

Investor Report - Think Tank Residential Series 2022-2

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

Payment Date of 10-Jul-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 Corporation
Liquidity Facility Provider	National Australia Bank
Designated Rating Agency	S&P Global Ratings Australia Pty Ltd Fitch Australia Pty Ltd
European Risk Retention	<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 2022-2 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 2022-2 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-S	0.00		0.00	0.00	0.0%	0.00	0.00	0.00	0.00
Class A1-L	255,719,519.70		18,230,876.21	237,488,643.49	79.2%	0.00	0.00	1,099,033.45	1,099,033.45
Class A2	51,143,903.94		3,646,175.24	47,497,728.70	79.2%	0.00	0.00	244,397.80	244,397.80
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	65,280.82	65,280.82
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	63,549.86	63,549.86
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	42,770.96	42,770.96
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	34,153.15	34,153.15
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	21,378.08	21,378.08
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	2,243,747.06
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	62,573.57
Total Available Income	2,306,320.63

(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	23,177,788.29
Principal from the sale of Mortgage Loans	0.00
Other Principal	-6,599.70
Total Principal Collections	23,171,188.59

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)	120,423.95
Senior Expenses - Items 5.8(f)	4,324.89
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	1,099,033.45
Class A2 Interest	244,397.80
Class B Interest	65,280.82
Class C Interest	63,549.86
Class D Interest	42,770.96
Class E Interest	34,153.15
Class F Interest	21,378.08
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	27,850.68
Other Expenses	0.00
Excess Spread	583,156.99

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	1,294,137.14
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	18,230,876.21
Class A2 Principal Payment	3,646,175.24
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	347,106,973.37
Plus: Capitalised Charges	-7,827.48
Plus: Further Advances / Redraws	1,294,137.14
Less: Principal Collections	23,171,188.59
Loan Balance at End of Collection Period	325,222,094.44

b. Repayments

Principal received on Mortgage Loans during Collection Period	23,171,188.59
Scheduled Principal Payments received	286,689.37
Unscheduled Principal Payments received - Redraw	21,590,362.08
CPR (%) - Total Repayments	53.8%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.30%	7.70%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.31%	7.70%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	5	1	4	10
Balance Outstanding	2,726,419	1,073,787	3,538,189	7,338,395
% Portfolio Balance	0.84%	0.33%	1.09%	2.26%

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	5,165,451.35
Limit available_Next Payment Date	4,837,295.58
Outstanding Liquidity draws	0.00

Summary ●●

Loans	517
Facilities	502
Borrower Groups	470
Balance	325,222,094
Avg Loan Balance	629,056
Max Loan Balance	1,999,000
Avg Facility Balance	647,853
Max Facility Balance	1,999,000
Avg Group Balance	691,962
Max Group Balance	2,491,434
WA Current LVR	68.0%
Max Current LVR	82.9%
WA Yield	7.70%
WA Seasoning (months)	16.2
% IO	17.6%
% Investor	48.8%
% SMSF	7.8%
WA Interest Cover (UnStressed)	1.68

Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0%	<= 40%	56	10.8%	18,093,983	5.6%
> 40%	<= 50%	40	7.7%	23,820,698	7.3%
> 50%	<= 55%	25	4.8%	11,553,976	3.6%
> 55%	<= 60%	25	4.8%	17,799,446	5.5%
> 60%	<= 65%	34	6.6%	22,173,269	6.8%
> 65%	<= 70%	52	10.1%	41,405,410	12.7%
> 70%	<= 75%	90	17.4%	66,632,398	20.5%
> 75%	<= 80%	191	36.9%	120,204,734	37.0%
> 80%	<= 85%	4	0.8%	3,538,180	1.1%
> 85%	<= 100%	0	0.0%	0	0.0%
Total		517	100.0%	325,222,094	100%

Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	18	3.6%	628,485	0.2%
> 100,000	<= 200,000	11	2.2%	1,834,460	0.6%
> 200,000	<= 300,000	36	7.2%	9,756,925	3.0%
> 300,000	<= 400,000	43	8.6%	15,036,352	4.6%
> 400,000	<= 500,000	69	13.7%	31,151,008	9.6%
> 500,000	<= 1,000,000	263	52.4%	185,400,883	57.0%
> 1,000,000	<= 1,500,000	56	11.2%	70,395,637	21.6%
> 1,500,000	<= 2,000,000	6	1.2%	11,018,346	3.4%
> 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		502	100%	325,222,094	100%

Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW		221	42.7%	161,983,079	49.8%
ACT		5	1.0%	2,368,850	0.7%
VIC		204	39.5%	126,884,933	39.0%
QLD		57	11.0%	23,654,546	7.3%
SA		9	1.7%	3,567,937	1.1%
WA		16	3.1%	4,262,602	1.3%
TAS		5	1.0%	2,500,147	0.8%
NT		0	0.0%	0	0.0%
Total		517	100%	325,222,094	100%

Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro		442	85.5%	290,330,366	89.3%
Non metro		75	14.5%	34,891,728	10.7%
Inner City		0	0.0%	0	0.0%
Total		517	100%	325,222,094	100%

Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	19	3.7%	697,124	0.2%
> 100,000	<= 200,000	18	3.5%	2,985,060	0.9%
> 200,000	<= 300,000	42	8.1%	11,127,272	3.4%
> 300,000	<= 400,000	49	9.5%	17,231,164	5.3%
> 400,000	<= 500,000	70	13.5%	31,578,924	9.7%
> 500,000	<= 1,000,000	258	49.9%	181,757,315	55.9%
> 1,000,000	<= 1,500,000	55	10.6%	68,826,890	21.2%
> 1,500,000	<= 2,000,000	6	1.2%	11,018,346	3.4%
> 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		517	100%	325,222,094	100%

Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	17	3.6%	627,860	0.2%
> 100,000	<= 200,000	10	2.1%	1,650,528	0.5%
> 200,000	<= 300,000	30	6.4%	8,216,258	2.5%
> 300,000	<= 400,000	38	8.1%	13,279,053	4.1%
> 400,000	<= 500,000	59	12.6%	26,604,204	8.2%
> 500,000	<= 1,000,000	240	51.1%	170,800,860	52.5%
> 1,000,000	<= 1,500,000	62	13.2%	78,169,738	24.0%
> 1,500,000	<= 2,000,000	13	2.8%	23,382,160	7.2%
> 2,000,000	<= 2,500,000	1	0.2%	2,491,434	0.8%
> 2,500,000	<= 5,000,000	0	0.0%	0	0.0%
Total		470	100%	325,222,094	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	343	66.3%	222,780,580	68.5%
> 18	<= 24	166	32.1%	98,439,994	30.3%
> 24	<= 30	5	1.0%	2,841,447	0.9%
> 30	<= 36	3	0.6%	1,160,073	0.4%
> 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		517	100%	325,222,094	100%

Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 30	507	98.1%	317,883,699	97.7%
> 30	<= 60	5	1.0%	2,726,419	0.8%
> 60	<= 90	1	0.2%	1,073,787	0.3%
> 90	<= 120	0	0.0%	0	0.0%
> 120	<= 150	0	0.0%	0	0.0%
> 150	<= 1000	4	0.8%	3,538,189	1.1%
Total		517	100%	325,222,094	100%

Income Verification ●●					
	Number		Balance		
	Amount		%	Amount	%
Full Doc	201		38.9%	125,539,032	38.6%
Mid Doc	259		50.1%	174,393,548	53.6%
Quick Doc	0		0.0%	0	0.0%
SMSF	57		11.0%	25,289,515	7.8%
SMSF NR	0		0.0%	0	0.0%
Total	517		100%	325,222,094	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	517		100.0%	325,222,094	100.0%
Total	517		100%	325,222,094	100%

Interest Rate Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Variable	517		100.0%	325,222,094	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	517		100%	325,222,094	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%	25		4.8%	16,729,475	5.1%
> 7.0% <= 7.5%	189		36.6%	115,014,585	35.4%
> 7.5% <= 8.0%	159		30.8%	107,421,682	33.0%
> 8.0% <= 8.5%	99		19.1%	61,428,632	18.9%
> 8.5% <= 9.0%	36		7.0%	19,051,014	5.9%
> 9.0% <= 13.0%	9		1.7%	5,576,705	1.7%
Total	517		100%	325,222,094	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	5		1.0%	3,190,736	1.0%
> 2.00 <= 2.25	22		4.3%	11,837,450	3.6%
> 2.25 <= 2.50	11		2.1%	4,227,237	1.3%
> 2.50 <= 2.75	3		0.6%	1,120,996	0.3%
> 2.75 <= 3.00	6		1.2%	3,202,335	1.0%
> 3.00 <= 3.25	6		1.2%	2,900,195	0.9%
> 3.25 <= 3.50	2		0.4%	560,620	0.2%
> 3.50 <= 3.75	5		1.0%	2,435,451	0.7%
> 3.75 <= 4.00	7		1.4%	5,078,699	1.6%
> 4.00 <= 4.25	3		0.6%	2,498,666	0.8%
> 4.25 <= 100	110		21.3%	63,071,115	19.4%
NA	337		65.2%	225,098,594	69%
Total	517		100%	325,222,094	100%

