

Investor Report - Think Tank Residential Series 2022-1

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 2022-1 Trust ("Trustee" or "BNY")
Security Trustee	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2022-1 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
Arranger	Commonwealth Bank of Australia
Joint Lead Managers	CBA, Deutsche Bank AG Sydney Branch, NAB, Standard Chartered Bank, Westpac Banking Corporation
Liquidity Facility Provider	Commonwealth Bank of Australia
Designated Rating Agency	S&P Global Ratings Australia Pty Ltd Fitch Australia Pty Ltd
European Risk Retention	<p>Think Tank Group Pty Limited:</p> <p>(a) continues to retain a material net economic interest of not less than 5% in the Think Tank Residential Series 2022-1 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 2022-1 Trust securitisation transaction (the "Retention");</p> <p>(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;</p> <p>(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</p> <p>(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-S	0.00		0.00	0.00	0.0%	0.00	0.00	0.00	0.00
Class A1-L	186,343,655.07		10,978,721.93	175,364,933.14	58.5%	0.00	0.00	800,231.13	800,231.13
Class A2	32,610,139.64		1,921,276.34	30,688,863.30	58.5%	0.00	0.00	154,290.63	154,290.63
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	120,522.81	120,522.81
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	50,231.58	50,231.58
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	30,829.38	30,829.38
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	28,777.53	28,777.53
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	21,958.56	21,958.56
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	29,903.77	29,903.77

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	1,736,693.71
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	76,062.61
Total Available Income	1,812,756.32

(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	13,893,467.28
Principal from the sale of Mortgage Loans	0.00
Other Principal	-7,569.01
Total Principal Collections	13,885,898.27

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)	94,629.22
Senior Expenses - Items 5.8(f)	3,145.75
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	800,231.13
Class A2 Interest	154,290.63
Class B Interest	120,522.81
Class C Interest	50,231.58
Class D Interest	30,829.38
Class E Interest	28,777.53
Class F Interest	21,958.56
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	29,903.77
Other Expenses	0.00
Excess Spread	478,235.96

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	985,900.00
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	10,978,721.93
Class A2 Principal Payment	1,921,276.34
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	266,641,067.04
Plus: Capitalised Charges	8,675.33
Plus: Further Advances / Redraws	985,900.00
Less: Principal Collections	13,885,898.27
Loan Balance at End of Collection Period	253,749,744.10

b. Repayments

Principal received on Mortgage Loans during Collection Period	13,885,898.27
Scheduled Principal Payments received	230,246.47
Unscheduled Principal Payments received - Redraw	12,669,751.80
CPR (%) - Total Repayments	44.3%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.73%	7.73%	OK
Test (b)			
Bank Bill Rate plus 3.00%	7.06%	7.73%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	4	1	7	12
Balance Outstanding	2,800,524	1,269,019	4,928,460	8,998,003
% Portfolio Balance	1.10%	0.50%	1.94%	3.55%

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	335,896
Balance of Loans Foreclosed (principal only)	0	0	328,000
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

7. LIQUIDITY FACILITY

Limit available_Current Payment Date	3,959,306.92
Limit available_Next Payment Date	3,765,806.95
Outstanding Liquidity draws	0.00

Summary ●●

Loans	449
Facilities	418
Borrower Groups	385
Balance	253,749,744
Avg Loan Balance	565,144
Max Loan Balance	1,806,000
Avg Facility Balance	607,057
Max Facility Balance	1,806,000
Avg Group Balance	659,090
Max Group Balance	1,891,565
WA Current LVR	65.1%
Max Current LVR	81.2%
WA Yield	7.73%
WA Seasoning (months)	23.4
% IO	20.0%
% Investor	52.9%
% SMSF	13.0%
WA Interest Cover (UnStressed)	4.19

