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# Investor Report - Think Tank Residential Series 2022-1

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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 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	243,339,316.99		13,128,001.06	230,211,315.92	76.7%	0.00	0.00	1,168,518.07	1,168,518.07
Class A2	42,584,380.47		2,297,400.19	40,286,980.29	76.7%	0.00	0.00	226,307.86	226,307.86
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	135,832.19	135,832.19
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	56,680.75	56,680.75
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	34,864.48	34,864.48
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	32,808.04	32,808.04
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	25,162.56	25,162.56
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	34,477.63	34,477.63

### 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	1,982,724.46
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	92,259.21
<b>Total Available Income</b>	<b>2,074,983.67</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	16,887,923.00
Principal from the sale of Mortgage Loans	0.00
Other Principal	-1,478.38
<b>Total Principal Collections</b>	<b>16,886,444.62</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)	133,526.82
Senior Expenses - Items 5.8(f)	4,623.87
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	1,168,518.07
Class A2 Interest	226,307.86
Class B Interest	135,832.19
Class C Interest	56,680.75
Class D Interest	34,864.48
Class E Interest	32,808.04
Class F Interest	25,162.56
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 Couterparty & Dealer Payments	0.00
Class G Interest	34,477.63
Other Expenses	0.00
Excess Spread	222,181.40

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	1,461,043.37
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	13,128,001.06
Class A2 Principal Payment	2,297,400.19
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	333,614,222.00
Plus: Capitalised Charges	-17,247.55
Plus: Further Advances / Redraws	1,461,043.37
Less: Principal Collections	16,886,444.62
Loan Balance at End of Collection Period	318,171,573.20

### b. Repayments

Principal received on Mortgage Loans during Collection Period	16,886,444.62
Scheduled Principal Payments received	355,504.77
Unscheduled Principal Payments received - Redraw	15,069,896.48
CPR (%) - Total Repayments	42.6%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.39%	7.51%	OK
Test (b)			
Bank Bill Rate plus 3.00%	6.81%	7.51%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	7	0	5	12
Balance Outstanding	5,337,943	0	2,867,090	8,205,033
% Portfolio Balance	1.68%	0.00%	0.90%	2.58%

### e. Foreclosures

	Current Period	Last 3 Months	Cumulative
Number of Loans Foreclosed	1	0	0
Balance of Loans Foreclosed (including interest and other fees)	335,896	0	0
Balance of Loans Foreclosed (principal only)	328,000	0	0
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

## 7. LIQUIDITY FACILITY

Limit available_Current Payment Date	4,963,855.46
Limit available_Next Payment Date	4,732,474.44
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	542
Facilities	509
Borrower Groups	464
Balance	318,171,573
Avg Loan Balance	587,032
Max Loan Balance	1,806,000
Avg Facility Balance	625,091
Max Facility Balance	1,806,000
Avg Group Balance	685,715
Max Group Balance	1,889,626
WA Current LVR	66.1%
Max Current LVR	83.0%
WA Yield	7.51%
WA Seasoning (months)	19.3
% IO	20.9%
% Investor	51.4%
% SMSF	11.0%
WA Interest Cover (UnStressed)	4.18

## Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	66	12.2%	23,287,243	7.3%
> 40% <= 50%	49	9.0%	26,413,392	8.3%
> 50% <= 55%	25	4.6%	14,422,396	4.5%
> 55% <= 60%	33	6.1%	17,315,868	5.4%
> 60% <= 65%	47	8.7%	30,731,452	9.7%
> 65% <= 70%	59	10.9%	38,200,259	12.0%
> 70% <= 75%	80	14.8%	59,611,446	18.7%
> 75% <= 80%	181	33.4%	107,539,289	33.8%
> 80% <= 85%	2	0.4%	650,228	0.2%
> 85% <= 100%	0	0.0%	0	0.0%
<b>Total</b>	<b>542</b>	<b>100.0%</b>	<b>318,171,573</b>	<b>100%</b>

## Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	7	1.4%	380,033	0.1%
> 100,000 <= 200,000	20	3.9%	3,158,979	1.0%
> 200,000 <= 300,000	53	10.4%	13,368,302	4.2%
> 300,000 <= 400,000	55	10.8%	18,906,815	5.9%
> 400,000 <= 500,000	71	13.9%	32,150,025	10.1%
> 500,000 <= 1,000,000	232	45.6%	159,796,076	50.2%
> 1,000,000 <= 1,500,000	69	13.6%	86,963,339	27.3%
> 1,500,000 <= 2,000,000	2	0.4%	3,448,005	1.1%
> 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>509</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

## Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	238	43.9%	153,948,761	48.4%
ACT	2	0.4%	1,372,740	0.4%
VIC	203	37.5%	118,843,901	37.4%
QLD	70	12.9%	33,365,591	10.5%
SA	14	2.6%	4,527,560	1.4%
WA	10	1.8%	3,351,053	1.1%
TAS	5	0.9%	2,761,968	0.9%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

## Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	451	83.2%	280,360,588	88.1%
Non metro	91	16.8%	37,810,986	11.9%
Inner City	0	0.0%	0	0.0%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

## Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	15	2.8%	946,458	0.3%
> 100,000 <= 200,000	29	5.4%	4,566,133	1.4%
> 200,000 <= 300,000	63	11.6%	15,687,448	5.0%
> 300,000 <= 400,000	63	11.6%	21,776,774	6.8%
> 400,000 <= 500,000	74	13.7%	33,469,192	10.5%
> 500,000 <= 1,000,000	237	43.7%	164,143,484	51.6%
> 1,000,000 <= 1,500,000	59	10.9%	73,934,080	23.2%
> 1,500,000 <= 2,000,000	2	0.4%	3,448,005	1.1%
> 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>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

## Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	7	1.5%	380,033	0.1%
> 100,000 <= 200,000	19	4.1%	2,973,626	0.9%
> 200,000 <= 300,000	37	8.0%	9,541,665	3.0%
> 300,000 <= 400,000	43	9.3%	14,678,352	4.6%
> 400,000 <= 500,000	66	14.2%	29,817,326	9.4%
> 500,000 <= 1,000,000	200	43.1%	137,977,759	43.4%
> 1,000,000 <= 1,500,000	80	17.2%	101,697,143	32.0%
> 1,500,000 <= 2,000,000	12	2.6%	21,105,669	6.6%
> 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>464</b>	<b>100%</b>	<b>318,171,573</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	127	23.4%	78,732,097	24.7%
> 18 <= 24	410	75.6%	236,806,880	74.4%
> 24 <= 30	4	0.7%	2,062,301	0.6%
> 30 <= 36	1	0.2%	570,296	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>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

## Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	530	97.8%	309,966,540	97.4%
> 30 <= 60	7	1.3%	5,337,943	1.7%
> 60 <= 90	0	0.0%	0	0.0%
> 90 <= 120	1	0.2%	1,261,006	0.4%
> 120 <= 150	2	0.4%	858,346	0.3%
> 150 <= 1000	2	0.4%	747,737	0.2%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	163	30.1%	97,587,779	30.7%
Mid Doc	291	53.7%	185,688,093	58.4%
Quick Doc	0	0.0%	0	0.0%
SMSF	88	16.2%	34,895,701	11.0%
SMSF NR	0	0.0%	0	0.0%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</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	542	100.0%	318,171,573	100.0%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	542	100.0%	318,171,573	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>542</b>	<b>100%</b>	<b>318,171,573</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%	0	0.0%	0	0.0%
> 6.5% <= 7.0%	121	22.3%	60,180,875	18.9%
> 7.0% <= 7.5%	179	33.0%	120,290,811	37.8%
> 7.5% <= 8.0%	139	25.6%	90,705,741	28.5%
> 8.0% <= 8.5%	65	12.0%	31,529,817	9.9%
> 8.5% <= 9.0%	30	5.5%	11,499,675	3.6%
> 9.0% <= 13.0%	8	1.5%	3,964,654	1.2%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</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	3.3%	10,903,307	3.4%
> 2.00 <= 2.25	18	3.3%	7,670,467	2.4%
> 2.25 <= 2.50	15	2.8%	6,244,271	2.0%
> 2.50 <= 2.75	14	2.6%	6,455,537	2.0%
> 2.75 <= 3.00	12	2.2%	4,849,047	1.5%
> 3.00 <= 3.25	9	1.7%	2,960,711	0.9%
> 3.25 <= 3.50	6	1.1%	2,324,761	0.7%
> 3.50 <= 3.75	10	1.8%	6,773,580	2.1%
> 3.75 <= 4.00	17	3.1%	7,366,609	2.3%
> 4.00 <= 4.25	11	2.0%	8,112,717	2.5%
> 4.25 <= 100	286	52.8%	176,827,180	55.6%
NA	126	23.2%	77,683,388	24.4%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	377	69.6%	230,361,182	72.4%
Non NCCP loans	165	30.4%	87,810,391	27.6%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	49	9.0%	20,466,466	6.4%
High Density Apartment	0	0.0%	0	0.0%
House	493	91.0%	297,705,108	93.6%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	96	17.7%	43,458,284	13.7%	
<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	32	5.9%	21,508,761	6.8%
36 < 48	48	54	10.0%	35,428,326	11.1%
48 < 60	60	46	8.5%	26,601,631	8.4%
60	900	314	57.9%	191,174,572	60.1%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>	

