

## Investor Report - Think Tank Residential Series 2023-1

Collection Period from 01-Jun-2023 to 30-Jun-2023

Payment Date of 10-Jul-2023

### Counterparty Information ●●

<b>Issuer/Trustee</b>	BNY Trust Company of Australia Limited in its capacity atf the Think Tank Residential Series 2023-1 Trust ("Trustee" or "BNY")
<b>Security Trustee</b>	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2023-1 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 Trust Company of Australia Limited in its capacity atf the Think Tank Residential Series 2023-1 Trust ("Trustee" or "BNY")
<b>Arranger</b>	National Australia Bank
<b>Joint Lead Managers</b>	Commonwealth Bank of Australia, Macquarie Bank Limited, National Australia Bank, Standard Chartered Bank, Westpac Banking Corporation
<b>Liquidity Facility Provider</b>	National Australia Bank
<b>Designated Rating Agency</b>	S&P Global Ratings Australia Pty Ltd Fitch Australia Pty Ltd
<b>European Risk Retention</b>	<p>Think Tank Group Pty Limited:</p> <p>(a) continues to retain a material net economic interest of not less than 5% in the Think Tank Residential Series 2023-1 Trust securitisation transaction in accordance with the text of Article 6(1) of Regulation (EU) 2017/2402 of the European Parliament and Council (EU Securitisation Regulation) and Article 6(1) of Regulation (EU) 2017/2402 as it forms part of the domestic law of the United Kingdom as "retained EU law", by operation of the European Union (Withdrawal) Act 2018 (UK Securitisation Regulation), each as in force on the closing date of the Think Tank Residential Series 2023-1 Trust securitisation transaction (the "Retention");</p> <p>(b) has not changed the manner or form in which it retains or the method of calculating the Retention, except as permitted by the EU Securitisation Regulation and the UK Securitisation Regulation;</p> <p>(c) has not disposed of, assigned, sold, transferred or otherwise surrendered all or any part of the rights, benefits or obligations arising from its interest in the Retention, except as permitted by the EU Securitisation Regulation and the UK Securitisation Regulation; and</p> <p>(d) has not utilised or entered into any credit risk mitigation techniques or other hedge against the credit risk under or associated with its interest in the Retention, except as permitted by the EU Securitisation Regulation and the UK Securitisation Regulation.</p>

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	519,219,386.16		23,612,739.65	495,606,646.52	82.6%	0.00	0.00	2,193,097.34	2,193,097.34
Class A2	75,935,835.23		3,453,363.17	72,482,472.05	82.6%	0.00	0.00	362,869.27	362,869.27
Class B	20,250,000.00		0.00	20,250,000.00	100.0%	0.00	0.00	108,750.82	108,750.82
Class C	16,120,000.00		0.00	16,120,000.00	100.0%	0.00	0.00	91,340.78	91,340.78
Class D	11,250,000.00		0.00	11,250,000.00	100.0%	0.00	0.00	69,571.23	69,571.23
Class E	6,750,000.00		0.00	6,750,000.00	100.0%	0.00	0.00	51,479.38	51,479.38
Class F	4,130,000.00		0.00	4,130,000.00	100.0%	0.00	0.00	34,552.82	34,552.82
Class G	3,750,000.00		0.00	3,750,000.00	100.0%	0.00	0.00	41,776.03	41,776.03

### 1. GENERAL

Current Payment Date	10-Jul-23
Collection Period (start)	1-Jun-23
Collection Period (end)	30-Jun-23
Interest Period (start)	13-Jun-23
Interest Period (end)	9-Jul-23
Days in Interest Period	27
Next Payment Date	10-Aug-23

### 2. COLLECTIONS

<b>a. Total Available Income</b>	
Interest on Mortgage Loans	4,124,818.21
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	147,598.96
<b>Total Available Income</b>	<b>4,272,417.17</b>

