
Investor Report - Think Tank Residential Series 2022-2

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 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	269,121,451.03		13,401,931.33	255,719,519.70	85.2%	0.00	0.00	1,392,599.55	1,392,599.55
Class A2	53,824,290.21		2,680,386.27	51,143,903.94	85.2%	0.00	0.00	311,109.41	311,109.41
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	79,237.47	79,237.47
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	77,413.90	77,413.90
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	52,197.64	52,197.64
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	41,939.19	41,939.19
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	26,326.95	26,326.95
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	2,102,334.43
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	98,614.69
Total Available Income	2,200,949.12

(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	16,992,394.45
Principal from the sale of Mortgage Loans	0.00
Other Principal	-21,412.15
Total Principal Collections	16,970,982.30

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)	139,024.04
Senior Expenses - Items 5.8(f)	4,618.56
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	1,392,599.55
Class A2 Interest	311,109.41
Class B Interest	79,237.47
Class C Interest	77,413.90
Class D Interest	52,197.64
Class E Interest	41,939.19
Class F Interest	26,326.95
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	34,477.63
Other Expenses	0.00
Excess Spread	42,004.78

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	888,664.70
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	13,401,931.33
Class A2 Principal Payment	2,680,386.27
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	363,159,907.95
Plus: Capitalised Charges	29,383.02
Plus: Further Advances / Redraws	888,664.70
Less: Principal Collections	16,970,982.30
Loan Balance at End of Collection Period	347,106,973.37

b. Repayments

Principal received on Mortgage Loans during Collection Period	16,970,982.30
Scheduled Principal Payments received	359,005.65
Unscheduled Principal Payments received - Redraw	15,723,311.95
CPR (%) - Total Repayments	41.2%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.82%	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	5	3	4	12
Balance Outstanding	3,495,423	2,404,343	3,516,268	9,416,034
% Portfolio Balance	1.01%	0.69%	1.01%	2.71%

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	5,406,686.12
Limit available_Next Payment Date	5,165,451.35
Outstanding Liquidity draws	0.00

Summary ●●

Loans	547
Facilities	531
Borrower Groups	496
Balance	347,106,973
Avg Loan Balance	634,565
Max Loan Balance	2,000,000
Avg Facility Balance	653,685
Max Facility Balance	2,000,000
Avg Group Balance	699,812
Max Group Balance	2,484,930
WA Current LVR	68.0%
Max Current LVR	82.3%
WA Yield	7.43%
WA Seasoning (months)	15.2
% IO	17.2%
% Investor	47.8%
% SMSF	7.3%
WA Interest Cover (UnStressed)	1.64

