
Investor Report - Think Tank Residential Series 2023-1

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 Residential Series 2023-1 Trust ("Trustee" or "BNY")
Security Trustee	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2023-1 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 2023-1 Trust ("Trustee" or "BNY")
Arranger	National Australia Bank
Joint Lead Managers	
Liquidity Facility Provider	Commonwealth Bank of Australia, Macquarie Bank Limited, National Australia Bank, Standard Chartered Bank, Westpac Bankir
Designated Rating Agency	National Australia Bank 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	539,962,367.64		20,742,981.48	519,219,386.16	86.5%	0.00	0.00	2,743,798.80	2,743,798.80
Class A2	78,969,496.27		3,033,661.04	75,935,835.23	86.5%	0.00	0.00	456,451.04	456,451.04
Class B	20,250,000.00		0.00	20,250,000.00	100.0%	0.00	0.00	132,137.30	132,137.30
Class C	16,120,000.00		0.00	16,120,000.00	100.0%	0.00	0.00	111,194.17	111,194.17
Class D	11,250,000.00		0.00	11,250,000.00	100.0%	0.00	0.00	84,937.01	84,937.01
Class E	6,750,000.00		0.00	6,750,000.00	100.0%	0.00	0.00	63,223.16	63,223.16
Class F	4,130,000.00		0.00	4,130,000.00	100.0%	0.00	0.00	42,530.33	42,530.33
Class G	3,750,000.00		0.00	3,750,000.00	100.0%	0.00	0.00	134,346.64	134,346.64

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	4,006,195.15
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	204,270.10
Total Available Income	4,210,465.25

(1) Includes penalty interest, dishonour fees, bank account interest, funds received from the Forbearance SPV etc, and Threshold Rate Subsidy

b. Total Principal Principal	
Principal Received on the Mortgage Loans	23,311,451.05
Principal received from cut-off to settlement date	1,174,746.78
Other Principal	-30,222.78
Total Principal Collections	24,455,975.05

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)	249,437.98
Senior Expenses - Items 5.8(f)	10,661.80
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	2,743,798.80
Class A2 Interest	456,451.04
Class B Interest	132,137.30
Class C Interest	111,194.17
Class D Interest	84,937.01
Class E Interest	63,223.16
Class F Interest	42,530.33
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	134,346.64
Other Expenses	0.00
Excess Spread	181,747.02

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	679,332.53
Class A1 Principal Payment	20,742,981.48
Class A2 Principal Payment	3,033,661.04
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	681,353,134.32
Plus: Capitalised Charges	1,610.62
Plus: Further Advances / Redraws	679,332.53
Less: Principal Collections	24,455,975.05
Loan Balance at End of Collection Period	657,578,102.42

b. Repayments

Principal received on Mortgage Loans during Collection Period	24,455,975.05
Scheduled Principal Payments received	660,324.13
Unscheduled Principal Payments received - Redraw	21,970,937.18
CPR (%) - Total Repayments	32.5%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.06%	7.43%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.06%	7.43%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	3	2	2	7
Balance Outstanding	2,264,930	1,567,137	1,953,985	5,786,052
% Portfolio Balance	0.34%	0.24%	0.30%	0.88%

e. Foreclosures

	Current Period	Last 3 Months	Cumulative
Number of Loans Foreclosed	0	1	1
Balance of Loans Foreclosed (including interest and other fees)	0	448,706	448,706
Balance of Loans Foreclosed (principal only)	0	466,500	466,500
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

7. LIQUIDITY FACILITY

Limit available_Current Payment Date	10,161,477.96
Limit available_Next Payment Date	9,804,828.32
Outstanding Liquidity draws	0.00

Summary ●●

Loans	1,000
Facilities	969
Borrower Groups	900
Balance	657,578,102
Avg Loan Balance	657,578
Max Loan Balance	2,464,848
Avg Facility Balance	678,615
Max Facility Balance	2,464,848
Avg Group Balance	730,642
Max Group Balance	2,517,852
WA Current LVR	69.4%
Max Current LVR	81.2%
WA Yield	7.43%
WA Seasoning (months)	11.5
% IO	17.3%
% Investor	48.8%
% SMSF	8.9%
WA Interest Cover (UnStressed)	0.67

