

# Investor Report - Think Tank Residential Series 2022-1

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

Payment Date of 11-Sep-2023

## Counterparty Information ●●

<b>Issuer/Trustee</b>	BNY Trust Company of Australia Limited in its capacity atf the Think Tank Residential Series 2022-1 Trust ("Trustee" or "BNY")
<b>Security Trustee</b>	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2022-1 Trust Security Trust
<b>Trust Manager, Originator, Servicer</b>	Think Tank Group Pty Limited ("Think Tank")
<b>Standby Servicer and Standby Trust Manager</b>	AMAL Asset Management Limited
<b>Custodian</b>	BNY
<b>Arranger</b>	Commonwealth Bank of Australia
<b>Joint Lead Managers</b>	CBA, Deutsche Bank AG Sydney Branch, NAB, Standard Chartered Bank, Westpac Banking Corporation
<b>Liquidity Facility Provider</b>	Commonwealth Bank of Australia
<b>Designated Rating Agency</b>	S&P Global Ratings Australia Pty Ltd Fitch Australia Pty Ltd
 <b>European Risk Retention</b>	 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 2022-1 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 Residential Series 2022-1 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-S	0.00		0.00	0.00	0.0%	0.00	0.00	0.00	0.00
Class A1-L	199,324,651.90		12,980,996.83	186,343,655.07	62.1%	0.00	0.00	943,861.75	943,861.75
Class A2	34,881,814.08		2,271,674.44	32,610,139.64	62.1%	0.00	0.00	181,995.53	181,995.53
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	132,912.39	132,912.39
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	55,396.30	55,396.30
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	34,000.31	34,000.31
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	31,741.19	31,741.19
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	24,221.81	24,221.81
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	32,988.93	32,988.93

### 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	1,839,178.80
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	80,109.15
<b>Total Available Income</b>	<b>1,919,287.95</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	15,920,716.90
Principal from the sale of Mortgage Loans	0.00
Other Principal	-6,132.74
<b>Total Principal Collections</b>	<b>15,914,584.16</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)	121,726.87
Senior Expenses - Items 5.8(f)	3,671.76
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	943,861.75
Class A2 Interest	181,995.53
Class B Interest	132,912.39
Class C Interest	55,396.30
Class D Interest	34,000.31
Class E Interest	31,741.19
Class F Interest	24,221.81
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	32,988.93
Other Expenses	0.00
Excess Spread	356,771.11

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	661,912.89
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	12,980,996.83
Class A2 Principal Payment	2,271,674.44
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	281,879,659.40
Plus: Capitalised Charges	14,078.91
Plus: Further Advances / Redraws	661,912.89
Less: Principal Collections	15,914,584.16
Loan Balance at End of Collection Period	266,641,067.04

### b. Repayments

Principal received on Mortgage Loans during Collection Period	15,914,584.16
Scheduled Principal Payments received	243,207.33
Unscheduled Principal Payments received - Redraw	15,009,463.94
CPR (%) - Total Repayments	48.2%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.80%	7.74%	OK
Test (b)			
Bank Bill Rate plus 3.00%	7.05%	7.74%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	4	3	5	12
Balance Outstanding	3,357,376	1,980,814	3,608,445	8,946,634
% Portfolio Balance	1.26%	0.74%	1.35%	3.36%

### e. Foreclosures

	Current Period	Last 3 Months	Cumulative
Number of Loans Foreclosed	0	0	1
Balance of Loans Foreclosed (including interest and other fees)	0	0	335,896
Balance of Loans Foreclosed (principal only)	0	0	328,000
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

## 7. LIQUIDITY FACILITY

Limit available_Current Payment Date	4,188,096.99
Limit available_Next Payment Date	3,959,306.92
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	465
Facilities	433
Borrower Groups	398
Balance	266,641,067
Avg Loan Balance	573,422
Max Loan Balance	1,806,000
Avg Facility Balance	615,799
Max Facility Balance	1,806,000
Avg Group Balance	669,952
Max Group Balance	1,896,127
WA Current LVR	65.3%
Max Current LVR	80.7%
WA Yield	7.74%
WA Seasoning (months)	22.4
% IO	19.9%
% Investor	52.2%
% SMSF	12.5%
WA Interest Cover (UnStressed)	4.19

## Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0%	<= 40%	63	13.5%	19,790,083	7.4%
> 40%	<= 50%	49	10.5%	26,369,443	9.9%
> 50%	<= 55%	25	5.4%	13,520,618	5.1%
> 55%	<= 60%	30	6.5%	16,439,658	6.2%
> 60%	<= 65%	39	8.4%	25,735,289	9.7%
> 65%	<= 70%	50	10.8%	31,547,261	11.8%
> 70%	<= 75%	69	14.8%	48,617,077	18.2%
> 75%	<= 80%	137	29.5%	82,843,033	31.1%
> 80%	<= 85%	3	0.6%	1,778,604	0.7%
> 85%	<= 100%	0	0.0%	0	0.0%
Total		465	100.0%	266,641,067	100%

## Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	8	1.8%	224,936	0.1%
> 100,000	<= 200,000	20	4.6%	3,189,382	1.2%
> 200,000	<= 300,000	43	9.9%	10,795,269	4.0%
> 300,000	<= 400,000	49	11.3%	16,848,260	6.3%
> 400,000	<= 500,000	63	14.5%	28,411,947	10.7%
> 500,000	<= 1,000,000	192	44.3%	133,240,976	50.0%
> 1,000,000	<= 1,500,000	56	12.9%	70,482,294	26.4%
> 1,500,000	<= 2,000,000	2	0.5%	3,448,005	1.3%
> 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		433	100%	266,641,067	100%

## Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW		207	44.5%	132,006,796	49.5%
ACT		2	0.4%	1,469,309	0.6%
VIC		172	37.0%	96,425,367	36.2%
QLD		60	12.9%	27,173,822	10.2%
SA		12	2.6%	4,436,033	1.7%
WA		8	1.7%	2,760,462	1.0%
TAS		4	0.9%	2,369,278	0.9%
NT		0	0.0%	0	0.0%
Total		465	100%	266,641,067	100%

## Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro		383	82.4%	233,580,423	87.6%
Non metro		82	17.6%	33,060,644	12.4%
Inner City		0	0.0%	0	0.0%
Total		465	100%	266,641,067	100%

## Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	16	3.4%	785,856	0.3%
> 100,000	<= 200,000	28	6.0%	4,450,765	1.7%
> 200,000	<= 300,000	53	11.4%	13,222,628	5.0%
> 300,000	<= 400,000	57	12.3%	19,710,920	7.4%
> 400,000	<= 500,000	65	14.0%	29,252,770	11.0%
> 500,000	<= 1,000,000	198	42.6%	138,295,987	51.9%
> 1,000,000	<= 1,500,000	46	9.9%	57,474,136	21.6%
> 1,500,000	<= 2,000,000	2	0.4%	3,448,005	1.3%
> 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		465	100%	266,641,067	100%

## Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	7	1.6%	221,829	0.1%
> 100,000	<= 200,000	19	4.8%	3,004,273	1.1%
> 200,000	<= 300,000	29	7.3%	7,485,126	2.8%
> 300,000	<= 400,000	42	10.6%	14,383,363	5.4%
> 400,000	<= 500,000	60	15.1%	27,025,096	10.1%
> 500,000	<= 1,000,000	166	41.7%	114,255,273	42.8%
> 1,000,000	<= 1,500,000	65	16.3%	82,548,299	31.0%
> 1,500,000	<= 2,000,000	10	2.5%	17,717,808	6.6%
> 2,000,000	<= 2,500,000	0	0.0%	0	0.0%
> 2,500,000	<= 5,000,000	0	0.0%	0	0.0%
Total		398	100%	266,641,067	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	375	80.6%	220,975,678	82.9%
> 24	<= 30	89	19.1%	45,096,616	16.9%
> 30	<= 36	1	0.2%	568,773	0.2%
> 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		465	100%	266,641,067	100%

## Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 30	453	97.4%	257,694,433	96.6%
> 30	<= 60	4	0.9%	3,357,376	1.3%
> 60	<= 90	3	0.6%	1,980,814	0.7%
> 90	<= 120	1	0.2%	701,862	0.3%
> 120	<= 150	1	0.2%	754,612	0.3%
> 150	<= 1000	3	0.6%	2,151,971	0.8%
Total		465	100%	266,641,067	100%

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	140	30.1%	80,857,194	30.3%
Mid Doc	241	51.8%	152,461,157	57.2%
Quick Doc	0	0.0%	0	0.0%
SMSF	84	18.1%	33,322,717	12.5%
SMSF NR	0	0.0%	0	0.0%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>

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	465	100.0%	266,641,067	100.0%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	465	100.0%	266,641,067	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>465</b>	<b>100%</b>	<b>266,641,067</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%	18	3.9%	8,832,696	3.3%
> 7.0% <= 7.5%	183	39.4%	92,272,796	34.6%
> 7.5% <= 8.0%	133	28.6%	94,554,643	35.5%
> 8.0% <= 8.5%	81	17.4%	50,619,176	19.0%
> 8.5% <= 9.0%	33	7.1%	12,854,692	4.8%
> 9.0% <= 13.0%	17	3.7%	7,507,063	2.8%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>

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	18	3.9%	10,875,550	4.1%
> 2.00 <= 2.25	18	3.9%	7,574,826	2.8%
> 2.25 <= 2.50	13	2.8%	5,639,230	2.1%
> 2.50 <= 2.75	13	2.8%	6,078,542	2.3%
> 2.75 <= 3.00	11	2.4%	4,338,349	1.6%
> 3.00 <= 3.25	9	1.9%	2,938,722	1.1%
> 3.25 <= 3.50	5	1.1%	1,578,730	0.6%
> 3.50 <= 3.75	10	2.2%	6,809,038	2.6%
> 3.75 <= 4.00	17	3.7%	7,443,903	2.8%
> 4.00 <= 4.25	8	1.7%	6,658,472	2.5%
> 4.25 <= 100	239	51.4%	145,428,757	54.5%
NA	104	22.4%	61,279,946	23%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	314	67.5%	184,095,450	69.0%
Non NCCP loans	151	32.5%	82,545,617	31.0%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	40	8.6%	17,073,086	6.4%
High Density Apartment	0	0.0%	0	0.0%
House	423	91.4%	249,561,981	93.6%
<b>Total</b>	<b>463</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	87	18.7%	38,315,356	14.4%	
<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	25	5.4%	16,840,439	6.3%
36 <= 48	48	46	9.9%	29,891,169	11.2%
48 <= 60	60	40	8.6%	21,554,510	8.1%
60 <= 900	900	267	57.4%	160,039,594	60.0%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>	

