

Investor Report - Think Tank Commercial Series 2022-3

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

Payment Date of 10-Oct-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	210,833,649.59		6,530,012.97	204,303,636.62	68.1%	0.00	0.00	989,156.39	989,156.39
Class A2	46,383,402.91		1,436,602.85	44,946,800.06	68.1%	0.00	0.00	241,568.57	241,568.57
Class B	40,000,000.00		0.00	40,000,000.00	100.0%	0.00	0.00	240,104.11	240,104.11
Class C	36,500,000.00		0.00	36,500,000.00	100.0%	0.00	0.00	240,845.00	240,845.00
Class D	25,500,000.00		0.00	25,500,000.00	100.0%	0.00	0.00	188,521.85	188,521.85
Class E	13,500,000.00		0.00	13,500,000.00	100.0%	0.00	0.00	121,257.74	121,257.74
Class F	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	92,877.47	92,877.47
Class G	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	39,900.82	39,900.82
Class H	5,000,000.00		0.00	5,000,000.00	100.0%	0.00	0.00	59,807.53	59,807.53

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	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	2,875,451.30
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	112,155.54
Total Available Income	2,987,606.84
<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	8,449,213.91
Principal from the sale of Mortgage Loans	0.00
Other Principal	-148.09
Total Principal Collections	8,449,065.82

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)	146,011.05
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	989,156.39
Class A2 Interest	241,568.57
Class B Interest	240,104.11
Class C Interest	240,845.00
Class D Interest	188,521.85
Class E Interest	121,257.74
Class F Interest	92,877.47
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	39,900.82
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	59,807.53
Other Expenses	0.00
Excess Spread	627,556.30

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	0.00
Class A1 Principal Payment	6,530,012.97
Class A2 Principal Payment	1,436,602.85
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	391,373,537.47
Plus: Capitalised Charges	42,382.48
Plus: Further Advances / Redraws	482,450.00
Less: Principal Collections	8,449,065.82
Loan Balance at End of Collection Period	383,449,304.13

b. Repayments

Principal received on Mortgage Loans during Collection Period	8,449,065.82
CPR (%)	21.12%

c. Threshold Rate

Test (a)	Required	Current	Test
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.67%	8.75%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.56%	8.75%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	10	1	4	15
Balance Outstanding	9,142,463	780,975	1,816,861	11,740,298
% Portfolio Balance	2.38%	0.20%	0.47%	3.06%

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	11,466,511.58
Limit available_Next Payment Date	11,227,513.10
Outstanding Liquidity draws	0.00

Summary ●●

Loans	602
Facilities	568
Borrower Groups	539
Balance	383,449,304
Avg Loan Balance	636,959
Max Loan Balance	3,300,000
Avg Facility Balance	675,087
Max Facility Balance	3,300,000
Avg Group Balance	711,409
Max Group Balance	3,300,000
WA Current LVR	61.0%
Max Current LVR	80.0%
WA Yield	8.75%
WA Seasoning (months)	29.8
% IO	26.8%
% Investor	51.9%
% SMSF	44.4%
WA Interest Cover (UnStressed)	2.75

