

Investor Report - Think Tank Residential Series 2022-1

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

Payment Date of 10-Jul-2023

Counterparty Information ●●

<p>Issuer/Trustee</p> <p>Security Trustee</p> <p>Trust Manager, Originator, Servicer</p> <p>Standby Servicer and Standby Trust Manager</p> <p>Custodian</p> <p>Arranger</p> <p>Joint Lead Managers</p> <p>Liquidity Facility Provider</p> <p>Designated Rating Agency</p> <p>European Risk Retention</p>	<p>BNY Trust Company of Australia Limited in its capacity as the Think Tank Residential Series 2022-1 Trust ("Trustee" or "BNY")</p> <p>BNY Trust (Australia) Registry Limited in its capacity as the Think Tank Residential Series 2022-1 Trust Security Trust</p> <p>Think Tank Group Pty Limited ("Think Tank")</p> <p>AMAL Asset Management Limited</p> <p>BNY</p> <p>Commonwealth Bank of Australia</p> <p>CBA, Deutsche Bank AG Sydney Branch, NAB, Standard Chartered Bank, Westpac Banking Corporation</p> <p>Commonwealth Bank of Australia</p> <p>S&P Global Ratings Australia Pty Ltd</p> <p>Fitch Australia Pty Ltd</p> <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 2022-1 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 2022-1 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>
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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	230,211,315.92		13,316,593.08	216,894,722.84	72.3%	0.00	0.00	921,286.76	921,286.76
Class A2	40,286,980.29		2,330,403.79	37,956,576.50	72.3%	0.00	0.00	177,615.91	177,615.91
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	112,297.81	112,297.81
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	46,802.47	46,802.47
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	28,723.56	28,723.56
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	26,807.67	26,807.67
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	20,453.42	20,453.42
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	27,850.68	27,850.68

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

a. Total Available Income

Interest on Mortgage Loans	2,026,952.58
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	64,972.79
Total Available Income	2,091,925.37

(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	17,845,175.89
Principal from the sale of Mortgage Loans	0.00
Other Principal	-17,495.62
Total Principal Collections	17,827,680.27

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)	116,750.66
Senior Expenses - Items 5.8(f)	3,500.73
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	921,286.76
Class A2 Interest	177,615.91
Class B Interest	112,297.81
Class C Interest	46,802.47
Class D Interest	28,723.56
Class E Interest	26,807.67
Class F Interest	20,453.42
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	27,850.68
Other Expenses	0.00
Excess Spread	609,835.68

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	2,180,683.40
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	13,316,593.08
Class A2 Principal Payment	2,330,403.79
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	318,171,573.20
Plus: Capitalised Charges	2,288.77
Plus: Further Advances / Redraws	2,180,683.40
Less: Principal Collections	17,827,680.27
Loan Balance at End of Collection Period	302,526,865.10

b. Repayments

Principal received on Mortgage Loans during Collection Period	17,827,680.27
Scheduled Principal Payments received	280,638.20
Unscheduled Principal Payments received - Redraw	15,366,358.67
CPR (%) - Total Repayments	44.8%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.75%	7.79%	OK
Test (b)			
Bank Bill Rate plus 3.00%	7.06%	7.79%	OK

d. Arrears

Current Period

	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	2	5	4	11
Balance Outstanding	1,853,922	3,382,027	2,471,906	7,707,855
% Portfolio Balance	0.61%	1.12%	0.82%	2.55%

e. Foreclosures

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

7. LIQUIDITY FACILITY

Limit available_Current Payment Date	4,732,474.44
Limit available_Next Payment Date	4,497,769.49
Outstanding Liquidity draws	0.00

Summary ●●

Loans	516
Facilities	483
Borrower Groups	441
Balance	302,526,865
Avg Loan Balance	586,292
Max Loan Balance	1,806,000
Avg Facility Balance	626,350
Max Facility Balance	1,806,000
Avg Group Balance	686,002
Max Group Balance	1,889,021
WA Current LVR	65.7%
Max Current LVR	83.6%
WA Yield	7.79%
WA Seasoning (months)	20.3
% IO	21.1%
% Investor	51.7%
% SMSF	11.3%
WA Interest Cover (UnStressed)	4.14

