

Investor Report - Think Tank Series 2020-1

Collection Period from 01-Jul-2023 to 31-Jul-2023

Payment Date of 10-Aug-2023

Counterparty Information ●●

Issuer/Trustee
Security Trustee
Trust Manager, Originator, and Originator Servicer
Master Servicer, Standby Originator Servicer and Custodian
Arranger
Joint Lead Managers
Liquidity Facility Provider
Designated Rating Agency

BNY Trust Company of Australia Limited in its capacity at the Think Tank Series 2020-1 Trust ("Trustee" or "BNY")
 BNY Trust (Australia) Registry Limited in its capacity at the Think Tank Series 2020-1 Trust Security Trust
 Think Tank Group Pty Limited ("Think Tank")
 AMAL Asset Management Limited
 BNY
 Commonwealth Bank of Australia ("CBA")
 CBA, Deutsche Bank AG Sydney Branch, Westpac Banking Corporation
 CBA
 S&P Global Ratings Australia Pty Ltd

European Risk Retention

Think Tank Group Pty Limited:
 (a) continues to retain a material net economic interest of not less than 5% in the Think Tank 2020-1 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 2020-1 Trust securitisation transaction (the "Retention");
 (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;
 (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
 (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.

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	110,847,730.26		1,031,040.96	109,816,689.30	30.5%	0.00	0.00	535,005.20	535,005.20
Class A2	33,993,303.94		316,185.89	33,677,118.05	30.5%	0.00	0.00	171,286.02	171,286.02
Class B	30,752,459.59		286,041.45	30,466,418.14	84.6%	0.00	0.00	177,156.75	177,156.75
Class C	27,677,213.63		257,437.30	27,419,776.32	84.6%	0.00	0.00	182,947.75	182,947.75
Class D	24,089,426.67		224,065.80	23,865,360.87	84.6%	0.00	0.00	181,737.76	181,737.76
Class E	11,275,901.85		104,881.86	11,171,019.98	84.6%	0.00	0.00	125,291.27	125,291.27
Class F	8,200,655.89		76,277.72	8,124,378.17	84.6%	0.00	0.00	98,085.87	98,085.87
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	52,018.65	52,018.65
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	79,408.24	79,408.24

1. GENERAL

Current Payment Date	10-Aug-23
Collection Period (start)	1-Jul-23
Collection Period (end)	31-Jul-23
Interest Period (start)	10-Jul-23
Interest Period (end)	9-Aug-23
Days in Interest Period	31
Next Payment Date	11-Sep-23

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,881,549.53
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	46,173.07
Total Available Income	1,927,722.60

(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	3,205,160.93
Principal from the sale of Mortgage Loans	0.00
Other Principal	-52,014.19
Total Principal Collections	3,153,146.74

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)	100,194.14
Senior Expenses - Items 5.8(f) (Inclusive)	6,289.26
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	535,005.20
Class A2 Interest	171,286.02
Class B Interest	177,156.75
Class C Interest	182,947.75
Class D Interest	181,737.76
Class E Interest	125,291.27
Class F Interest	98,085.87
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	52,018.65
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	79,408.24
Other Expenses	0.00
Excess Spread	218,301.69

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	857,215.75
Class A1 Principal Payment	1,031,040.96
Class A2 Principal Payment	316,185.89
Class B Principal Payment	286,041.45
Class C Principal Payment	257,437.30
Class D Principal Payment	224,065.80
Class E Principal Payment	104,881.86
Class F Principal Payment	76,277.72
Class G Principal Payment	0.00
Class H Principal Payment	0.00