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

<b>b. Total Principal Principal</b>	
Principal Received on the Mortgage Loans	28,041,357.84
Principal received from cut-off to settlement date	0.00
Other Principal	-16,964.67
<b>Total Principal Collections</b>	<b>28,024,393.17</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)	223,377.83
Senior Expenses - Items 5.8(f)	9,811.22
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	2,193,097.34
Class A2 Interest	362,869.27
Class B Interest	108,750.82
Class C Interest	91,340.78
Class D Interest	69,571.23
Class E Interest	51,479.38
Class F Interest	34,552.82
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	41,776.03
Other Expenses	0.00
Excess Spread	1,085,790.45

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	958,290.35
Class A1 Principal Payment	23,612,739.65
Class A2 Principal Payment	3,453,363.17
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	657,578,102.42
Plus: Capitalised Charges	41,392.65
Plus: Further Advances / Redraws	958,290.35
Less: Principal Collections	28,024,393.17
Loan Balance at End of Collection Period	630,553,392.25

### b. Repayments

Principal received on Mortgage Loans during Collection Period	28,024,393.17
Scheduled Principal Payments received	512,075.78
Unscheduled Principal Payments received - Redraw	26,570,681.72
CPR (%) - Total Repayments	39.1%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.31%	7.69%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.31%	7.69%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	4	3	3	10
Balance Outstanding	1,967,841	2,456,385	2,375,440	6,799,666
% Portfolio Balance	0.31%	0.39%	0.38%	1.08%

### 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	448,706	448,706
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

## 7. LIQUIDITY FACILITY

Limit available_Current Payment Date	9,804,828.32
Limit available_Next Payment Date	9,398,836.78
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	965
Facilities	937
Borrower Groups	868
Balance	630,553,392
Avg Loan Balance	653,423
Max Loan Balance	2,462,124
Avg Facility Balance	672,949
Max Facility Balance	2,462,124
Avg Group Balance	726,444
Max Group Balance	2,516,363
WA Current LVR	69.3%
Max Current LVR	81.8%
WA Yield	7.69%
WA Seasoning (months)	12.4
% IO	17.1%
% Investor	48.5%
% SMSF	9.2%
WA Interest Cover (UnStressed)	0.88

## Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	100	10.4%	37,796,179	6.0%
> 40% <= 50%	65	6.7%	33,913,752	5.4%
> 50% <= 55%	28	2.9%	13,347,475	2.1%
> 55% <= 60%	45	4.7%	28,749,552	4.6%
> 60% <= 65%	60	6.2%	40,800,692	6.5%
> 65% <= 70%	93	9.6%	71,937,062	11.4%
> 70% <= 75%	178	18.4%	124,143,685	19.7%
> 75% <= 80%	389	40.3%	274,425,685	43.5%
> 80% <= 85%	7	0.7%	5,439,032	0.9%
> 85% <= 100%	0	0.0%	0	0.0%
<b>Total</b>	<b>965</b>	<b>100.0%</b>	<b>630,553,392</b>	<b>100%</b>

## Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	13	1.4%	561,899	0.1%
> 100,000 <= 200,000	33	3.5%	5,476,436	0.9%
> 200,000 <= 300,000	75	8.0%	19,652,626	3.1%
> 300,000 <= 400,000	96	10.2%	34,358,328	5.4%
> 400,000 <= 500,000	120	12.8%	54,511,532	8.6%
> 500,000 <= 1,000,000	441	47.1%	310,989,526	49.3%
> 1,000,000 <= 1,500,000	137	14.6%	165,839,106	26.3%
> 1,500,000 <= 2,000,000	21	2.2%	36,701,815	5.8%
> 2,000,000 <= 2,500,000	1	0.1%	2,462,124	0.4%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>937</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

## Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	399	41.3%	298,018,762	47.3%
ACT	5	0.5%	4,319,138	0.7%
VIC	377	39.1%	238,097,839	37.8%
QLD	119	12.3%	60,624,887	9.6%
SA	29	3.0%	14,899,455	2.4%
WA	26	2.7%	10,394,472	1.6%
TAS	10	1.0%	4,198,839	0.7%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

## Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	827	85.7%	561,759,733	89.1%
Non metro	138	14.3%	68,793,660	10.9%
Inner City	0	0.0%	0	0.0%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

## Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	22	2.3%	975,268	0.2%
> 100,000 <= 200,000	40	4.1%	6,535,217	1.0%
> 200,000 <= 300,000	81	8.4%	21,240,193	3.4%
> 300,000 <= 400,000	101	10.5%	36,276,532	5.8%
> 400,000 <= 500,000	127	13.2%	57,652,782	9.1%
> 500,000 <= 1,000,000	441	45.7%	310,286,856	49.2%
> 1,000,000 <= 1,500,000	131	13.6%	158,422,604	25.1%
> 1,500,000 <= 2,000,000	21	2.2%	36,701,815	5.8%
> 2,000,000 <= 2,500,000	1	0.1%	2,462,124	0.4%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

## Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	10	1.2%	419,985	0.1%
> 100,000 <= 200,000	29	3.3%	4,870,388	0.8%
> 200,000 <= 300,000	62	7.1%	16,218,565	2.6%
> 300,000 <= 400,000	83	9.6%	29,964,629	4.8%
> 400,000 <= 500,000	100	11.5%	45,473,759	7.2%
> 500,000 <= 1,000,000	400	46.1%	285,542,570	45.3%
> 1,000,000 <= 1,500,000	143	16.5%	174,024,291	27.6%
> 1,500,000 <= 2,000,000	34	3.9%	58,521,552	9.3%
> 2,000,000 <= 2,500,000	6	0.7%	13,001,290	2.1%
> 2,500,000 <= 5,000,000	1	0.1%	2,516,363	0.4%
<b>Total</b>	<b>868</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

## Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	2	0.2%	863,859	0.1%
> 6 <= 12	508	52.6%	355,341,745	56.4%
> 12 <= 18	343	35.5%	214,957,109	34.1%
> 18 <= 24	108	11.2%	57,043,279	9.0%
> 24 <= 30	1	0.1%	512,692	0.1%
> 30 <= 36	1	0.1%	820,640	0.1%
> 36 <= 42	0	0.0%	0	0.0%
> 42 <= 48	1	0.1%	569,881	0.1%
> 48 <= 54	0	0.0%	0	0.0%
> 54 <= 60	0	0.0%	0	0.0%
> 60 <= 300	1	0.1%	447,187	0.1%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

## Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	955	99.0%	623,753,726	98.9%
> 30 <= 60	4	0.4%	1,967,841	0.3%
> 60 <= 90	3	0.3%	2,456,385	0.4%
> 90 <= 120	1	0.1%	408,168	0.1%
> 120 <= 150	2	0.2%	1,967,272	0.3%
> 150 <= 1000	0	0.0%	0	0.0%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	342	35.4%	210,143,640	33.3%
Mid Doc	480	49.7%	362,423,377	57.5%
Quick Doc	0	0.0%	0	0.0%
SMSF	143	14.8%	57,986,375	9.2%
SMSF NR	0	0.0%	0	0.0%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</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	965	100.0%	630,553,392	100.0%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	965	100.0%	630,553,392	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>965</b>	<b>100%</b>	<b>630,553,392</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	0.1%	455,056	0.1%
> 6.5% <= 7.0%	39	4.0%	24,946,371	4.0%
> 7.0% <= 7.5%	336	34.8%	206,685,351	32.8%
> 7.5% <= 8.0%	353	36.6%	245,082,104	38.9%
> 8.0% <= 8.5%	184	19.1%	122,963,590	19.5%
> 8.5% <= 9.0%	44	4.6%	26,908,702	4.3%
> 9.0% <= 13.0%	8	0.8%	3,512,218	0.6%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

