

# Investor Report - Think Tank Commercial Series 2022-3

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

Payment Date of 13-Jun-2023

## Counterparty Information ●●

<b>Issuer/Trustee</b>	BNY Trust Company of Australia Limited in its capacity as the Think Tank Commercial Series 2022-3 Trust ("Trustee" or "BNY")
<b>Security Trustee</b>	BNY Trust (Australia) Registry Limited in its capacity as the Think Tank Commercial Series 2022-3 Trust Security Trust
<b>Trust Manager, Originator and 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 Trust Company of Australia Limited
<b>Arranger</b>	Westpac Banking Corporation (" <b>Westpac</b> ")
<b>Joint Lead Managers</b>	Commonwealth Bank of Australia, Deutsche Bank AG Sydney Branch Macquarie Bank Limited; Westpac Banking Corporation; Standard Chartered Bank
<b>Liquidity Facility Provider</b>	Westpac Banking Corporation
<b>Designated Rating Agency</b>	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	238,101,094.80		6,866,471.70	231,234,623.11	77.1%	0.00	0.00	1,254,260.47	1,254,260.47
Class A2	52,382,240.86		1,510,623.77	50,871,617.08	77.1%	0.00	0.00	307,653.67	307,653.67
Class B	40,000,000.00		0.00	40,000,000.00	100.0%	0.00	0.00	272,190.03	272,190.03
Class C	36,500,000.00		0.00	36,500,000.00	100.0%	0.00	0.00	273,873.40	273,873.40
Class D	25,500,000.00		0.00	25,500,000.00	100.0%	0.00	0.00	215,089.64	215,089.64
Class E	13,500,000.00		0.00	13,500,000.00	100.0%	0.00	0.00	139,021.67	139,021.67
Class F	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	106,679.38	106,679.38
Class G	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	45,849.14	45,849.14
Class H	5,000,000.00		0.00	5,000,000.00	100.0%	0.00	0.00	68,955.26	68,955.26

Original Note Balance
300,000,000.00
66,000,000.00
40,000,000.00
36,500,000.00
25,500,000.00
13,500,000.00
9,500,000.00
4,000,000.00
5,000,000.00
<b>500,000,000.00</b>

### 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	2,923,941.54
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	82,632.39
<b>Total Available Income</b>	<b>3,006,573.93</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	7,872,217.56
Principal from the sale of Mortgage Loans	2,934,888.03
Other Principal	10,239.88
<b>Total Principal Collections</b>	<b>10,817,345.47</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 (f) (Inclusive)	167,866.76
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	1,254,260.47
Class A2 Interest	307,653.67
Class B Interest	272,190.03
Class C Interest	273,873.40
Class D Interest	215,089.64
Class E Interest	139,021.67
Class F Interest	106,679.38
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Class B Residual Interest	0.00
Class C Residual Interest	0.00
Class D Residual Interest	0.00
Class E Residual Interest	0.00
Class F Residual Interest	0.00
Amortisation Event Payment	0.00
Class G Interest	45,849.14
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	68,955.26
Other Expenses	0.00
Excess Spread	155,134.52

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	0.00
Class A1 Principal Payment	6,866,471.70
Class A2 Principal Payment	1,510,623.77
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
Class H Principal Payment	0.00

## 6. COLLATERAL

### a. Loan Balance

Loan Balance at Beginning of Collection Period	424,670,680.72
Plus: Capitalised Charges	-26,346.96
Plus: Further Advances / Redraws	2,440,250.00
Less: Principal Collections	10,817,345.47
Loan Balance at End of Collection Period	416,267,238.29

### b. Repayments

Principal received on Mortgage Loans during Collection Period	10,817,345.47
CPR (%)	19.87%

### c. Threshold Rate

Test (a)	Required	Current	Test
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.31%	8.61%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.31%	8.61%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	6	4	2	12
Balance Outstanding	5,048,237	3,122,676	502,707	8,673,619
% Portfolio Balance	1.21%	0.75%	0.12%	2.08%

### 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	12,464,500.07
Limit available_Next Payment Date	12,213,187.21
Outstanding Liquidity draws	0.00

**Summary ●●**

Loans	640
Facilities	602
Borrower Groups	569
Balance	416,267,238
Avg Loan Balance	650,418
Max Loan Balance	3,300,000
Avg Facility Balance	691,474
Max Facility Balance	3,300,000
Avg Group Balance	731,577
Max Group Balance	3,300,000
WA Current LVR	61.5%
Max Current LVR	80.6%
WA Yield	8.61%
WA Seasoning (months)	26.0
% IO	29.0%
% Investor	50.8%
% SMSF	42.8%
WA Interest Cover (UnStressed)	2.73