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	65	14.5%	20,443,479	8.1%
> 40% <= 50%	48	10.7%	26,689,317	10.5%
> 50% <= 55%	23	5.1%	11,582,447	4.6%
> 55% <= 60%	28	6.2%	13,406,729	5.3%
> 60% <= 65%	38	8.5%	24,602,216	9.7%
> 65% <= 70%	48	10.7%	29,105,166	11.5%
> 70% <= 75%	65	14.5%	46,826,942	18.5%
> 75% <= 80%	131	29.2%	79,158,870	31.2%
> 80% <= 85%	3	0.7%	1,934,578	0.8%
> 85% <= 100%	0	0.0%	0	0.0%
Total	449	100.0%	253,749,744	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	8	1.9%	214,531	0.1%
> 100,000 <= 200,000	19	4.5%	2,984,153	1.2%
> 200,000 <= 300,000	44	10.5%	11,002,237	4.3%
> 300,000 <= 400,000	48	11.5%	16,520,648	6.5%
> 400,000 <= 500,000	59	14.1%	26,686,337	10.5%
> 500,000 <= 1,000,000	187	44.7%	129,050,553	50.9%
> 1,000,000 <= 1,500,000	52	12.4%	65,485,284	25.8%
> 1,500,000 <= 2,000,000	1	0.2%	1,806,000	0.7%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	418	100%	253,749,744	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	201	44.8%	126,118,711	49.7%
ACT	2	0.4%	1,468,372	0.6%
VIC	164	36.5%	90,843,816	35.8%
QLD	59	13.1%	26,083,749	10.3%
SA	11	2.4%	4,107,704	1.6%
WA	8	1.8%	2,758,493	1.1%
TAS	4	0.9%	2,368,899	0.9%
NT	0	0.0%	0	0.0%
Total	449	100%	253,749,744	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	368	82.0%	220,923,656	87.1%
Non metro	81	18.0%	32,826,088	12.9%
Inner City	0	0.0%	0	0.0%
Total	449	100%	253,749,744	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	15	3.3%	719,981	0.3%
> 100,000 <= 200,000	27	6.0%	4,244,903	1.7%
> 200,000 <= 300,000	54	12.0%	13,428,022	5.3%
> 300,000 <= 400,000	57	12.7%	19,779,813	7.8%
> 400,000 <= 500,000	60	13.4%	27,124,398	10.7%
> 500,000 <= 1,000,000	193	43.0%	134,155,514	52.9%
> 1,000,000 <= 1,500,000	42	9.4%	52,491,113	20.7%
> 1,500,000 <= 2,000,000	1	0.2%	1,806,000	0.7%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	449	100%	253,749,744	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	7	1.8%	211,425	0.1%
> 100,000 <= 200,000	18	4.7%	2,799,197	1.1%
> 200,000 <= 300,000	30	7.8%	7,689,863	3.0%
> 300,000 <= 400,000	41	10.6%	14,061,272	5.5%
> 400,000 <= 500,000	56	14.5%	25,300,338	10.0%
> 500,000 <= 1,000,000	164	42.6%	111,920,072	44.1%
> 1,000,000 <= 1,500,000	61	15.8%	77,571,462	30.6%
> 1,500,000 <= 2,000,000	8	2.1%	14,196,114	5.6%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	385	100%	253,749,744	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	239	53.2%	138,279,262	54.5%
> 24 <= 30	209	46.5%	114,902,188	45.3%
> 30 <= 36	0	0.0%	0	0.0%
> 36 <= 42	1	0.2%	568,294	0.2%
> 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%
Total	449	100%	253,749,744	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	437	97.3%	244,751,741	96.5%
> 30 <= 60	4	0.9%	2,800,524	1.1%
> 60 <= 90	1	0.2%	1,269,019	0.5%
> 90 <= 120	2	0.4%	1,313,256	0.5%
> 120 <= 150	2	0.4%	1,462,162	0.6%
> 150 <= 1000	3	0.7%	2,153,042	0.8%
Total	449	100%	253,749,744	100%

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Full Doc	134	29.8%	77,716,581		30.6%
Mid Doc	231	51.4%	142,948,044		56.3%
Quick Doc	0	0.0%	0		0.0%
SMSF	84	18.7%	33,085,119		13.0%
SMSF NR	0	0.0%	0		0.0%
Total	449	100%	253,749,744		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	449	100.0%	253,749,744		100.0%
Total	449	100%	253,749,744		100%

