# Thinktank...

Report

6

## Investor Report - Think Tank Residential Series 2023-1

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, Servicer
Standby Servicer and Standby Trust Manager
Custodian
Arranger
Joint Lead Managers

Liquidity Facility Provider Designated Rating Agency

**European Risk Retention** 

BNY Trust Company of Australia Limited in its capacity atf the Think Tank Residential Series 2023-1 Trust ("Trustee" or "BNY")

BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2023-1 Trust Security Trust Think Tank Group Pty Limited ("Think Tank")

AMAL Asset Management Limited

BNY Trust Company of Australia Limited in its capacity atf the Think Tank Residential Series 2023-1 Trust ("Trustee" or "BNY") National Australia Bank

Commonwealth Bank of Australia, Macquarie Bank Limited, National Australia Bank, Standard Chartered Bank,

Westpac Banking Corporation

National Australia Bank

S&P Global Ratings Australia Pty Ltd

Fitch Australia Pty Ltd

Think Tank Group Pty Limited:

(a) continues to retain a material net econcomic interest of not less than 5% in the Think Tank Residential Series 2023-1 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 2023-1 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.

### TT Series R2023-1 Investor Report master

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	inktar		Residenti	al Series 2023-1	1 - NOTE E	BALANCES			
NOTE	Beginning Collection Period	Drawings	Principal Repaid	End of Collection Period	Closing Bond Factor	Opening Charge-Offs	Closing Charge-Offs	Interest Due	Interest Paid
Class A1	449,833,205.75	_	28,044,105.41	421,789,100.34	70.3%	0.00	0.00	` '	2,038,976.84
Class A2	65,788,106.34		4,101,450.42	61,686,655.92	70.3%	0.00	0.00		337,402.86
Class B	20,250,000.00		0.00	20,250,000.00	100.0%	0.00	0.00	· ·	116,725.99
Class C	16,120,000.00		0.00	16,120,000.00		0.00	0.00	,	98,042.72
Class D	11,250,000.00		0.00	11,250,000.00		0.00	0.00	· ·	74,679.97
Class E	6,750,000.00		0.00	6,750,000.00		0.00	0.00	· ·	55,265.86
Class F	4,130,000.00		0.00	4,130,000.00		0.00	0.00	· ·	37,095.89
Class G	3,750,000.00		0.00	· · ·		0.00	0.00	· ·	44,855.65
1. GENERAL									
	Current Payment [								10-Oct-23
	Collection Period (	'							1-Sep-23
	Collection Period (	,							30-Sep-23
	Interest Period (sta Interest Period (en	,							11-Sep-23 9-Oct-23
	Days in Interest Pe	,							29
	Next Payment Dat								10-Nov-23
2. COLLECTION									
	a. Total Available								2 000 424 20
	Interest on Mortga Early Repayment I	•							3,688,121.36 0.00
	Principal Draws	1 003							0.00
	Liquidity Draws								0.00
	Other Income (1)								111,751.56
	Total Available Inc								3,799,872.92
	(1) Includes penalty int	terest, dishonour fees	s, bank account interes	st, funds received from th	ne Forbearance	SPV etc, and Thresho	ld Rate Subsidy		
	b. Total Principa	l Principal							
	Principal Received	-	e Loans						33,400,604.86
	Principal from the								0.00
	Other Principal								-20,299.03
	Total Principal Col	lections							33,380,305.83
3. PRINCIPAL	. DRAW								
	Opening Balance								0.00
	Plus Additional Pri	•							0.00
	Less Repayment of	of Principal Draws	S						0.00
	Closing Balance								0.00
4. SUMMARY	Senior Expenses		(a) (Inclusive)						100 146 07
	Senior Expenses - Senior Expenses -	, ,	(e) (IIICIUSIVE)						198,146.97 8,624.26
	Liquidity Draw repa								0.00
	Class Redraw Inte								0.00
	Class A1 Interest								2,038,976.84
	Class A2 Interest								337,402.86
	Class B Interest								116,725.99
	Class C Interest Class D Interest								98,042.72
	Class D Interest								74,679.97 55,265.86
	Class F Interest								37,095.89
	Unreimbursed Prir	ncipal Draws							0.00
	Current Losses &	Carryover Charg	e-Offs						0.00
	Amortisation Even	•							0.00
	Extraordinary Expe		5	Neeley Decree ( -					0.00
	Liquidity Facility Pour Class G Interest	rovider, Derivativ	e Couterparty & D	pealer Payments					0.00 44,855.65
	Other Expenses								0.00
	Excess Spread								790,055.91
									. 55,555.61