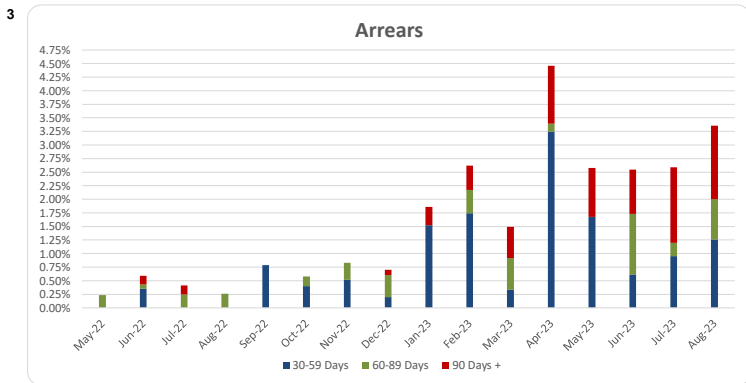
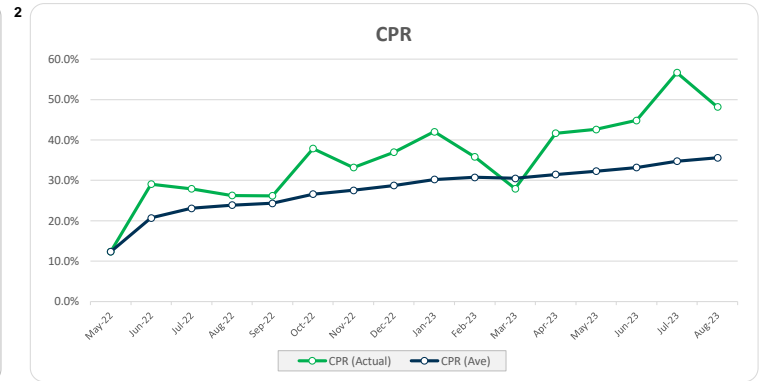
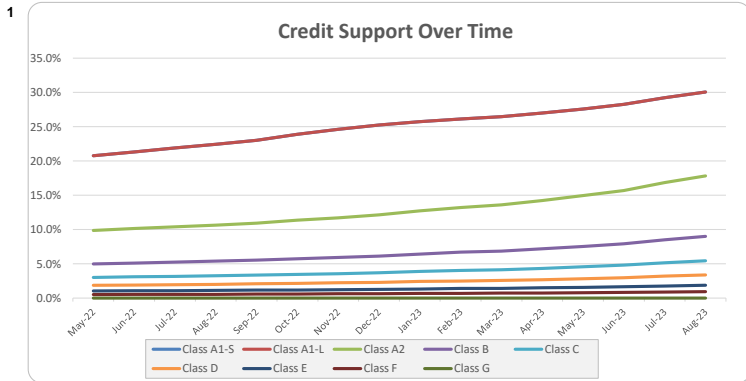
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	4	0.9%	1,037,322	0.4%
> 15 <= 20	240	8	1.7%	5,201,146	2.0%
> 20 <= 25	300	37	8.0%	15,175,449	5.7%
> 25 <= 30	360	416	89.5%	245,227,150	92.0%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	383	82.4%	213,495,144	80.1%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	8	1.7%	5,174,589	1.9%
> 1 <= 2	7	1.5%	3,960,397	1.5%
> 2 <= 3	10	2.2%	5,760,240	2.2%
> 3 <= 4	56	12.0%	38,143,910	14.3%
> 4 <= 5	1	0.2%	106,788	0.0%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>