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	59	10.8%	17,386,428	5.0%
> 40% <= 50%	45	8.2%	28,865,251	8.3%
> 50% <= 55%	22	4.0%	11,415,059	3.3%
> 55% <= 60%	26	4.8%	19,571,274	5.6%
> 60% <= 65%	37	6.8%	24,920,923	7.2%
> 65% <= 70%	52	9.5%	40,567,023	11.7%
> 70% <= 75%	93	17.0%	68,530,541	19.7%
> 75% <= 80%	206	37.7%	129,801,275	37.4%
> 80% <= 85%	7	1.3%	6,049,200	1.7%
> 85% <= 100%	0	0.0%	0	0.0%
Total	547	100.0%	347,106,973	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	18	3.4%	701,227	0.2%
> 100,000 <= 200,000	11	2.1%	1,852,121	0.5%
> 200,000 <= 300,000	37	7.0%	9,880,775	2.8%
> 300,000 <= 400,000	47	8.9%	16,523,006	4.8%
> 400,000 <= 500,000	66	12.4%	29,759,309	8.6%
> 500,000 <= 1,000,000	285	53.7%	201,748,238	58.1%
> 1,000,000 <= 1,500,000	61	11.5%	75,625,590	21.8%
> 1,500,000 <= 2,000,000	6	1.1%	11,016,709	3.2%
> 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	531	100%	347,106,973	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	231	42.2%	170,073,600	49.0%
ACT	5	0.9%	2,422,141	0.7%
VIC	219	40.0%	137,858,831	39.7%
QLD	62	11.3%	26,576,912	7.7%
SA	9	1.6%	3,620,558	1.0%
WA	16	2.9%	4,048,451	1.2%
TAS	5	0.9%	2,506,481	0.7%
NT	0	0.0%	0	0.0%
Total	547	100%	347,106,973	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	468	85.6%	309,851,756	89.3%
Non metro	79	14.4%	37,255,218	10.7%
Inner City	0	0.0%	0	0.0%
Total	547	100%	347,106,973	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	23	4.2%	1,152,621	0.3%
> 100,000 <= 200,000	14	2.6%	2,400,278	0.7%
> 200,000 <= 300,000	43	7.9%	11,252,003	3.2%
> 300,000 <= 400,000	53	9.7%	18,711,044	5.4%
> 400,000 <= 500,000	67	12.2%	30,189,113	8.7%
> 500,000 <= 1,000,000	281	51.4%	198,326,924	57.1%
> 1,000,000 <= 1,500,000	60	11.0%	74,058,282	21.3%
> 1,500,000 <= 2,000,000	6	1.1%	11,016,709	3.2%
> 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	547	100%	347,106,973	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	17	3.4%	693,966	0.2%
> 100,000 <= 200,000	10	2.0%	1,668,189	0.5%
> 200,000 <= 300,000	31	6.3%	8,339,145	2.4%
> 300,000 <= 400,000	42	8.5%	14,764,389	4.3%
> 400,000 <= 500,000	57	11.5%	25,705,468	7.4%
> 500,000 <= 1,000,000	256	51.6%	182,346,593	52.5%
> 1,000,000 <= 1,500,000	67	13.5%	83,740,141	24.1%
> 1,500,000 <= 2,000,000	14	2.8%	25,312,909	7.3%
> 2,000,000 <= 2,500,000	2	0.4%	4,536,172	1.3%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	496	100%	347,106,973	100%

Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	85	15.5%	52,682,418	15.2%
> 12 <= 18	332	60.7%	215,999,279	62.2%
> 18 <= 24	125	22.9%	76,559,013	22.1%
> 24 <= 30	4	0.7%	1,699,735	0.5%
> 30 <= 36	1	0.2%	166,528	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	547	100%	347,106,973	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	535	97.8%	337,690,940	97.3%
> 30 <= 60	5	0.9%	3,495,423	1.0%
> 60 <= 90	3	0.5%	2,404,343	0.7%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	4	0.7%	3,516,268	1.0%
Total	547	100%	347,106,973	100%

Income Verification ●●					
	Number		Balance		
	Amount		%	Amount	%
Full Doc	216		39.5%	135,251,054	39.0%
Mid Doc	274		50.1%	186,495,147	53.7%
Quick Doc	0		0.0%	0	0.0%
SMSF	57		10.4%	25,360,772	7.3%
SMSF NR	0		0.0%	0	0.0%
Total	547		100%	347,106,973	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	547		100.0%	347,106,973	100.0%
Total	547		100%	347,106,973	100%

Interest Rate Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Variable	547		100.0%	347,106,973	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	547		100%	347,106,973	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%	142		26.0%	89,567,602	25.8%
> 7.0% <= 7.5%	201		36.7%	129,948,731	37.4%
> 7.5% <= 8.0%	130		23.8%	84,380,030	24.3%
> 8.0% <= 8.5%	59		10.8%	34,883,686	10.0%
> 8.5% <= 9.0%	9		1.6%	4,417,957	1.3%
> 9.0% <= 13.0%	6		1.1%	3,908,967	1.1%
Total	547		100%	347,106,973	100%

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 1.50	0		0.0%	0	0.0%
> 1.50 <= 1.75	1		0.2%	836,283	0.2%
> 1.75 <= 2.00	5		0.9%	3,192,195	0.9%
> 2.00 <= 2.25	22		4.0%	11,894,247	3.4%
> 2.25 <= 2.50	11		2.0%	4,229,143	1.2%
> 2.50 <= 2.75	3		0.5%	1,121,636	0.3%
> 2.75 <= 3.00	6		1.1%	3,209,054	0.9%
> 3.00 <= 3.25	6		1.1%	2,901,893	0.8%
> 3.25 <= 3.50	2		0.4%	568,161	0.2%
> 3.50 <= 3.75	5		0.9%	2,436,486	0.7%
> 3.75 <= 4.00	7		1.3%	5,081,460	1.5%
> 4.00 <= 4.25	3		0.5%	2,501,122	0.7%
> 4.25 <= 100	114		20.8%	66,961,866	19.3%
NA	362		66.2%	242,173,428	70%
Total	547		100%	347,106,973	100%