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	96	15.9%	32,510,807	8.5%
> 40% <= 50%	77	12.8%	42,322,648	11.0%
> 50% <= 55%	37	6.1%	26,458,807	6.9%
> 55% <= 60%	57	9.5%	48,916,116	12.8%
> 60% <= 65%	85	14.1%	50,113,683	13.1%
> 65% <= 70%	114	18.9%	84,434,660	22.0%
> 70% <= 75%	102	16.9%	76,140,379	19.9%
> 75% <= 80%	34	5.6%	22,552,205	5.9%
> 80% <= 85%	0	0.0%	0	0.0%
> 85% <= 100%	0	0.0%	0	0.0%
Total	602	100.0%	383,449,304	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	19	3.4%	726,014	0.2%
> 100,000 <= 200,000	30	5.3%	4,566,701	1.2%
> 200,000 <= 300,000	81	14.3%	20,123,781	5.2%
> 300,000 <= 400,000	74	13.1%	25,832,379	6.7%
> 400,000 <= 500,000	66	11.7%	29,709,814	7.7%
> 500,000 <= 1,000,000	189	33.4%	131,054,191	34.2%
> 1,000,000 <= 1,500,000	66	11.7%	81,422,194	21.2%
> 1,500,000 <= 2,000,000	22	3.9%	38,138,735	9.9%
> 2,000,000 <= 2,500,000	3	0.5%	6,931,655	1.8%
> 2,500,000 <= 5,000,000	16	2.8%	44,943,841	11.7%
Total	566	100%	383,449,304	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	300	49.8%	209,963,213	54.8%
ACT	8	1.3%	3,538,889	0.9%
VIC	166	27.6%	96,052,966	25.0%
QLD	86	14.3%	47,751,027	12.5%
SA	12	2.0%	6,297,628	1.6%
WA	26	4.3%	16,126,441	4.2%
TAS	4	0.7%	3,719,139	1.0%
NT	0	0.0%	0	0.0%
Total	602	100%	383,449,304	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	461	76.6%	309,270,339	80.7%
Non metro	129	21.4%	68,516,061	17.9%
Inner City	12	2.0%	5,662,904	1.5%
Total	602	100%	383,449,304	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	30	5.0%	1,176,011	0.3%
> 100,000 <= 200,000	33	5.5%	5,071,383	1.3%
> 200,000 <= 300,000	93	15.4%	23,198,794	6.1%
> 300,000 <= 400,000	80	13.3%	27,884,857	7.3%
> 400,000 <= 500,000	73	12.1%	32,765,773	8.5%
> 500,000 <= 1,000,000	192	31.9%	133,939,094	34.9%
> 1,000,000 <= 1,500,000	66	11.0%	81,770,506	21.3%
> 1,500,000 <= 2,000,000	18	3.0%	31,172,741	8.1%
> 2,000,000 <= 2,500,000	3	0.5%	6,931,655	1.8%
> 2,500,000 <= 5,000,000	14	2.3%	39,538,489	10.3%
Total	602	100%	383,449,304	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	3.0%	700,014	0.2%
> 100,000 <= 200,000	21	3.9%	3,295,252	0.9%
> 200,000 <= 300,000	72	13.4%	18,127,810	4.7%
> 300,000 <= 400,000	69	12.8%	24,102,980	6.3%
> 400,000 <= 500,000	68	12.7%	30,593,004	8.0%
> 500,000 <= 1,000,000	182	33.9%	126,135,450	32.9%
> 1,000,000 <= 1,500,000	63	11.7%	77,779,780	20.3%
> 1,500,000 <= 2,000,000	23	4.3%	40,185,380	10.5%
> 2,000,000 <= 2,500,000	5	0.9%	11,721,816	3.1%
> 2,500,000 <= 5,000,000	18	3.4%	50,807,817	13.3%
Total	537	100%	383,449,304	100%

Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	1	0.2%	8,547	0.0%
> 6 <= 12	0	0.0%	0	0.0%
> 12 <= 18	172	28.6%	116,511,208	30.4%
> 18 <= 24	231	38.4%	151,330,302	39.5%
> 24 <= 30	33	5.5%	21,679,611	5.7%
> 30 <= 36	15	2.5%	8,968,773	2.3%
> 36 <= 42	5	0.8%	3,341,098	0.9%
> 42 <= 48	16	2.7%	10,628,630	2.8%
> 48 <= 54	3	0.5%	2,168,201	0.6%
> 54 <= 60	2	0.3%	904,642	0.2%
> 60 <= 300	124	20.6%	67,908,292	17.7%
Total	602	100%	383,449,304	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	587	97.5%	371,709,006	96.9%
> 30 <= 60	10	1.7%	9,142,463	2.4%
> 60 <= 90	1	0.2%	780,975	0.2%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	1	0.2%	283,740	0.1%
> 150 <= 1000	3	0.5%	1,533,121	0.4%
Total	602	100%	383,449,304	100%

Income Verification ●●					
	Number		Balance		
	Amount		%	Amount	%
Full Doc	96		15.9%	91,837,492	24.0%
Mid Doc	166		27.6%	116,122,324	30.3%
Quick Doc	15		2.5%	5,072,266	1.3%
SMSF	325		54.0%	170,417,221	44.4%
SMSF NR	0		0.0%	0	0.0%
Total	602		100%	383,449,304	100%

Property Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Retail	73		12.1%	51,854,269	13.5%
Industrial	257		42.7%	166,455,960	43.4%
Office	106		17.6%	48,696,190	12.7%
Professional Suites	5		0.8%	2,830,486	0.7%
Commercial Other	51		8.5%	50,926,253	13.3%
Vacant Land	0		0.0%	0	0.0%
Rural	0		0.0%	0	0.0%
Residential	110		18.3%	62,686,145	16.3%
Total	602		100%	383,449,304	100%