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	62	12.0%	21,281,677	7.0%
> 40% <= 50%	54	10.5%	29,679,406	9.8%
> 50% <= 55%	24	4.7%	13,528,014	4.5%
> 55% <= 60%	32	6.2%	16,326,005	5.4%
> 60% <= 65%	45	8.7%	30,291,298	10.0%
> 65% <= 70%	55	10.7%	35,721,933	11.8%
> 70% <= 75%	77	14.9%	56,527,280	18.7%
> 75% <= 80%	165	32.0%	98,130,646	32.4%
> 80% <= 85%	2	0.4%	1,040,606	0.3%
> 85% <= 100%	0	0.0%	0	0.0%
Total	516	100.0%	302,526,865	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	8	1.7%	362,671	0.1%
> 100,000 <= 200,000	20	4.1%	3,176,070	1.0%
> 200,000 <= 300,000	48	9.9%	12,104,067	4.0%
> 300,000 <= 400,000	54	11.2%	18,608,141	6.2%
> 400,000 <= 500,000	66	13.7%	29,859,115	9.9%
> 500,000 <= 1,000,000	218	45.1%	150,668,224	49.8%
> 1,000,000 <= 1,500,000	67	13.9%	84,300,572	27.9%
> 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%
Total	483	100%	302,526,865	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	230	44.6%	149,492,647	49.4%
ACT	2	0.4%	1,471,311	0.5%
VIC	190	36.8%	109,836,605	36.3%
QLD	66	12.8%	31,371,176	10.4%
SA	14	2.7%	4,612,411	1.5%
WA	9	1.7%	2,985,922	1.0%
TAS	5	1.0%	2,756,793	0.9%
NT	0	0.0%	0	0.0%
Total	516	100%	302,526,865	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	426	82.6%	265,047,548	87.6%
Non metro	90	17.4%	37,479,317	12.4%
Inner City	0	0.0%	0	0.0%
Total	516	100%	302,526,865	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	3.1%	927,300	0.3%
> 100,000 <= 200,000	29	5.6%	4,579,977	1.5%
> 200,000 <= 300,000	58	11.2%	14,622,045	4.8%
> 300,000 <= 400,000	62	12.0%	21,475,523	7.1%
> 400,000 <= 500,000	69	13.4%	31,177,130	10.3%
> 500,000 <= 1,000,000	223	43.2%	155,012,454	51.2%
> 1,000,000 <= 1,500,000	57	11.0%	71,284,251	23.6%
> 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%
Total	516	100%	302,526,865	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	8	1.8%	362,671	0.1%
> 100,000 <= 200,000	19	4.3%	2,990,793	1.0%
> 200,000 <= 300,000	32	7.3%	8,279,361	2.7%
> 300,000 <= 400,000	45	10.2%	15,444,514	5.1%
> 400,000 <= 500,000	62	14.1%	28,017,086	9.3%
> 500,000 <= 1,000,000	185	42.0%	127,304,484	42.1%
> 1,000,000 <= 1,500,000	78	17.7%	98,972,863	32.7%
> 1,500,000 <= 2,000,000	12	2.7%	21,155,093	7.0%
> 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	441	100%	302,526,865	100%

Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	0	0.0%	0	0.0%
> 12 <= 18	63	12.2%	41,509,057	13.7%
> 18 <= 24	444	86.0%	256,594,081	84.8%
> 24 <= 30	8	1.6%	3,853,891	1.3%
> 30 <= 36	1	0.2%	569,837	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%
Total	516	100%	302,526,865	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	505	97.9%	294,819,010	97.5%
> 30 <= 60	2	0.4%	1,853,922	0.6%
> 60 <= 90	5	1.0%	3,382,027	1.1%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	2	0.4%	1,831,318	0.6%
> 150 <= 1000	2	0.4%	640,588	0.2%
Total	516	100%	302,526,865	100%

