

## Investor Report - Think Tank Residential Series 2022-2

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

Payment Date of 10-Aug-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**

Think Tank Group Pty Limited:

- (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");
- (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-S	0.00		0.00	0.00	0.0%	0.00	0.00	0.00	0.00
Class A1-L	237,488,643.49		16,256,711.80	221,231,931.69	73.7%	0.00	0.00	1,176,491.41	1,176,491.41
Class A2	47,497,728.70		3,251,342.36	44,246,386.34	73.7%	0.00	0.00	261,519.63	261,519.63
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	75,194.11	75,194.11
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	73,177.67	73,177.67
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	49,242.95	49,242.95
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	39,300.02	39,300.02
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	24,593.62	24,593.62
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	32,025.12	32,025.12

### 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	2,099,807.37
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	113,867.75
<b>Total Available Income</b>	<b>2,213,675.12</b>

(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	19,799,069.96
Principal from the sale of Mortgage Loans	0.00
Other Principal	-24,557.40
<b>Total Principal Collections</b>	<b>19,774,512.56</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)	121,186.89
Senior Expenses - Items 5.8(f)	4,189.30
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	1,176,491.41
Class A2 Interest	261,519.63
Class B Interest	75,194.11
Class C Interest	73,177.67
Class D Interest	49,242.95
Class E Interest	39,300.02
Class F Interest	24,593.62
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	32,025.12
Other Expenses	0.00
Excess Spread	356,754.40

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	266,458.40
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	16,256,711.80
Class A2 Principal Payment	3,251,342.36
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	325,222,094.44
Plus: Capitalised Charges	-45,819.33
Plus: Further Advances / Redraws	266,458.40
Less: Principal Collections	19,774,512.56
Loan Balance at End of Collection Period	305,668,220.95

### b. Repayments

Principal received on Mortgage Loans during Collection Period	19,774,512.56
Scheduled Principal Payments received	324,075.77
Unscheduled Principal Payments received - Redraw	19,183,583.39
CPR (%) - Total Repayments	51.8%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.28%	7.67%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.33%	7.67%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	5	0	4	9
Balance Outstanding	3,513,109	0	3,549,866	7,062,975
% Portfolio Balance	1.15%	0.00%	1.16%	2.31%

### 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	4,837,295.58
Limit available_Next Payment Date	4,544,674.77
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	489
Facilities	474
Borrower Groups	443
Balance	305,668,221
Avg Loan Balance	625,088
Max Loan Balance	1,975,097
Avg Facility Balance	644,870
Max Facility Balance	1,975,097
Avg Group Balance	689,996
Max Group Balance	2,480,997
WA Current LVR	67.7%
Max Current LVR	83.4%
WA Yield	7.67%
WA Seasoning (months)	17.3
% IO	16.9%
% Investor	48.1%
% SMSF	8.2%
WA Interest Cover (UnStressed)	1.74

## Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	57	11.7%	17,129,814	5.6%
> 40% <= 50%	40	8.2%	23,844,240	7.8%
> 50% <= 55%	20	4.1%	10,578,632	3.5%
> 55% <= 60%	24	4.9%	17,413,793	5.7%
> 60% <= 65%	31	6.3%	19,119,054	6.3%
> 65% <= 70%	51	10.4%	40,319,086	13.2%
> 70% <= 75%	86	17.6%	63,086,258	20.6%
> 75% <= 80%	176	36.0%	110,630,196	36.2%
> 80% <= 85%	4	0.8%	3,547,148	1.2%
> 85% <= 100%	0	0.0%	0	0.0%
<b>Total</b>	<b>489</b>	<b>100.0%</b>	<b>305,668,221</b>	<b>100%</b>

## Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	3.4%	440,942	0.1%
> 100,000 <= 200,000	12	2.5%	1,866,408	0.6%
> 200,000 <= 300,000	33	7.0%	8,842,553	2.9%
> 300,000 <= 400,000	43	9.1%	15,126,256	4.9%
> 400,000 <= 500,000	66	13.9%	29,645,228	9.7%
> 500,000 <= 1,000,000	246	51.9%	173,398,453	56.7%
> 1,000,000 <= 1,500,000	52	11.0%	65,474,470	21.4%
> 1,500,000 <= 2,000,000	6	1.3%	10,873,910	3.6%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>474</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

## Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	205	41.9%	149,006,587	48.7%
ACT	5	1.0%	2,367,030	0.8%
VIC	197	40.3%	122,497,400	40.1%
QLD	56	11.5%	22,742,590	7.4%
SA	7	1.4%	3,101,637	1.0%
WA	14	2.9%	3,454,959	1.1%
TAS	5	1.0%	2,498,018	0.8%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

## Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	416	85.1%	271,524,764	88.8%
Non metro	73	14.9%	34,143,456	11.2%
Inner City	0	0.0%	0	0.0%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

## Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	21	4.3%	891,137	0.3%
> 100,000 <= 200,000	15	3.1%	2,414,056	0.8%
> 200,000 <= 300,000	39	8.0%	10,211,767	3.3%
> 300,000 <= 400,000	48	9.8%	16,934,487	5.5%
> 400,000 <= 500,000	67	13.7%	30,072,536	9.8%
> 500,000 <= 1,000,000	242	49.5%	170,359,620	55.7%
> 1,000,000 <= 1,500,000	51	10.4%	63,910,707	20.9%
> 1,500,000 <= 2,000,000	6	1.2%	10,873,910	3.6%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

## Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	15	3.4%	440,942	0.1%
> 100,000 <= 200,000	11	2.5%	1,682,477	0.6%
> 200,000 <= 300,000	28	6.3%	7,601,128	2.5%
> 300,000 <= 400,000	39	8.8%	13,712,316	4.5%
> 400,000 <= 500,000	56	12.6%	25,109,894	8.2%
> 500,000 <= 1,000,000	222	50.1%	158,138,297	51.7%
> 1,000,000 <= 1,500,000	58	13.1%	73,268,981	24.0%
> 1,500,000 <= 2,000,000	13	2.9%	23,233,189	7.6%
> 2,000,000 <= 2,500,000	1	0.2%	2,480,997	0.8%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>443</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

## Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	0	0.0%	0	0.0%
> 12 <= 18	293	59.9%	188,163,473	61.6%
> 18 <= 24	170	34.8%	102,526,794	33.5%
> 24 <= 30	23	4.7%	13,822,610	4.5%
> 30 <= 36	3	0.6%	1,155,343	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%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

## Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	480	98.2%	298,605,246	97.7%
> 30 <= 60	5	1.0%	3,513,109	1.1%
> 60 <= 90	0	0.0%	0	0.0%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	4	0.8%	3,549,866	1.2%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Full Doc	188	38.4%	115,699,553	37.9%
Mid Doc	244	49.9%	164,754,307	53.9%
Quick Doc	0	0.0%	0	0.0%
SMSF	57	11.7%	25,214,361	8.2%
SMSF NR	0	0.0%	0	0.0%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

	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	489	100.0%	305,668,221	100.0%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Variable	489	100.0%	305,668,221	100.0%
Fixed Rate Term Remaining (yrs)				
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>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

	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%	28	5.7%	19,990,870	6.5%
> 7.0% <= 7.5%	190	38.9%	114,319,772	37.4%
> 7.5% <= 8.0%	144	29.4%	97,072,578	31.8%
> 8.0% <= 8.5%	86	17.6%	51,336,517	16.8%
> 8.5% <= 9.0%	32	6.5%	17,374,978	5.7%
> 9.0% <= 13.0%	9	1.8%	5,573,506	1.8%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

	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%	3,188,507	1.0%
> 2.00 <= 2.25	22	4.5%	11,825,809	3.9%
> 2.25 <= 2.50	11	2.2%	4,223,464	1.4%
> 2.50 <= 2.75	3	0.6%	1,120,099	0.4%
> 2.75 <= 3.00	6	1.2%	3,200,339	1.0%
> 3.00 <= 3.25	6	1.2%	2,880,627	0.9%
> 3.25 <= 3.50	2	0.4%	552,577	0.2%
> 3.50 <= 3.75	5	1.0%	2,433,590	0.8%
> 3.75 <= 4.00	7	1.4%	5,071,993	1.7%
> 4.00 <= 4.25	3	0.6%	2,492,358	0.8%
> 4.25 <= 100	106	21.7%	60,431,757	19.8%
NA	313	64.0%	208,247,101	68%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	372	76.1%	238,943,796	78.2%
Non NCCP loans	117	23.9%	66,724,425	21.8%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Apartment	42	8.6%	23,550,801	7.7%
High Density Apartment	0	0.0%	0	0.0%
House	444	91.4%	282,117,420	92.3%
<b>Total</b>	<b>486</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

