

Investor Report - Think Tank Commercial Series 2022-3

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

Payment Date of 11-Sep-2023

Counterparty Information ●●

<p>Issuer/Trustee</p>	<p>BNY Trust Company of Australia Limited in its capacity as the Think Tank Commercial Series 2022-3 Trust ("Trustee" or "BNY")</p>
<p>Security Trustee</p>	<p>BNY Trust (Australia) Registry Limited in its capacity as the Think Tank Commercial Series 2022-3 Trust Security Trust</p>
<p>Trust Manager, Originator and Servicer</p>	<p>Think Tank Group Pty Limited ("Think Tank")</p>
<p>Standby Servicer and Standby Trust Manager</p>	<p>AMAL Asset Management Limited</p>
<p>Custodian</p>	<p>BNY Trust Company of Australia Limited</p>
<p>Arranger</p>	<p>Westpac Banking Corporation ("Westpac")</p>
<p>Joint Lead Managers</p>	<p>Commonwealth Bank of Australia, Deutsche Bank AG Sydney Branch Macquarie Bank Limited; Westpac Banking Corporation; Standard Chartered Bank</p>
<p>Liquidity Facility Provider</p>	<p>Westpac Banking Corporation</p>
<p>Designated Rating Agency</p>	<p>S&P Global Ratings Australia Pty Ltd</p>
<p>European Risk Retention</p>	<p>Think Tank Group Pty Limited: (a) continues to retain a material net economic interest of not less than 5% in the Think Tank Commercial Series 2022-3 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 Commercial Series 2022-3 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.</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	216,570,638.91		5,736,989.32	210,833,649.59	70.3%	0.00	0.00	1,120,461.72	1,120,461.72
Class A2	47,645,540.56		1,262,137.65	46,383,402.91	70.3%	0.00	0.00	273,653.01	273,653.01
Class B	40,000,000.00		0.00	40,000,000.00	100.0%	0.00	0.00	264,809.21	264,809.21
Class C	36,500,000.00		0.00	36,500,000.00	100.0%	0.00	0.00	265,638.40	265,638.40
Class D	25,500,000.00		0.00	25,500,000.00	100.0%	0.00	0.00	207,939.16	207,939.16
Class E	13,500,000.00		0.00	13,500,000.00	100.0%	0.00	0.00	133,756.67	133,756.67
Class F	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	102,453.83	102,453.83
Class G	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	44,015.17	44,015.17
Class H	5,000,000.00		0.00	5,000,000.00	100.0%	0.00	0.00	65,977.86	65,977.86

Original Note Balance
300,000,000.00
66,000,000.00
40,000,000.00
36,500,000.00
25,500,000.00
13,500,000.00
9,500,000.00
4,000,000.00
5,000,000.00
500,000,000.00

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	2,938,363.92
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	48,337.58
Total Available Income	2,986,701.50
<i>(1) Includes penalty interest, dishonour fees, bank account interest, funds received from the Forbearance SPV etc</i>	

b. Total Principal Principal	
Principal Received on the Mortgage Loans	7,128,638.52
Principal from the sale of Mortgage Loans	0.00
Other Principal	42.16
Total Principal Collections	7,128,680.68

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 (f) (Inclusive)	157,122.16
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	1,120,461.72
Class A2 Interest	273,653.01
Class B Interest	264,809.21
Class C Interest	265,638.40
Class D Interest	207,939.16
Class E Interest	133,756.67
Class F Interest	102,453.83
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Class B Residual Interest	0.00
Class C Residual Interest	0.00
Class D Residual Interest	0.00
Class E Residual Interest	0.00
Class F Residual Interest	0.00
Amortisation Event Payment	0.00
Class G Interest	44,015.17
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	65,977.86
Other Expenses	0.00
Excess Spread	350,874.31

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	0.00
Class A1 Principal Payment	5,736,989.32
Class A2 Principal Payment	1,262,137.65
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
Class H Principal Payment	0.00

6. COLLATERAL**a. Loan Balance**

Loan Balance at Beginning of Collection Period	398,352,012.06
Plus: Capitalised Charges	20,652.38
Plus: Further Advances / Redraws	129,553.71
Less: Principal Collections	7,128,680.68
Loan Balance at End of Collection Period	391,373,537.47

b. Repayments

Principal received on Mortgage Loans during Collection Period	7,128,680.68
CPR (%)	18.34%

c. Threshold Rate

Test (a)	Required	Current	Test
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.61%	8.78%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.55%	8.78%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	3	2	4	9
Balance Outstanding	2,945,663	1,498,620	1,804,757	6,249,040
% Portfolio Balance	0.75%	0.38%	0.46%	1.60%