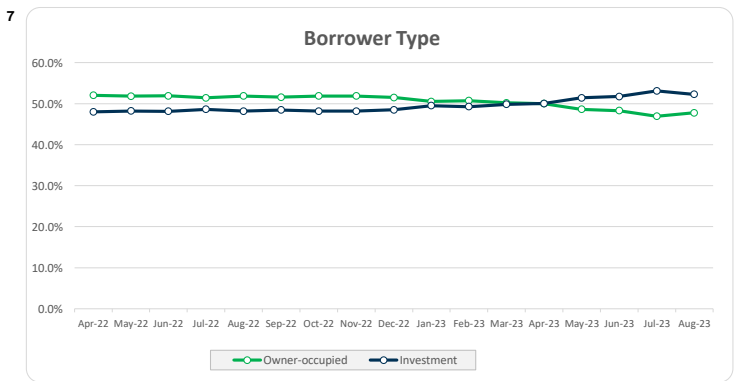
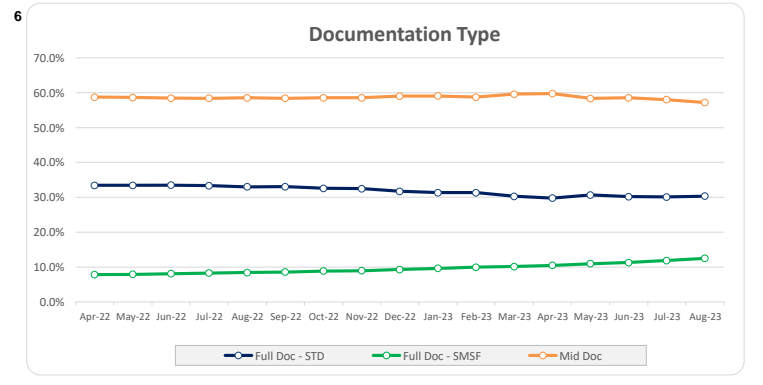
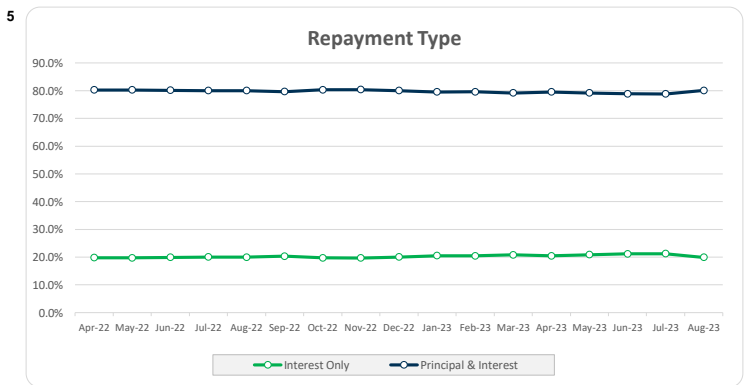
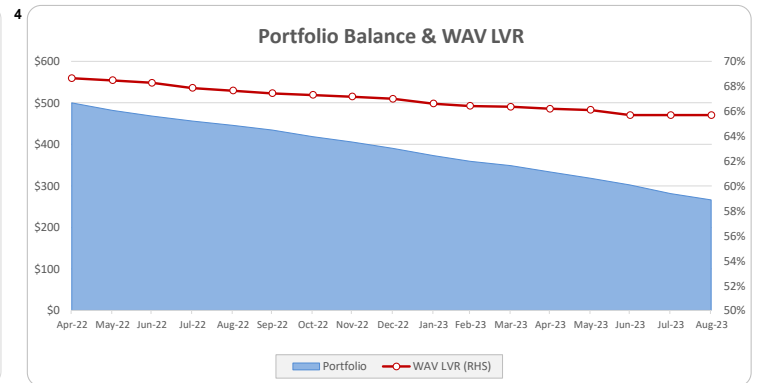
Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	233	50.1%	134,073,036	50.3%
Refinance - no takeout	173	37.2%	94,014,617	35.3%
Refinance - Equity Takeout	59	12.7%	38,553,414	14.5%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	37	8.0%	23,311,599	8.7%
Administrative and Support Services	2	0.4%	2,220,042	0.8%
Agriculture, Forestry and Fishing	1	0.2%	332,494	0.1%
Arts and Recreation Services	13	2.8%	7,482,445	2.8%
Construction	130	28.0%	72,133,856	27.1%
Education and Training	11	2.4%	6,131,776	2.3%
Electricity Gas Water and Waste Services	1	0.2%	501,041	0.2%
Financial and Insurance Services	28	6.0%	14,527,970	5.4%
Health Care and Social Assistance	26	5.6%	14,772,975	5.5%
Information Media and Telecommunications	32	6.9%	15,199,730	5.7%
Manufacturing	20	4.3%	10,792,298	4.0%
Mining	0	0.0%	0	0.0%
Other Services	19	4.1%	13,182,557	4.9%
Professional, Scientific and Technical Services	57	12.3%	32,858,151	12.3%
Public Administration and Safety	7	1.5%	2,609,611	1.0%
Rental, Hiring and Real Estate Services	4	0.9%	4,213,730	1.6%
Retail Trade	25	5.4%	15,452,409	5.8%
Transport, Postal and Warehousing	49	10.5%	28,331,982	10.6%
Wholesale Trade	3	0.6%	2,586,403	1.0%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	465	100.0%	266,641,067	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>465</b>	<b>100%</b>	<b>266,641,067</b>	<b>100%</b>



30+ days in arrears have increased over the month of April due to impact of multiple public holidays and school holidays during this period. Most of this increase has been due to payment dishonours and associated fees which has increased arrears in the 30-60-day bucket



Think Tank Residential Series 2022-1: Current Charts