#### 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws 0.00 **Funding Redraws** 1,234,750.00 Class A1 Principal Payment 28,044,105.41 Class A2 Principal Payment 4,101,450.42 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 578,234,453.58

Plus: Capitalised Charges 45,220.72
Plus: Further Advances / Redraws 1,234,750.00
Less: Principal Collections 33,380,305.83

Loan Balance at End of Collection Period 546,134,118.47

#### b. Repayments

Principal received on Mortgage Loans during Collection Period

Scheduled Prinicpal Payments received

Unscheduled Principal Payments received - Redraw

CPR (%) - Total Repayments

33,380,305.83

519,907.33

31,645,631.37

c. Threshold Rate	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.319	6 7.66	6% OK
Test (b)			
Bank Bill Rate plus 3.25%	7.31%	6 7.66	6% OK

#### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	14	3	10	27
Balance Outstanding	10,348,124	2,589,508	7,983,415	20,921,046
% Portfolio Balance	1.89%	0.47%	1.46%	3.83%

e. Foreclosures	<b>Current Period</b>	Last 3 Months	Cumulative
Number of Loans Foreclosed	0	0	1
Balance of Loans Foreclosed (including interest and other fees)	0	0	448,706
Balance of Loans Foreclosed (principal only)	0	0	448,706
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

#### 7. LIQUIDITY FACILITY

Limit available\_Current Payment Date

Limit available\_Next Payment Date

8,611,819.68

8,129,636.34

Outstanding Liquidity draws

0.00

546,134,118

100%

## Residential Series 2023-1

Summary ●●	
Loans	859
Facilities	834
Borrower Groups	774
Balance	546,134,118
Avg Loan Balance	635,779
Max Loan Balance	2,453,421
Avg Facility Balance	654,837
Max Facility Balance	2,453,421
Avg Group Balance	705,600
Max Group Balance	2,511,266
WA Current LVR	69.3%
Max Current LVR	83.5%
WA Yield	7.66%
WA Seasoning (months)	15.4
% IO	16.9%
% Investor	50.7%
% SMSF	10.4%
WA Interest Cover (UnStressed)	0.74

Current	Loan/Facility LVR ●●				
			Number	Balance	
		Amount	%	Amount	%
0%	<= 40%	97	11.3%	29,553,316	5.4%
> 40%	<= 50%	58	6.8%	27,947,469	5.1%
> 50%	<= 55%	31	3.6%	14,841,507	2.7%
> 55%	<= 60%	36	4.2%	23,711,682	4.3%
> 60%	<= 65%	52	6.1%	35,763,677	6.5%
> 65%	<= 70%	85	9.9%	62,861,625	11.5%
> 70%	<= 75%	155	18.0%	109,216,974	20.0%
> 75%	<= 80%	332	38.6%	232,244,424	42.5%
> 80%	<= 85%	13	1.5%	9,993,443	1.8%
> 85%	<= 100%	0	0.0%	0	0.0%
Total		859	100.0%	546.134.118	100%