	Number		Balance		
	Amount	%	Amount	%	
PAYG	68	13.9%	35,892,166	11.7%	
Months Self Employed					
0 < 12	12	0.0%	0	0.0%	
12 <= 24	24	0.0%	0	0.0%	
24 <= 36	36	33	6.7%	20,169,517	6.6%
36 <= 48	48	42	8.6%	23,762,717	7.8%
48 <= 60	60	45	9.2%	29,327,038	9.6%
60 <= 900	900	301	61.6%	196,516,783	64.3%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>	

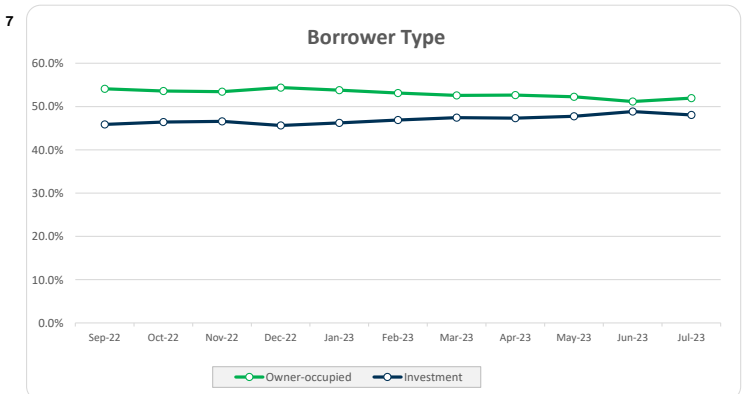
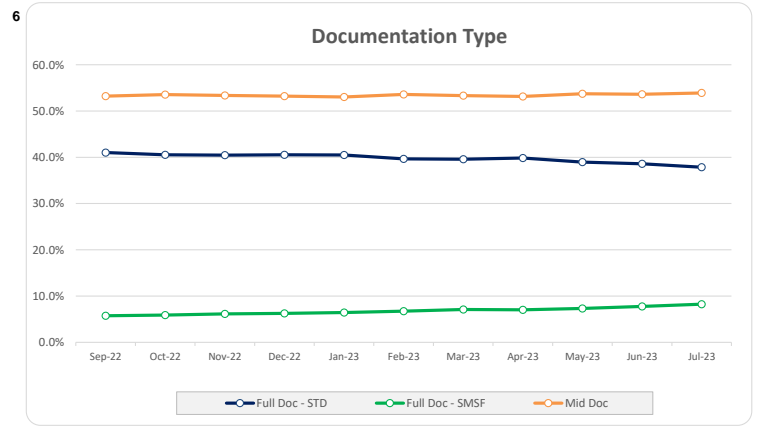