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	99	9.9%	38,082,408	5.8%
> 40% <= 50%	67	6.7%	34,402,818	5.2%
> 50% <= 55%	27	2.7%	12,848,107	2.0%
> 55% <= 60%	45	4.5%	29,617,057	4.5%
> 60% <= 65%	65	6.5%	44,344,285	6.7%
> 65% <= 70%	96	9.6%	74,204,987	11.3%
> 70% <= 75%	188	18.8%	132,213,493	20.1%
> 75% <= 80%	406	40.6%	285,855,911	43.5%
> 80% <= 85%	7	0.7%	6,009,035	0.9%
> 85% <= 100%	0	0.0%	0	0.0%
Total	1,000	100.0%	657,578,102	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	14	1.4%	684,866	0.1%
> 100,000 <= 200,000	30	3.1%	5,175,146	0.8%
> 200,000 <= 300,000	72	7.4%	18,740,382	2.8%
> 300,000 <= 400,000	104	10.7%	37,202,461	5.7%
> 400,000 <= 500,000	119	12.3%	54,143,683	8.2%
> 500,000 <= 1,000,000	465	48.0%	328,727,405	50.0%
> 1,000,000 <= 1,500,000	143	14.8%	173,772,272	26.4%
> 1,500,000 <= 2,000,000	21	2.2%	36,667,041	5.6%
> 2,000,000 <= 2,500,000	1	0.1%	2,464,848	0.4%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	969	100%	657,578,102	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	415	41.5%	311,707,623	47.4%
ACT	5	0.5%	4,322,560	0.7%
VIC	392	39.2%	249,059,822	37.9%
QLD	121	12.1%	61,824,593	9.4%
SA	30	3.0%	15,677,304	2.4%
WA	27	2.7%	10,784,493	1.6%
TAS	10	1.0%	4,201,708	0.6%
NT	0	0.0%	0	0.0%
Total	1,000	100%	657,578,102	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	858	85.8%	586,275,856	89.2%
Non metro	142	14.2%	71,302,246	10.8%
Inner City	0	0.0%	0	0.0%
Total	1,000	100%	657,578,102	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	23	2.3%	1,100,846	0.2%
> 100,000 <= 200,000	39	3.9%	6,534,553	1.0%
> 200,000 <= 300,000	78	7.8%	20,355,429	3.1%
> 300,000 <= 400,000	111	11.1%	39,748,933	6.0%
> 400,000 <= 500,000	127	12.7%	57,696,414	8.8%
> 500,000 <= 1,000,000	463	46.3%	326,661,246	49.7%
> 1,000,000 <= 1,500,000	137	13.7%	166,348,793	25.3%
> 1,500,000 <= 2,000,000	21	2.1%	36,667,041	5.6%
> 2,000,000 <= 2,500,000	1	0.1%	2,464,848	0.4%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	1,000	100%	657,578,102	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	11	1.2%	515,480	0.1%
> 100,000 <= 200,000	26	2.9%	4,571,050	0.7%
> 200,000 <= 300,000	61	6.8%	15,861,166	2.4%
> 300,000 <= 400,000	89	9.9%	32,179,783	4.9%
> 400,000 <= 500,000	100	11.1%	45,601,419	6.9%
> 500,000 <= 1,000,000	422	46.9%	301,877,784	45.9%
> 1,000,000 <= 1,500,000	150	16.7%	182,980,849	27.8%
> 1,500,000 <= 2,000,000	34	3.8%	58,483,918	8.9%
> 2,000,000 <= 2,500,000	6	0.7%	12,988,802	2.0%
> 2,500,000 <= 5,000,000	1	0.1%	2,517,852	0.4%
Total	900	100%	657,578,102	100%

Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	46	4.6%	30,904,102	4.7%
> 6 <= 12	553	55.3%	386,303,611	58.7%
> 12 <= 18	333	33.3%	205,296,600	31.2%
> 18 <= 24	65	6.5%	33,234,427	5.1%
> 24 <= 30	0	0.0%	0	0.0%
> 30 <= 36	1	0.1%	821,299	0.1%
> 36 <= 42	0	0.0%	0	0.0%
> 42 <= 48	1	0.1%	570,212	0.1%
> 48 <= 54	0	0.0%	0	0.0%
> 54 <= 60	0	0.0%	0	0.0%
> 60 <= 300	1	0.1%	447,850	0.1%
Total	1,000	100%	657,578,102	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	993	99.3%	651,792,051	99.1%
> 30 <= 60	3	0.3%	2,264,930	0.3%
> 60 <= 90	2	0.2%	1,567,137	0.2%
> 90 <= 120	2	0.2%	1,953,985	0.3%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	0	0.0%	0	0.0%
Total	1,000	100%	657,578,102	100%

