.4%
> 1,000,000 <= 1,500,000	30	5.6%	36,493,665	13.8%
> 1,500,000 <= 2,000,000	8	1.5%	13,641,000	5.1%
> 2,000,000 <= 2,500,000	4	0.8%	8,569,674	3.2%
> 2,500,000 <= 5,000,000	4	0.8%	12,006,497	4.5%
Total	532	100%	265,313,237	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	262	47.7%	143,517,623	54.1%
ACT	10	1.8%	4,609,536	1.7%
VIC	132	24.0%	65,980,161	24.9%
QLD	100	18.2%	33,508,893	12.6%
SA	20	3.6%	6,462,718	2.4%
WA	22	4.0%	10,223,489	3.9%
TAS	3	0.5%	1,010,817	0.4%
NT	0	0.0%	0	0.0%
Total	549	100%	265,313,237	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	440	80.1%	224,859,828	84.8%
Non metro	94	17.1%	33,343,933	12.6%
Inner City	15	2.7%	7,109,476	2.7%
Total	549	100%	265,313,237	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	26	4.7%	948,656	0.4%
> 100,000 <= 200,000	62	11.3%	9,389,945	3.5%
> 200,000 <= 300,000	109	19.9%	27,502,012	10.4%
> 300,000 <= 400,000	94	17.1%	33,003,993	12.4%
> 400,000 <= 500,000	80	14.6%	35,632,185	13.4%
> 500,000 <= 1,000,000	135	24.6%	93,863,613	35.4%
> 1,000,000 <= 1,500,000	29	5.3%	35,294,164	13.3%
> 1,500,000 <= 2,000,000	7	1.3%	12,077,497	4.6%
> 2,000,000 <= 2,500,000	4	0.7%	8,569,674	3.2%
> 2,500,000 <= 5,000,000	3	0.5%	9,031,497	3.4%
Total	549	100%	265,313,237	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	18	3.6%	600,251	0.2%
> 100,000 <= 200,000	54	10.7%	8,180,726	3.1%
> 200,000 <= 300,000	89	17.7%	22,493,892	8.5%
> 300,000 <= 400,000	86	17.1%	30,208,160	11.4%
> 400,000 <= 500,000	70	13.9%	31,291,694	11.8%
> 500,000 <= 1,000,000	133	26.4%	91,486,298	34.5%
> 1,000,000 <= 1,500,000	35	7.0%	42,690,547	16.1%
> 1,500,000 <= 2,000,000	8	1.6%	13,496,663	5.1%
> 2,000,000 <= 2,500,000	6	1.2%	12,858,508	4.8%
> 2,500,000 <= 5,000,000	4	0.8%	12,006,497	4.5%
Total	503	100%	265,313,237	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	40	7.3%	20,127,359	7.6%
> 36 <= 42	231	42.1%	121,947,289	46.0%
> 42 <= 48	138	25.1%	61,131,986	23.0%
> 48 <= 54	21	3.8%	13,960,681	5.3%
> 54 <= 60	10	1.8%	8,388,208	3.2%
> 60 <= 300	109	19.9%	39,757,715	15.0%
Total	549	100%	265,313,237	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	538	98.0%	258,050,925	97.3%
> 30 <= 60	6	1.1%	2,911,653	1.1%

> 60	<= 90	1	0.2%	1,309,466	0.5%
> 90	<= 120	0	0.0%	0	0.0%
> 120	<= 150	0	0.0%	0	0.0%
> 150	<= 1000	4	0.7%	3,041,193	1.1%
Total		549	100%	265,313,237	100%

Income Verification ●●					
	Number			Balance	
	Amount		%	Amount	%
Full Doc	105		19.1%	63,241,112	23.8%
Mid Doc	162		29.5%	83,219,754	31.4%
Quick Doc	21		3.8%	6,709,526	2.5%
SMSF	261		47.5%	112,142,846	42.3%
SMSF NR	0		0.0%	0	0.0%
Total	549		100%	265,313,237	100%

Property Type ●●					
	Number			Balance	
	Amount		%	Amount	%
Retail	94		17.1%	47,196,551	17.8%
Industrial	162		29.5%	79,640,887	30.0%
Office	56		10.2%	22,925,867	8.6%
Professional Suites	6		1.1%	3,246,374	1.2%
Commercial Other	11		2.0%	10,530,826	4.0%
Vacant Land	0		0.0%	1,725,020	0.7%
Rural	1		0.2%	1,031,734	0.4%
Residential	219		39.9%	99,015,978	37.3%
Total	549		100%	265,313,237	100%

Interest Rate Type ●●					
	Number			Balance	
	Amount		%	Amount	%
Variable	549		100.0%	265,313,237	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	549		100%	265,313,237	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%	0		0.0%	0	0.0%
> 6.5% <= 7.0%	32		5.8%	11,542,254	4.4%
> 7.0% <= 7.5%	73		13.3%	33,247,502	12.5%
> 7.5% <= 8.0%	68		12.4%	37,136,858	14.0%
> 8.0% <= 8.5%	76		13.8%	40,855,998	15.4%
> 8.5% <= 9.0%	47		8.6%	22,870,589	8.6%
> 9.0% <= 13.0%	253		46.1%	119,660,035	45.1%
Total	549		100%	265,313,237	100%