**Current Loan/Facility LVR ●●**

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	88	13.8%	34,000,158	8.2%
> 40% <= 50%	77	12.0%	41,611,275	10.0%
> 50% <= 55%	41	6.4%	26,997,150	6.5%
> 55% <= 60%	55	8.6%	46,558,013	11.2%
> 60% <= 65%	103	16.1%	67,014,008	16.1%
> 65% <= 70%	118	18.4%	86,357,327	20.7%
> 70% <= 75%	116	18.1%	87,864,748	21.1%
> 75% <= 80%	41	6.4%	25,373,231	6.1%
> 80% <= 85%	1	0.2%	491,328	0.1%
> 85% <= 100%	0	0.0%	0	0.0%
<b>Total</b>	<b>640</b>	<b>100.0%</b>	<b>416,267,238</b>	<b>100%</b>

**Current Facility Balance ●●**

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	14	2.3%	593,865	0.1%
> 100,000 <= 200,000	34	5.6%	5,445,020	1.3%
> 200,000 <= 300,000	77	12.8%	19,131,724	4.6%
> 300,000 <= 400,000	82	13.6%	28,836,190	6.9%
> 400,000 <= 500,000	73	12.1%	32,886,701	7.9%
> 500,000 <= 1,000,000	208	34.6%	144,944,913	34.8%
> 1,000,000 <= 1,500,000	67	11.1%	82,206,933	19.7%
> 1,500,000 <= 2,000,000	25	4.2%	42,784,988	10.3%
> 2,000,000 <= 2,500,000	5	0.8%	11,453,778	2.8%
> 2,500,000 <= 5,000,000	17	2.8%	47,983,126	11.5%
<b>Total</b>	<b>602</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

**Property State ●●**

	Number		Balance	
	Amount	%	Amount	%
NSW	320	50.0%	227,592,566	54.7%
ACT	8	1.3%	3,549,310	0.9%
VIC	179	28.0%	106,377,848	25.6%
QLD	90	14.1%	51,663,622	12.4%
SA	12	1.9%	6,365,334	1.5%
WA	27	4.2%	16,991,540	4.1%
TAS	4	0.6%	3,727,017	0.9%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

**Property Location ●●**

	Number		Balance	
	Amount	%	Amount	%
Metro	495	77.3%	339,344,219	81.5%
Non metro	133	20.8%	71,021,583	17.1%
Inner City	12	1.9%	5,901,436	1.4%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

**Current Loan Balance ●●**

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	26	4.1%	1,152,872	0.3%
> 100,000 <= 200,000	38	5.9%	6,132,465	1.5%
> 200,000 <= 300,000	90	14.1%	22,389,669	5.4%
> 300,000 <= 400,000	88	13.8%	30,876,450	7.4%
> 400,000 <= 500,000	81	12.7%	36,519,983	8.8%
> 500,000 <= 1,000,000	209	32.7%	146,167,163	35.1%
> 1,000,000 <= 1,500,000	65	10.2%	79,913,619	19.2%
> 1,500,000 <= 2,000,000	23	3.6%	39,125,373	9.4%
> 2,000,000 <= 2,500,000	5	0.8%	11,453,778	2.8%
> 2,500,000 <= 5,000,000	15	2.3%	42,535,866	10.2%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

**Current Group Balance ●●**

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	11	1.9%	567,865	0.1%
> 100,000 <= 200,000	26	4.6%	4,273,117	1.0%
> 200,000 <= 300,000	67	11.8%	16,912,225	4.1%
> 300,000 <= 400,000	77	13.5%	27,101,753	6.5%
> 400,000 <= 500,000	71	12.5%	33,025,911	7.7%
> 500,000 <= 1,000,000	200	35.1%	139,262,191	33.5%
> 1,000,000 <= 1,500,000	65	11.4%	79,508,514	19.1%
> 1,500,000 <= 2,000,000	25	4.4%	43,360,460	10.4%
> 2,000,000 <= 2,500,000	7	1.2%	16,260,999	3.9%
> 2,500,000 <= 5,000,000	20	3.5%	56,984,202	13.7%
<b>Total</b>	<b>569</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