		Numb	per	Balaı	nce
		Amount	%	Amount	%
0	<= 100,000	26	3.0%	882,030	0.2%
> 100,000	<= 200,000	39	4.5%	6,286,943	1.2%
> 200,000	<= 300,000	69	8.0%	17,862,900	3.3%
> 300,000	<= 400,000	98	11.4%	34,976,709	6.4%
> 400,000	<= 500,000	117	13.6%	53,129,495	9.7%
> 500,000	<= 1,000,000	384	44.7%	270,760,165	49.6%
> 1,000,000	<= 1,500,000	108	12.6%	130,323,649	23.9%
> 1,500,000	<= 2,000,000	17	2.0%	29,458,807	5.4%
> 2,000,000	<= 2,500,000	1	0.1%	2,453,421	0.4%
> 2,500,000	<= 5,000,000	0	0.0%	0	0.0%

			Number		Balance	
		Amount		%	Amount	%
0	<= 100,000	19		2.3%	551,271	0.1%
> 100,000	<= 200,000	32		3.8%	5,322,148	1.0%
> 200,000	<= 300,000	63		7.6%	16,287,776	3.0%
> 300,000	<= 400,000	95		11.4%	33,803,780	6.2%
> 400,000	<= 500,000	110		13.2%	50,042,908	9.2%
> 500,000	<= 1,000,000	383		45.9%	270,479,250	49.5%
> 1,000,000	<= 1,500,000	114		13.7%	137,734,758	25.2%
> 1,500,000	<= 2,000,000	17		2.0%	29,458,807	5.4%
> 2,000,000	<= 2,500,000	1		0.1%	2,453,421	0.4%
> 2,500,000	<= 5,000,000	0		0.0%	0	0.0%
Total		834		100%	546,134,118	100%

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	15	1.9%	383,330	0.1%
> 100,000	<= 200,000	29	3.7%	4,834,964	0.9%
> 200,000	<= 300,000	52	6.7%	13,452,539	2.5%
> 300,000	<= 400,000	80	10.3%	28,780,523	5.3%
> 400,000	<= 500,000	91	11.8%	41,469,549	7.6%
> 500,000	<= 1,000,000	355	45.9%	253,319,748	46.4%
> 1,000,000	<= 1,500,000	119	15.4%	144,236,680	26.4%
> 1,500,000	<= 2,000,000	28	3.6%	48,293,480	8.8%
> 2,000,000	<= 2,500,000	4	0.5%	8,852,038	1.6%
> 2,500,000	<= 5,000,000	1	0.1%	2,511,266	0.5%
Total		774	100%	546.134.118	100%

Property State ●●				
		Number	Bala	nce
	Amount	%	Amount	%
NSW	356	41.4%	256,355,349	46.9%
ACT	5	0.6%	4,308,383	0.8%
VIC	328	38.2%	201,392,630	36.9%
QLD	111	12.9%	57,635,401	10.6%
SA	27	3.1%	13,679,077	2.5%
WA	25	2.9%	9,923,854	1.8%
TAS	7	0.8%	2,839,425	0.5%
NT	0	0.0%	0	0.0%
Total	859	100%	546,134,118	100%

> 12       <= 18       432       50.3%       288,729,384       50.3%       288,729,384       50.3%       288,729,384       50.3%       50.3%       50.3%       50.3%       50.3%       135,211,065       50.3%       50.3%       10,107,350       50.3%       10,107,350       50.3%       50.3%       10,107,350       50.3%       50.3%       50.3%       10,107,350       50.3%			Number	Number		Balance	
> 6       <= 12       162       18.9%       110,256,070       2         > 12       <= 18       432       50.3%       288,729,384       3         > 18       <= 24       242       28.2%       135,211,065       3         > 24       <= 30       20       2.3%       10,107,350         > 30       <= 36       0       0.0%       0         > 36       <= 42       1       0.1%       816,438         > 42       <= 48       0       0.0%       0         > 48       <= 54       1       0.1%       568,574         > 54       <= 60       0       0.0%       0         > 60       <= 300       1       0.1%       445,237			Amount	%	Amount	%	
> 12       <= 18	0	<= 6	0	0.0%	0	0.0%	
> 18       <= 24	> 6	<= 12	162	18.9%	110,256,070	20.2%	
> 24       <= 30	> 12	<= 18	432	50.3%	288,729,384	52.9%	
> 30       <= 36	> 18	<= 24	242	28.2%	135,211,065	24.8%	
> 36       <= 42	> 24	<= 30	20	2.3%	10,107,350	1.9%	
> 42       <= 48	> 30	<= 36	0	0.0%	0	0.0%	
> 48       <= 54	> 36	<= 42	1	0.1%	816,438	0.1%	
> 54       <= 60	> 42	<= 48	0	0.0%	0	0.0%	
> 60 <= 300 1 0.1% 445,237	> 48	<= 54	1	0.1%	568,574	0.1%	
	> 54	<= 60	0	0.0%	0	0.0%	
Total 859 100% 546,134,118	> 60	<= 300	1	0.1%	445,237	0.1%	
, ,	Total		859	100%	546,134,118	100%	