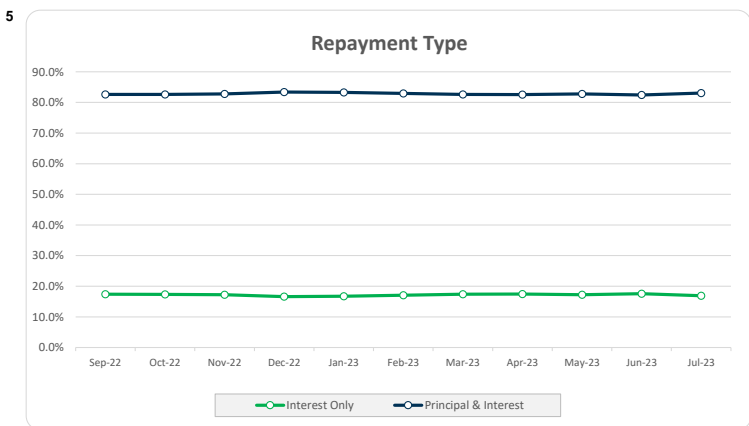
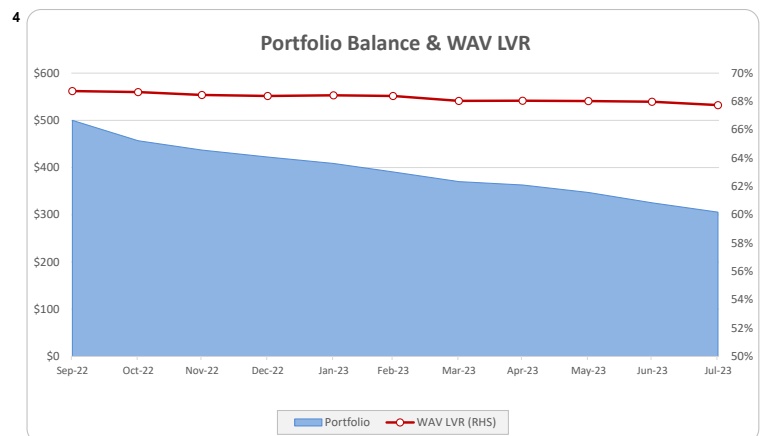
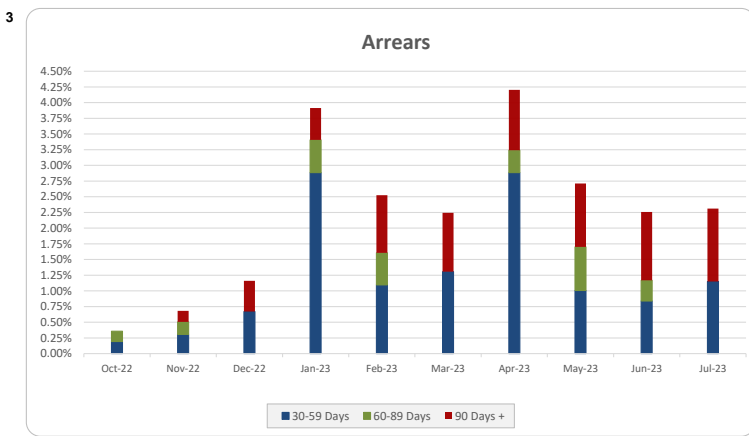
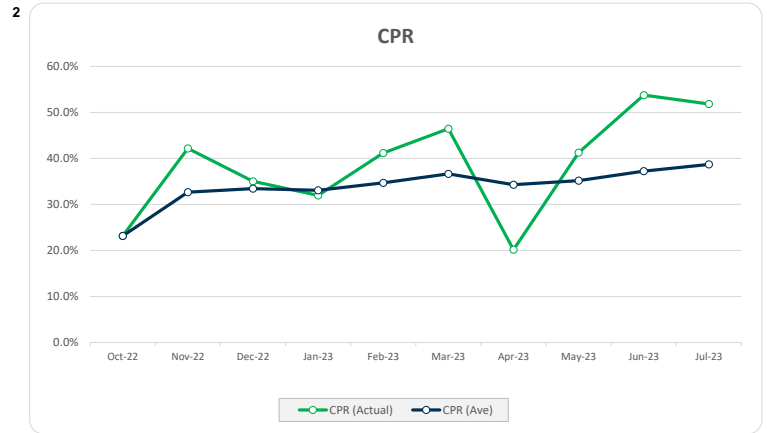
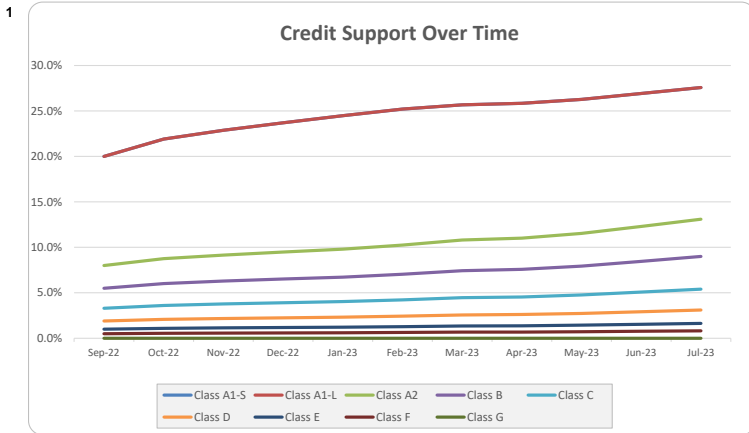
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	0.0%	0	0.0%	
> 15 <= 20	240	12	2.5%	6,618,336	2.2%
> 20 <= 25	300	30	6.1%	15,676,286	5.1%
> 25 <= 30	360	447	91.4%	283,373,599	92.7%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>	