NCCP Loans ●●					
	Number		Balance		
	Amount		%	Amount	%
NCCP regulated loans	425		77.7%	276,677,915	79.7%
Non NCCP loans	122		22.3%	70,429,059	20.3%
Total	547		100%	347,106,973	100%

Residential Property Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Apartment	45		8.3%	25,730,801	7.4%
High Density Apartment	0		0.0%	0	0.0%
House	500		91.7%	321,376,173	92.6%
Total	545		100%	347,106,973	100%

Employment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
PAYG	75		13.7%	41,194,909	11.9%
<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	39	7.1%	22,620,111	6.5%
36 <= 48	48	50	9.1%	30,231,099	8.7%
48 <= 60	60	55	10.1%	37,153,027	10.7%
60 <= 900	900	328	60.0%	215,907,828	62.2%
Total	547		100%	347,106,973	100%

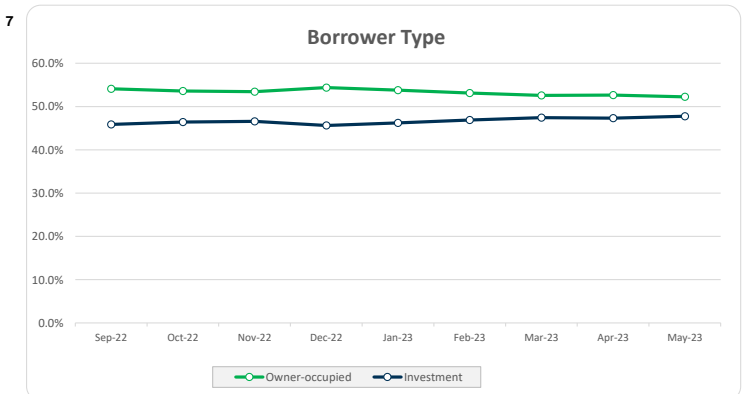
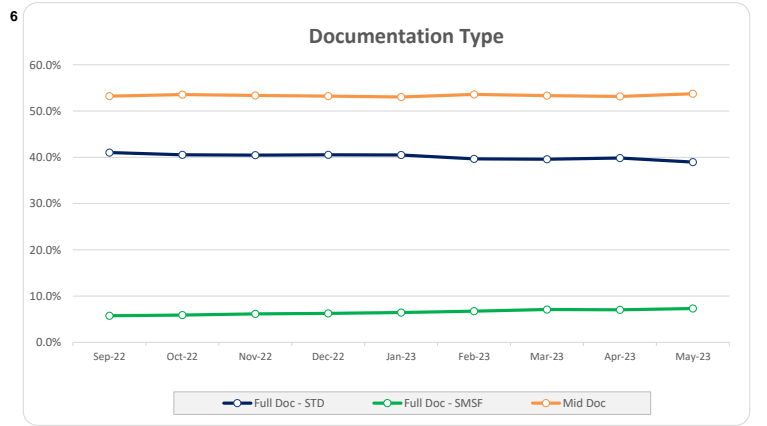
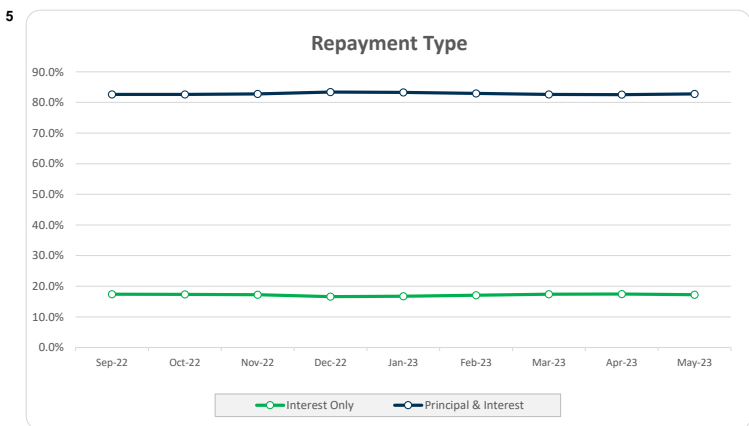
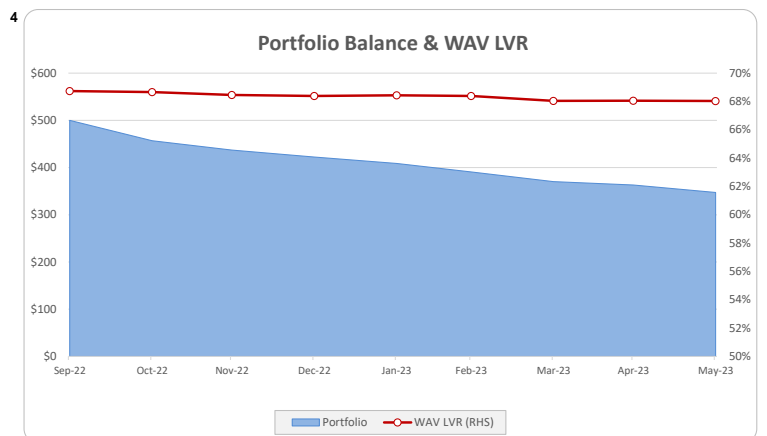
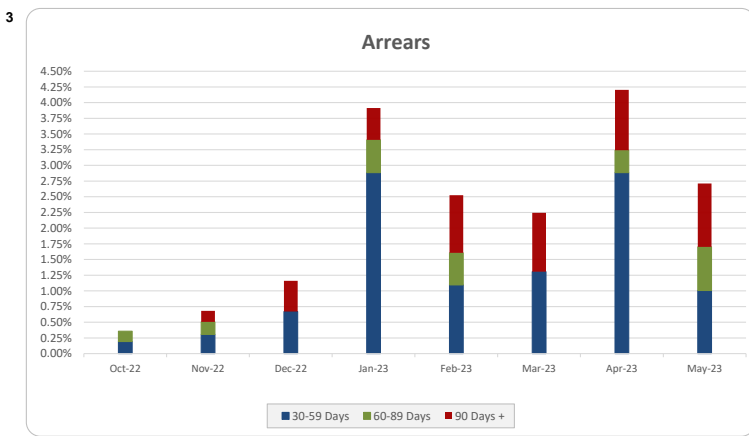
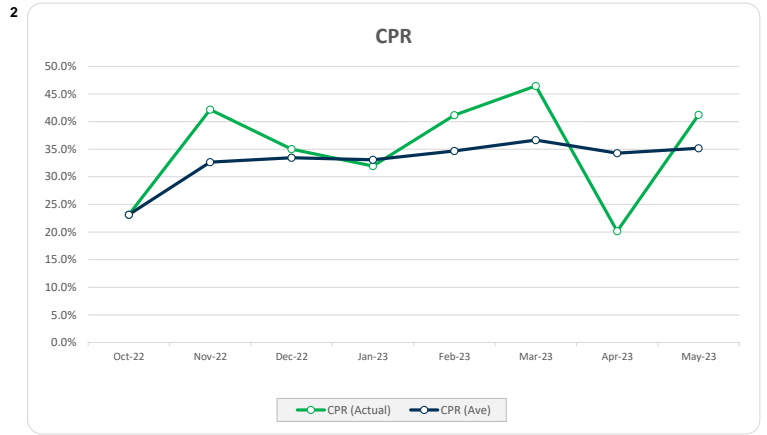
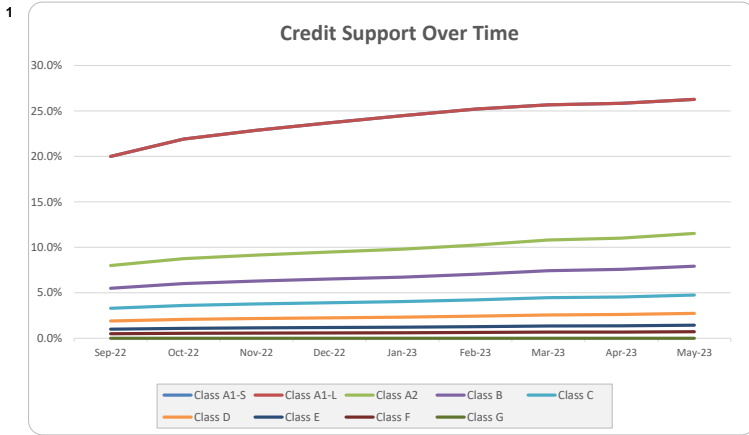
Remaining Term ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 15	180	0	0.0%	0	0.0%
> 15 <= 20	240	13	2.4%	7,433,566	2.1%
> 20 <= 25	300	32	5.9%	17,059,113	4.9%
> 25 <= 30	360	502	91.8%	322,614,294	92.9%
Total	547		100%	347,106,973	100%