Seasoning (months) ●●

<b>Property Location ●●</b>				
	Num	ber	Balan	ce
	Amount	%	Amount	%
Metro	730	85.0%	483,232,021	88.5%
Non metro	129	15.0%	62,902,097	11.5%
Inner City	0	0.0%	0	0.0%
Total	859	100%	546,134,118	100%

	(Days Past Due) ●●	Number		Balance	
		Amount	%	Amount	%
0	<= 30	832	96.9%	525,213,072	96.2%
> 30	<= 60	14	1.6%	10,348,124	1.9%
> 60	<= 90	3	0.3%	2,589,508	0.5%
> 90	<= 120	4	0.5%	3,358,912	0.6%
> 120	<= 150	0	0.0%	0	0.0%
> 150	<= 1000	6	0.7%	4,624,503	0.8%
Total	·	859	100%	546.134.118	100%

Income Verification ●●				
	Number	Number		
	Amount	%	Amount	%
Full Doc	298	34.7%	181,712,661	33.3%
Mid Doc	419	48.8%	307,848,528	56.4%
Quick Doc	0	0.0%	0	0.0%
SMSF	142	16.5%	56,572,929	10.4%
SMSF NR	0	0.0%	0	0.0%
Total	850	100%	546 134 118	100%

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	859		100.0%	546,134,118	100.0%

100%

100%

546,134,118

546,134,118

100%

Total

		Number		Balance	
		Amount	%	Amount	9/
Variable		859	100.0%	546,134,118	100.09
Fixed Rate	e Term Remaining (yrs)				
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		859	100%	546,134,118	100%

Interest I	Rates ••				
			Number	Bala	nce
		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%	3	0.3%	3,116,891	0.6%
> 6.5%	<= 7.0%	51	5.9%	32,891,430	6.0%
> 7.0%	<= 7.5%	304	35.4%	174,261,150	31.9%
> 7.5%	<= 8.0%	302	35.2%	206,944,601	37.9%
> 8.0%	<= 8.5%	159	18.5%	105,478,091	19.3%
> 8.5%	<= 9.0%	33	3.8%	20,507,407	3.8%
> 9.0%	<= 13.0%	7	0.8%	2,934,549	0.5%

Total

		Num	ber	Balance	
		Amount	%	Amount	%
0	<= 1.50	0	0.0%	0	0.0%
> 1.50	<= 1.75	10	1.2%	5,672,826	1.0%
> 1.75	<= 2.00	36	4.2%	15,380,054	2.8%
> 2.00	<= 2.25	40	4.7%	17,559,171	3.2%
> 2.25	<= 2.50	18	2.1%	8,197,364	1.5%
> 2.50	<= 2.75	15	1.7%	5,898,378	1.1%
> 2.75	<= 3.00	18	2.1%	9,576,337	1.8%
> 3.00	<= 3.25	8	0.9%	3,906,065	0.7%
> 3.25	<= 3.50	2	0.2%	870,537	0.2%
> 3.50	<= 3.75	7	0.8%	3,689,655	0.7%
> 3.75	<= 4.00	9	1.0%	5,637,137	1.0%
> 4.00	<= 4.25	3	0.3%	2,217,815	0.4%
> 4.25	<= 100	55	6.4%	29,400,880	5.4%
NA		638	74.3%	438,127,899	80%
Total		859	100%	546,134,118	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	610	71.0%	409,575,450	75.0%
Non NCCP loans	249	29.0%	136,558,668	25.0%
Total	859	100%	546,134,118	100%