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	355	35.5%	222,048,348	33.8%
Mid Doc	501	50.1%	376,936,762	57.3%
Quick Doc	0	0.0%	0	0.0%
SMSF	144	14.4%	58,592,993	8.9%
SMSF NR	0	0.0%	0	0.0%
Total	1,000	100%	657,578,102	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	1,000	100.0%	657,578,102	100.0%
Total	1,000	100%	657,578,102	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	1,000	100.0%	657,578,102	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	1,000	100%	657,578,102	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%	241	24.1%	150,173,628	22.8%
> 7.0% <= 7.5%	380	38.0%	252,300,855	38.4%
> 7.5% <= 8.0%	271	27.1%	193,283,722	29.4%
> 8.0% <= 8.5%	95	9.5%	56,361,933	8.6%
> 8.5% <= 9.0%	10	1.0%	4,276,648	0.7%
> 9.0% <= 13.0%	3	0.3%	1,181,317	0.2%
Total	1,000	100%	657,578,102	100%

Interest Cover (Unstressed) ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 1.50	0	0.0%	0	0.0%
> 1.50 <= 1.75	10	1.0%	5,697,563	0.9%
> 1.75 <= 2.00	37	3.7%	16,022,105	2.4%
> 2.00 <= 2.25	40	4.0%	18,218,426	2.8%
> 2.25 <= 2.50	18	1.8%	8,219,003	1.2%
> 2.50 <= 2.75	15	1.5%	5,977,552	0.9%
> 2.75 <= 3.00	18	1.8%	9,064,440	1.4%
> 3.00 <= 3.25	10	1.0%	6,004,180	0.9%
> 3.25 <= 3.50	2	0.2%	823,073	0.1%
> 3.50 <= 3.75	8	0.8%	4,637,482	0.7%
> 3.75 <= 4.00	9	0.9%	5,668,116	0.9%
> 4.00 <= 4.25	3	0.3%	2,259,915	0.3%
> 4.25 <= 100	61	6.1%	32,712,163	5.0%
NA	769	76.9%	542,274,085	82%
Total	1,000	100%	657,578,102	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	738	73.8%	510,488,596	77.6%
Non NCCP loans	262	26.2%	147,089,506	22.4%
Total	1,000	100%	657,578,102	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	106	10.6%	49,500,391	7.5%
High Density Apartment	0	0.0%	0	0.0%

Employment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
PAYG	152	15.2%	73,300,227	11.1%
<i>Months Self Employed</i>				
0 < 12	12	0.0%	0	0.0%
12 <= 24	24	0.0%	0	0.0%
24 < 36	36	5.9%	43,282,798	6.6%
36 <= 48	48	10.5%	70,805,154	10.8%
48 < 60	60	9.9%	68,955,662	10.5%
60 <= 900	900	58.5%	401,234,261	61.0%
Total	1,000	100%	657,578,102	100%