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	11,676,485.38
Limit available_Next Payment Date	11,466,511.58
Outstanding Liquidity draws	0.00

Summary ●●

Loans	609
Facilities	574
Borrower Groups	545
Balance	391,373,537
Avg Loan Balance	642,649
Max Loan Balance	3,300,000
Avg Facility Balance	681,835
Max Facility Balance	3,300,000
Avg Group Balance	718,117
Max Group Balance	3,300,000
WA Current LVR	61.2%
Max Current LVR	80.0%
WA Yield	8.78%
WA Seasoning (months)	29.1
% IO	26.4%
% Investor	51.2%
% SMSF	44.2%
WA Interest Cover (UnStressed)	2.75

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	95	15.6%	32,410,223	8.3%
> 40% <= 50%	77	12.6%	42,844,703	10.9%
> 50% <= 55%	38	6.2%	26,739,357	6.8%
> 55% <= 60%	55	9.0%	45,898,142	11.7%
> 60% <= 65%	88	14.4%	55,061,897	14.1%
> 65% <= 70%	116	19.0%	86,287,774	22.0%
> 70% <= 75%	103	16.9%	77,740,029	19.9%
> 75% <= 80%	37	6.1%	24,391,412	6.2%
> 80% <= 85%	0	0.0%	0	0.0%
> 85% <= 100%	0	0.0%	0	0.0%
Total	609	100.0%	391,373,537	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	18	3.1%	659,020	0.2%
> 100,000 <= 200,000	33	5.7%	5,099,616	1.3%
> 200,000 <= 300,000	80	13.9%	20,004,502	5.1%
> 300,000 <= 400,000	74	12.9%	25,890,299	6.6%
> 400,000 <= 500,000	65	11.3%	29,274,377	7.5%
> 500,000 <= 1,000,000	194	33.8%	134,442,464	34.4%
> 1,000,000 <= 1,500,000	66	11.5%	80,871,457	20.7%
> 1,500,000 <= 2,000,000	25	4.4%	43,250,402	11.1%
> 2,000,000 <= 2,500,000	3	0.5%	6,935,046	1.8%
> 2,500,000 <= 5,000,000	16	2.8%	44,946,355	11.5%
Total	574	100%	391,373,537	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	302	49.6%	213,509,986	54.6%
ACT	8	1.3%	3,535,164	0.9%
VIC	168	27.6%	98,662,869	25.2%
QLD	88	14.4%	48,694,984	12.4%
SA	12	2.0%	6,303,094	1.6%
WA	27	4.4%	16,946,411	4.3%
TAS	4	0.7%	3,721,029	1.0%
NT	0	0.0%	0	0.0%
Total	609	100%	391,373,537	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	467	76.7%	316,599,529	80.9%
Non metro	130	21.3%	69,106,694	17.7%
Inner City	12	2.0%	5,667,314	1.4%
Total	609	100%	391,373,537	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	28	4.6%	1,115,930	0.3%
> 100,000 <= 200,000	36	5.9%	5,604,979	1.4%
> 200,000 <= 300,000	92	15.1%	23,082,518	5.9%
> 300,000 <= 400,000	80	13.1%	27,944,723	7.1%
> 400,000 <= 500,000	73	12.0%	32,830,766	8.4%
> 500,000 <= 1,000,000	196	32.2%	136,824,947	35.0%
> 1,000,000 <= 1,500,000	65	10.7%	79,718,533	20.4%
> 1,500,000 <= 2,000,000	22	3.6%	37,785,689	9.7%
> 2,000,000 <= 2,500,000	3	0.5%	6,935,046	1.8%
> 2,500,000 <= 5,000,000	14	2.3%	39,530,408	10.1%
Total	609	100%	391,373,537	100%