NCCP Loans ●●					
	Number		Balance		
	Amount		%	Amount	%
NCCP regulated loans	397		76.8%	256,717,409	78.9%
Non NCCP loans	120		23.2%	68,504,685	21.1%
Total	517		100%	325,222,094	100%

Residential Property Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Apartment	44		8.6%	24,928,282	7.7%
High Density Apartment	0		0.0%	0	0.0%
House	470		91.4%	300,293,812	92.3%
Total	514		100%	325,222,094	100%

Employment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
PAYG	71		13.7%	38,524,769	11.8%
<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	37	7.2%	21,970,777	6.8%
36 <= 48	48	44	8.5%	26,105,388	8.0%
48 <= 60	60	48	9.3%	31,130,362	9.6%
60 <= 900	900	317	61.3%	207,490,797	63.8%
Total	517		100%	325,222,094	100%

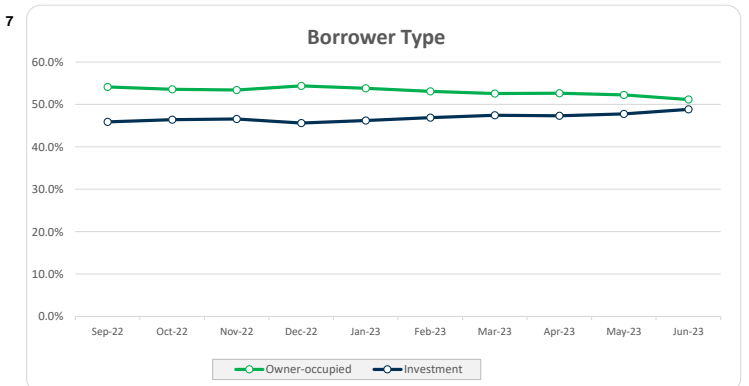
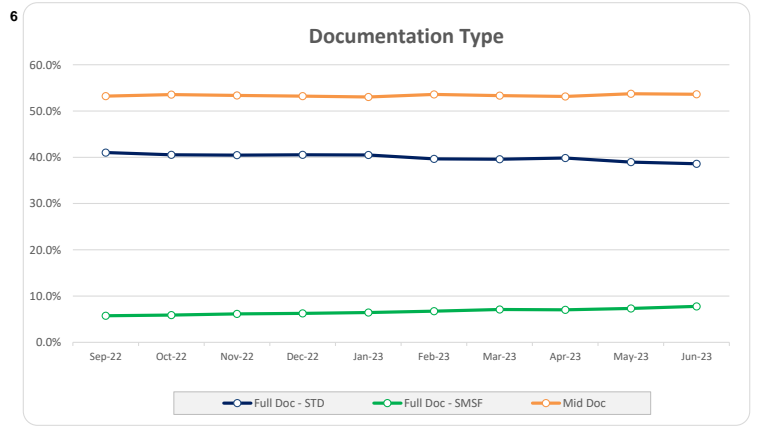
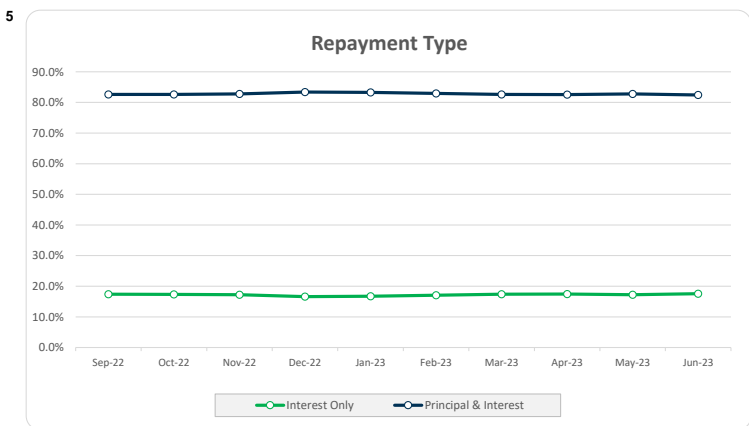
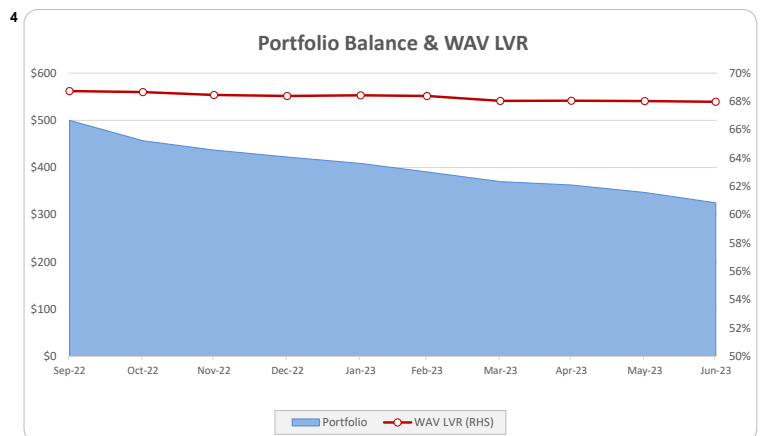
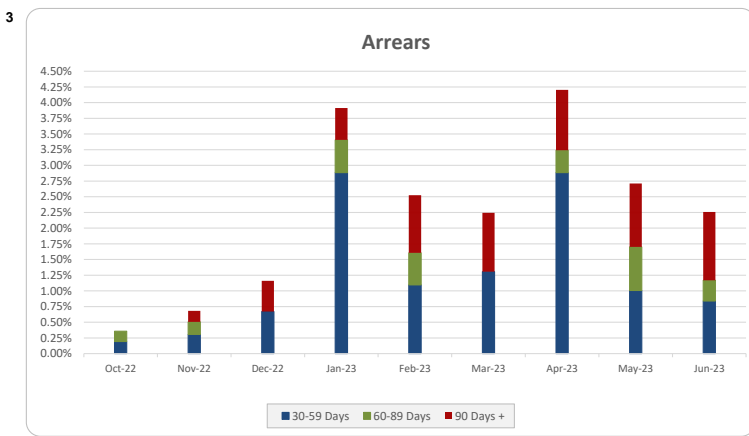
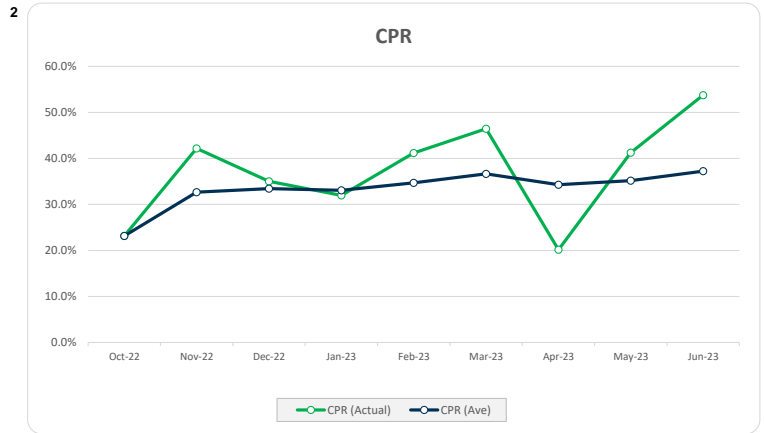
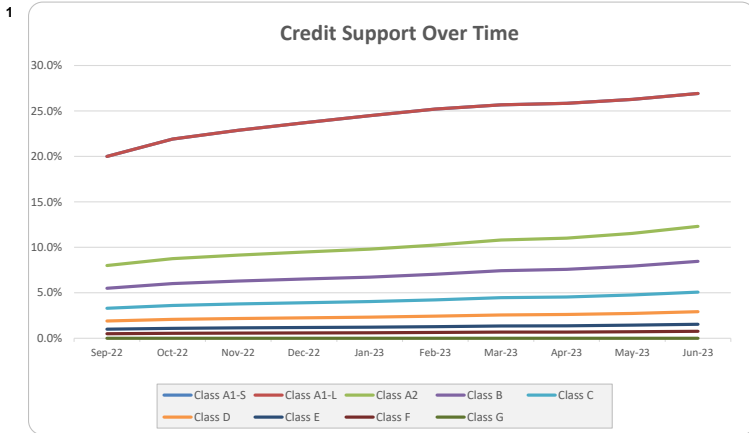
Remaining Term ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 15	180	0	0.0%	0	0.0%
> 15 <= 20	240	12	2.3%	6,628,776	2.0%
> 20 <= 25	300	30	5.8%	15,754,140	4.8%
> 25 <= 30	360	475	91.9%	302,839,179	93.1%
Total	517		100%	325,222,094	100%