Residential Property Type ●●				
		Number	Bala	nce
	Amount	%	Amount	%
Apartment	95	11.1%	43,535,331	8.0%
High Density Apartment	0	0.0%	0	0.0%
House	760	88.9%	502,598,787	92.0%
Total	855	100%	546,134,118	100%

			Number		Balance	
			Amount	%	Amount	%
PAYG			138	16.1%	65,261,582	11.9%
Months Se	If Employed					
0	< 12	12	0	0.0%	0	0.0%
12	< 24	24	0	0.0%	0	0.0%
24	< 36	36	54	6.3%	39,645,780	7.3%
36	< 48	48	83	9.7%	53,685,386	9.8%
48	< 60	60	79	9.2%	51,329,281	9.4%
60	900	900	505	58.8%	336,212,090	61.6%
Total			859	100%	546,134,118	100%

Remain	ing Term ●●					
			Num	ber	Bala	nce
			Amount	%	Amount	%
0	<= 15	180	7	0.8%	1,896,481	0.3%
> 15	<= 20	240	21	2.4%	12,015,065	2.2%
> 20	<= 25	300	41	4.8%	24,088,803	4.4%
> 25	<= 30	360	790	92.0%	508,133,769	93.0%

859

100%

546,134,118

100%

Paymer	nt Type ●●				
		Number		Balance	
		Amount	%	Amount	%
P&I		726	84.5%	454,063,342	83.1%
IO Term F	Remaining (yrs)				
0	<= 1	9	1.0%	6,719,995	1.2%
> 1	<= 2	15	1.7%	10,377,316	1.9%
> 2	<= 3	2	0.2%	2,130,626	0.4%
> 3	<= 4	87	10.1%	60,727,025	11.1%
> 4	<= 5	20	2.3%	12,115,813	2.2%
Total		859	100%	546.134.118	100%

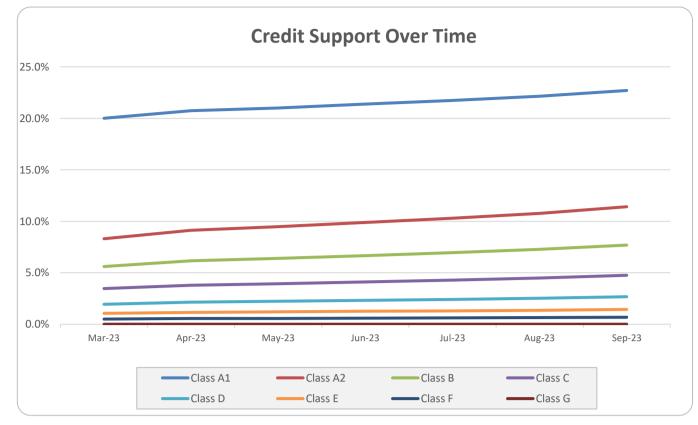
6					
6	Loan Purpose ●●				
6		Number		Balance	
6		Amount	%	Amount	%
6	Purchase	437	50.9%	285,946,868	52.4%
6	Refinance - no takeout	125	14.6%	63,352,637	11.6%
6	Refinance - Equity Takeout	297	34.6%	196,834,613	36.0%
6					
6					
6	Total	859	100%	546.134.118	100%

