

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

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

Payment Date of 11-Sep-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	221,231,931.69		14,146,557.22	207,085,374.48	69.0%	0.00	0.00	1,125,181.97	1,125,181.97
Class A2	44,246,386.34		2,829,311.44	41,417,074.90	69.0%	0.00	0.00	250,250.77	250,250.77
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	77,273.42	77,273.42
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	75,233.49	75,233.49
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	50,637.50	50,637.50
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	40,443.09	40,443.09
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	25,317.70	25,317.70
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	1,943,365.58
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	69,393.05
<b>Total Available Income</b>	<b>2,012,758.63</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	17,644,162.58
Principal from the sale of Mortgage Loans	0.00
Other Principal	-12,587.79
<b>Total Principal Collections</b>	<b>17,631,574.79</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)	114,201.17
Senior Expenses - Items 5.8(f)	3,932.01
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	1,125,181.97
Class A2 Interest	250,250.77
Class B Interest	77,273.42
Class C Interest	75,233.49
Class D Interest	50,637.50
Class E Interest	40,443.09
Class F Interest	25,317.70
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	217,298.58

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	655,706.13
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	14,146,557.22
Class A2 Principal Payment	2,829,311.44
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	305,668,220.95
Plus: Capitalised Charges	41,381.38
Plus: Further Advances / Redraws	655,706.13
Less: Principal Collections	17,631,574.79
Loan Balance at End of Collection Period	288,733,733.67

### b. Repayments

Principal received on Mortgage Loans during Collection Period	17,631,574.79
Scheduled Principal Payments received	273,240.30
Unscheduled Principal Payments received - Redraw	16,702,628.36
CPR (%) - Total Repayments	49.1%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.21%	7.66%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.30%	7.66%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	5	2	4	11
Balance Outstanding	2,833,428	1,340,830	3,562,366	7,736,624
% Portfolio Balance	0.98%	0.46%	1.23%	2.68%

### 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	4,544,674.77
Limit available_Next Payment Date	4,290,036.74
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	467
Facilities	452
Borrower Groups	423
Balance	288,733,734
Avg Loan Balance	618,274
Max Loan Balance	1,973,702
Avg Facility Balance	638,791
Max Facility Balance	1,973,702
Avg Group Balance	682,586
Max Group Balance	2,479,215
WA Current LVR	67.5%
Max Current LVR	84.0%
WA Yield	7.66%
WA Seasoning (months)	18.3
% IO	17.2%
% Investor	48.6%
% SMSF	8.7%
WA Interest Cover (UnStressed)	1.79

## Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	58	12.4%	17,474,673	6.1%
> 40% <= 50%	40	8.6%	23,936,164	8.3%
> 50% <= 55%	19	4.1%	10,548,567	3.7%
> 55% <= 60%	24	5.1%	15,233,969	5.3%
> 60% <= 65%	30	6.4%	18,069,469	6.3%
> 65% <= 70%	41	8.8%	34,092,935	11.8%
> 70% <= 75%	83	17.8%	61,320,801	21.2%
> 75% <= 80%	168	36.0%	104,501,054	36.2%
> 80% <= 85%	4	0.9%	3,556,103	1.2%
> 85% <= 100%	0	0.0%	0	0.0%
<b>Total</b>	<b>467</b>	<b>100.0%</b>	<b>288,733,734</b>	<b>100%</b>

## Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	17	3.8%	642,510	0.2%
> 100,000 <= 200,000	11	2.4%	1,816,608	0.6%
> 200,000 <= 300,000	32	7.1%	8,493,262	2.9%
> 300,000 <= 400,000	44	9.7%	15,511,997	5.4%
> 400,000 <= 500,000	62	13.7%	27,784,067	9.6%
> 500,000 <= 1,000,000	230	50.9%	161,843,040	56.1%
> 1,000,000 <= 1,500,000	51	11.3%	63,669,387	22.1%
> 1,500,000 <= 2,000,000	5	1.1%	8,972,862	3.1%
> 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>452</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

## Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	196	42.0%	139,957,674	48.5%
ACT	5	1.1%	2,363,495	0.8%
VIC	184	39.4%	114,607,482	39.7%
QLD	56	12.0%	22,720,703	7.9%
SA	7	1.5%	3,102,438	1.1%
WA	14	3.0%	3,451,826	1.2%
TAS	5	1.1%	2,530,116	0.9%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

## Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	395	84.6%	255,076,254	88.3%
Non metro	72	15.4%	33,657,480	11.7%
Inner City	0	0.0%	0	0.0%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

## Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	22	4.7%	1,093,636	0.4%
> 100,000 <= 200,000	14	3.0%	2,364,057	0.8%
> 200,000 <= 300,000	38	8.1%	9,861,130	3.4%
> 300,000 <= 400,000	49	10.5%	17,318,381	6.0%
> 400,000 <= 500,000	63	13.5%	28,210,850	9.8%
> 500,000 <= 1,000,000	227	48.6%	159,702,624	55.3%
> 1,000,000 <= 1,500,000	49	10.5%	61,210,195	21.2%
> 1,500,000 <= 2,000,000	5	1.1%	8,972,862	3.1%
> 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>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

## Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	3.8%	624,195	0.2%
> 100,000 <= 200,000	10	2.4%	1,632,677	0.6%
> 200,000 <= 300,000	28	6.6%	7,519,720	2.6%
> 300,000 <= 400,000	41	9.7%	14,404,502	5.0%
> 400,000 <= 500,000	52	12.3%	23,328,985	8.1%
> 500,000 <= 1,000,000	207	48.9%	147,011,827	50.9%
> 1,000,000 <= 1,500,000	56	13.2%	70,404,351	24.4%
> 1,500,000 <= 2,000,000	12	2.8%	21,328,262	7.4%
> 2,000,000 <= 2,500,000	1	0.2%	2,479,215	0.9%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>423</b>	<b>100%</b>	<b>288,733,734</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	239	51.2%	149,272,916	51.7%
> 18 <= 24	197	42.2%	122,473,136	42.4%
> 24 <= 30	28	6.0%	15,835,565	5.5%
> 30 <= 36	3	0.6%	1,152,117	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>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

## Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	456	97.6%	280,997,110	97.3%
> 30 <= 60	5	1.1%	2,833,428	1.0%
> 60 <= 90	2	0.4%	1,340,830	0.5%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	4	0.9%	3,562,366	1.2%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Full Doc	178	38.1%	108,735,284	37.7%
Mid Doc	232	49.7%	154,806,804	53.6%
Quick Doc	0	0.0%	0	0.0%
SMSF	57	12.2%	25,191,647	8.7%
SMSF NR	0	0.0%	0	0.0%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</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	467	100.0%	288,733,734	100.0%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Variable	467	100.0%	288,733,734	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>467</b>	<b>100%</b>	<b>288,733,734</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%	31	6.6%	21,917,591	7.6%
> 7.0% <= 7.5%	188	40.3%	112,776,017	39.1%
> 7.5% <= 8.0%	125	26.8%	83,435,971	28.9%
> 8.0% <= 8.5%	84	18.0%	48,714,056	16.9%
> 8.5% <= 9.0%	30	6.4%	16,318,864	5.7%
> 9.0% <= 13.0%	9	1.9%	5,571,235	1.9%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</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	1.1%	3,186,855	1.1%
> 2.00 <= 2.25	22	4.7%	11,818,658	4.1%
> 2.25 <= 2.50	11	2.4%	4,221,527	1.5%
> 2.50 <= 2.75	3	0.6%	1,114,394	0.4%
> 2.75 <= 3.00	6	1.3%	3,198,490	1.1%
> 3.00 <= 3.25	6	1.3%	2,865,943	1.0%
> 3.25 <= 3.50	2	0.4%	548,230	0.2%
> 3.50 <= 3.75	5	1.1%	2,431,957	0.8%
> 3.75 <= 4.00	7	1.5%	5,068,967	1.8%
> 4.00 <= 4.25	3	0.6%	2,489,371	0.9%
> 4.25 <= 100	102	21.8%	58,112,798	20.1%
NA	295	63.2%	193,676,542	67%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	351	75.2%	223,517,599	77.4%
Non NCCP loans	116	24.8%	65,216,135	22.6%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Apartment	40	8.6%	23,001,694	8.0%
High Density Apartment	0	0.0%	0	0.0%
House	425	91.4%	265,732,039	92.0%
<b>Total</b>	<b>465</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