	Number		Balance	
	Amount	%	Amount	%
P&I	409	83.6%	253,948,701	83.1%
IO Term Remaining (yrs)				
0 <= 1	12	2.5%	7,188,484	2.4%
> 1 <= 2	5	1.0%	3,137,812	1.0%
> 2 <= 3	3	0.6%	955,000	0.3%
> 3 <= 4	60	12.3%	40,438,223	13.2%
> 4 <= 5	0	0.0%	0	0.0%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Purchase	262	53.6%	164,705,046	53.9%
Refinance - no takeout	94	19.2%	52,623,462	17.2%
Refinance - Equity Takeout	133	27.2%	88,339,713	28.9%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	39	8.0%	22,361,657	7.3%
Administrative and Support Services	4	0.8%	2,470,583	0.8%
Agriculture, Forestry and Fishing	0	0.0%	0	0.0%
Arts and Recreation Services	18	3.7%	12,979,356	4.2%
Construction	156	31.9%	104,603,363	34.2%
Education and Training	16	3.3%	9,341,176	3.1%
Electricity Gas Water and Waste Services	3	0.6%	2,076,192	0.7%
Financial and Insurance Services	30	6.1%	17,421,724	5.7%
Health Care and Social Assistance	20	4.1%	13,290,883	4.3%
Information Media and Telecommunications	26	5.3%	17,133,463	5.6%
Manufacturing	10	2.0%	5,606,281	1.8%
Mining	1	0.2%	283,252	0.1%
Other Services	64	13.1%	39,149,573	12.8%
Professional, Scientific and Technical Services	29	5.9%	17,734,869	5.8%
Public Administration and Safety	2	0.4%	773,062	0.3%
Rental, Hiring and Real Estate Services	8	1.6%	4,267,014	1.4%
Retail Trade	22	4.5%	12,441,266	4.1%
Transport, Postal and Warehousing	37	7.6%	20,626,690	6.7%
Wholesale Trade	4	0.8%	3,107,815	1.0%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>

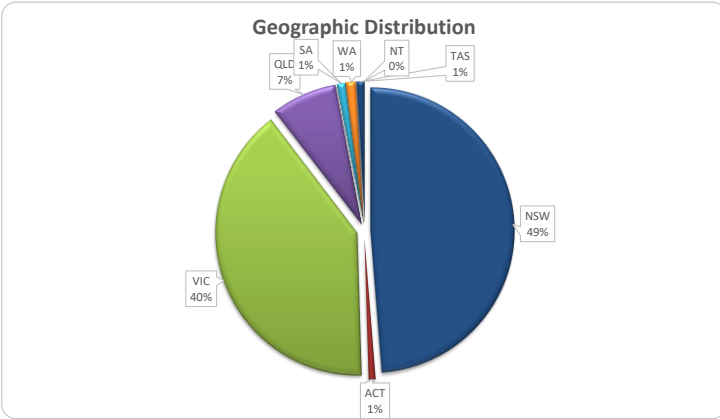
	Number		Balance	
	Amount	%	Amount	%
0	489	100.0%	305,668,221	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
<b>Total</b>	<b>489</b>	<b>100%</b>	<b>305,668,221</b>	<b>100%</b>