6. COLLATERAL

a. Loan Balance

Loan Balance at Beginning of Collection Period	257,749,058.34
Plus: Capitalised Charges	24,806.52
Plus: Further Advances / Redraws	857,215.75
Less: Principal Collections	3,153,146.74
Loan Balance at End of Collection Period	255,477,933.87

b. Repayments

Principal received on Mortgage Loans during Collection Period	3,153,146.74
Scheduled Principal Payments received	152,558.59
Unscheduled Principal Payments received - Redraw	3,000,588.15
CPR (%) - Total Repayment	27.5%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.54%	8.95%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.58%	8.95%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	4	2	5	11
Balance Outstanding	2,090,376	2,562,294	3,762,895	8,415,566
% Portfolio Balance	0.82%	1.00%	1.47%	3.29%

e. Foreclosures

	Current Period	Last 3 Months	Cumulative
Number of Facilities Foreclosed	0	0	1
Balance of Facilities Foreclosed (Principal, interest and other fees)	0	0	3,232,607
Balance of Facilities Foreclosed (Principal only)	0	0	3,029,884
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

f. COVID-19

COVID-19 at Beginning of Collection Period	\$	-
Plus: Claim	\$	-
Less: Repayments	\$	-
COVID-19 at End of Collection Period	\$	-

7. LIQUIDITY FACILITY

Limit available_Current Payment Date	\$	7,405,100.75
Limit available_Next Payment Date	\$	7,336,222.83
Outstanding Liquidity draws	\$	-

Summary ●●

Loans	533
Facilities	517
Borrower Groups	488
Balance	255,477,934
Avg Loan Balance	479,321
Max Loan Balance	3,596,941
Avg Facility Balance	494,155
Max Facility Balance	3,596,941
Avg Group Balance	523,520
Max Group Balance	3,596,941
WA Current LVR	60.2%
Max Current LVR	85.7%
WA Yield	8.95%
WA Seasoning (months)	53.7
% IO	19.3%
% Investor	56.1%
% SMSF	42.9%
WA Interest Cover (UnStressed)	2.92

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	106	19.9%	23,633,293	9.3%
> 40% <= 50%	68	12.8%	29,860,663	11.7%
> 50% <= 55%	45	8.4%	25,161,822	9.8%
> 55% <= 60%	46	8.6%	26,759,630	10.5%
> 60% <= 65%	70	13.1%	36,721,001	14.4%
> 65% <= 70%	79	14.8%	42,942,581	16.8%
> 70% <= 75%	79	14.8%	46,751,221	18.3%
> 75% <= 80%	35	6.6%	20,445,813	8.0%
> 80% <= 85%	3	0.6%	1,873,411	0.7%
> 85% <= 100%	2	0.4%	1,328,500	0.5%
Total	533	100.0%	255,477,934	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	20	3.9%	815,246	0.3%
> 100,000 <= 200,000	57	11.0%	8,550,221	3.3%
> 200,000 <= 300,000	108	20.9%	27,196,266	10.6%
> 300,000 <= 400,000	85	16.4%	29,972,476	11.7%
> 400,000 <= 500,000	77	14.9%	34,141,102	13.4%
> 500,000 <= 1,000,000	127	24.6%	87,930,103	34.4%
> 1,000,000 <= 1,500,000	27	5.2%	32,643,828	12.8%
> 1,500,000 <= 2,000,000	7	1.4%	11,661,231	4.6%
> 2,000,000 <= 2,500,000	5	1.0%	10,588,551	4.1%
> 2,500,000 <= 5,000,000	4	0.8%	11,978,909	4.7%
Total	517	100%	255,477,934	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	256	48.0%	140,571,844	55.0%
ACT	10	1.9%	4,091,023	1.6%
VIC	123	23.1%	59,677,030	23.4%
QLD	100	18.8%	33,008,670	12.9%
SA	20	3.8%	6,314,297	2.5%
WA	22	4.1%	11,049,374	4.3%
TAS	2	0.4%	765,696	0.3%
NT	0	0.0%	0	0.0%
Total	533	100%	255,477,934	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	424	79.5%	215,689,387	84.4%
Non metro	94	17.6%	32,761,554	12.8%
Inner City	15	2.8%	7,026,992	2.8%
Total	533	100%	255,477,934	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	25	4.7%	974,711	0.4%
> 100,000 <= 200,000	62	11.6%	9,352,337	3.7%
> 200,000 <= 300,000	109	20.5%	27,443,417	10.7%
> 300,000 <= 400,000	89	16.7%	31,386,045	12.3%
> 400,000 <= 500,000	78	14.6%	34,553,755	13.5%
> 500,000 <= 1,000,000	130	24.4%	90,633,153	35.5%
> 1,000,000 <= 1,500,000	26	4.9%	31,444,327	12.3%
> 1,500,000 <= 2,000,000	6	1.1%	10,097,728	4.0%
> 2,000,000 <= 2,500,000	5	0.9%	10,588,551	4.1%
> 2,500,000 <= 5,000,000	3	0.6%	9,003,909	3.5%
Total	533	100%	255,477,934	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	18	3.7%	719,348	0.3%
> 100,000 <= 200,000	54	11.1%	8,173,567	3.2%
> 200,000 <= 300,000	89	18.2%	22,395,703	8.8%
> 300,000 <= 400,000	80	16.4%	28,151,737	11.0%
> 400,000 <= 500,000	69	14.1%	30,613,235	12.0%
> 500,000 <= 1,000,000	128	26.2%	88,203,184	34.5%
> 1,000,000 <= 1,500,000	32	6.6%	38,854,390	15.2%
> 1,500,000 <= 2,000,000	7	1.4%	11,516,951	4.5%
> 2,000,000 <= 2,500,000	7	1.4%	14,870,910	5.8%
> 2,500,000 <= 5,000,000	4	0.8%	11,978,909	4.7%
Total	488	100%	255,477,934	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	0	0.0%	0	0.0%
> 18 <= 24	0	0.0%	0	0.0%
> 24 <= 30	0	0.0%	0	0.0%
> 30 <= 36	0	0.0%	0	0.0%
> 36 <= 42	183	34.3%	97,054,275	38.0%
> 42 <= 48	209	39.2%	96,235,719	37.7%
> 48 <= 54	21	3.9%	11,388,107	4.5%
> 54 <= 60	13	2.4%	11,593,133	4.5%
> 60 <= 300	107	20.1%	39,206,700	15.3%
Total	533	100%	255,477,934	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	522	97.9%	247,062,368	96.7%
> 30 <= 60	4	0.8%	2,090,376	0.8%
> 60 <= 90	2	0.4%	2,562,294	1.0%
> 90 <= 120	2	0.4%	1,328,500	0.5%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	3	0.6%	2,434,395	1.0%
Total	533	100%	255,477,934	100%