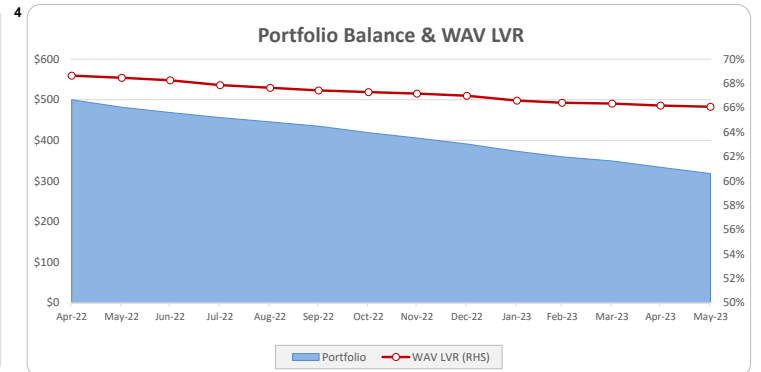
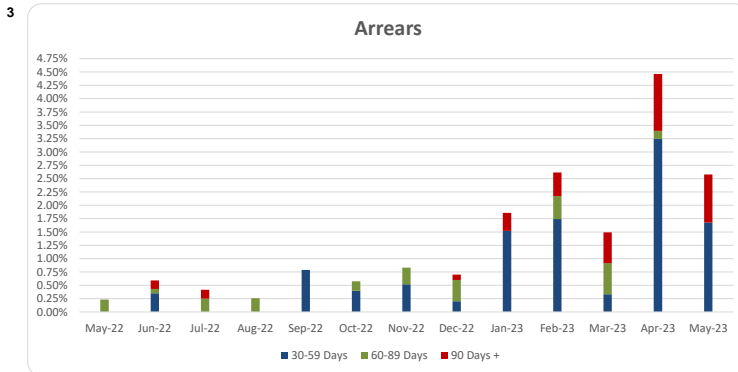
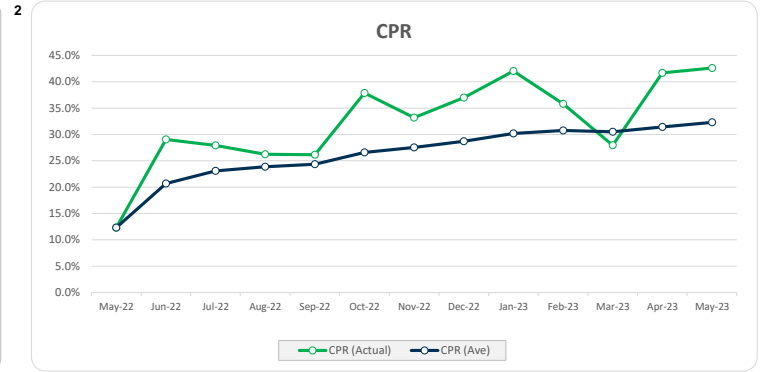
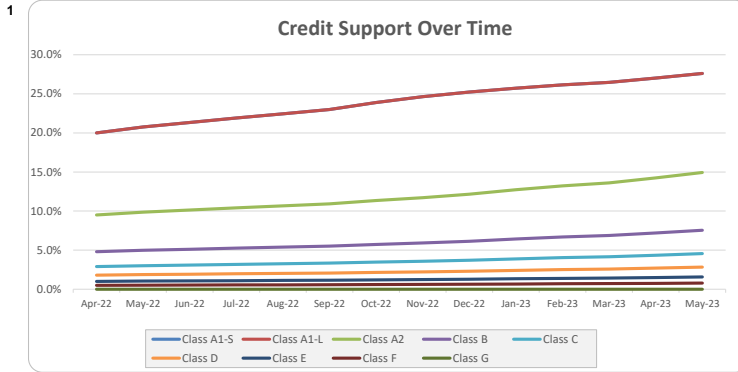
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	4	0.7%	1,068,440	0.3%
> 15 <= 20	240	9	1.7%	5,721,088	1.8%
> 20 <= 25	300	44	8.1%	18,561,296	5.8%
> 25 <= 30	360	485	89.5%	292,820,750	92.0%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	445	82.1%	251,797,219	79.1%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	10	1.8%	7,982,208	2.5%
> 1 <= 2	7	1.3%	3,960,397	1.2%
> 2 <= 3	0	0.0%	0	0.0%
> 3 <= 4	78	14.4%	53,968,015	17.0%
> 4 <= 5	2	0.4%	463,734	0.1%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

