

Investor Report - Think Tank Series 2020-1

Collection Period from 01-Sep-2023 to 30-Sep-2023

Payment Date of 10-Oct-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 as the Think Tank Series 2020-1 Trust ("Trustee" or "BNY")
 BNY Trust (Australia) Registry Limited in its capacity as 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	107,309,369.37		1,469,342.56	105,840,026.81	29.4%	0.00	0.00	482,142.47	482,142.47
Class A2	32,908,206.60		450,598.38	32,457,608.22	29.4%	0.00	0.00	154,393.58	154,393.58
Class B	29,770,812.96		407,639.36	29,363,173.60	81.6%	0.00	0.00	159,779.55	159,779.55
Class C	26,793,731.66		366,875.42	26,426,856.24	81.6%	0.00	0.00	165,089.76	165,089.76
Class D	23,320,470.15		319,317.50	23,001,152.65	81.6%	0.00	0.00	164,070.69	164,070.69
Class E	10,915,964.75		149,467.76	10,766,496.99	81.6%	0.00	0.00	113,225.47	113,225.47
Class F	7,938,883.46		108,703.83	7,830,179.63	81.6%	0.00	0.00	88,653.40	88,653.40
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	48,569.84	48,569.84
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	74,152.60	74,152.60

1. GENERAL

Current Payment Date	10-Oct-23
Collection Period (start)	1-Sep-23
Collection Period (end)	30-Sep-23
Interest Period (start)	11-Sep-23
Interest Period (end)	9-Oct-23
Days in Interest Period	29
Next Payment Date	10-Nov-23

2. COLLECTIONS

a. Total Available Income	
Interest on Mortgage Loans	1,886,394.00
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	43,580.87
Total Available Income	1,929,974.87

(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	3,543,484.89
Principal from the sale of Mortgage Loans	0.00
Other Principal	-46,478.87
Total Principal Collections	3,497,006.02

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 (e) (Inclusive)	90,373.06
Senior Expenses - Items 5.8(f) (Inclusive)	5,695.70
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	482,142.47
Class A2 Interest	154,393.58
Class B Interest	159,779.55
Class C Interest	165,089.76
Class D Interest	164,070.69
Class E Interest	113,225.47
Class F Interest	88,653.40
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	48,569.84
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	74,152.60
Other Expenses	0.00
Excess Spread	383,828.75

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	225,061.21
Class A1 Principal Payment	1,469,342.56
Class A2 Principal Payment	450,598.38
Class B Principal Payment	407,639.36
Class C Principal Payment	366,875.42
Class D Principal Payment	319,317.50
Class E Principal Payment	149,467.76
Class F Principal Payment	108,703.83
Class G Principal Payment	0.00
Class H Principal Payment	0.00

6. COLLATERAL

a. Loan Balance

Loan Balance at Beginning of Collection Period	249,802,544.85
Plus: Capitalised Charges	-19,785.29
Plus: Further Advances / Redraws	225,061.21
Less: Principal Collections	3,497,006.02
Loan Balance at End of Collection Period	246,510,814.75

b. Repayments

Principal received on Mortgage Loans during Collection Period	3,497,006.02
Scheduled Principal Payments received	322,812.56
Unscheduled Principal Payments received - Redraw	3,174,193.46
CPR (%) - Total Repayment	13.5%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.54%	8.86%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.56%	8.86%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	5	1	4	10
Balance Outstanding	2,654,925	271,858	2,927,937	5,854,720
% Portfolio Balance	1.08%	0.11%	1.19%	2.38%

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	\$	7,168,723.17
Limit available_Next Payment Date	\$	7,070,564.82
Outstanding Liquidity draws	\$	-

Summary ●●

Loans	512
Facilities	496
Borrower Groups	470
Balance	246,510,815
Avg Loan Balance	481,466
Max Loan Balance	3,578,281
Avg Facility Balance	496,998
Max Facility Balance	3,578,281
Avg Group Balance	524,491
Max Group Balance	3,578,281
WA Current LVR	60.2%
Max Current LVR	85.1%
WA Yield	8.86%
WA Seasoning (months)	55.9
% IO	18.8%
% Investor	57.1%
% SMSF	43.0%
WA Interest Cover (UnStressed)	2.88

Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0% <= 40%		100	19.5%	21,901,692	8.9%
> 40% <= 50%		67	13.1%	29,522,124	12.0%
> 50% <= 55%		45	8.8%	25,009,702	10.1%
> 55% <= 60%		46	9.0%	27,461,124	11.1%
> 60% <= 65%		67	13.1%	36,112,725	14.6%
> 65% <= 70%		72	14.1%	38,254,839	15.5%
> 70% <= 75%		77	15.0%	45,593,689	18.5%
> 75% <= 80%		36	7.0%	21,544,829	8.7%
> 80% <= 85%		1	0.2%	531,380	0.2%
> 85% <= 100%		1	0.2%	578,711	0.2%
Total		512	100.0%	246,510,815	100%

Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000		25	5.0%	1,188,354	0.5%
> 100,000 <= 200,000		51	10.3%	7,990,634	3.2%
> 200,000 <= 300,000		98	19.8%	25,003,154	10.1%
> 300,000 <= 400,000		87	17.5%	30,815,196	12.5%
> 400,000 <= 500,000		71	14.3%	31,541,710	12.8%
> 500,000 <= 1,000,000		121	24.4%	83,186,942	33.7%
> 1,000,000 <= 1,500,000		27	5.4%	32,586,076	13.2%
> 1,500,000 <= 2,000,000		8	1.6%	13,682,432	5.6%
> 2,000,000 <= 2,500,000		4	0.8%	8,562,878	3.5%
> 2,500,000 <= 5,000,000		4	0.8%	11,953,439	4.8%
Total		496	100%	246,510,815	100%

Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW		248	48.4%	138,328,902	56.1%
ACT		10	2.0%	4,079,425	1.7%
VIC		116	22.7%	56,016,628	22.7%
QLD		97	18.9%	31,714,994	12.9%
SA		20	3.9%	6,277,866	2.5%
WA		19	3.7%	9,329,786	3.8%
TAS		2	0.4%	763,214	0.3%
NT		0	0.0%	0	0.0%
Total		512	100%	246,510,815	100%

Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro		407	79.5%	207,823,413	84.3%
Non metro		91	17.8%	32,050,802	13.0%
Inner City		14	2.7%	6,636,599	2.7%
Total		512	100%	246,510,815	100%

Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000		30	5.9%	1,347,205	0.5%
> 100,000 <= 200,000		56	10.9%	8,788,489	3.6%
> 200,000 <= 300,000		99	19.3%	25,251,005	10.2%
> 300,000 <= 400,000		91	17.8%	32,226,394	13.1%
> 400,000 <= 500,000		72	14.1%	31,955,058	13.0%
> 500,000 <= 1,000,000		124	24.2%	85,895,843	34.8%
> 1,000,000 <= 1,500,000		26	5.1%	31,386,576	12.7%
> 1,500,000 <= 2,000,000		7	1.4%	12,118,929	4.9%
> 2,000,000 <= 2,500,000		4	0.8%	8,562,878	3.5%
> 2,500,000 <= 5,000,000		3	0.6%	8,978,439	3.6%
Total		512	100%	246,510,815	100%

Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000		23	4.9%	1,006,536	0.4%
> 100,000 <= 200,000		47	10.0%	7,328,252	3.0%
> 200,000 <= 300,000		83	17.7%	21,115,951	8.6%
> 300,000 <= 400,000		82	17.4%	28,998,508	11.8%
> 400,000 <= 500,000		64	13.6%	28,448,892	11.5%
> 500,000 <= 1,000,000		122	26.0%	83,820,745	34.0%
> 1,000,000 <= 1,500,000		32	6.8%	38,958,980	15.8%
> 1,500,000 <= 2,000,000		7	1.5%	12,039,820	4.9%
> 2,000,000 <= 2,500,000		6	1.3%	12,839,691	5.2%
> 2,500,000 <= 5,000,000		4	0.9%	11,953,439	4.8%
Total		470	100%	246,510,815	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		0	0.0%	0	0.0%
> 24 <= 30		0	0.0%	0	0.0%
> 30 <= 36		0	0.0%	0	0.0%
> 36 <= 42		113	22.1%	60,402,466	24.5%
> 42 <= 48		212	41.4%	101,185,903	41.0%
> 48 <= 54		63	12.3%	32,210,676	13.1%
> 54 <= 60		14	2.7%	9,429,901	3.8%
> 60 <= 300		110	21.5%	43,281,869	17.6%
Total		512	100%	246,510,815	100%

Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 30		502	98.0%	240,656,095	97.6%
> 30 <= 60		5	1.0%	2,654,925	1.1%
> 60 <= 90		1	0.2%	271,858	0.1%
> 90 <= 120		1	0.2%	446,951	0.2%
> 120 <= 150		0	0.0%	0	0.0%
> 150 <= 1000		3	0.6%	2,480,986	1.0%
Total		512	100%	246,510,815	100%

Income Verification ●●					
	Number			Balance	
	Amount		%	Amount	%
Full Doc	98		19.1%	59,029,381	23.9%
Mid Doc	145		28.3%	74,119,437	30.1%
Quick Doc	21		4.1%	7,446,464	3.0%
SMSF	248		48.4%	105,915,534	43.0%
SMSF NR	0		0.0%	0	0.0%
Total	512		100%	246,510,815	100%

Property Type ●●					
	Number			Balance	
	Amount		%	Amount	%
Retail	92		18.0%	45,765,254	18.6%
Industrial	148		28.9%	73,837,113	30.0%
Office	52		10.2%	20,766,613	8.4%
Professional Suites	6		1.2%	3,125,437	1.3%
Commercial Other	10		2.0%	8,951,336	3.6%
Vacant Land	0		0.0%	1,706,565	0.7%
Rural	1		0.2%	1,025,642	0.4%
Residential	203		39.6%	91,332,855	37.1%
Total	512		100%	246,510,815	100%

Interest Rate Type ●●					
	Number			Balance	
	Amount		%	Amount	%
Variable	512		100.0%	246,510,815	100.0%
<i>Fixed Rate Term Remaining (yrs)</i>					
0 <= 1	0		0.0%	0	0.0%
> 1 <= 2	0	30/09/2025	0.0%	0	0.0%
> 2 <= 3	0		0.0%	0	0.0%
> 3 <= 4	0	30/09/2026	0.0%	0	0.0%
> 4 <= 5	0		0.0%	0	0.0%
Total	512		100%	246,510,815	100%

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%	4		0.8%	1,733,361	0.7%
> 7.0% <= 7.5%	76		14.8%	29,773,910	12.1%
> 7.5% <= 8.0%	74		14.5%	40,044,278	16.2%
> 8.0% <= 8.5%	80		15.6%	40,854,458	16.6%
> 8.5% <= 9.0%	52		10.2%	28,683,988	11.6%
> 9.0% <= 13.0%	226		44.1%	105,420,820	42.8%
Total	512		100%	246,510,815	100%

Interest Cover (Unstressed) ●●					
	Number			Balance	
	Amount		%	Amount	%
0 <= 1.50	3		0.6%	1,790,222	0.7%
> 1.50 <= 1.75	92		18.0%	48,861,241	19.8%
> 1.75 <= 2.00	84		16.4%	40,304,954	16.4%
> 2.00 <= 2.25	53		10.4%	29,795,326	12.1%
> 2.25 <= 2.50	48		9.4%	26,759,725	10.9%
> 2.50 <= 2.75	39		7.6%	15,237,673	6.2%
> 2.75 <= 3.00	34		6.6%	15,276,789	6.2%
> 3.00 <= 3.25	17		3.3%	7,484,250	3.0%
> 3.25 <= 3.50	19		3.7%	9,179,949	3.7%
> 3.50 <= 3.75	16		3.1%	6,187,552	2.5%
> 3.75 <= 4.00	10		2.0%	5,038,448	2.0%
> 4.00 <= 4.25	13		2.5%	6,215,909	2.5%
> 4.25 <= 100	84		16.4%	34,378,776	13.9%
NA	0		0.0%	0	0.0%
Total	512		100%	246,510,815	100%