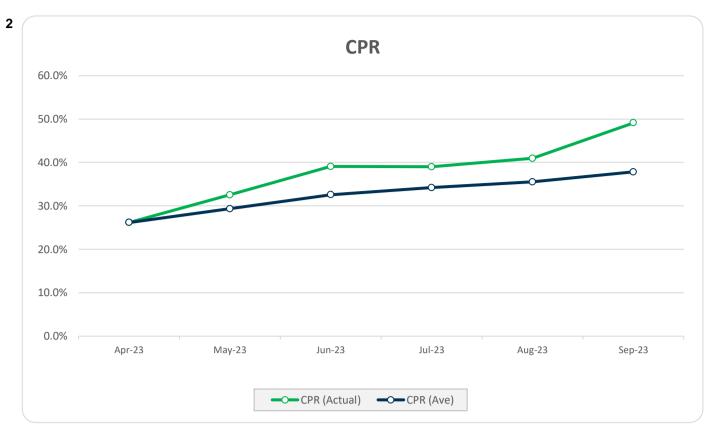
100%	Borrower Industry ●●				
		Number		Balance	
		Amount	%	Amount	%
	Accommodation and Food Services	70	8.1%	41,828,285	7.7%
%	Administrative and Support Services	10	1.2%	6,121,920	1.1%
0.0%	Agriculture, Forestry and Fishing	5	0.6%	4,521,064	0.8%
1.0%	Arts and Recreation Services	10	1.2%	5,635,544	1.0%
2.8%	Construction	211	24.6%	148,286,684	27.2%
3.2%	Education and Training	27	3.1%	12,744,984	2.3%
1.5%	Electricity Gas Water and Waste Services	15	1.7%	11,055,138	2.0%
1.1%	Financial and Insurance Services	38	4.4%	21,306,183	3.9%
1.8%	Health Care and Social Assistance	43	5.0%	21,208,907	3.9%
0.7%	Information Media and Telecommunications	29	3.4%	17,698,008	3.2%
0.2%	Manufacturing	14	1.6%	8,147,375	1.5%
0.7%	Mining	4	0.5%	1,075,276	0.2%
1.0%	Other Services	127	14.8%	82,274,499	15.1%
0.4%	Professional, Scientific and Technical Services	54	6.3%	33,249,247	6.1%
5.4%	Public Administration and Safety	9	1.0%	3,817,105	0.7%
80%	Rental, Hiring and Real Estate Services	46	5.4%	33,393,257	6.1%
100%	Retail Trade	36	4.2%	27,149,980	5.0%
	Transport, Postal and Warehousing	89	10.4%	49,106,331	9.0%
	Wholesale Trade	22	2.6%	17,514,332	3.2%
	Total	859	100%	546,134,118	100%

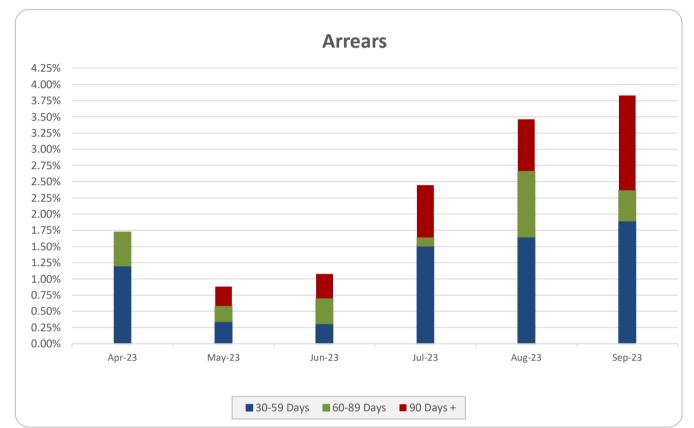
Credit Events ●●								
	Num	ber	r Balance					
	Amount	%	Amount	%				
0	859	100.0%	546,134,118	100.0%				
1	0	0.0%	0	0.0%				
2	0	0.0%	0	0.0%				
3	0	0%	0	0%				
Total	859	100%	546,134,118	100%				