Payment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
P&I	429		83.0%	268,091,346	82.4%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	12		2.3%	7,467,784	2.3%
> 1 <= 2	6		1.2%	3,860,812	1.2%
> 2 <= 3	2		0.4%	591,000	0.2%
> 3 <= 4	68		13.2%	45,211,152	13.9%
> 4 <= 5	0		0.0%	0	0.0%
Total	517		100%	325,222,094	100%

Loan Purpose ●●					
	Number		Balance		
	Amount		%	Amount	%
Purchase	281		54.4%	179,003,054	55.0%
Refinance - no takeout	96		18.6%	53,007,984	16.3%
Refinance - Equity Takeout	140		27.1%	93,211,057	28.7%
Total	517		100%	325,222,094	100%

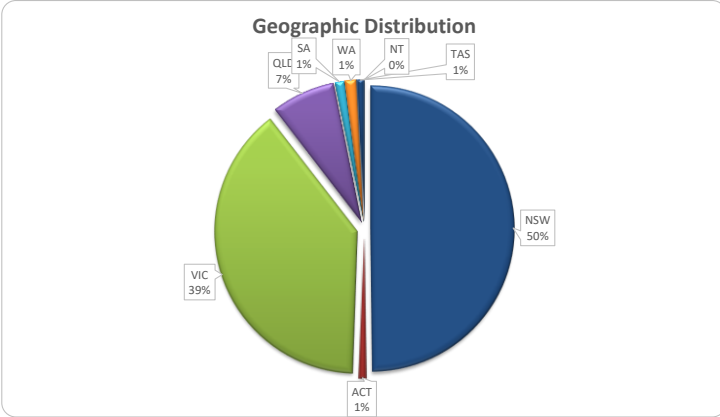
Borrower Industry ●●					
	Number		Balance		
	Amount		%	Amount	%
Accommodation and Food Services	40		7.7%	23,856,576	7.3%
Administrative and Support Services	6		1.2%	3,067,714	0.9%
Agriculture, Forestry and Fishing	1		0.2%	847,515	0.3%
Arts and Recreation Services	19		3.7%	12,991,589	4.0%
Construction	159		30.8%	106,457,639	32.7%
Education and Training	17		3.3%	10,248,703	3.2%
Electricity Gas Water and Waste Services	3		0.6%	2,077,777	0.6%
Financial and Insurance Services	31		6.0%	18,136,892	5.6%
Health Care and Social Assistance	21		4.1%	13,874,458	4.3%
Information Media and Telecommunications	30		5.8%	19,512,393	6.0%
Manufacturing	10		1.9%	5,623,341	1.7%
Mining	1		0.2%	283,461	0.1%
Other Services	70		13.5%	44,331,785	13.6%
Professional, Scientific and Technical Services	30		5.8%	18,240,916	5.6%
Public Administration and Safety	2		0.4%	779,395	0.2%
Rental, Hiring and Real Estate Services	9		1.7%	4,947,225	1.5%
Retail Trade	24		4.6%	13,976,288	4.3%
Transport, Postal and Warehousing	40		7.7%	22,858,414	7.0%
Wholesale Trade	4		0.8%	3,110,012	1.0%
Total	517		100%	325,222,094	100%

Credit Events ●●					
	Number		Balance		
	Amount		%	Amount	%
0	517		100.0%	325,222,094	100.0%
1	0		0.0%	0	0.0%
2	0		0.0%	0	0.0%
3	0		0.0%	0	0.0%
Total	517		100%	325,222,094	100%