Interest Cover (Unstressed) ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 1.50	0	0.0%	0	0.0%
> 1.50 <= 1.75	10	1.0%	5,693,611	0.9%
> 1.75 <= 2.00	37	3.8%	15,961,389	2.5%
> 2.00 <= 2.25	40	4.1%	18,103,823	2.9%
> 2.25 <= 2.50	18	1.9%	8,213,929	1.3%
> 2.50 <= 2.75	15	1.6%	5,942,383	0.9%
> 2.75 <= 3.00	18	1.9%	9,054,544	1.4%
> 3.00 <= 3.25	8	0.8%	5,114,186	0.8%
> 3.25 <= 3.50	2	0.2%	872,785	0.1%
> 3.50 <= 3.75	8	0.8%	4,640,715	0.7%
> 3.75 <= 4.00	9	0.9%	5,649,196	0.9%
> 4.00 <= 4.25	3	0.3%	2,259,432	0.4%
> 4.25 <= 100	60	6.2%	32,252,425	5.1%
NA	737	76.4%	516,794,974	82%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	707	73.3%	486,015,887	77.1%
Non NCCP loans	258	26.7%	144,537,506	22.9%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	102	10.6%	46,614,877	7.4%
High Density Apartment	0	0.0%	0	0.0%

Employment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
PAYG	150	15.5%	71,981,582	11.4%
<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%	41,714,914	6.6%
> 36 <= 48	48	10.2%	65,422,862	10.4%
> 48 <= 60	60	9.6%	64,352,633	10.2%
> 60 <= 900	900	58.8%	387,081,401	61.4%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

