

# Investor Report - Think Tank Series 2020-1

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

Payment Date of 11-Sep-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	109,816,689.30		2,507,319.94	107,309,369.37	29.8%	0.00	0.00	544,084.23	544,084.23
Class A2	33,677,118.05		768,911.45	32,908,206.60	29.8%	0.00	0.00	174,233.78	174,233.78
Class B	30,466,418.14		695,605.18	29,770,812.96	82.7%	0.00	0.00	180,326.47	180,326.47
Class C	27,419,776.32		626,044.66	26,793,731.66	82.7%	0.00	0.00	186,333.08	186,333.08
Class D	23,865,360.87		544,890.72	23,320,470.15	82.7%	0.00	0.00	185,194.15	185,194.15
Class E	11,171,019.98		255,055.23	10,915,964.75	82.7%	0.00	0.00	127,820.46	127,820.46
Class F	8,124,378.17		185,494.71	7,938,883.46	82.7%	0.00	0.00	100,083.08	100,083.08
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	53,580.31	53,580.31
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	81,803.57	81,803.57

### 1. GENERAL

Current Payment Date	11-Sep-23
Collection Period (start)	1-Aug-23
Collection Period (end)	31-Aug-23
Interest Period (start)	10-Aug-23
Interest Period (end)	10-Sep-23
Days in Interest Period	32
Next Payment Date	10-Oct-23

### 2. COLLECTIONS

#### a. Total Available Income

Interest on Mortgage Loans	2,015,371.90
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	76,952.87
<b>Total Available Income</b>	<b>2,092,324.77</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	5,976,398.25
Principal from the sale of Mortgage Loans	0.00
Other Principal	-87,570.36
<b>Total Principal Collections</b>	<b>5,888,827.89</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)	101,626.21
Senior Expenses - Items 5.8(f) (Inclusive)	6,431.76
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	544,084.23
Class A2 Interest	174,233.78
Class B Interest	180,326.47
Class C Interest	186,333.08
Class D Interest	185,194.15
Class E Interest	127,820.46
Class F Interest	100,083.08
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	53,580.31
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	81,803.57
Other Expenses	0.00
Excess Spread	350,807.67

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	305,506.00
Class A1 Principal Payment	2,507,319.94
Class A2 Principal Payment	768,911.45
Class B Principal Payment	695,605.18
Class C Principal Payment	626,044.66
Class D Principal Payment	544,890.72
Class E Principal Payment	255,055.23
Class F Principal Payment	185,494.71
Class G Principal Payment	0.00
Class H Principal Payment	0.00

## 6. COLLATERAL

### a. Loan Balance

Loan Balance at Beginning of Collection Period	255,477,933.87
Plus: Capitalised Charges	-92,067.13
Plus: Further Advances / Redraws	305,506.00
Less: Principal Collections	5,888,827.89
Loan Balance at End of Collection Period	249,802,544.85

### b. Repayments

Principal received on Mortgage Loans during Collection Period	5,888,827.89
Scheduled Principal Payments received	323,687.21
Unscheduled Principal Payments received - Redraw	5,565,140.68
CPR (%) - Total Repayment	22.4%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.60%	8.89%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.55%	8.89%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	6	1	4	11
Balance Outstanding	2,420,298	443,456	2,891,902	5,755,656
% Portfolio Balance	0.97%	0.18%	1.16%	2.30%

### 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	\$	7,336,222.83
Limit available_Next Payment Date	\$	7,168,723.17
Outstanding Liquidity draws	\$	-

### Summary ●●

Loans	522
Facilities	506
Borrower Groups	479
Balance	249,802,545
Avg Loan Balance	478,549
Max Loan Balance	3,587,653
Avg Facility Balance	493,681
Max Facility Balance	3,587,653
Avg Group Balance	521,508
Max Group Balance	3,587,653
WA Current LVR	60.1%
Max Current LVR	86.4%
WA Yield	8.89%
WA Seasoning (months)	54.8
% IO	19.3%
% Investor	56.8%
% SMSF	42.8%
WA Interest Cover (UnStressed)	2.91

### Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	104	19.9%	22,766,451	9.1%
> 40% <= 50%	66	12.6%	29,126,306	11.7%
> 50% <= 55%	46	8.8%	25,581,306	10.2%
> 55% <= 60%	48	9.2%	27,704,644	11.1%
> 60% <= 65%	66	12.6%	35,146,183	14.1%
> 65% <= 70%	76	14.6%	40,955,827	16.4%
> 70% <= 75%	78	14.9%	46,018,814	18.4%
> 75% <= 80%	35	6.7%	20,965,469	8.4%
> 80% <= 85%	2	0.4%	1,105,621	0.4%
> 85% <= 100%	1	0.2%	431,923	0.2%
<b>Total</b>	<b>522</b>	<b>100.0%</b>	<b>249,802,545</b>	<b>100%</b>

### Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	27	5.3%	1,347,393	0.5%
> 100,000 <= 200,000	51	10.1%	7,986,010	3.2%
> 200,000 <= 300,000	103	20.4%	26,172,435	10.5%
> 300,000 <= 400,000	85	16.8%	30,117,672	12.1%
> 400,000 <= 500,000	76	15.0%	33,802,671	13.5%
> 500,000 <= 1,000,000	121	23.9%	83,549,375	33.4%
> 1,000,000 <= 1,500,000	27	5.3%	32,619,717	13.1%
> 1,500,000 <= 2,000,000	8	1.6%	13,671,228	5.5%
> 2,000,000 <= 2,500,000	4	0.8%	8,569,816	3.4%
> 2,500,000 <= 5,000,000	4	0.8%	11,966,229	4.8%
<b>Total</b>	<b>506</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>

### Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	252	48.3%	138,959,899	55.6%
ACT	10	1.9%	4,085,246	1.6%
VIC	119	22.8%	57,775,330	23.1%
QLD	99	19.0%	32,448,297	13.0%
SA	20	3.8%	6,295,088	2.5%
WA	20	3.8%	9,474,225	3.8%
TAS	2	0.4%	764,460	0.3%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>

### Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	415	79.5%	210,673,188	84.3%
Non metro	93	17.8%	32,472,626	13.0%
Inner City	14	2.7%	6,656,730	2.7%
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>

### Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	32	6.1%	1,506,721	0.6%
> 100,000 <= 200,000	56	10.7%	8,785,791	3.5%
> 200,000 <= 300,000	104	19.9%	26,419,765	10.6%
> 300,000 <= 400,000	89	17.0%	31,530,384	12.6%
> 400,000 <= 500,000	77	14.8%	34,215,560	13.7%
> 500,000 <= 1,000,000	124	23.8%	86,255,338	34.5%
> 1,000,000 <= 1,500,000	26	5.0%	31,420,216	12.6%
> 1,500,000 <= 2,000,000	7	1.3%	12,107,725	4.8%
> 2,000,000 <= 2,500,000	4	0.8%	8,569,816	3.4%
> 2,500,000 <= 5,000,000	3	0.6%	8,991,229	3.6%
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>

### Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	24	5.0%	1,157,659	0.5%
> 100,000 <= 200,000	47	9.8%	7,321,419	2.9%
> 200,000 <= 300,000	88	18.4%	22,280,716	8.9%
> 300,000 <= 400,000	80	16.7%	28,296,786	11.3%
> 400,000 <= 500,000	69	14.4%	30,706,571	12.3%
> 500,000 <= 1,000,000	122	25.5%	84,198,761	33.7%
> 1,000,000 <= 1,500,000	31	6.5%	37,498,262	15.0%
> 1,500,000 <= 2,000,000	8	1.7%	13,526,730	5.4%
> 2,000,000 <= 2,500,000	6	1.3%	12,849,413	5.1%
> 2,500,000 <= 5,000,000	4	0.8%	11,966,229	4.8%
<b>Total</b>	<b>479</b>	<b>100%</b>	<b>249,802,545</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	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	143	27.4%	73,924,626	29.6%
> 42 <= 48	220	42.1%	104,960,321	42.0%
> 48 <= 54	39	7.5%	19,696,095	7.9%
> 54 <= 60	13	2.5%	12,795,397	5.1%
> 60 <= 300	107	20.5%	38,426,105	15.4%
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>

### Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	511	97.9%	244,046,888	97.7%
> 30 <= 60	6	1.1%	2,420,298	1.0%
> 60 <= 90	1	0.2%	443,456	0.2%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	1	0.2%	431,923	0.2%
> 150 <= 1000	3	0.6%	2,459,979	1.0%
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Full Doc	99	19.0%	59,648,277	23.9%	
Mid Doc	149	28.5%	75,759,625	30.3%	
Quick Doc	21	4.0%	7,465,583	3.0%	
SMSF	253	48.5%	106,929,060	42.8%	
SMSF NR	0	0.0%	0	0.0%	
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Retail	93	17.8%	45,859,549	18.4%	
Industrial	151	28.9%	74,568,510	29.9%	
Office	53	10.2%	21,036,302	8.4%	
Professional Suites	6	1.1%	3,130,886	1.3%	
Commercial Other	10	1.9%	8,967,850	3.6%	
Vacant Land	0	0.0%	1,711,034	0.7%	
Rural	1	0.2%	1,027,065	0.4%	
Residential	208	39.8%	93,501,347	37.4%	
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Variable	522	100.0%	249,802,545	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>522</b>	<b>100%</b>	<b>249,802,545</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%	0	0.0%	0	0.0%	
> 6.5% <= 7.0%	1	0.2%	269,003	0.1%	
> 7.0% <= 7.5%	77	14.8%	29,871,844	12.0%	
> 7.5% <= 8.0%	73	14.0%	39,395,001	15.8%	
> 8.0% <= 8.5%	81	15.5%	41,167,484	16.5%	
> 8.5% <= 9.0%	54	10.3%	30,460,969	12.2%	
> 9.0% <= 13.0%	236	45.2%	108,638,245	43.5%	
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 1.50	3	0.6%	1,792,041	0.7%	
> 1.50 <= 1.75	92	17.6%	49,044,285	19.6%	
> 1.75 <= 2.00	85	16.3%	40,611,246	16.3%	
> 2.00 <= 2.25	54	10.3%	29,975,094	12.0%	
> 2.25 <= 2.50	49	9.4%	26,792,568	10.7%	
> 2.50 <= 2.75	39	7.5%	15,304,269	6.1%	
> 2.75 <= 3.00	34	6.5%	15,318,555	6.1%	
> 3.00 <= 3.25	17	3.3%	7,495,538	3.0%	
> 3.25 <= 3.50	19	3.6%	9,100,974	3.6%	
> 3.50 <= 3.75	16	3.1%	6,194,600	2.5%	
> 3.75 <= 4.00	11	2.1%	5,119,628	2.0%	
> 4.00 <= 4.25	13	2.5%	6,229,726	2.5%	
> 4.25 <= 100	90	17.2%	36,824,021	14.7%	
NA	0	0.0%	0	0.0%	
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	%
NCCP regulated loans	77	14.8%	37,483,497	15.0%	
Non NCCP loans	445	85.2%	212,319,048	85.0%	
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Apartment	44	20.8%	18,101,574	19.3%	
High Density Apartment	0	0.0%	0	0.0%	
House	168	79.2%	75,600,258	80.7%	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
PAYG	112	21.5%	44,721,026	17.9%	
<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	2.7%	6,017,267	2.4%
36 < 48	48	23	4.4%	10,403,520	4.2%
48 < 60	60	19	3.6%	9,555,191	3.8%
60 < 900	900	354	67.8%	179,105,541	71.7%
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 15	180	42	8.0%	15,015,484	6.0%
> 15 <= 20	240	76	14.6%	28,057,762	11.2%
> 20 <= 25	300	193	37.0%	102,724,080	41.1%
> 25 <= 30	360	211	40.4%	104,005,220	41.6%
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
P&I	454	87.0%	201,562,714	80.7%	
<i>IO Term Remaining (yrs)</i>					
0 <= 1	15	2.9%	9,557,012	3.8%	
> 1 <= 2	53	10.2%	38,682,819	15.5%	
> 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>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Purchase	359	68.8%	163,140,906	65.3%	
Refinance - no takeout	142	27.2%	76,655,658	30.7%	
Refinance - Equity Takeout	21	4.0%	10,005,981	4.0%	
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Accommodation and Food Services	42	8.0%	22,272,173	8.9%	
Administrative and Support Services	0	0.0%	0	0.0%	
Agriculture, Forestry and Fishing	0	0.0%	0	0.0%	
Arts and Recreation Services	33	6.3%	11,316,676	4.5%	
Construction	139	26.6%	74,233,907	29.7%	
Education and Training	6	1.1%	4,864,136	1.9%	
Electricity Gas Water and Waste Service	0	0.0%	0	0.0%	
Financial and Insurance Services	37	7.1%	12,557,040	5.0%	
Health Care and Social Assistance	37	7.1%	13,299,071	5.3%	
Information Media and Telecommunicat	30	5.7%	11,436,671	4.6%	
Manufacturing	35	6.7%	19,410,844	7.8%	
Mining	0	0.0%	0	0.0%	
Other Services	0	0.0%	0	0.0%	
Professional, Scientific and Technical S	60	11.5%	25,991,325	10.4%	
Public Administration and Safety	7	1.3%	2,527,857	1.0%	
Rental, Hiring and Real Estate Services	3	0.6%	562,160	0.2%	
Retail Trade	43	8.2%	27,357,548	11.0%	
Transport, Postal and Warehousing	50	9.6%	23,973,137	9.6%	
Wholesale Trade	0	0	0	0	
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0	521	99.8%	249,228,637	99.8%	
1	1	0.2%	573,908	0.2%	
2	0	0.0%	0	0.0%	
3	0	0%	0	0%	
<b>Total</b>	<b>522</b>	<b>100%</b>	<b>249,802,545</b>	<b>100%</b>	

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Total	212	100%	93,701,832	100%
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