Interest Rate Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Variable	602		100.0%	383,449,304	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%
Total	602		100%	383,449,304	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%	3		0.5%	1,382,318	0.4%
> 7.0% <= 7.5%	25		4.2%	14,050,176	3.7%
> 7.5% <= 8.0%	116		19.3%	69,844,008	18.2%
> 8.0% <= 8.5%	117		19.4%	85,242,833	22.2%
> 8.5% <= 9.0%	98		16.3%	67,853,845	17.7%
> 9.0% <= 13.0%	243		40.4%	145,076,124	37.8%
Total	602		100%	383,449,304	100%

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 1.50	2		0.3%	391,428	0.1%
> 1.50 <= 1.75	49		6.4%	34,144,287	8.9%
> 1.75 <= 2.00	77		10.1%	58,609,182	15.3%
> 2.00 <= 2.25	78		10.3%	54,657,380	14.3%
> 2.25 <= 2.50	50		6.6%	42,210,349	11.0%
> 2.50 <= 2.75	55		7.2%	34,807,911	9.1%
> 2.75 <= 3.00	27		3.6%	16,794,777	4.4%
> 3.00 <= 3.25	33		4.3%	24,355,757	6.4%
> 3.25 <= 3.50	27		3.6%	16,192,241	4.2%
> 3.50 <= 3.75	20		2.6%	11,138,405	2.9%
> 3.75 <= 4.00	33		4.3%	13,913,171	3.6%
> 4.00 <= 4.25	11		1.4%	5,906,073	1.5%
> 4.25 <= 100	97		12.8%	47,258,056	12.3%
NA	201		26.4%	23,070,285	6%
Total	760		100%	383,449,304	100%

NCCP Loans ●●					
	Number		Balance		
	Amount		%	Amount	%
NCCP regulated loans	79		13.1%	43,863,150	11.4%
Non NCCP loans	523		86.9%	339,586,154	88.6%
Total	602		100%	383,449,304	100%

Residential Property Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Apartment	24		18.6%	16,974,599	21.1%
High Density Apartment	0		0.0%	0	0.0%
House	105		81.4%	63,465,503	78.9%
Total	129		100%	80,440,102	100%

Employment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
PAYG	83		13.6%	46,819,673	12.2%
<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	18	3.0%	7,795,385	2.0%
36 <= 48	48	23	3.8%	14,491,650	3.8%
48 <= 60	60	35	5.8%	18,352,925	4.8%
60 <= 900	900	443	73.6%	295,989,671	77.2%
Total	602		100%	383,449,304	100%