	Number		Balance		
	Amount	%	Amount	%	
PAYG	65	13.9%	34,414,954	11.9%	
<i>Months Self Employed</i>					
0 < 12	12	0.0%	0	0.0%	
12 <= 24	24	0.0%	0	0.0%	
24 <= 36	36	3.1%	18,771,252	6.5%	
36 <= 48	48	4.0%	22,354,018	7.7%	
48 <= 60	60	4.4%	28,815,844	10.0%	
60 <= 900	900	287	61.5%	184,377,665	63.9%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>	

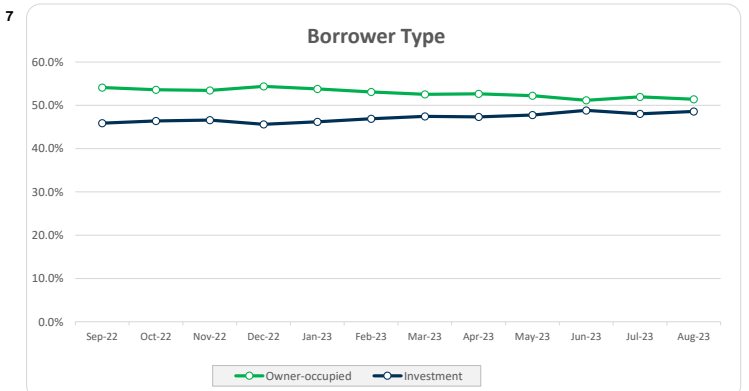
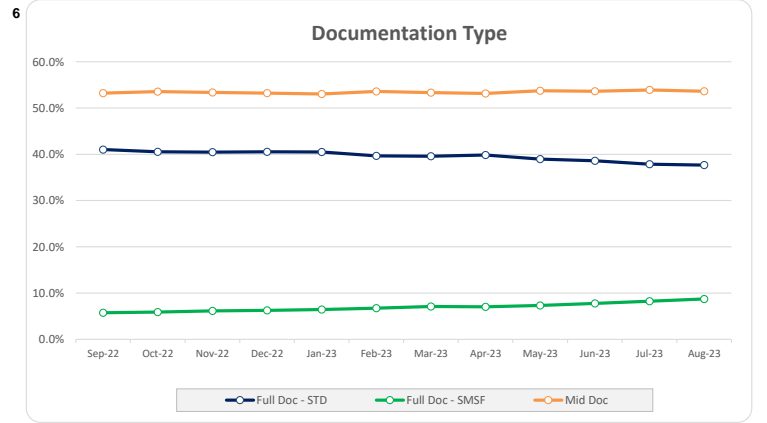
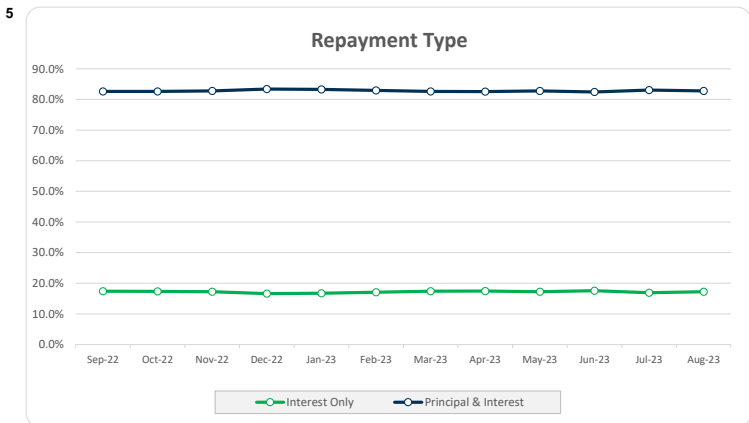
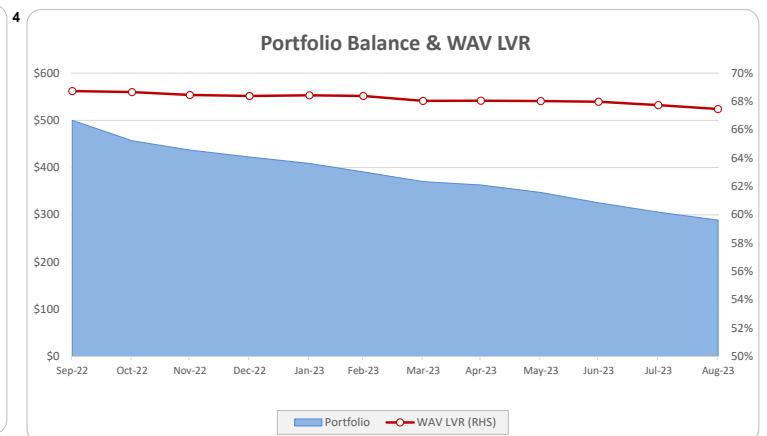
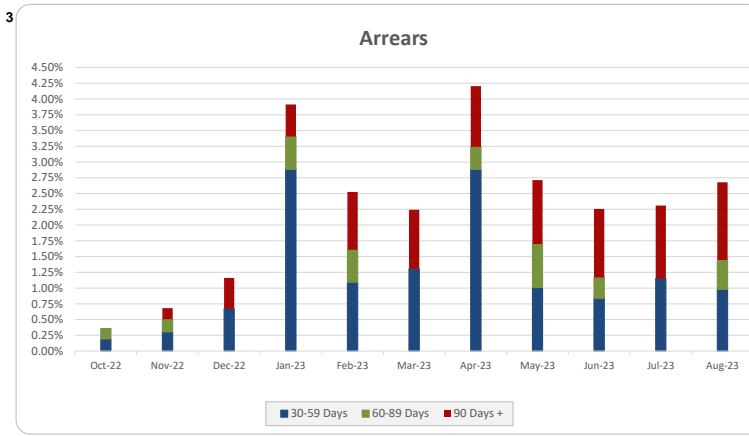
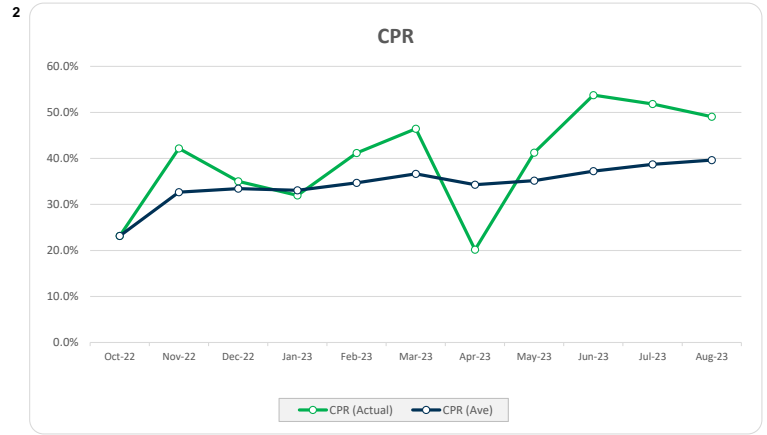
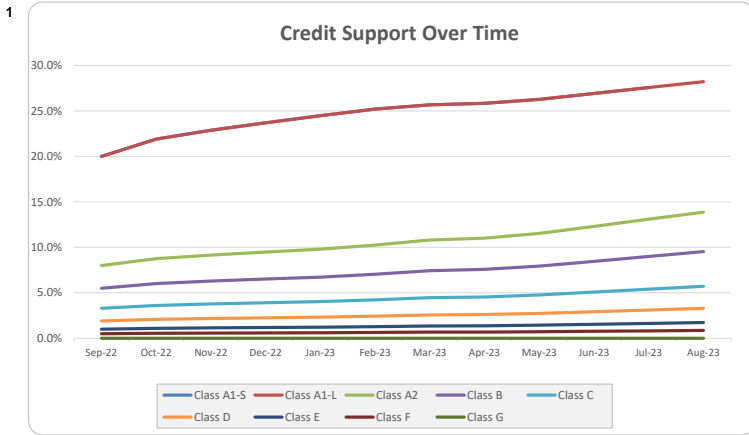
	Number		Balance	
	Amount	%	Amount	%
0 <= 15	180	0.0%	0	0.0%
> 15 <= 20	240	1.0%	5,312,233	1.8%
> 20 <= 25	300	2.9%	14,895,497	5.2%