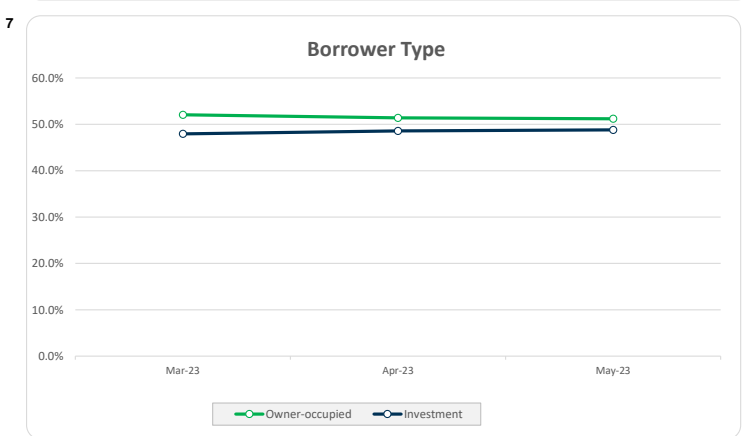
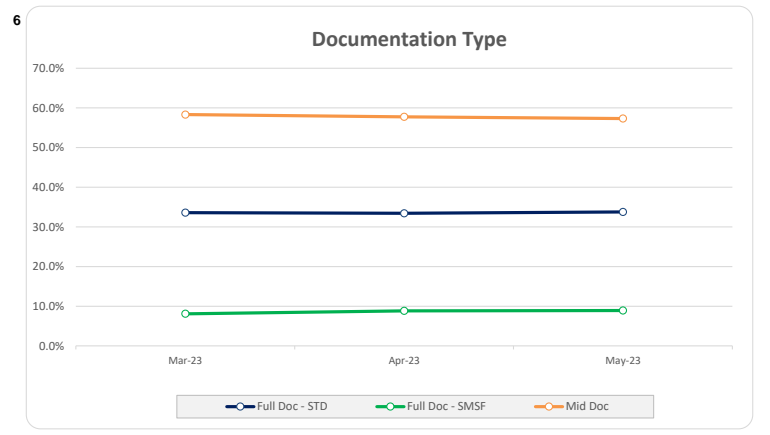
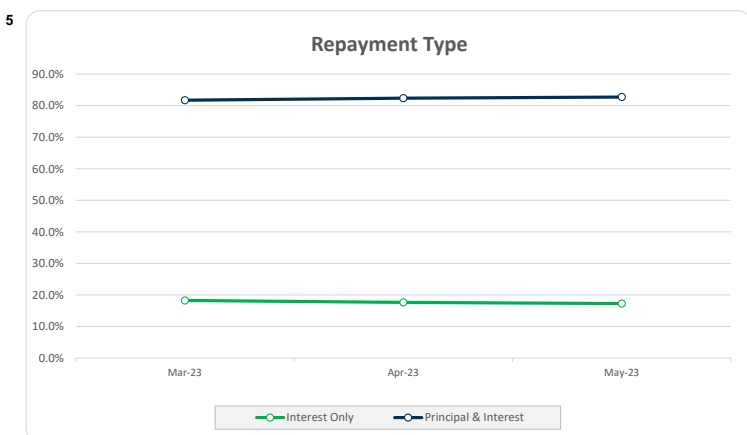
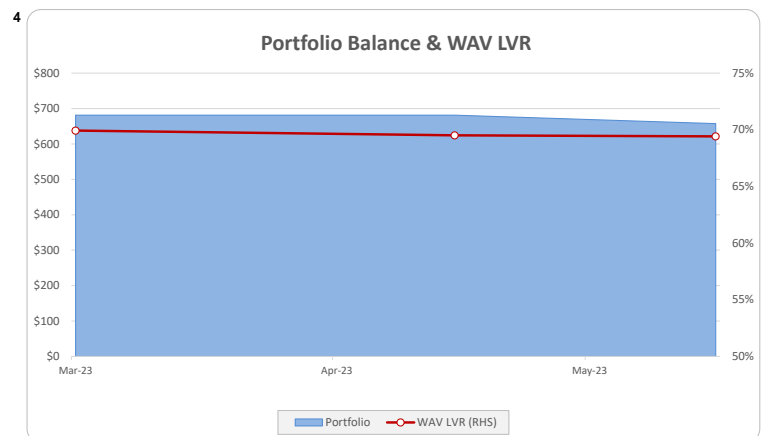
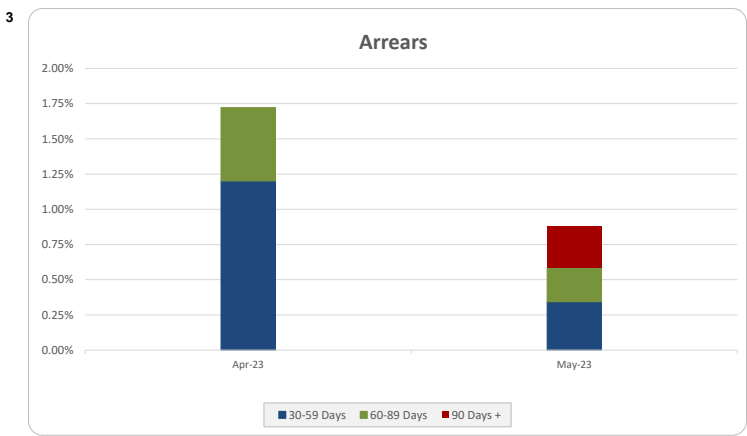
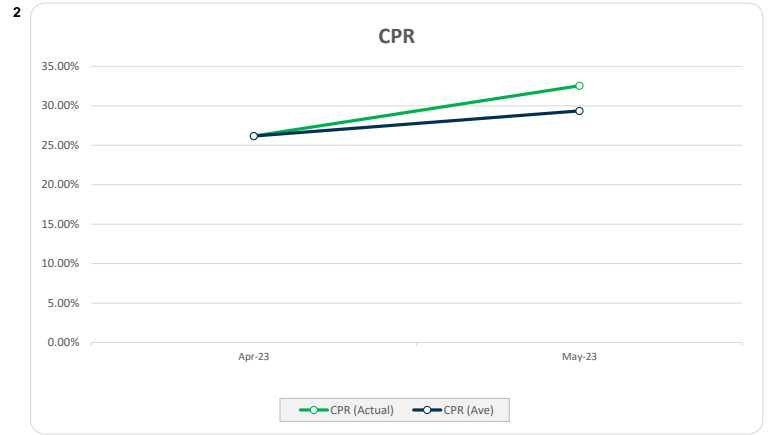
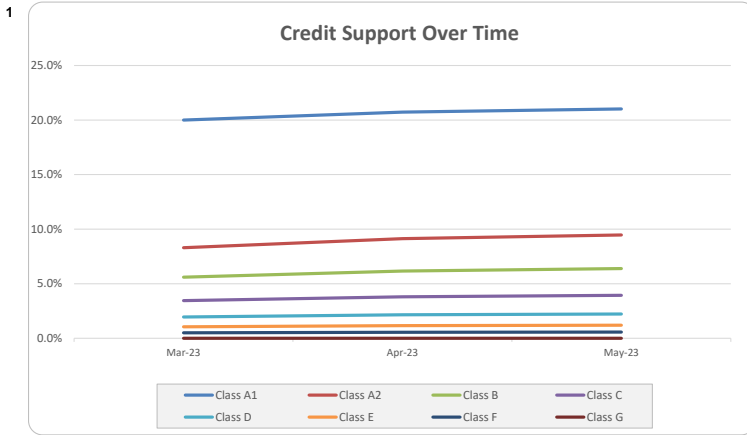
Remaining Term ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 15	180	0.7%	1,929,950	0.3%
> 15 <= 20	22	2.2%	12,425,371	1.9%
> 20 <= 25	300	4.4%	25,762,414	3.9%
> 25 <= 30	360	92.7%	617,460,366	93.9%
Total	1,000	100%	657,578,102	100%