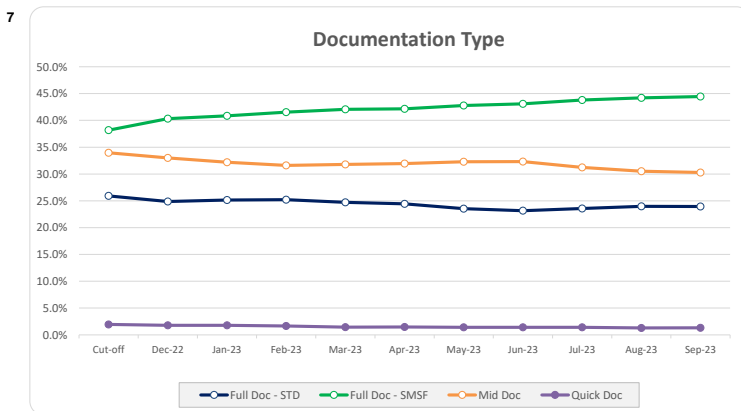
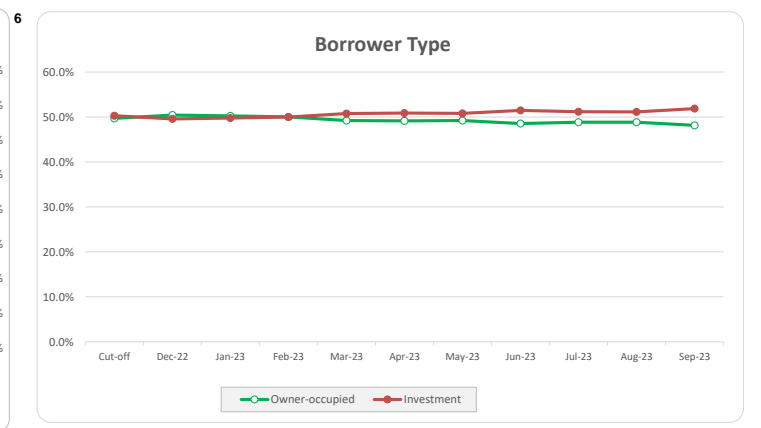
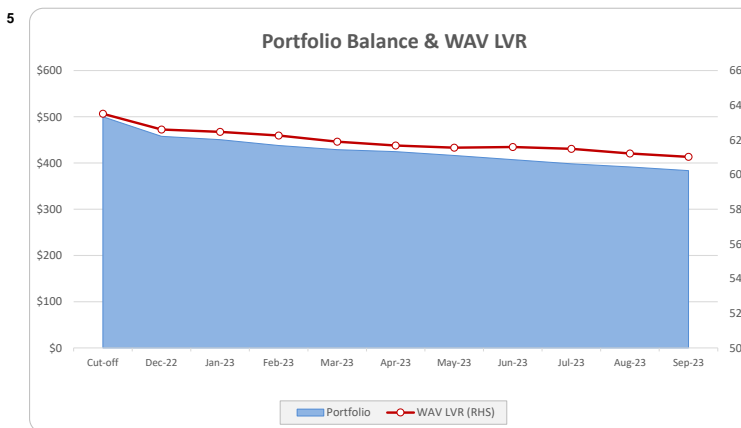
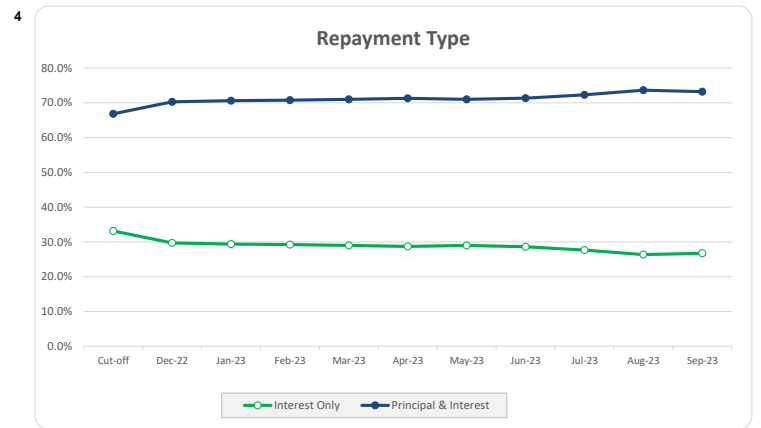
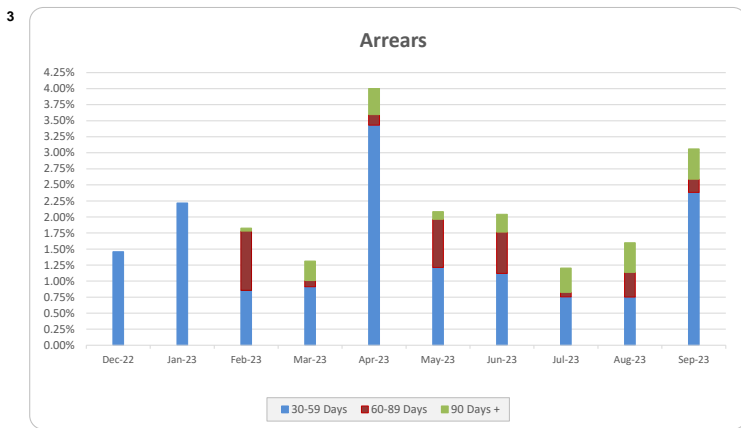
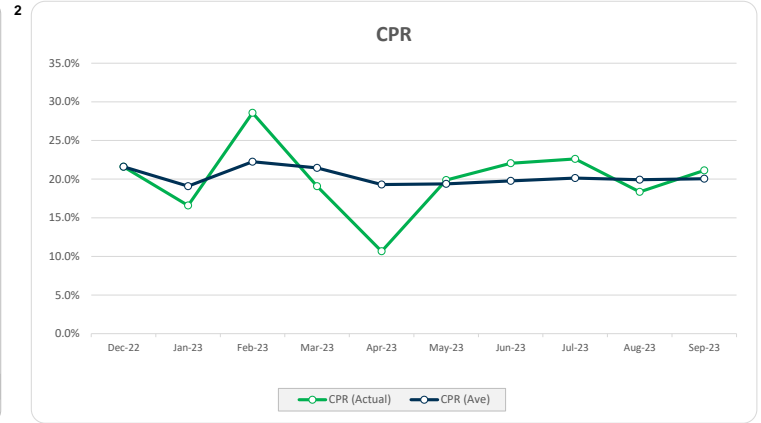
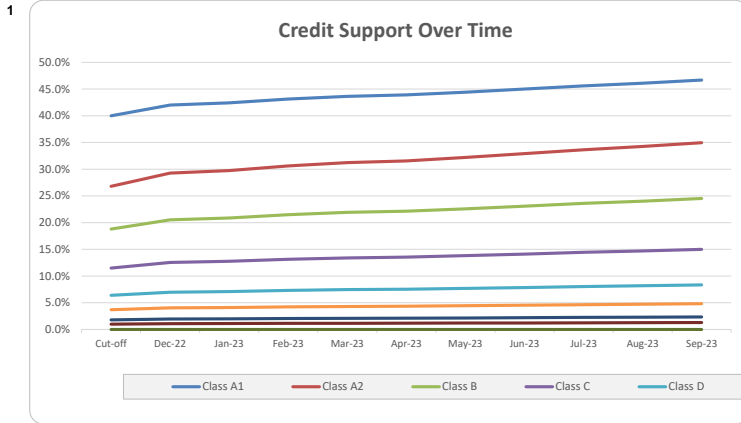
Remaining Term ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 15	180	22	3.7%	11,843,777	3.1%
> 15 <= 20	240	87	14.5%	47,525,356	12.4%
> 20 <= 25	300	193	32.1%	122,363,169	31.9%
> 25 <= 30	360	300	49.8%	201,717,001	52.6%
Total	602		100%	383,449,304	100%