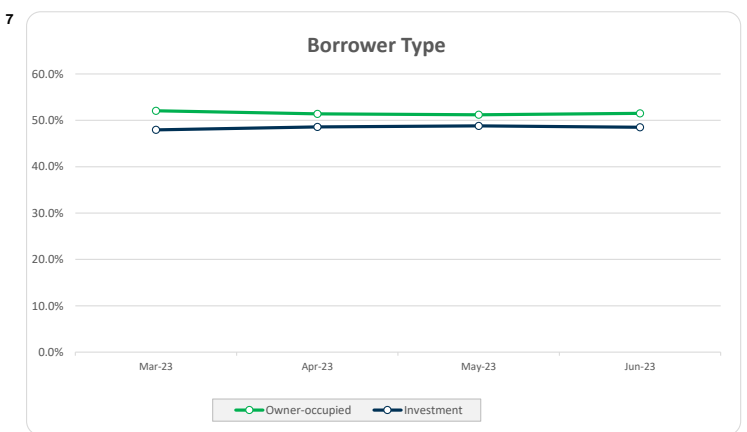
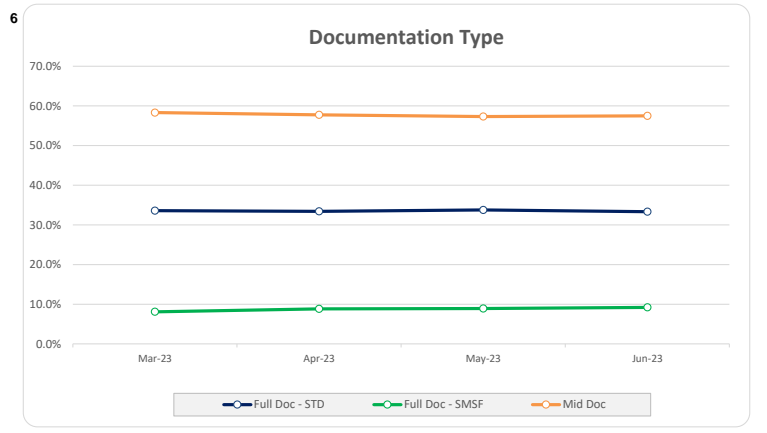
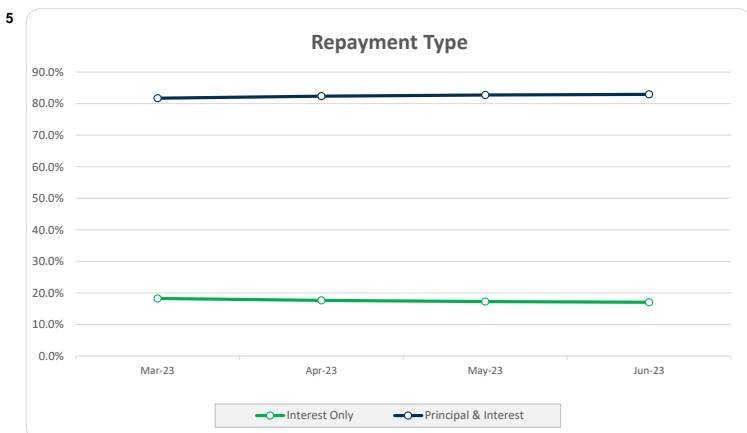
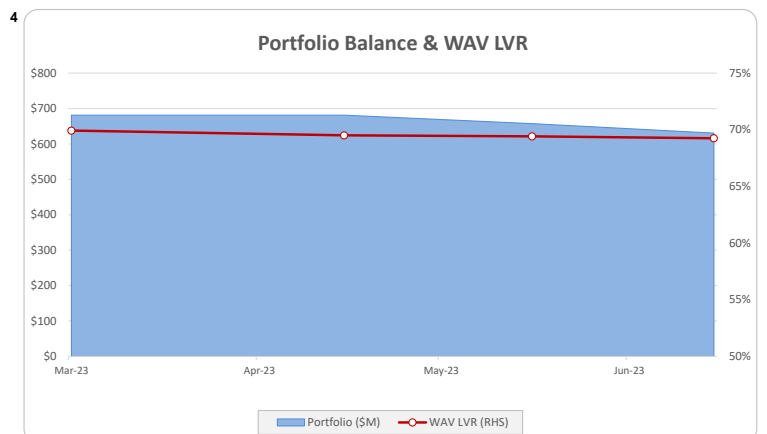
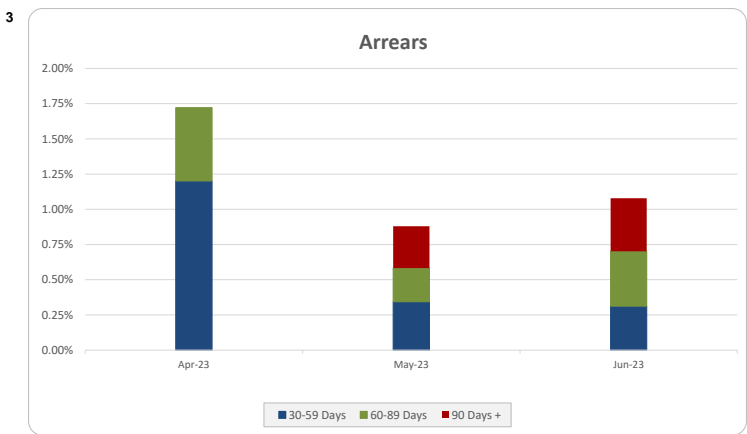
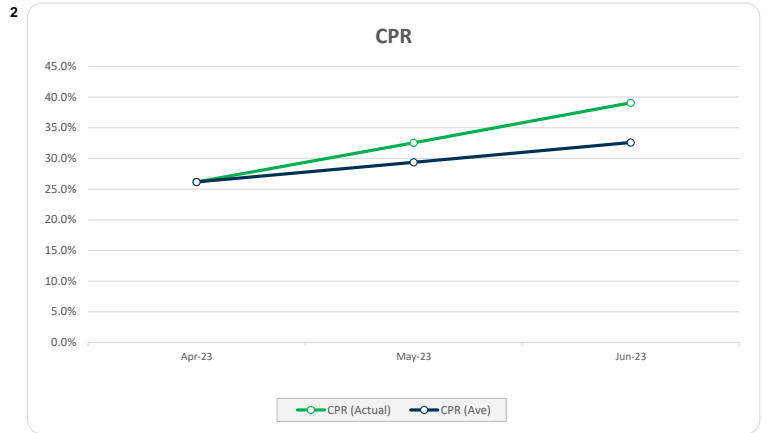
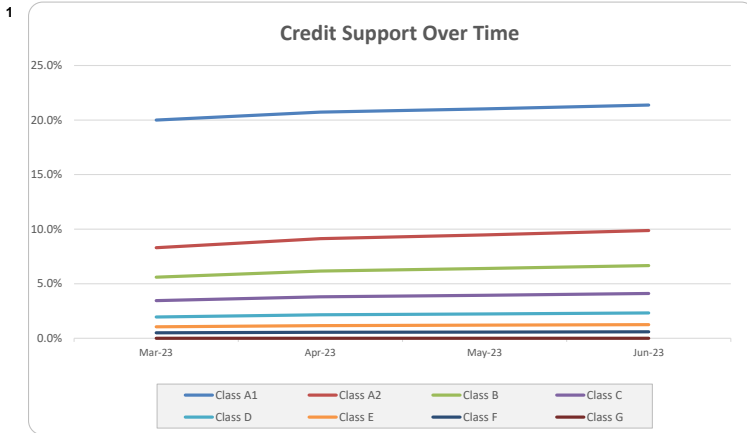
Remaining Term ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 15	180	0.7%	1,920,965	0.3%
> 15 <= 20	22	2.3%	12,387,117	2.0%
> 20 <= 25	300	4.5%	25,369,490	4.0%
> 25 <= 30	360	92.5%	590,875,820	93.7%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	815	84.5%	523,009,467	82.9%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	8	0.8%	6,525,904	1.0%
> 1 <= 2	16	1.7%	13,775,370	2.2%
> 2 <= 3	7	0.7%	4,474,573	0.7%
> 3 <= 4	57	5.9%	36,141,256	5.7%
> 4 <= 5	62	6.4%	46,626,823	7.4%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	491	50.9%	330,852,159	52.5%
Refinance - no takeout	135	14.0%	69,447,057	11.0%
Refinance - Equity Takeout	339	35.1%	230,254,176	36.5%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	79	8.2%	48,989,997	7.8%
Administrative and Support Services	10	1.0%	6,257,177	1.0%