**Seasoning (months) ●●**

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	122	19.1%	86,524,744	20.8%
> 12 <= 18	225	35.2%	150,790,877	36.2%
> 18 <= 24	116	18.1%	71,957,739	17.3%
> 24 <= 30	7	1.1%	7,472,532	1.8%
> 30 <= 36	13	2.0%	7,912,530	1.9%
> 36 <= 42	17	2.7%	11,375,590	2.7%
> 42 <= 48	7	1.1%	4,539,132	1.1%
> 48 <= 54	0	0.0%	0	0.0%
> 54 <= 60	29	4.5%	14,077,708	3.4%
> 60 <= 300	104	16.3%	61,616,385	14.8%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

**Arrears (Days Past Due) ●●**

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	628	98.1%	407,593,619	97.9%
> 30 <= 60	6	0.9%	5,948,237	1.2%
> 60 <= 90	4	0.6%	3,122,676	0.8%
> 90 <= 120	1	0.2%	90,704	0.0%
> 120 <= 150	1	0.2%	412,003	0.1%
> 150 <= 1000	0	0.0%	0	0.0%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	98	15.3%	97,991,547	23.5%
Mid Doc	192	30.0%	134,405,426	32.3%
Quick Doc	17	2.7%	5,816,549	1.4%
SMSF	333	52.0%	178,053,716	42.8%
SMSF NR	0	0.0%	0	0.0%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Retail	74	11.6%	53,463,828	12.8%
Industrial	274	42.8%	180,798,560	43.4%
Office	108	16.9%	51,930,141	12.5%
Professional Suites	5	0.8%	2,853,802	0.7%
Commercial Other	59	9.2%	56,385,466	13.5%
Vacant Land	0	0.0%	0	0.0%
Rural	0	0.0%	0	0.0%
Residential	120	18.8%	70,835,441	17.0%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	640	100.0%	416,267,238	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>640</b>	<b>100%</b>	<b>416,267,238</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%	1	0.2%	98,405	0.0%
> 6.5% <= 7.0%	11	1.7%	4,569,855	1.1%
> 7.0% <= 7.5%	41	6.4%	27,872,828	6.7%
> 7.5% <= 8.0%	119	18.6%	74,991,964	18.0%
> 8.0% <= 8.5%	150	23.4%	103,808,969	24.9%
> 8.5% <= 9.0%	91	14.2%	69,127,098	16.6%
> 9.0% <= 13.0%	227	35.5%	135,798,120	32.6%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

Interest Cover (Unstressed) ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 1.50	2	0.3%	409,616	0.1%
> 1.50 <= 1.75	52	8.1%	37,777,471	9.1%
> 1.75 <= 2.00	81	12.7%	62,189,253	14.9%
> 2.00 <= 2.25	80	12.5%	56,770,992	13.6%
> 2.25 <= 2.50	51	8.0%	43,482,042	10.4%
> 2.50 <= 2.75	55	8.6%	36,476,528	8.8%
> 2.75 <= 3.00	35	5.5%	22,445,528	5.4%
> 3.00 <= 3.25	37	5.8%	29,239,563	7.0%
> 3.25 <= 3.50	27	4.2%	16,413,231	3.9%
> 3.50 <= 3.75	20	3.1%	11,169,977	2.7%
> 3.75 <= 4.00	34	5.3%	14,014,823	3.4%
> 4.00 <= 4.25	12	1.9%	6,760,592	1.6%
> 4.25 <= 100	102	15.9%	51,149,412	12.3%
NA	52	8.1%	27,968,212	7%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	89	13.9%	51,350,930	12.3%
Non NCCP loans	551	86.1%	364,916,308	87.7%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	24	17.0%	16,996,154	19.1%
High Density Apartment	0	0.0%	0	0.0%
House	117	83.0%	71,934,790	80.9%
<b>Total</b>	<b>141</b>	<b>100%</b>	<b>88,930,945</b>	<b>100%</b>

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	84	13.1%	47,365,033	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	20	3.1%	9,052,235	2.2%
36 <= 48	48	28	4.4%	16,225,824	3.9%
48 <= 60	60	35	5.5%	19,813,324	4.8%
60 <= 900	900	473	73.9%	323,810,822	77.8%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>	