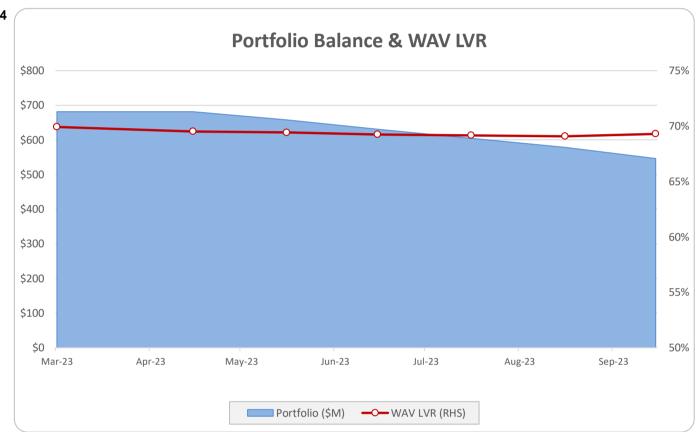
# Thinktank...

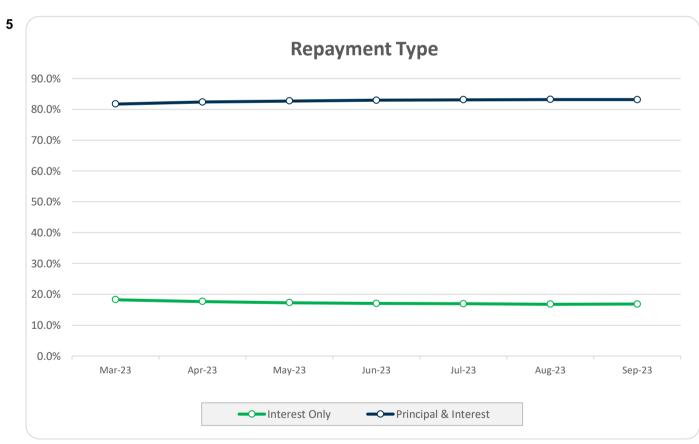
### **Residential Series 2023-1: Time Series Charts**

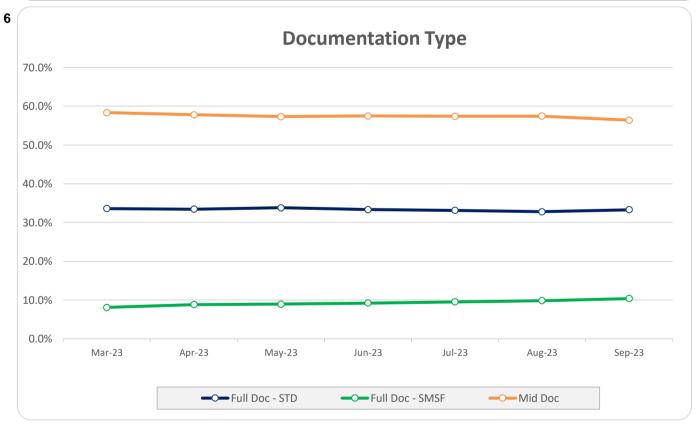


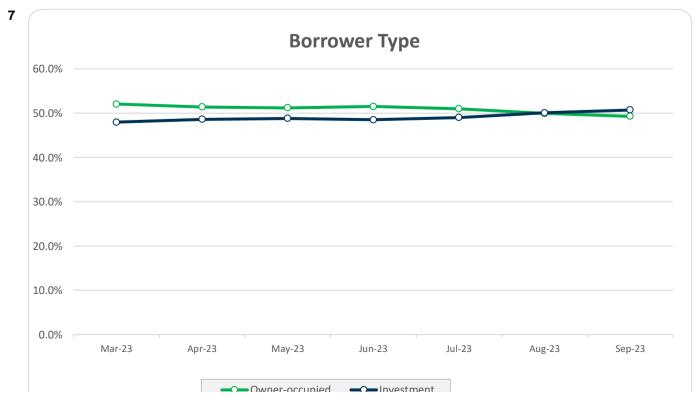












### Think Tank Residential Series 2023-1: Current Charts