> 25 <= 30	360	4.2%	268,526,004	93.0%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
P&I	390	83.5%	238,951,638	82.8%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	9	1.9%	5,118,408	1.8%
> 1 <= 2	5	1.1%	3,147,812	1.1%
> 2 <= 3	4	0.9%	1,824,493	0.6%
> 3 <= 4	59	12.6%	39,691,383	13.7%
> 4 <= 5	0	0.0%	0	0.0%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Purchase	251	53.7%	156,725,504	54.3%
Refinance - no takeout	92	19.7%	51,216,284	17.7%
Refinance - Equity Takeout	124	26.6%	80,791,946	28.0%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	37	7.9%	21,641,878	7.5%
Administrative and Support Services	4	0.9%	2,556,003	0.9%
Agriculture, Forestry and Fishing	0	0.0%	0	0.0%
Arts and Recreation Services	18	3.9%	12,972,052	4.5%
Construction	146	31.3%	97,034,945	33.6%
Education and Training	16	3.4%	9,334,999	3.2%
Electricity Gas Water and Waste Services	3	0.6%	2,074,836	0.7%
Financial and Insurance Services	28	6.0%	16,775,739	5.8%
Health Care and Social Assistance	19	4.1%	11,382,946	3.9%
Information Media and Telecommunications	25	5.4%	16,505,260	5.7%
Manufacturing	10	2.1%	5,015,233	1.7%
Mining	1	0.2%	283,111	0.1%
Other Services	61	13.1%	37,285,448	12.9%
Professional, Scientific and Technical Services	28	6.0%	16,762,213	5.8%
Public Administration and Safety	2	0.4%	756,828	0.3%
Rental, Hiring and Real Estate Services	8	1.7%	4,264,473	1.5%
Retail Trade	21	4.5%	11,447,068	4.0%
Transport, Postal and Warehousing	36	7.7%	19,534,628	6.8%
Wholesale Trade	4	0.9%	3,105,973	1.1%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>