Payment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
P&I	456		83.4%	287,313,502	82.8%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	10	10	1.8%	6,780,383	2.0%
> 1 <= 2	9	9	1.6%	5,538,105	1.6%
> 2 <= 3	1	1	0.2%	591,000	0.2%
> 3 <= 4	54	54	9.9%	37,744,986	10.9%
> 4 <= 5	17	17	3.1%	9,138,998	2.6%
Total	547		100%	347,106,973	100%

Loan Purpose ●●					
	Number		Balance		
	Amount		%	Amount	%
Purchase	296		54.1%	189,039,958	54.5%
Refinance - no takeout	101		18.5%	57,095,384	16.4%
Refinance - Equity Takeout	150		27.4%	100,971,632	29.1%
Total	547		100%	347,106,973	100%

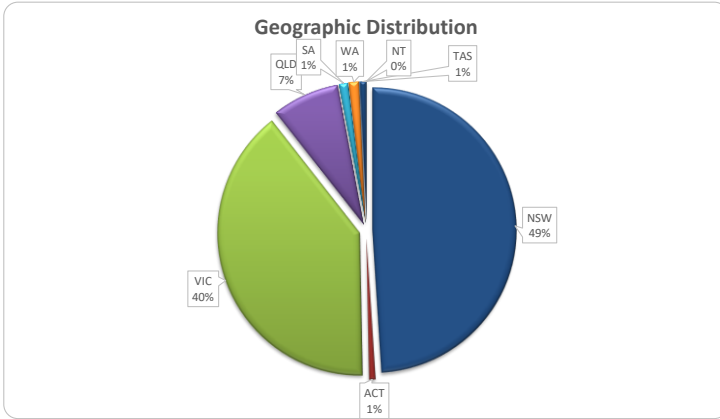
Borrower Industry ●●					
	Number		Balance		
	Amount		%	Amount	%
Accommodation and Food Services	42		7.7%	25,203,547	7.3%
Administrative and Support Services	8		1.5%	3,948,009	1.1%
Agriculture, Forestry and Fishing	1		0.2%	848,031	0.2%
Arts and Recreation Services	19		3.5%	13,051,223	3.8%
Construction	168		30.7%	113,126,633	32.6%
Education and Training	21		3.8%	13,454,957	3.9%
Electricity Gas Water and Waste Services	3		0.5%	2,079,344	0.6%
Financial and Insurance Services	31		5.7%	17,737,265	5.1%
Health Care and Social Assistance	22		4.0%	15,085,568	4.3%
Information Media and Telecommunications	30		5.5%	19,528,248	5.6%
Manufacturing	11		2.0%	6,350,131	1.8%
Mining	1		0.2%	283,578	0.1%
Other Services	73		13.3%	46,064,316	13.3%
Professional, Scientific and Technical Services	31		5.7%	19,362,986	5.6%
Public Administration and Safety	2		0.4%	780,469	0.2%
Rental, Hiring and Real Estate Services	10		1.8%	5,786,345	1.7%
Retail Trade	24		4.4%	13,698,122	3.9%
Transport, Postal and Warehousing	45		8.2%	26,833,150	7.7%
Wholesale Trade	5		0.9%	3,885,050	1.1%
Total	547		100%	347,106,973	100%

Credit Events ●●					
	Number		Balance		
	Amount		%	Amount	%
0	547		100.0%	347,106,973	100.0%
1	0		0.0%	0	0.0%
2	0		0.0%	0	0.0%
3	0		0.0%	0	0.0%
Total	547		100%	347,106,973	100%

