

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	BNY Trust Company of Australia Limited in its capacity atf the Think Tank Residential Series 2023-1 Trust ("Trustee" or "BNY")
Security Trustee	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2023-1 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 2023-1 Trust ("Trustee" or "BNY")
Arranger	National Australia Bank
Joint Lead Managers	Commonwealth Bank of Australia, Macquarie Bank Limited, National Australia Bank, 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 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.

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	449,833,205.75		28,044,105.41	421,789,100.34	70.3%	0.00	0.00	2,038,976.84	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	337,402.86
Class B	20,250,000.00		0.00	20,250,000.00	100.0%	0.00	0.00	116,725.99	116,725.99
Class C	16,120,000.00		0.00	16,120,000.00	100.0%	0.00	0.00	98,042.72	98,042.72
Class D	11,250,000.00		0.00	11,250,000.00	100.0%	0.00	0.00	74,679.97	74,679.97
Class E	6,750,000.00		0.00	6,750,000.00	100.0%	0.00	0.00	55,265.86	55,265.86
Class F	4,130,000.00		0.00	4,130,000.00	100.0%	0.00	0.00	37,095.89	37,095.89
Class G	3,750,000.00		0.00	3,750,000.00	100.0%	0.00	0.00	44,855.65	44,855.65

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	3,688,121.36
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	111,751.56
Total Available Income	3,799,872.92

(1) Includes penalty interest, dishonour fees, bank account interest, funds received from the Forbearance SPV etc, and Threshold Rate Subsidy

b. Total Principal Principal

Principal Received on the Mortgage Loans	33,400,604.86
Principal from the sale of Mortgage Loans	0.00
Other Principal	-20,299.03
Total Principal Collections	33,380,305.83

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)	198,146.97
Senior Expenses - Items 5.8(f)	8,624.26
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	2,038,976.84
Class A2 Interest	337,402.86
Class B Interest	116,725.99
Class C Interest	98,042.72
Class D Interest	74,679.97
Class E Interest	55,265.86
Class F Interest	37,095.89
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 Couterparty & Dealer Payments	0.00
Class G Interest	44,855.65
Other Expenses	0.00
Excess Spread	790,055.91

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	33,380,305.83
Scheduled Principal Payments received	519,907.33
Unscheduled Principal Payments received - Redraw	31,645,631.37
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%	7.31%	7.66%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.31%	7.66%	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

	Current Period	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	8,611,819.68
Limit available_Next Payment Date	8,129,636.34
Outstanding Liquidity draws	0.00

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%

Current Facility Balance ●●

		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%

Property State ●●

		Number		Balance	
		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%

Property Location ●●

		Number		Balance	
		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%

Current Loan Balance ●●

		Number		Balance	
		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%
Total		859	100%	546,134,118	100%