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Variable	449	100.0%	253,749,744		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	449	100%	253,749,744		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%	20	4.5%	8,763,114		3.5%
> 7.0% <= 7.5%	180	40.1%	92,207,864		36.3%
> 7.5% <= 8.0%	127	28.3%	89,218,660		35.2%
> 8.0% <= 8.5%	73	16.3%	43,538,942		17.2%
> 8.5% <= 9.0%	33	7.3%	12,903,707		5.1%
> 9.0% <= 13.0%	16	3.6%	7,117,457		2.8%
Total	449	100%	253,749,744		100%

Interest Cover (Unstressed) ●●					
	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	17	3.8%	9,868,939		3.9%
> 2.00 <= 2.25	18	4.0%	7,464,338		2.9%
> 2.25 <= 2.50	13	2.9%	5,630,380		2.2%
> 2.50 <= 2.75	13	2.9%	6,074,343		2.4%
> 2.75 <= 3.00	11	2.4%	4,243,626		1.7%
> 3.00 <= 3.25	9	2.0%	2,932,741		1.2%
> 3.25 <= 3.50	5	1.1%	1,576,933		0.6%
> 3.50 <= 3.75	10	2.2%	6,806,664		2.7%
> 3.75 <= 4.00	17	3.8%	7,432,009		2.9%
> 4.00 <= 4.25	8	1.8%	6,704,920		2.6%
> 4.25 <= 100	229	51.0%	136,897,418		53.9%
NA	99	22.0%	58,117,435		23%
Total	449	100%	253,749,744		100%

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	%
NCCP regulated loans	301	67.0%	174,592,307		68.8%
Non NCCP loans	148	33.0%	79,157,437		31.2%
Total	449	100%	253,749,744		100%

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Apartment	37	8.3%	15,582,846		6.1%
High Density Apartment	0	0.0%	0		0.0%
House	408	91.7%	238,166,898		93.9%
Total	445	100%	253,749,744		100%

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
PAYG	87	19.4%	38,419,216		15.1%
<i>Months Self Employed</i>					
0 < 12	12	0.0%	0		0.0%
12 <= 24	24	0.0%	0		0.0%
24 <= 36	36	2.5%	16,789,838		6.6%
36 <= 48	48	4.4%	28,246,530		11.1%
48 <= 60	60	3.8%	20,841,491		8.2%
60 <= 900	900	255%	149,452,670		58.9%
Total	449	100%	253,749,744		100%