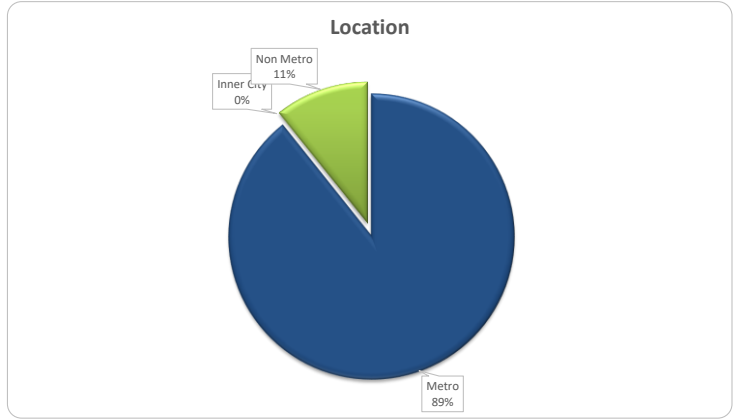


Think Tank Residential Series 2022-2: Current Charts

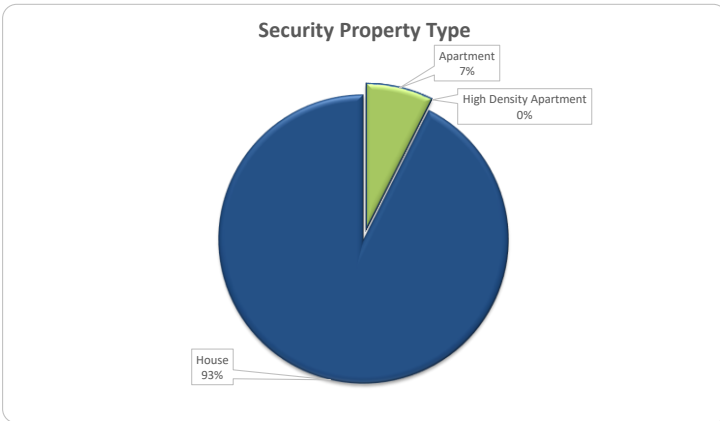
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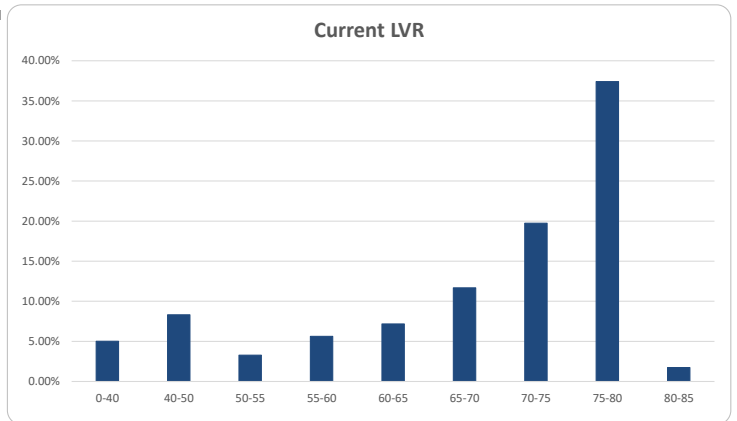
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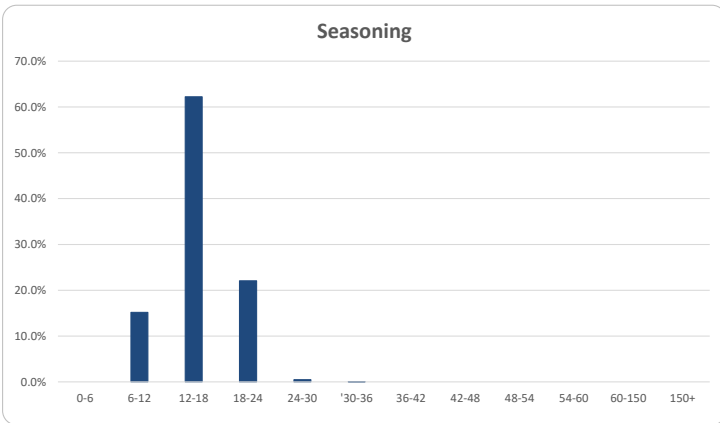
10



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