Current Group Balance ●●

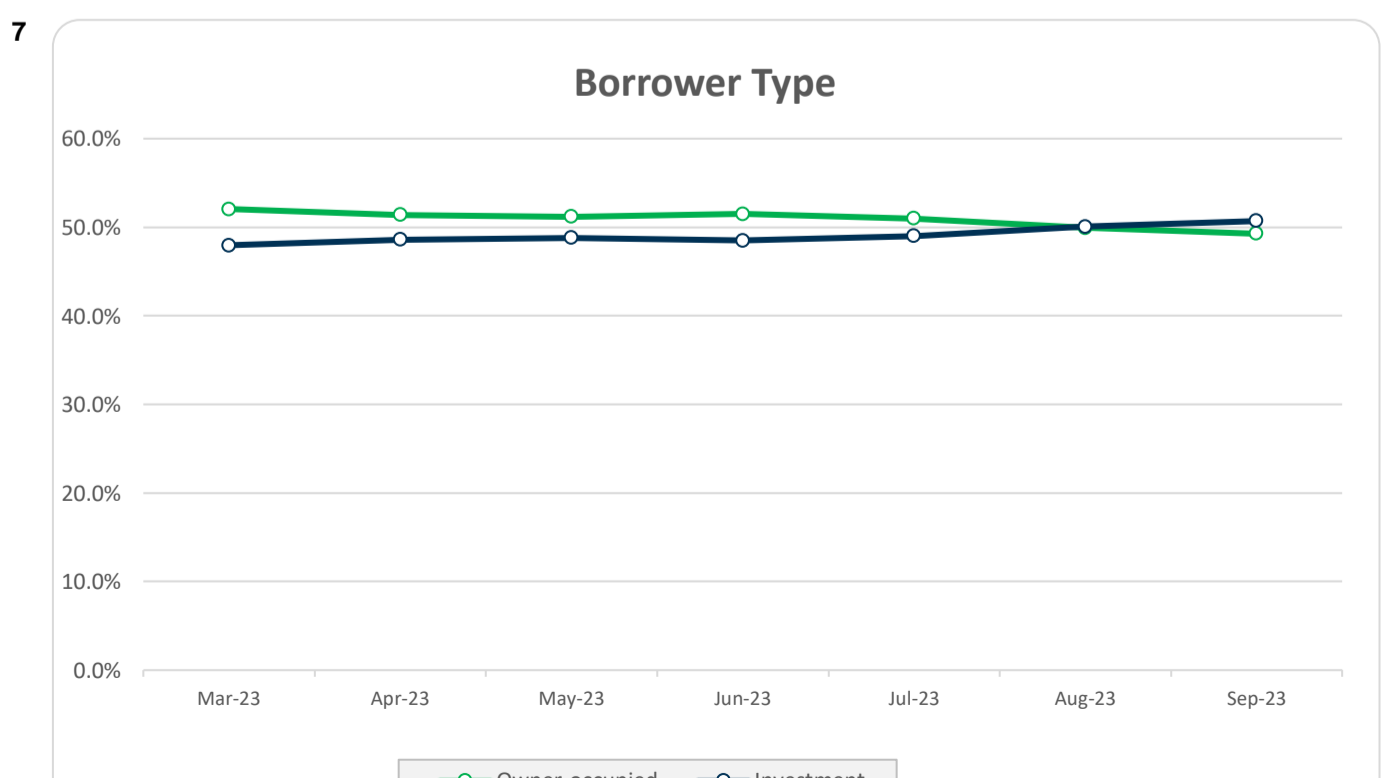
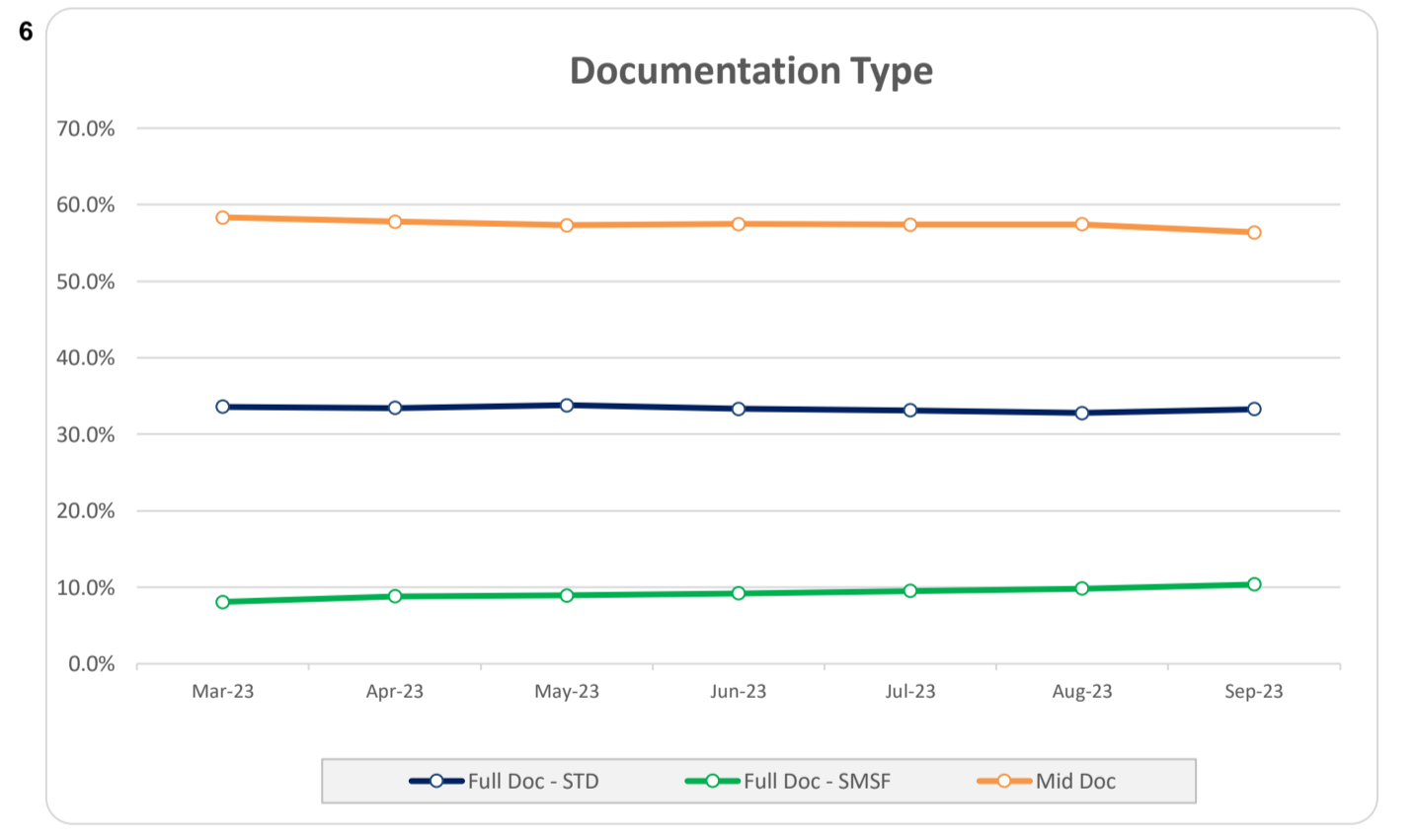
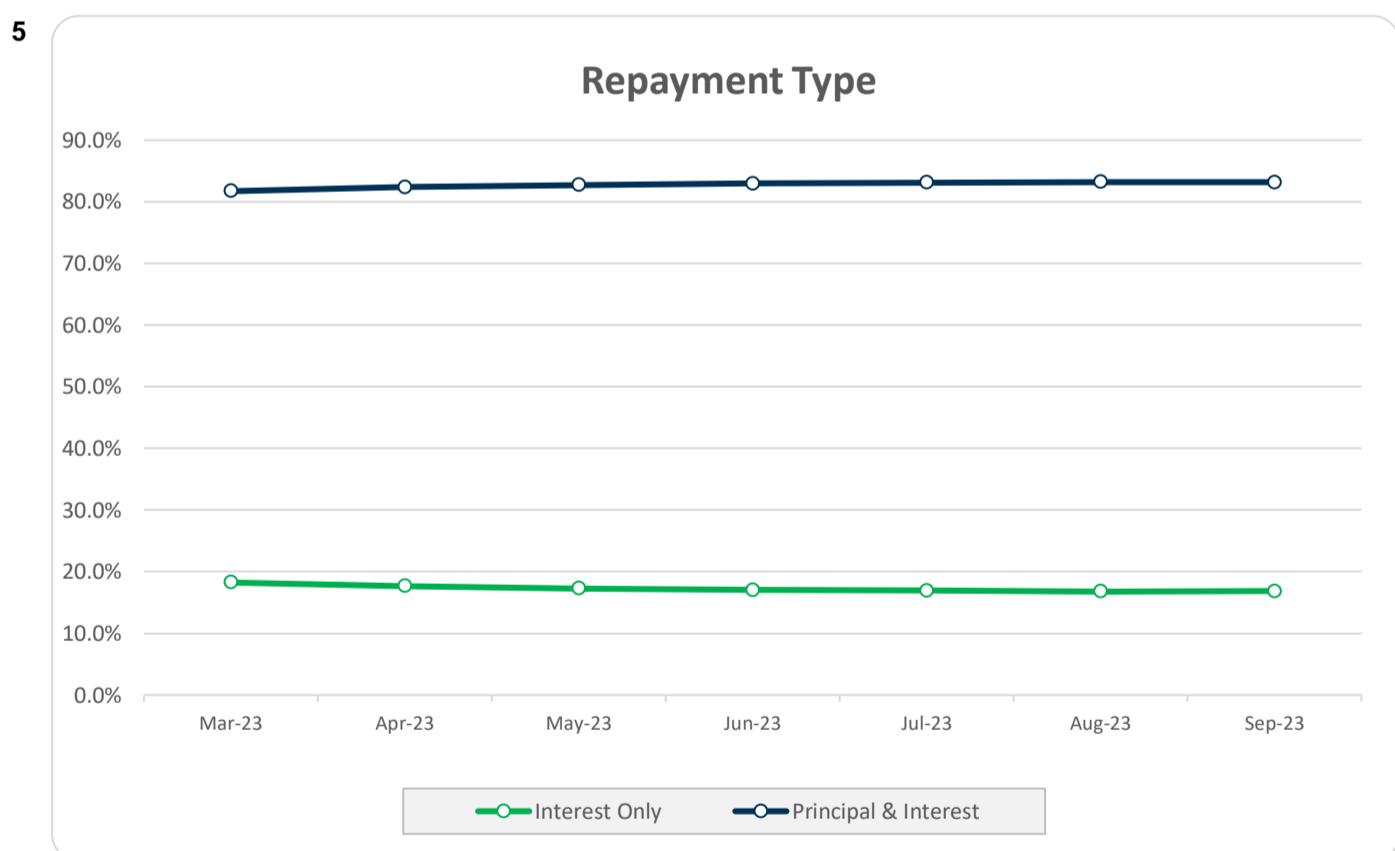