Payment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
P&I	490		81.4%	280,855,469	73.2%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	15		2.5%	11,977,155	3.1%
> 1 <= 2	25		4.2%	16,889,576	4.4%
> 2 <= 3	6		1.0%	5,041,583	1.3%
> 3 <= 4	66		11.0%	68,685,521	17.9%
> 4 <= 5	0		0.0%	0	0.0%
Total	602		100%	383,449,304	100%

Loan Purpose ●●					
	Number		Balance		
	Amount		%	Amount	%
Purchase	399		66.3%	240,480,045	62.7%
Refinance - no takeout	140		23.3%	100,400,912	26.2%
Refinance - Equity Takeout	63		10.5%	42,568,347	11.1%
Total	602		100%	383,449,304	100%

Borrower Industry ●●					
	Number		Balance		
	Amount		%	Amount	%
Accommodation and Food Services	41		6.8%	33,383,497	8.7%
Administrative and Support Services	1		0.2%	162,312	0.0%
Agriculture, Forestry and Fishing	2		0.3%	1,895,071	0.5%
Arts and Recreation Services	19		3.2%	8,661,027	2.3%
Construction	148		24.6%	94,956,930	24.8%
Education and Training	11		1.8%	5,113,643	1.3%
Electricity Gas Water and Waste Services	8		1.3%	5,251,374	1.4%
Financial and Insurance Services	38		6.3%	23,048,962	6.0%
Health Care and Social Assistance	38		6.3%	20,147,499	5.3%
Information Media and Telecommunications	17		2.8%	10,238,437	2.7%
Manufacturing	55		9.1%	37,510,170	9.8%
Mining	2		0.3%	578,781	0.2%
Other Services	34		5.6%	27,112,042	7.1%
Professional, Scientific and Technical Services	67		11.1%	40,624,049	10.6%
Public Administration and Safety	4		0.7%	2,162,567	0.6%
Rental, Hiring and Real Estate Services	21		3.5%	16,040,792	4.2%
Retail Trade	52		8.6%	27,366,469	7.2%
Transport, Postal and Warehousing	37		6.1%	22,362,116	5.8%
Wholesale Trade	7		1.2%	6,463,567	1.7%
Total	602		100%	383,449,304	100%

Credit Events ●●					
	Number		Balance		
	Amount		%	Amount	%
0	602		100.0%	383,449,304	100.0%
1	0		0.0%	0	0.0%
2	0		0.0%	0	0.0%
3	0		0%	0	0%
Total	602		100%	383,449,304	100%



Think Tank Commercial Series 2022-3: Current Charts