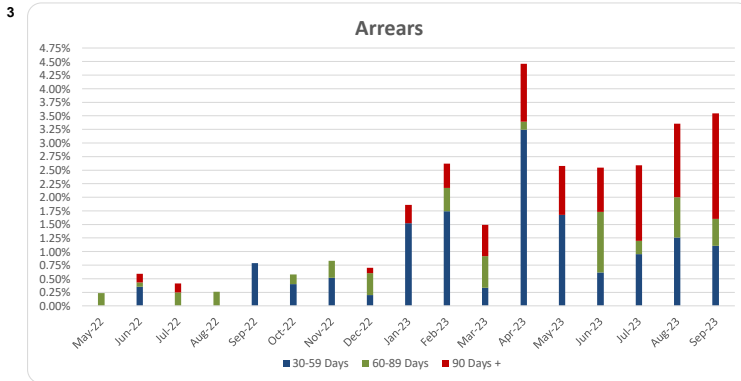
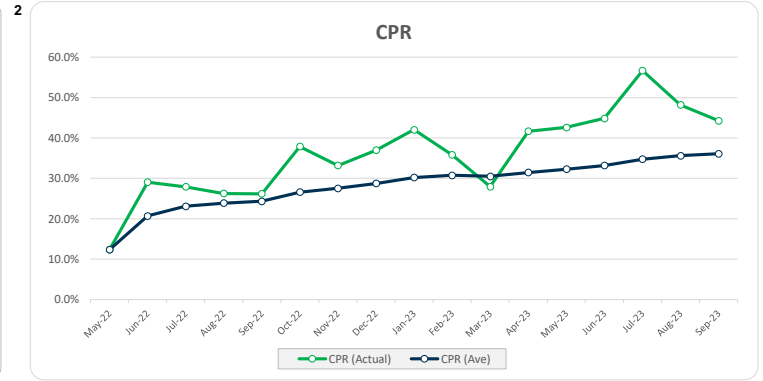
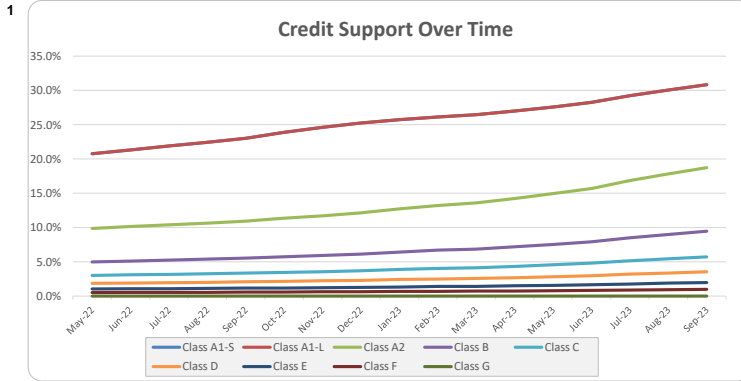
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 15	180	4.0%	1,033,379		0.4%
> 15 <= 20	240	8.8%	5,190,546		2.0%
> 20 <= 25	300	37.8%	15,087,430		5.9%
> 25 <= 30	360	40.0%	232,438,390		91.6%
Total	449	100%	253,749,744		100%

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
P&I	371	82.6%	202,908,347		80.0%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	8	1.8%	5,172,458		2.0%
> 1 <= 2	7	1.6%	3,960,397		1.6%
> 2 <= 3	29	6.5%	21,054,696		8.3%
> 3 <= 4	33	7.3%	20,547,059		8.1%
> 4 <= 5	1	0.2%	106,788		0.0%
Total	449	100%	253,749,744		100%