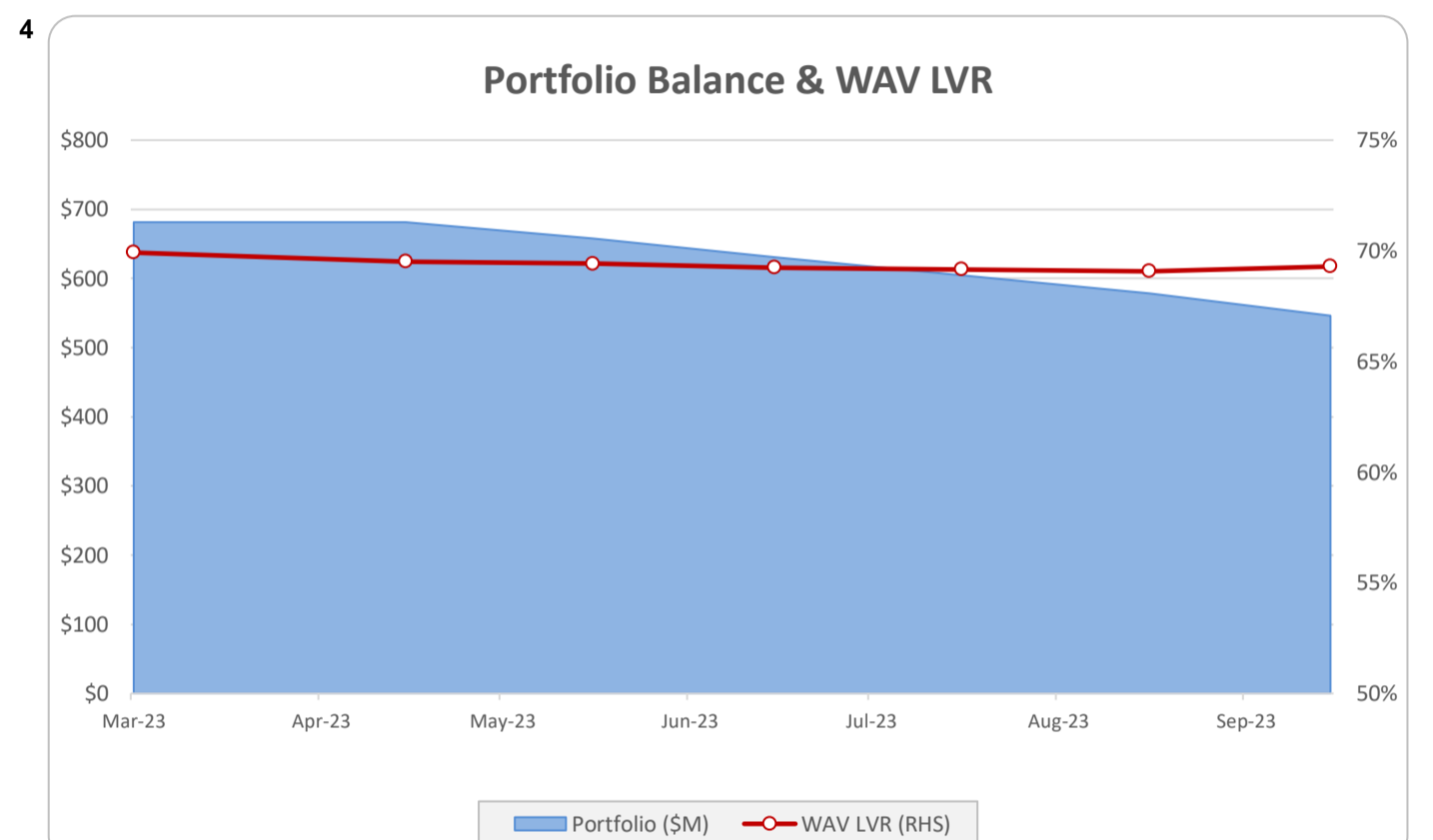
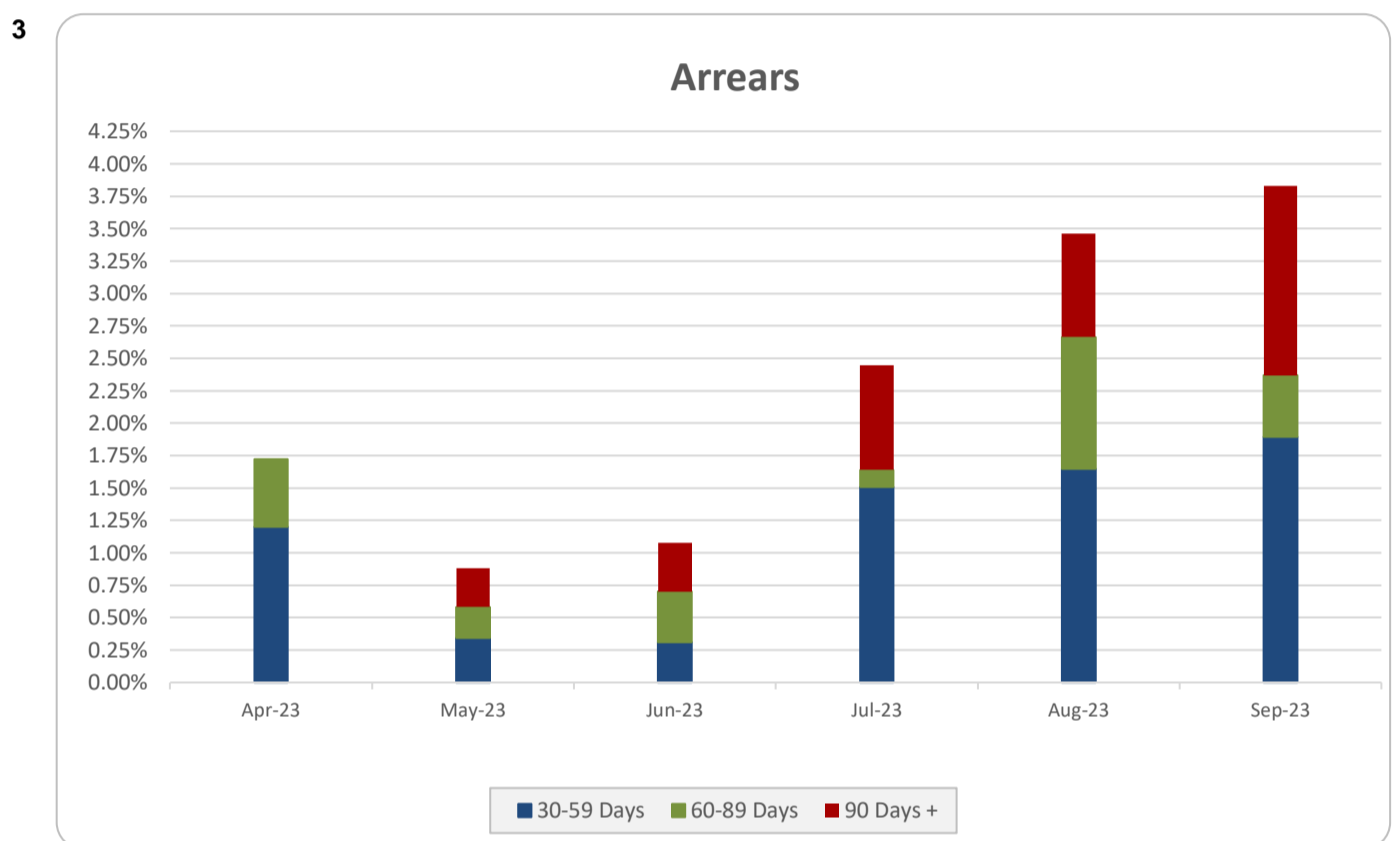
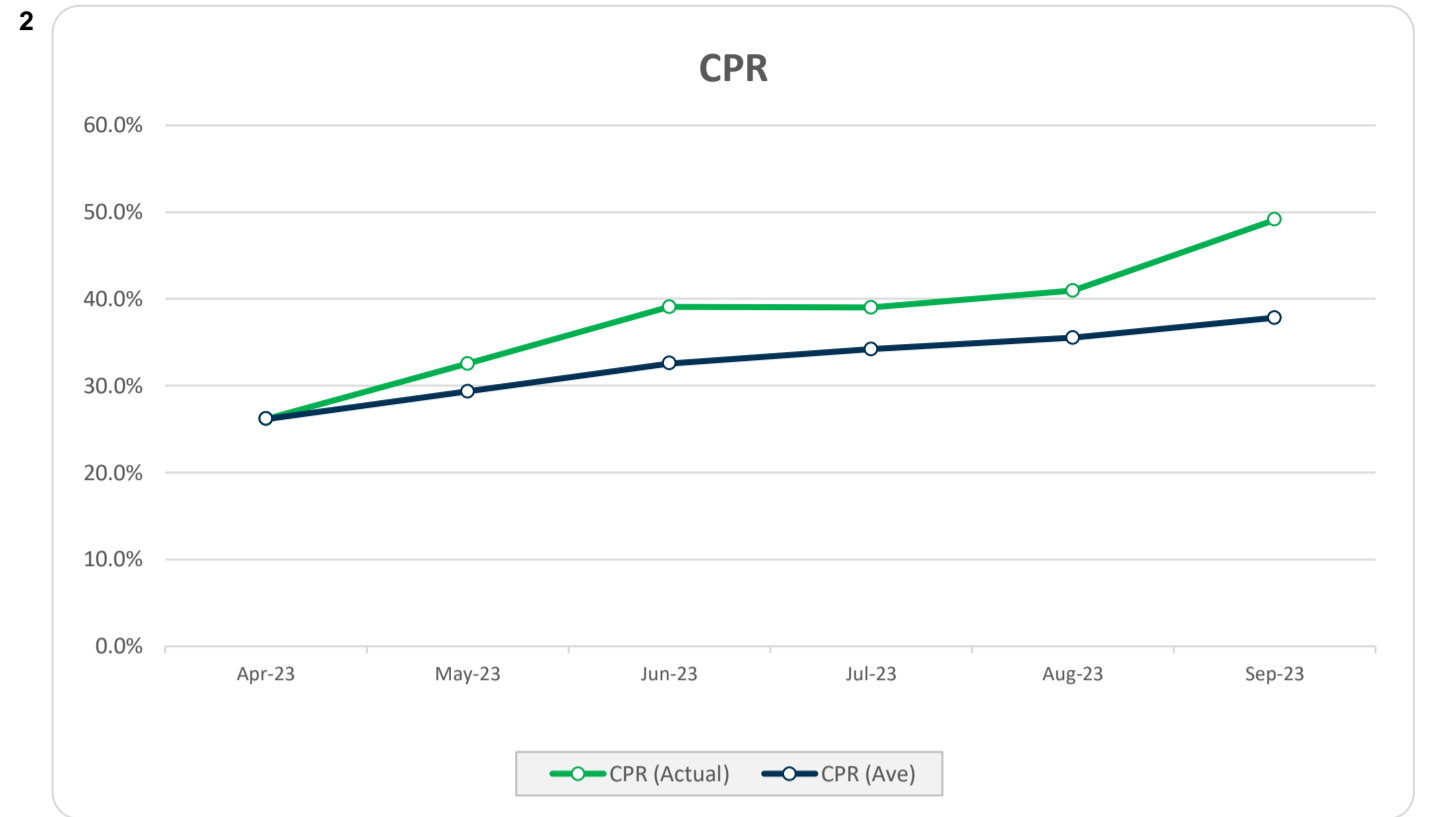
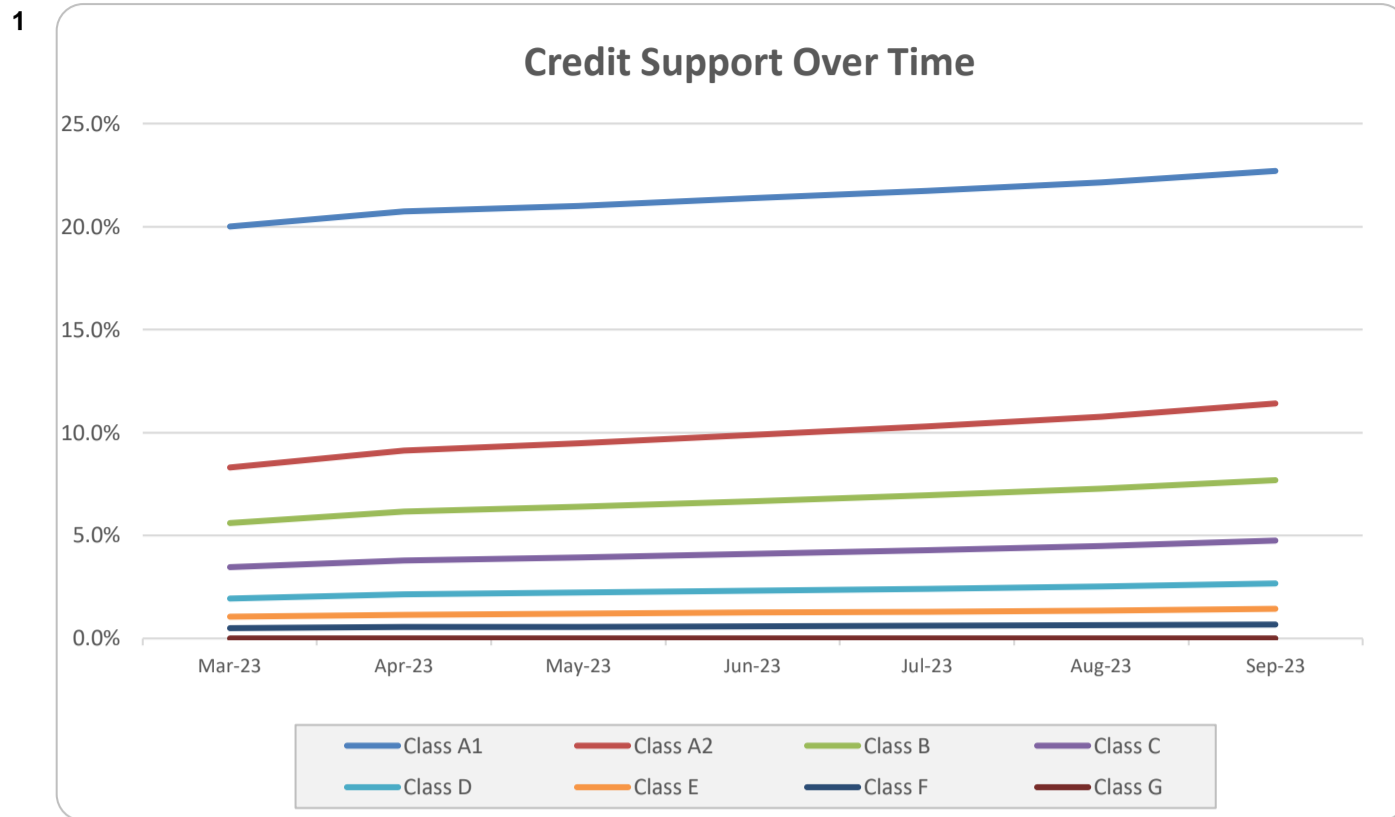
		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000		15	1.9%	383,330	0.1%
> 100,000 <= 200,000		29	3.7%	4,834,964	0.9%
> 200,000 <= 300,000		52	6.7%	13,452,539	2.5%
> 300,000 <= 400,000		80	10.3%	28,780,523	5.3%
> 400,000 <= 500,000		91	11.8%	41,469,549	7.6%
> 500,000 <= 1,000,000		355	45.9%	253,319,748	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%

Seasoning (months) ●●

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

Arrears (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%



Think Tank Residential Series 2023-1: Current Charts