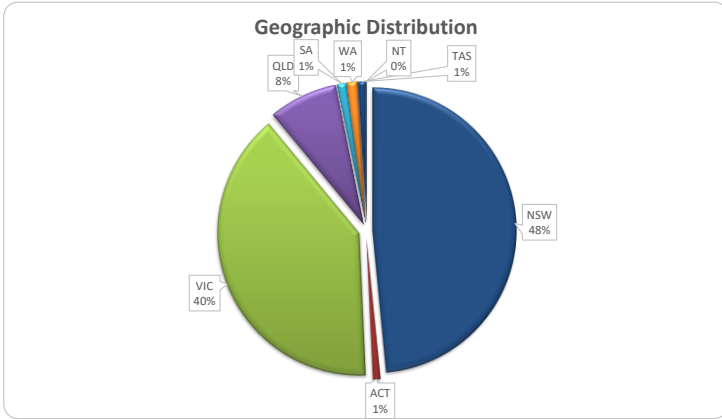
	Number		Balance	
	Amount	%	Amount	%
0	467	100.0%	288,733,734	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>288,733,734</b>	<b>100%</b>



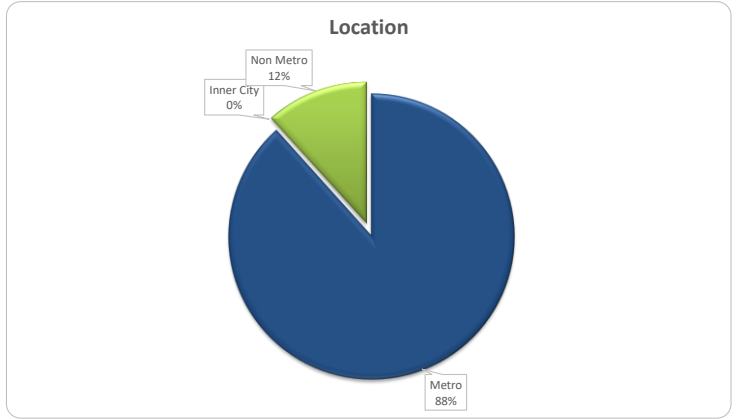


Think Tank Residential Series 2022-2: Current Charts

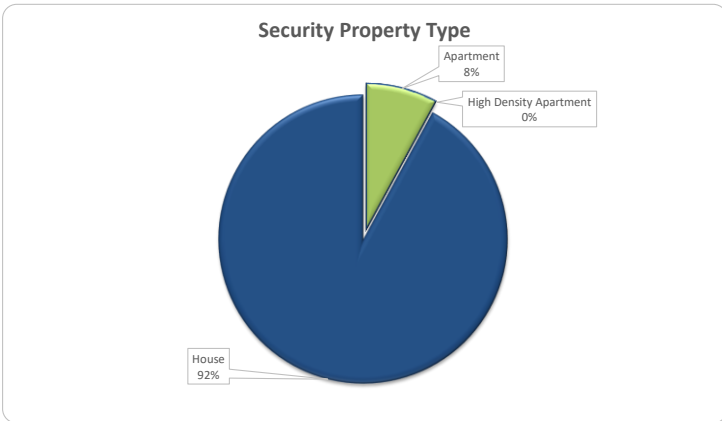
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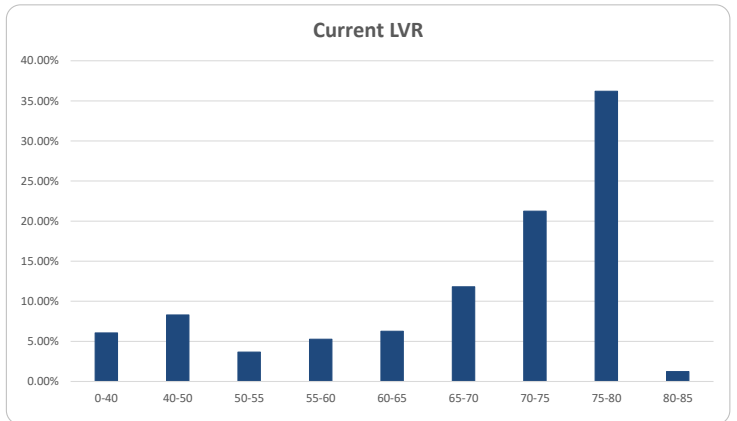
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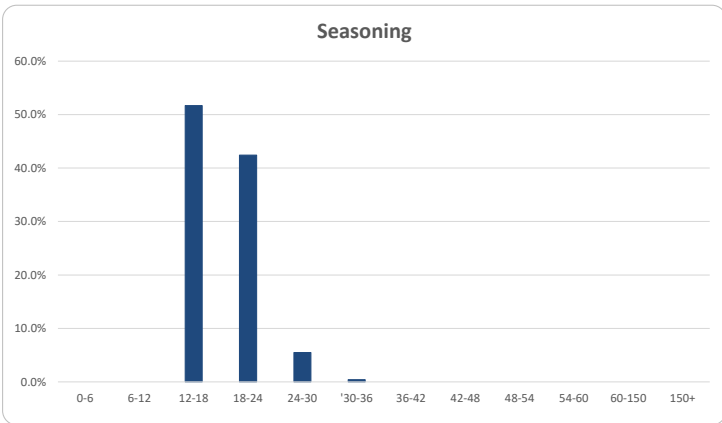
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11



12



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