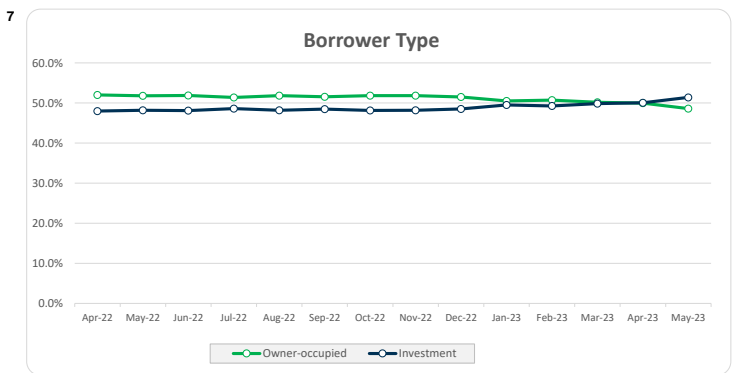
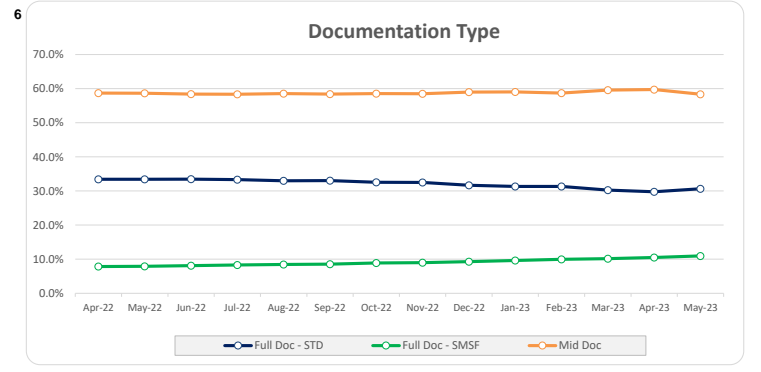
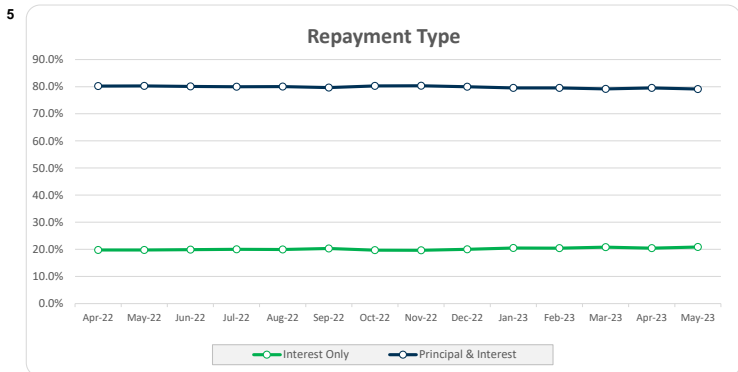
Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	274	50.6%	163,681,698	51.4%
Refinance - no takeout	197	36.3%	108,502,743	34.1%
Refinance - Equity Takeout	71	13.1%	45,987,131	14.5%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	54	10.0%	31,969,133	10.0%
Administrative and Support Services	2	0.4%	2,222,527	0.7%
Agriculture, Forestry and Fishing	1	0.2%	383,788	0.1%
Arts and Recreation Services	15	2.8%	9,054,325	2.8%
Construction	153	28.2%	88,518,741	27.8%
Education and Training	12	2.2%	7,408,700	2.3%
Electricity Gas Water and Waste Services	1	0.2%	502,134	0.2%
Financial and Insurance Services	33	6.1%	17,838,194	5.6%
Health Care and Social Assistance	29	5.4%	16,557,888	5.2%
Information Media and Telecommunications	35	6.5%	17,856,941	5.6%
Manufacturing	20	3.7%	10,963,720	3.4%
Mining	0	0.0%	0	0.0%
Other Services	24	4.4%	17,611,476	5.5%
Professional, Scientific and Technical Services	63	11.6%	35,620,056	11.2%
Public Administration and Safety	8	1.5%	3,812,516	1.2%
Rental, Hiring and Real Estate Services	4	0.7%	4,199,759	1.3%
Retail Trade	26	4.8%	16,151,999	5.1%
Transport, Postal and Warehousing	57	10.5%	32,388,781	10.2%
Wholesale Trade	5	0.9%	5,110,894	1.6%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</b>	<b>100%</b>

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	542	100.0%	318,171,573	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
<b>Total</b>	<b>542</b>	<b>100%</b>	<b>318,171,573</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