Agriculture, Forestry and Fishing	5	0.5%	4,530,504	0.7%
Arts and Recreation Services	10	1.0%	5,652,173	0.9%
Construction	244	25.3%	175,492,621	27.8%
Education and Training	28	2.9%	13,151,504	2.1%
Electricity Gas Water and Waste Services	17	1.8%	13,107,961	2.1%
Financial and Insurance Services	45	4.7%	26,990,885	4.3%
Health Care and Social Assistance	47	4.9%	23,324,740	3.7%
Information Media and Telecommunications	32	3.3%	19,238,371	3.1%
Manufacturing	14	1.5%	7,948,455	1.3%
Mining	4	0.4%	1,077,508	0.2%
Other Services	150	15.5%	99,108,589	15.7%
Professional, Scientific and Technical Services	57	5.9%	37,470,518	5.9%
Public Administration and Safety	9	0.9%	3,827,665	0.6%
Rental, Hiring and Real Estate Services	49	5.1%	35,864,605	5.7%
Retail Trade	43	4.5%	33,405,069	5.3%
Transport, Postal and Warehousing	97	10.1%	54,979,560	8.7%
Wholesale Trade	25	2.6%	20,135,491	3.2%
<b>Total</b>	<b>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	965	100.0%	630,553,392	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>965</b>	<b>100%</b>	<b>630,553,392</b>	<b>100%</b>



Think Tank Residential Series 2023-1: Current Charts