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	841	84.1%	543,983,636	82.7%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	8	0.8%	6,518,477	1.0%
> 1 <= 2	16	1.6%	13,739,700	2.1%
> 2 <= 3	10	1.0%	5,280,573	0.8%
> 3 <= 4	52	5.2%	33,105,641	5.0%
> 4 <= 5	73	7.3%	54,950,075	8.4%
Total	1,000	100%	657,578,102	100%

Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	511	51.1%	348,154,815	52.9%
Refinance - no takeout	138	13.8%	70,979,544	10.8%
Refinance - Equity Takeout	351	35.1%	238,443,744	36.3%
Total	1,000	100%	657,578,102	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	79	7.9%	49,099,534	7.5%
Administrative and Support Services	10	1.0%	6,309,427	1.0%
Agriculture, Forestry and Fishing	5	0.5%	4,533,088	0.7%
Arts and Recreation Services	10	1.0%	5,656,354	0.9%
Construction	251	25.1%	183,740,212	27.9%
Education and Training	28	2.8%	13,166,868	2.0%
Electricity Gas Water and Waste Services	17	1.7%	13,105,227	2.0%
Financial and Insurance Services	46	4.6%	27,726,803	4.2%
Health Care and Social Assistance	48	4.8%	24,561,766	3.7%
Information Media and Telecommunications	34	3.4%	20,489,258	3.1%
Manufacturing	16	1.6%	9,536,387	1.5%
Mining	5	0.5%	1,422,442	0.2%
Other Services	156	15.6%	102,710,244	15.6%
Professional, Scientific and Technical Services	60	6.0%	38,369,933	5.8%
Public Administration and Safety	9	0.9%	3,830,880	0.6%
Rental, Hiring and Real Estate Services	54	5.4%	39,325,783	6.0%
Retail Trade	44	4.4%	34,166,266	5.2%
Transport, Postal and Warehousing	102	10.2%	58,958,600	9.0%
Wholesale Trade	26	2.6%	20,865,032	3.2%
Total	1,000	100%	657,578,102	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	1,000	100.0%	657,578,102	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0%	0	0%
Total	1,000	100%	657,578,102	100%



Think Tank Residential Series 2023-1: Current Charts