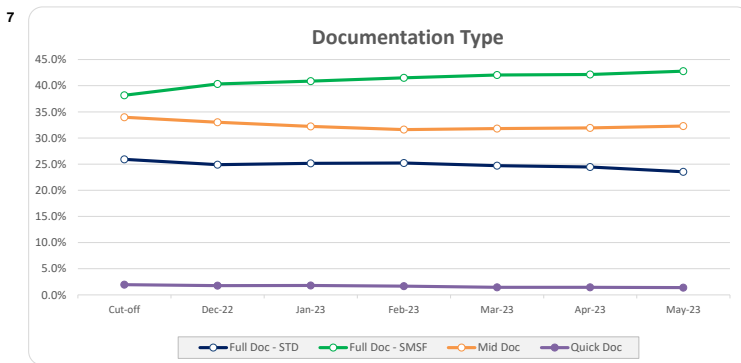
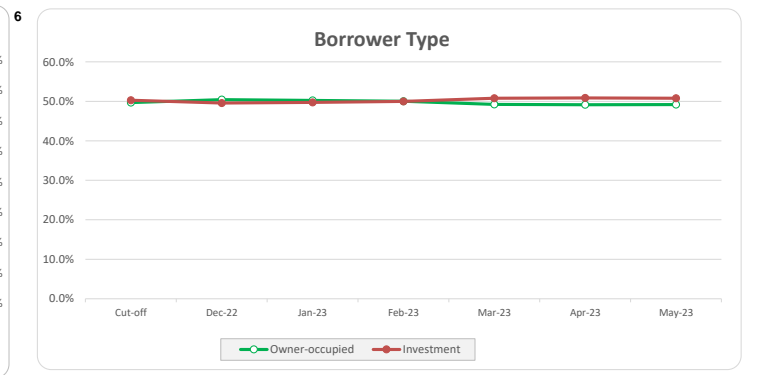
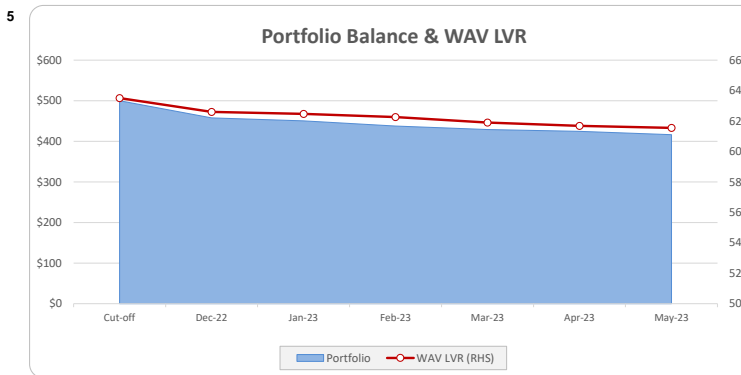
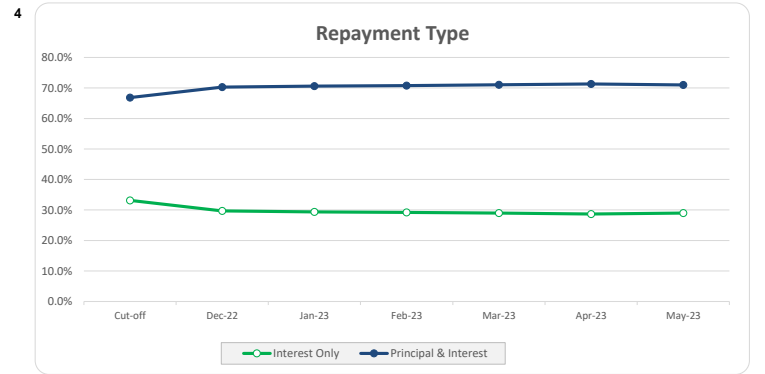
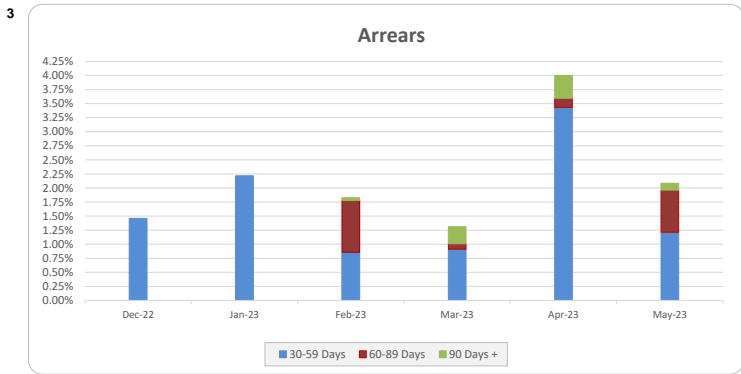
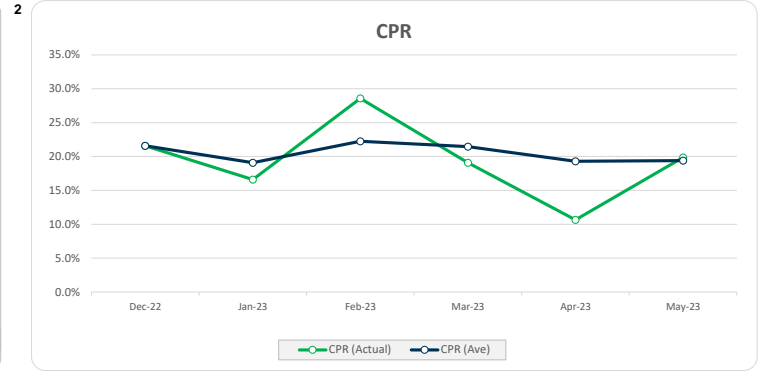
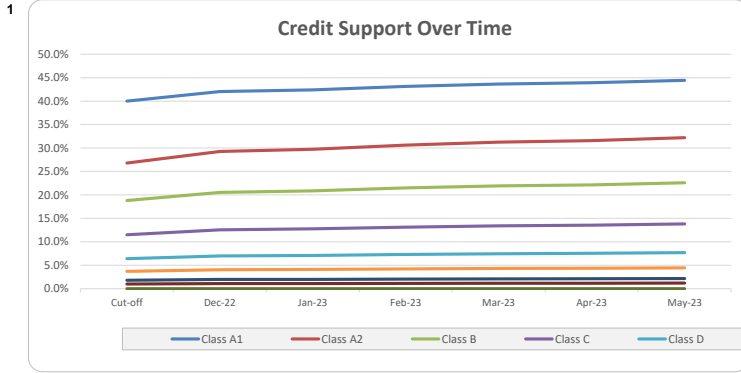
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	22	3.4%	10,851,860	2.6%
> 15 <= 20	240	78	12.2%	47,838,264	11.5%
> 20 <= 25	300	205	32.0%	131,803,136	31.7%
> 25 <= 30	360	335	52.3%	225,773,978	54.2%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	507	79.2%	295,613,507	71.0%
<i>JO Term Remaining (yrs)</i>				
0 <= 1	14	2.2%	12,235,497	2.9%
> 1 <= 2	25	3.9%	17,627,335	4.2%
> 2 <= 3	11	1.7%	12,513,008	3.0%
> 3 <= 4	53	8.3%	50,122,936	12.0%
> 4 <= 5	30	4.7%	28,154,955	6.8%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	425	66.4%	264,029,182	63.4%
Refinance - no takeout	144	22.5%	106,252,300	25.5%
Refinance - Equity Takeout	71	11.1%	45,985,756	11.0%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	43	6.7%	34,425,024	8.3%
Administrative and Support Services	1	0.2%	162,709	0.0%