Interest Cover (Unstressed) ●●					
	Number			Balance	
	Amount		%	Amount	%
0 <= 1.50	3		0.5%	1,797,546	0.7%
> 1.50 <= 1.75	96		17.5%	51,438,803	19.4%
> 1.75 <= 2.00	89		16.2%	42,703,379	16.1%
> 2.00 <= 2.25	58		10.6%	31,705,383	12.0%
> 2.25 <= 2.50	49		8.9%	27,252,751	10.3%
> 2.50 <= 2.75	43		7.8%	17,283,249	6.5%
> 2.75 <= 3.00	34		6.2%	15,953,613	6.0%
> 3.00 <= 3.25	18		3.3%	7,901,961	3.0%
> 3.25 <= 3.50	22		4.0%	9,871,829	3.7%
> 3.50 <= 3.75	16		2.9%	6,216,091	2.3%
> 3.75 <= 4.00	15		2.7%	7,558,109	2.8%
> 4.00 <= 4.25	13		2.4%	6,271,366	2.4%
> 4.25 <= 100	93		16.9%	39,359,158	14.8%
NA	0		0.0%	0	0.0%
Total	549		100%	265,313,237	100%

NCCP Loans ●●					
	Number			Balance	
	Amount		%	Amount	%
NCCP regulated loans	83		15.1%	41,426,550	15.6%
Non NCCP loans	466		84.9%	223,886,687	84.4%
Total	549		100%	265,313,237	100%

Employment Type ●●					
	Number			Balance	
	Amount		%	Amount	%
PAYG	117		21.3%	47,030,212	17.7%
<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	16	2.9%	7,077,048	2.7%
36 < 48	48	25	4.6%	12,049,373	4.5%
48 < 60	60	21	3.8%	11,270,775	4.2%
60 < 900	900	370	67.4%	187,885,828	70.8%
Total	549		100%	265,313,237	100%

Remaining Term ●●					
	Number			Balance	
	Amount		%	Amount	%
0 <= 15	180	44	8.0%	15,032,321	5.7%
> 15 <= 20	240	76	13.8%	29,212,194	11.0%
> 20 <= 25	300	205	37.3%	109,622,182	41.3%
> 25 <= 30	360	224	40.8%	111,446,541	42.0%
Total	549		100%	265,313,237	100%

Payment Type ●●					
	Number			Balance	
	Amount		%	Amount	%
P&I	475		86.5%	213,071,662	80.3%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	14		2.6%	9,005,249	3.4%
> 1 <= 2	58		10.6%	41,593,826	15.7%
> 2 <= 3	2		0.4%	1,642,500	0.6%
> 3 <= 4	0		0.0%	0	0.0%
> 4 <= 5	0		0.0%	0	0.0%
Total	549		100%	265,313,237	100%

Loan Purpose ●●					
	Number			Balance	
	Amount		%	Amount	%
Purchase	378		68.9%	173,633,081	65.4%
Refinance - no takeout	150		27.3%	81,121,362	30.6%
Refinance - Equity Takeout	21		3.8%	10,558,794	4.0%
Total	549		100%	265,313,237	100%

Borrower Industry ●●					
	Number			Balance	
	Amount		%	Amount	%
Accommodation and Food Services	44		8.0%	23,977,897	9.0%
Administrative and Support Services	0		0.0%	0	0.0%
Agriculture, Forestry and Fishing	1		0.2%	211,273	0.1%
Arts and Recreation Services	33		6.0%	11,370,504	4.3%
Construction	143		26.0%	77,912,621	29.4%
Education and Training	6		1.1%	4,879,057	1.8%
Electricity Gas Water and Waste Serv	0		0.0%	0	0.0%
Financial and Insurance Services	39		7.1%	13,063,726	4.9%
Health Care and Social Assistance	37		6.7%	13,347,938	5.0%
Information Media and Telecommunicat	36		6.6%	13,672,288	5.2%
Manufacturing	39		7.1%	20,551,706	7.7%
Mining	0		0.0%	0	0.0%
Other Services	0		0.0%	0	0.0%
Professional, Scientific and Technical S	64		11.7%	29,273,884	11.0%
Public Administration and Safety	7		1.3%	2,535,223	1.0%
Rental, Hiring and Real Estate Services	3		0.5%	568,301	0.2%
Retail Trade	45		8.2%	28,613,189	10.8%
Transport, Postal and Warehousing	52		9.5%	25,335,629	9.5%
Wholesale Trade	0		0.0%	0	0.0%
Total	549		100%	265,313,237	100%

Credit Events ●●					
	Number			Balance	
	Amount		%	Amount	%
0	548		99.8%	264,753,502	99.8%

Residential Property Type ●●

	Number		Balance	
	Amount	%	Amount	%
Apartment	48	21.5%	20,009,213	20.2%
High Density Apartment	0	0.0%	0	0.0%
House	175	78.5%	79,207,249	79.8%
Total	223	100%	99,216,463	100%

1	1	0.2%	559,735	0.2%
2	0	0.0%	0	0.0%
3	0	0%	0	0%
Total	549	100%	265,313,237	100%