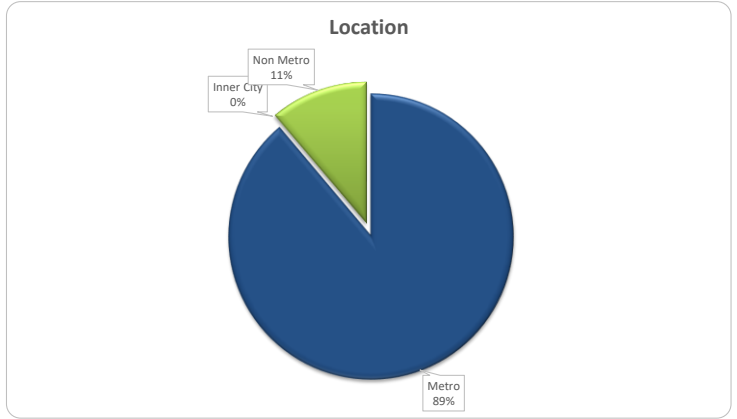


Think Tank Residential Series 2022-2: Current Charts

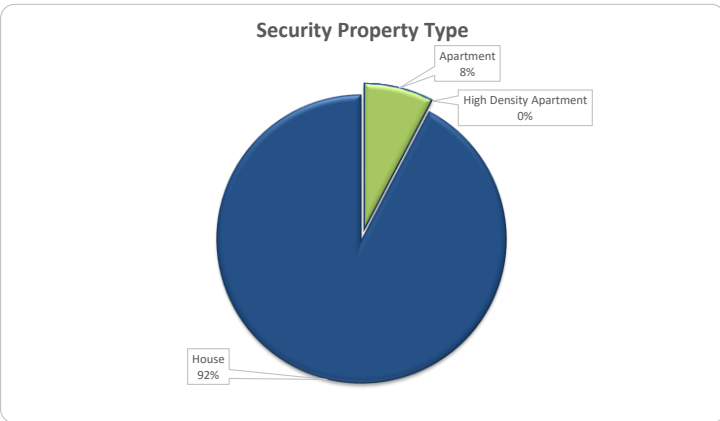
8



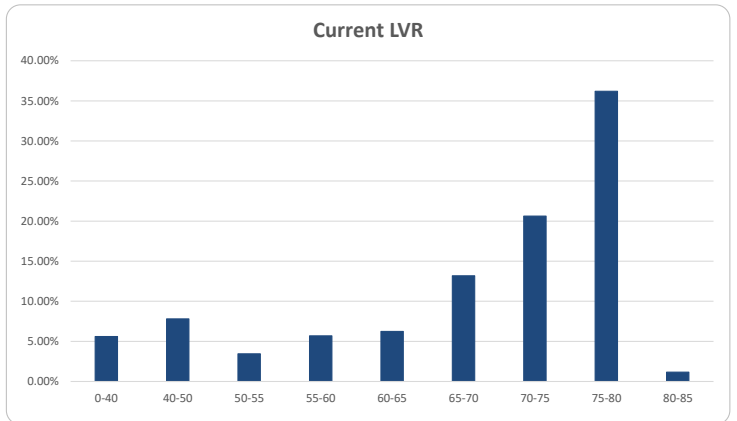
9



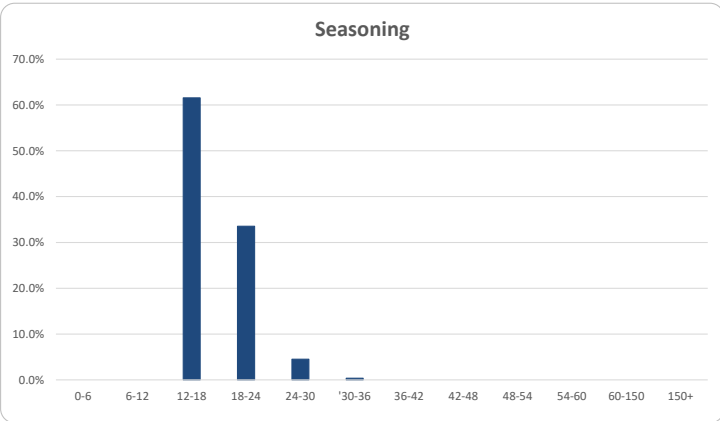
10



11



12



13