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Full Doc	99	18.6%	59,816,508	23.4%	
Mid Doc	156	29.3%	78,655,906	30.8%	
Quick Doc	21	3.9%	7,488,332	2.9%	
SMSF	257	48.2%	109,517,188	42.9%	
SMSF NR	0	0.0%	0	0.0%	
Total	533	100%	255,477,934	100%	

Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Retail	93	17.4%	46,009,608	18.0%	
Industrial	155	29.1%	77,303,512	30.3%	
Office	55	10.3%	22,131,087	8.7%	
Professional Suites	6	1.1%	3,185,854	1.2%	
Commercial Other	10	1.9%	8,985,617	3.5%	
Vacant Land	0	0.0%	1,715,464	0.7%	
Rural	1	0.2%	1,028,477	0.4%	
Residential	213	40.0%	95,118,315	37.2%	
Total	533	100%	255,477,934	100%	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Variable	533	100.0%	255,477,934	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	533	100%	255,477,934	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%	0	0.0%	0	0.0%	
> 7.0% <= 7.5%	73	13.7%	27,609,204	10.8%	
> 7.5% <= 8.0%	69	12.9%	37,285,875	14.6%	
> 8.0% <= 8.5%	82	15.4%	40,663,035	15.9%	
> 8.5% <= 9.0%	59	11.1%	32,995,013	12.9%	
> 9.0% <= 13.0%	250	46.9%	116,924,807	45.8%	
Total	533	100%	255,477,934	100%	