Agriculture, Forestry and Fishing	2	0.3%	1,899,260	0.5%
Arts and Recreation Services	22	3.4%	10,299,281	2.5%
Construction	159	24.8%	106,025,714	25.5%
Education and Training	11	1.7%	5,227,218	1.3%
Electricity Gas Water and Waste Services	11	1.7%	5,882,532	1.4%
Financial and Insurance Services	40	6.3%	26,892,579	6.4%
Health Care and Social Assistance	41	6.4%	22,221,236	5.3%
Information Media and Telecommunications	17	2.7%	10,286,619	2.5%
Manufacturing	57	8.9%	38,262,830	9.2%
Mining	2	0.3%	580,652	0.1%
Other Services	42	6.6%	32,924,955	7.9%
Professional, Scientific and Technical Services	67	10.5%	41,338,030	9.9%
Public Administration and Safety	4	0.6%	2,187,477	0.5%
Rental, Hiring and Real Estate Services	21	3.3%	16,064,199	3.9%
Retail Trade	55	8.6%	30,826,617	7.4%
Transport, Postal and Warehousing	38	5.9%	24,462,192	5.9%
Wholesale Trade	7	1.1%	6,498,113	1.6%
<b>Total</b>	<b>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	640	100.0%	416,267,238	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>640</b>	<b>100%</b>	<b>416,267,238</b>	<b>100%</b>



Think Tank Commercial Series 2022-3: Current Charts