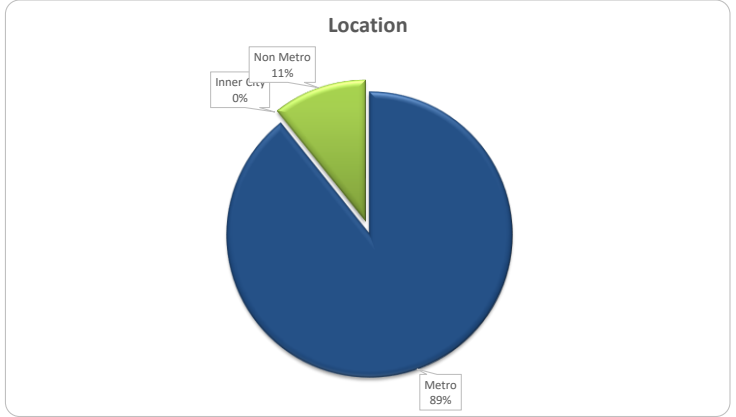


Think Tank Residential Series 2022-2: Current Charts

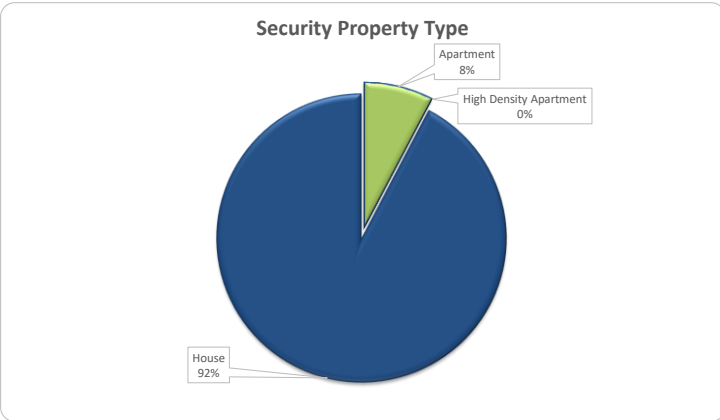
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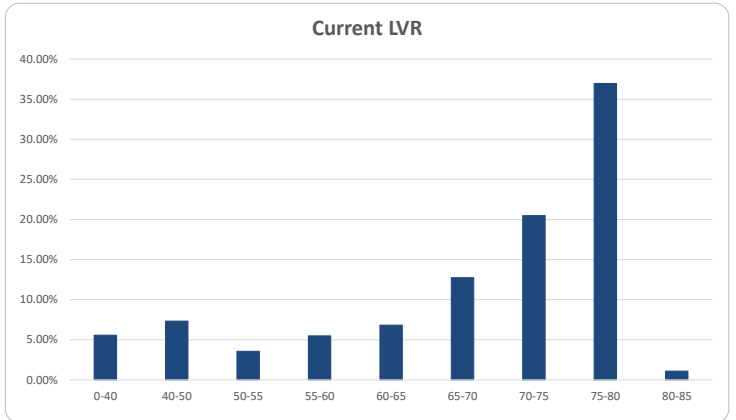
9



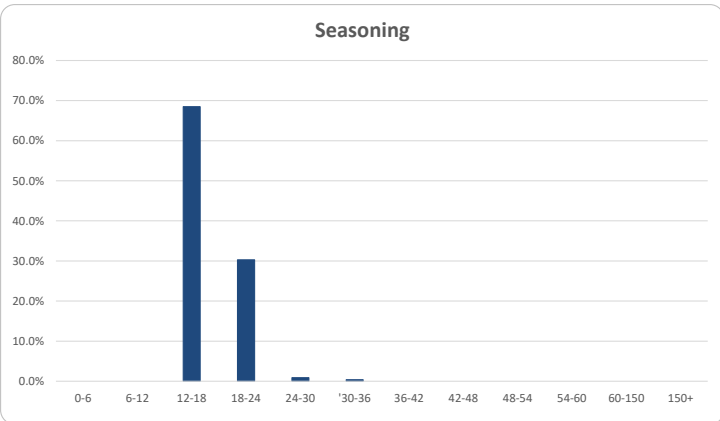
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