Current Group Balance ●●

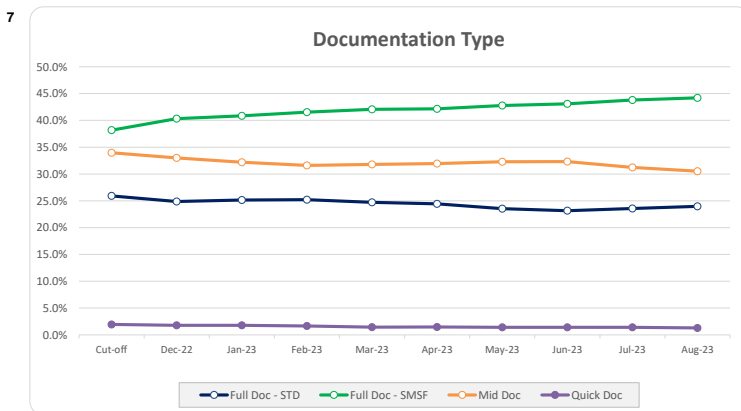
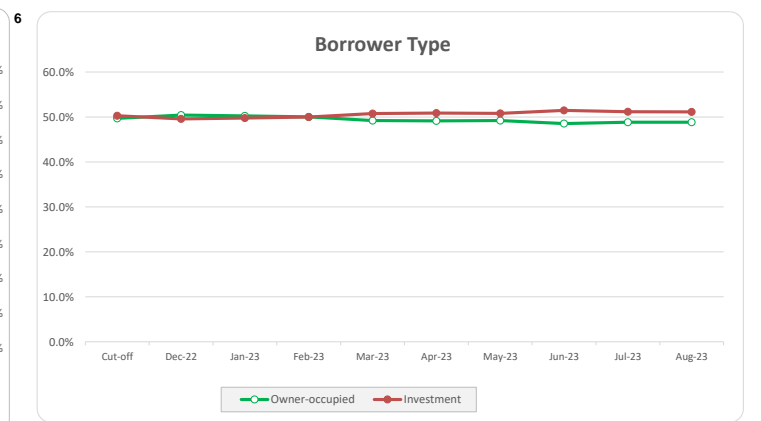
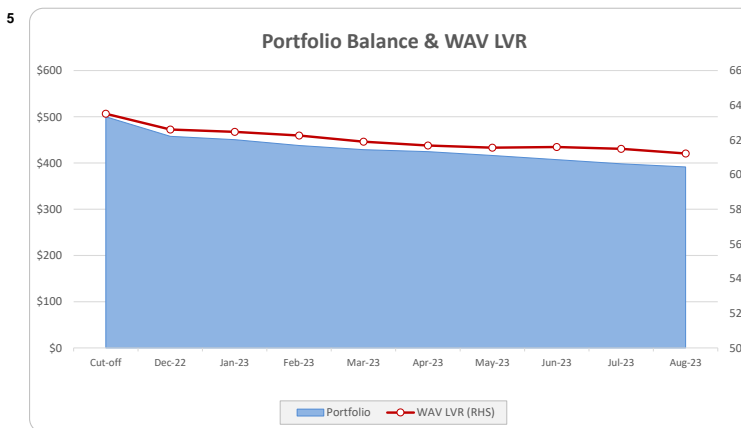
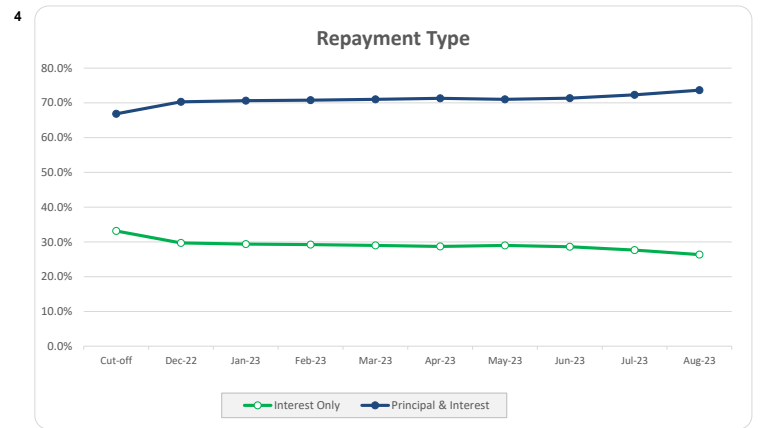
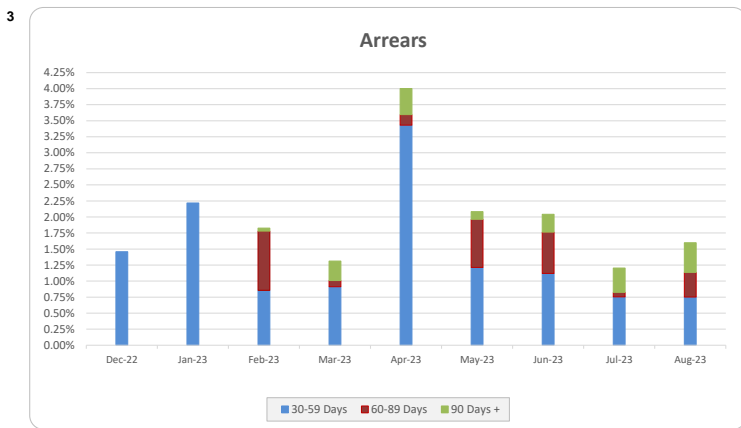
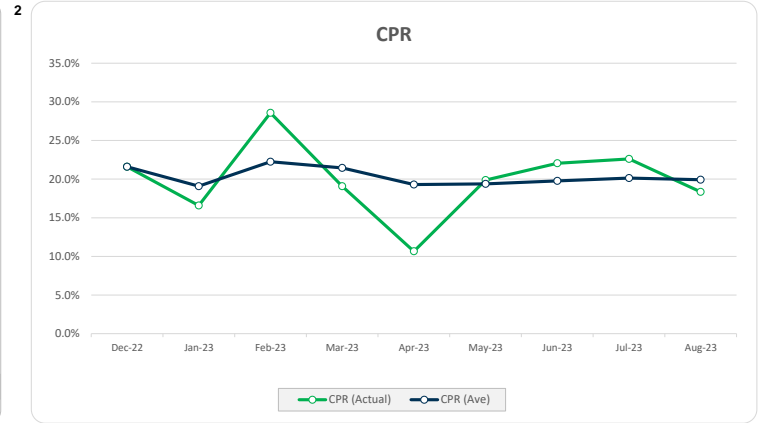
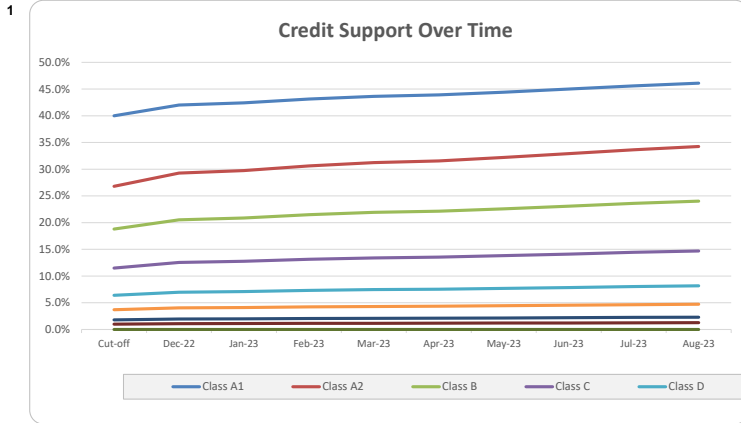
	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	15	2.8%	633,020	0.2%
> 100,000 <= 200,000	24	4.4%	3,826,332	1.0%
> 200,000 <= 300,000	71	13.0%	18,006,515	4.6%
> 300,000 <= 400,000	69	12.7%	24,159,790	6.2%
> 400,000 <= 500,000	67	12.3%	30,158,780	7.7%
> 500,000 <= 1,000,000	187	34.3%	129,520,766	33.1%
> 1,000,000 <= 1,500,000	63	11.6%	77,226,173	19.7%
> 1,500,000 <= 2,000,000	26	4.8%	45,300,606	11.6%
> 2,000,000 <= 2,500,000	5	0.9%	11,729,066	3.0%
> 2,500,000 <= 5,000,000	18	3.3%	50,812,490	13.0%
Total	545	100%	391,373,537	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	197	32.3%	136,644,048	34.9%
> 18 <= 24	228	37.4%	147,235,572	37.6%
> 24 <= 30	17	2.8%	9,634,406	2.5%
> 30 <= 36	17	2.8%	11,534,648	2.9%
> 36 <= 42	4	0.7%	2,234,937	0.6%
> 42 <= 48	17	2.8%	12,124,835	3.1%
> 48 <= 54	1	0.2%	301,773	0.1%
> 54 <= 60	7	1.1%	2,463,347	0.6%
> 60 <= 300	121	19.9%	69,199,973	17.7%
Total	609	100%	391,373,537	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	600	98.5%	385,124,498	98.4%
> 30 <= 60	3	0.5%	2,945,663	0.8%
> 60 <= 90	2	0.3%	1,498,620	0.4%
> 90 <= 120	1	0.2%	281,702	0.1%
> 120 <= 150	1	0.2%	475,469	0.1%
> 150 <= 1000	2	0.3%	1,047,586	0.3%
Total	609	100%	391,373,537	100%



Think Tank Commercial Series 2022-3: Current Charts