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	154	29.8%	91,279,180	30.2%
Mid Doc	276	53.5%	177,029,802	58.5%
Quick Doc	0	0.0%	0	0.0%
SMSF	86	16.7%	34,217,884	11.3%
SMSF NR	0	0.0%	0	0.0%
Total	516	100%	302,526,865	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	516	100.0%	302,526,865	100.0%
Total	516	100%	302,526,865	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	516	100.0%	302,526,865	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	516	100%	302,526,865	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%	12	2.3%	6,416,353	2.1%
> 7.0% <= 7.5%	185	35.9%	98,350,639	32.5%
> 7.5% <= 8.0%	146	28.3%	106,368,938	35.2%
> 8.0% <= 8.5%	114	22.1%	66,441,367	22.0%
> 8.5% <= 9.0%	38	7.4%	16,206,158	5.4%
> 9.0% <= 13.0%	21	4.1%	8,743,409	2.9%
Total	516	100%	302,526,865	100%

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	3.5%	10,889,553	3.6%
> 2.00 <= 2.25	18	3.5%	7,588,013	2.5%
> 2.25 <= 2.50	13	2.5%	5,690,465	1.9%
> 2.50 <= 2.75	13	2.5%	6,139,890	2.0%
> 2.75 <= 3.00	12	2.3%	4,838,195	1.6%
> 3.00 <= 3.25	9	1.7%	2,957,702	1.0%
> 3.25 <= 3.50	6	1.2%	2,314,897	0.8%
> 3.50 <= 3.75	10	1.9%	6,770,330	2.2%
> 3.75 <= 4.00	17	3.3%	7,456,940	2.5%
> 4.00 <= 4.25	10	1.9%	7,564,651	2.5%
> 4.25 <= 100	270	52.3%	166,757,279	55.1%
NA	120	23.3%	73,558,951	24%
Total	516	100%	302,526,865	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	356	69.0%	216,170,348	71.5%
Non NCCP loans	160	31.0%	86,356,517	28.5%
Total	516	100%	302,526,865	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	44	8.6%	18,707,576	6.2%
High Density Apartment	0	0.0%	0	0.0%
House	470	91.4%	283,819,289	93.8%
Total	514	100%	302,526,865	100%

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	92	17.8%	41,720,767	13.8%	
<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	30	5.8%	19,892,619	6.6%
36 < 48	48	50	9.7%	33,358,763	11.0%
48 < 60	60	43	8.3%	23,630,152	7.8%
60	900	301	58.3%	183,924,564	60.8%
Total	516	100%	302,526,865	100%	