NCCP Loans ●●					
	Number			Balance	
	Amount		%	Amount	%
NCCP regulated loans	73		14.3%	35,489,992	14.4%
Non NCCP loans	439		85.7%	211,020,823	85.6%
Total	512		100%	246,510,815	100%

Residential Property Type ●●					
	Number			Balance	
	Amount		%	Amount	%
Apartment	44		21.3%	18,084,648	19.8%
High Density Apartment	0		0.0%	0	0.0%

Employment Type ●●					
	Number			Balance	
	Amount		%	Amount	%
PAYG	110		21.5%	44,192,184	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	13	2.5%	5,278,383	2.1%
36 < 48	48	23	4.5%	10,393,323	4.2%
48 < 60	60	18	3.5%	9,187,707	3.7%
60 < 900	900	348	68.0%	177,459,219	72.0%
Total	512		100%	246,510,815	100%

Remaining Term ●●					
	Number			Balance	
	Amount		%	Amount	%
0 <= 15	180	40	7.8%	14,745,487	6.0%
> 15 <= 20	240	78	15.2%	31,334,351	12.7%
> 20 <= 25	300	188	36.7%	97,745,663	39.7%
> 25 <= 30	360	206	40.2%	102,685,313	41.7%
Total	512		100%	246,510,815	100%

Payment Type ●●					
	Number			Balance	
	Amount		%	Amount	%
P&I	447		87.3%	200,226,444	81.2%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	25		4.9%	15,610,619	6.3%
> 1 <= 2	40	30/09/2025	7.8%	30,673,752	12.4%
> 2 <= 3	0		0.0%	0	0.0%
> 3 <= 4	0	30/09/2027	0.0%	0	0.0%
> 4 <= 5	0		0.0%	0	0.0%
Total	512		100%	246,510,815	100%

Loan Purpose ●●					
	Number			Balance	
	Amount		%	Amount	%
Purchase	355		69.3%	162,406,033	65.9%
Refinance - no takeout	137		26.8%	74,361,935	30.2%
Refinance - Equity Takeout	20		3.9%	9,742,847	4.0%
Total	512		100%	246,510,815	100%

Borrower Industry ●●					
	Number			Balance	
	Amount		%	Amount	%
Accommodation and Food Services	41		8.0%	21,793,361	8.8%
Administrative and Support Services	0		0.0%	0	0.0%
Agriculture, Forestry and Fishing	0		0.0%	0	0.0%
Arts and Recreation Services	31		6.1%	10,818,755	4.4%
Construction	138		27.0%	73,988,712	30.0%
Education and Training	6		1.2%	4,859,458	2.0%
Electricity Gas Water and Waste Service:	0		0.0%	0	0.0%
Financial and Insurance Services	37		7.2%	12,474,202	5.1%
Health Care and Social Assistance	34		6.6%	12,730,727	5.2%
Information Media and Telecommunicat	30		5.9%	11,385,561	4.6%
Manufacturing	35		6.8%	19,382,778	7.9%
Mining	0		0.0%	0	0.0%
Other Services	0		0.0%	0	0.0%
Professional, Scientific and Technical Se	60		11.7%	26,051,870	10.6%
Public Administration and Safety	7		1.4%	2,525,536	1.0%
Rental, Hiring and Real Estate Services	3		0.6%	560,132	0.2%
Retail Trade	41		8.0%	26,005,652	10.5%
Transport, Postal and Warehousing	49		9.6%	23,934,070	9.7%
Wholesale Trade	0		0.0%	0	0.0%
Total	512		100%	246,510,815	100%

Credit Events ●●					
	Number			Balance	
	Amount		%	Amount	%
0	511		99.8%	245,932,104	99.8%
1	1		0.2%	578,711	0.2%
2	0		0.0%	0	0.0%
3	0		0.0%	0	0.0%
Total	512		100%	246,510,815	100%

House	163	78.7%	73,448,692	80.2%
Total	207	100%	91,533,340	100%