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 1.50	3	0.6%	1,793,692	0.7%	
> 1.50 <= 1.75	95	17.8%	50,663,635	19.8%	
> 1.75 <= 2.00	85	15.9%	40,640,429	15.9%	
> 2.00 <= 2.25	55	10.3%	30,703,052	12.0%	
> 2.25 <= 2.50	49	9.2%	26,971,577	10.6%	
> 2.50 <= 2.75	40	7.5%	15,662,669	6.1%	
> 2.75 <= 3.00	34	6.4%	15,346,530	6.0%	
> 3.00 <= 3.25	18	3.4%	7,720,502	3.0%	
> 3.25 <= 3.50	20	3.8%	9,388,715	3.7%	
> 3.50 <= 3.75	16	3.0%	6,201,605	2.4%	
> 3.75 <= 4.00	13	2.4%	5,977,080	2.3%	
> 4.00 <= 4.25	13	2.4%	6,248,489	2.4%	
> 4.25 <= 100	92	17.3%	38,159,959	14.9%	
NA	0	0.0%	0	0.0%	
Total	533	100%	255,477,934	100%	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	%
NCCP regulated loans	80	15.0%	38,806,383	15.2%	
Non NCCP loans	453	85.0%	216,671,550	84.8%	
Total	533	100%	255,477,934	100%	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Apartment	47	21.7%	19,358,075	20.3%	
High Density Apartment	0	0.0%	0	0.0%	
House	170	78.3%	75,960,725	79.7%	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
PAYG	113	21.2%	45,380,137	17.8%	
<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	14	2.6%	6,181,478	2.4%
36 < 48	48	24	4.5%	10,600,699	4.1%
48 < 60	60	20	3.8%	10,496,337	4.1%
60 < 900	900	362	67.9%	182,819,283	71.6%
Total	533	100%	255,477,934	100%	

Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 15	180	43	8.1%	15,540,961	6.1%
> 15 <= 20	240	76	14.3%	28,388,271	11.1%
> 20 <= 25	300	196	36.8%	104,115,416	40.8%
> 25 <= 30	360	218	40.9%	107,433,286	42.1%
Total	533	100%	255,477,934	100%	

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
P&I	464	87.1%	206,147,654	80.7%	
<i>IO Term Remaining (yrs)</i>					
0 <= 1	11	2.1%	7,605,835	3.0%	
> 1 <= 2	58	10.9%	41,724,444	16.3%	
> 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	533	100%	255,477,934	100%	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Purchase	368	69.0%	167,597,513	65.6%	
Refinance - no takeout	144	27.0%	77,869,908	30.5%	
Refinance - Equity Takeout	21	3.9%	10,010,513	3.9%	
Total	533	100%	255,477,934	100%	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Accommodation and Food Services	44	8.3%	23,931,759	9.4%	
Administrative and Support Services	0	0.0%	0	0.0%	
Agriculture, Forestry and Fishing	1	0.2%	209,809	0.1%	
Arts and Recreation Services	33	6.2%	11,330,153	4.4%	
Construction	140	26.3%	74,565,807	29.2%	
Education and Training	6	1.1%	4,868,776	1.9%	
Electricity Gas Water and Waste Service	0	0.0%	0	0.0%	
Financial and Insurance Services	38	7.1%	12,829,274	5.0%	
Health Care and Social Assistance	37	6.9%	13,281,130	5.2%	
Information Media and Telecommunicat	32	6.0%	12,275,281	4.8%	
Manufacturing	36	6.8%	19,781,107	7.7%	
Mining	0	0.0%	0	0.0%	
Other Services	0	0.0%	0	0.0%	
Professional, Scientific and Technical S	62	11.6%	27,008,195	10.6%	
Public Administration and Safety	7	1.3%	2,530,128	1.0%	
Rental, Hiring and Real Estate Services	3	0.6%	564,168	0.2%	
Retail Trade	44	8.3%	28,271,377	11.1%	
Transport, Postal and Warehousing	50	9.4%	24,030,970	9.4%	
Wholesale Trade	0	0	0	0	
Total	533	100%	255,477,934	100%	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0	532	99.8%	254,913,514	99.8%	
1	1	0.2%	564,420	0.2%	
2	0	0.0%	0	0.0%	
3	0	0%	0	0%	
Total	533	100%	255,477,934	100%	

Total	217	100%	95,318,800	100%
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