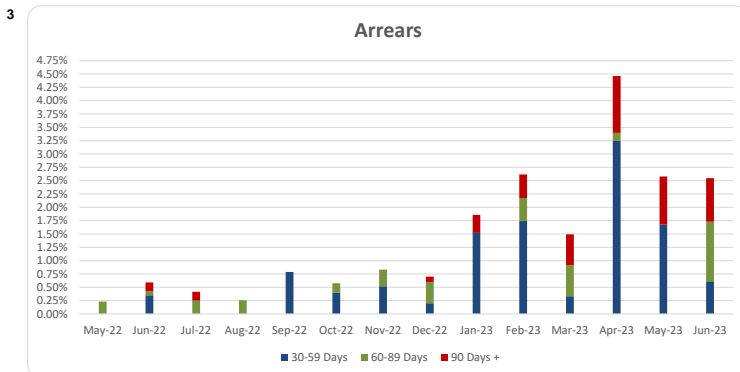
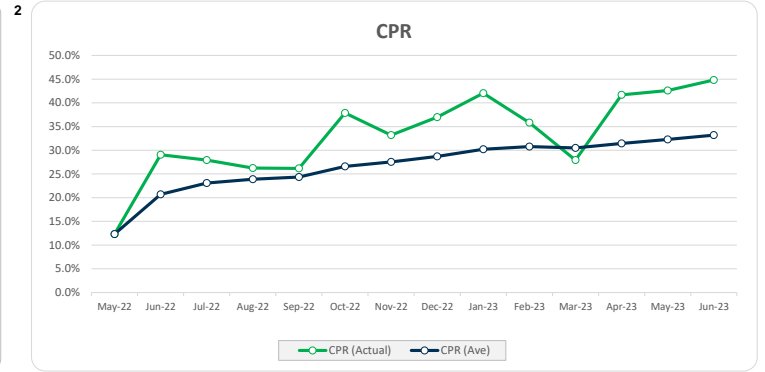
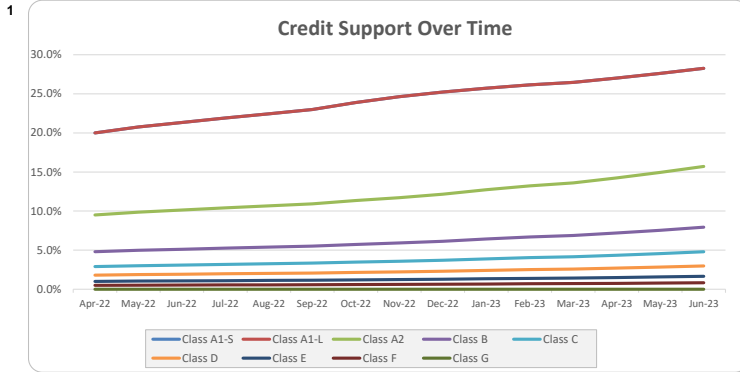
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	4	0.8%	1,065,663	0.4%
> 15 <= 20	240	9	1.7%	5,707,750	1.9%
> 20 <= 25	300	42	8.1%	17,315,791	5.7%
> 25 <= 30	360	461	89.3%	278,437,661	92.0%
Total	516	100%	302,526,865	100%	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	423	82.0%	238,561,398	78.9%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	10	1.9%	7,982,208	2.6%
> 1 <= 2	7	1.4%	3,960,397	1.3%
> 2 <= 3	1	0.2%	733,600	0.2%
> 3 <= 4	74	14.3%	51,184,605	16.9%
> 4 <= 5	1	0.2%	104,658	0.0%
Total	516	100%	302,526,865	100%