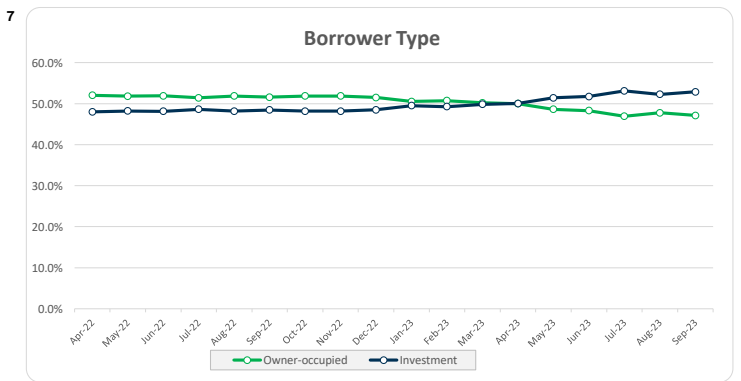
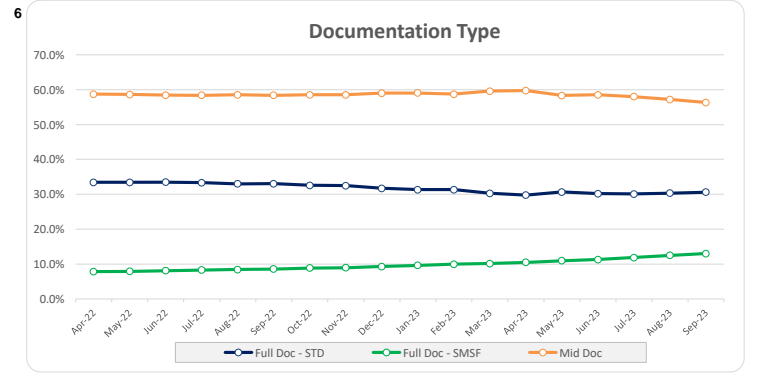
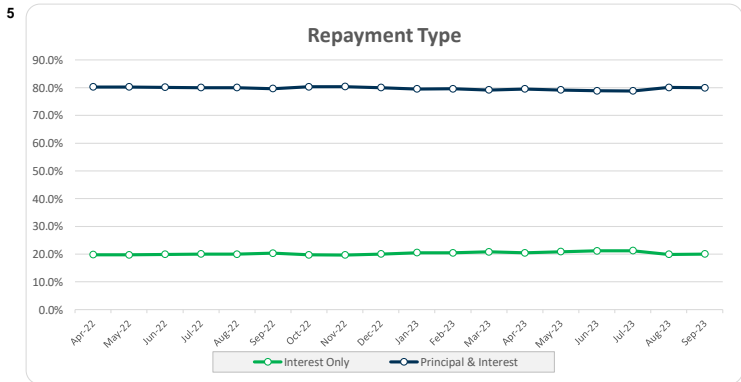
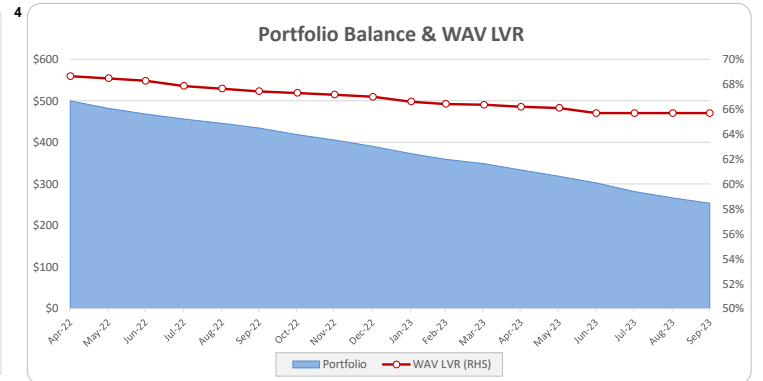
Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Purchase	226	50.3%	130,021,438		51.2%
Refinance - no takeout	168	37.4%	88,681,877		34.9%
Refinance - Equity Takeout	55	12.2%	35,046,429		13.8%
Total	449	100%	253,749,744		100%

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Accommodation and Food Services	37	8.2%	23,292,079		9.2%
Administrative and Support Services	2	0.4%	1,299,831		0.5%
Agriculture, Forestry and Fishing	1	0.2%	331,871		0.1%
Arts and Recreation Services	13	2.9%	7,482,328		2.9%
Construction	124	27.6%	68,337,752		26.9%
Education and Training	9	2.0%	4,562,116		1.8%
Electricity Gas Water and Waste Services	1	0.2%	500,703		0.2%
Financial and Insurance Services	28	6.2%	14,511,187		5.7%
Health Care and Social Assistance	24	5.3%	13,523,155		5.3%
Information Media and Telecommunications	32	7.1%	15,084,767		5.9%
Manufacturing	20	4.5%	10,685,890		4.2%
Mining	0	0.0%	0		0.0%
Other Services	19	4.2%	13,175,339		5.2%
Professional, Scientific and Technical Services	57	12.7%	33,026,044		13.0%
Public Administration and Safety	7	1.6%	2,607,288		1.0%
Rental, Hiring and Real Estate Services	4	0.9%	4,202,209		1.7%
Retail Trade	24	5.3%	14,649,148		5.8%
Transport, Postal and Warehousing	45	10.0%	24,806,175		9.8%
Wholesale Trade	2	0.4%	1,681,862		0.7%
Total	449	100%	253,749,744		100%

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0	449	100.0%	253,749,744		100.0%
1	0	0.0%	0		0.0%
2	0	0.0%	0		0.0%
3	0	0.0%	0		0.0%
Total	449	100%	253,749,744		100%



30+ days in arrears have increased over the month of April due to impact of multiple public holidays and school holidays during this period. Most of this increase has been due to payment dishonours and associated fees which has increased arrears in the 30-60-day bucket



Think Tank Residential Series 2022-1: Current Charts