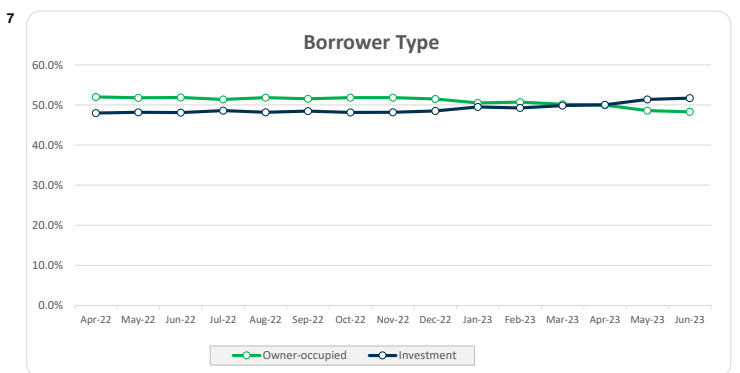
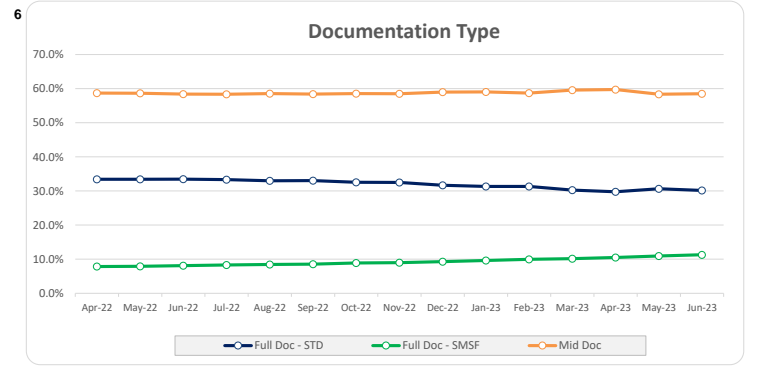
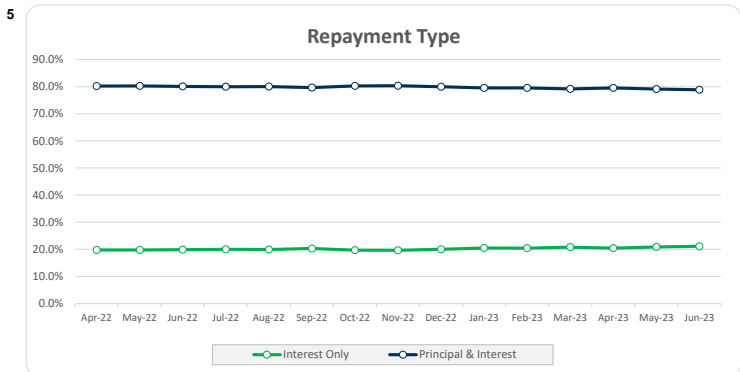
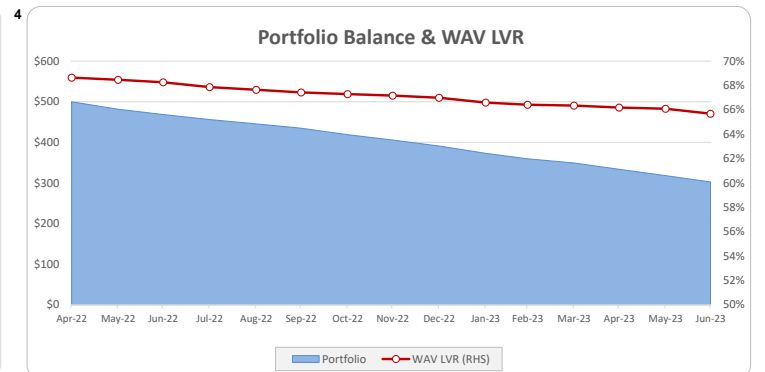
Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	259	50.2%	154,171,968	51.0%
Refinance - no takeout	190	36.8%	104,851,916	34.7%
Refinance - Equity Takeout	67	13.0%	43,502,981	14.4%
Total	516	100%	302,526,865	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	51	9.9%	30,699,886	10.1%
Administrative and Support Services	2	0.4%	2,222,125	0.7%
Agriculture, Forestry and Fishing	1	0.2%	383,149	0.1%
Arts and Recreation Services	14	2.7%	7,817,652	2.6%
Construction	144	27.9%	81,985,378	27.1%
Education and Training	12	2.3%	7,445,581	2.5%
Electricity Gas Water and Waste Services	1	0.2%	501,819	0.2%
Financial and Insurance Services	33	6.4%	17,856,180	5.9%
Health Care and Social Assistance	29	5.6%	16,538,388	5.5%
Information Media and Telecommunications	33	6.4%	16,982,971	5.6%
Manufacturing	20	3.9%	10,964,675	3.6%
Mining	0	0.0%	0	0.0%
Other Services	23	4.5%	16,958,080	5.6%
Professional, Scientific and Technical Services	58	11.2%	33,537,571	11.1%
Public Administration and Safety	8	1.6%	3,804,816	1.3%
Rental, Hiring and Real Estate Services	4	0.8%	4,203,671	1.4%
Retail Trade	25	4.8%	15,525,445	5.1%
Transport, Postal and Warehousing	54	10.5%	31,040,879	10.3%
Wholesale Trade	4	0.8%	4,058,600	1.3%
Total	516	100%	302,526,865	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	516	100.0%	302,526,865	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	516	100%	302,526,865	100%



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

