

Investor Report - Think Tank Residential Series 2022-2

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 2022-2 Trust ("Trustee" or "BNY")
Security Trustee	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2022-2 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 2022-2 Trust ("Trustee" or "BNY")
Arranger	National Australia Bank
Joint Lead Managers	CBA, Deutsche Bank AG Sydney Branch, NAB, Macquarie Bank Limited, 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	<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 2022-2 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 2022-2 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	207,085,374.48		14,371,585.90	192,713,788.58	64.2%	0.00	0.00	955,117.46	955,117.46
Class A2	41,417,074.90		2,874,317.18	38,542,757.72	64.2%	0.00	0.00	212,412.86	212,412.86
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	70,066.78	70,066.78
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	68,213.56	68,213.56
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	45,911.37	45,911.37
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	36,665.14	36,665.14
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	22,951.71	22,951.71
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	1,903,360.40
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	95,949.79
Total Available Income	1,999,310.19

(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	19,129,143.45
Principal from the sale of Mortgage Loans	0.00
Other Principal	-169.37
Total Principal Collections	19,128,974.08

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)	100,100.04
Senior Expenses - Items 5.8(f)	3,595.82
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	955,117.46
Class A2 Interest	212,412.86
Class B Interest	70,066.78
Class C Interest	68,213.56
Class D Interest	45,911.37
Class E Interest	36,665.14
Class F Interest	22,951.71
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	454,371.68

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	1,883,071.00
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	14,371,585.90
Class A2 Principal Payment	2,874,317.18
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	288,733,733.67
Plus: Capitalised Charges	-37,538.26
Plus: Further Advances / Redraws	1,883,071.00
Less: Principal Collections	19,128,974.08
Loan Balance at End of Collection Period	271,450,292.33

b. Repayments

Principal received on Mortgage Loans during Collection Period	19,128,974.08
Scheduled Principal Payments received	258,318.28
Unscheduled Principal Payments received - Redraw	16,987,584.80
CPR (%) - Total Repayments	51.7%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.27%	7.65%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.31%	7.65%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	9	2	3	14
Balance Outstanding	4,934,494	1,025,343	2,034,704	7,994,541
% Portfolio Balance	1.82%	0.38%	0.75%	2.95%

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	4,290,036.74
Limit available_Next Payment Date	4,031,348.19
Outstanding Liquidity draws	0.00

Summary ●●

Loans	444
Facilities	429
Borrower Groups	401
Balance	271,450,292
Avg Loan Balance	611,375
Max Loan Balance	1,972,298
Avg Facility Balance	632,751
Max Facility Balance	1,972,298
Avg Group Balance	676,933
Max Group Balance	2,477,422
WA Current LVR	67.4%
Max Current LVR	84.5%
WA Yield	7.65%
WA Seasoning (months)	19.3
% IO	18.2%
% Investor	49.4%
% SMSF	8.9%
WA Interest Cover (UnStressed)	1.81

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	58	13.1%	17,524,166	6.5%
> 40% <= 50%	34	7.7%	19,511,488	7.2%
> 50% <= 55%	19	4.3%	10,241,598	3.8%
> 55% <= 60%	24	5.4%	15,786,446	5.8%
> 60% <= 65%	29	6.5%	18,371,394	6.8%
> 65% <= 70%	39	8.8%	30,843,276	11.4%
> 70% <= 75%	78	17.6%	56,422,761	20.8%
> 75% <= 80%	159	35.8%	99,184,105	36.5%
> 80% <= 85%	4	0.9%	3,565,058	1.3%
> 85% <= 100%	0	0.0%	0	0.0%
Total	444	100.0%	271,450,292	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	17	4.0%	590,896	0.2%
> 100,000 <= 200,000	11	2.6%	1,828,151	0.7%
> 200,000 <= 300,000	31	7.2%	8,232,311	3.0%
> 300,000 <= 400,000	44	10.3%	15,652,022	5.8%
> 400,000 <= 500,000	58	13.5%	26,031,925	9.6%
> 500,000 <= 1,000,000	216	50.3%	151,954,649	56.0%
> 1,000,000 <= 1,500,000	48	11.2%	59,732,221	22.0%
> 1,500,000 <= 2,000,000	4	0.9%	7,428,117	2.7%
> 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	429	100%	271,450,292	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	185	41.7%	129,374,825	47.7%
ACT	5	1.1%	2,361,938	0.9%
VIC	174	39.2%	108,979,568	40.1%
QLD	54	12.2%	21,678,826	8.0%
SA	7	1.6%	3,095,166	1.1%
WA	14	3.2%	3,432,551	1.3%
TAS	5	1.1%	2,527,419	0.9%
NT	0	0.0%	0	0.0%
Total	444	100%	271,450,292	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	374	84.2%	238,791,650	88.0%
Non metro	70	15.8%	32,658,643	12.0%
Inner City	0	0.0%	0	0.0%
Total	444	100%	271,450,292	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	22	5.0%	1,025,938	0.4%
> 100,000 <= 200,000	13	2.9%	2,175,434	0.8%
> 200,000 <= 300,000	38	8.6%	9,800,466	3.6%
> 300,000 <= 400,000	49	11.0%	17,475,438	6.4%
> 400,000 <= 500,000	59	13.3%	26,458,155	9.7%
> 500,000 <= 1,000,000	213	48.0%	149,810,462	55.2%
> 1,000,000 <= 1,500,000	46	10.4%	57,276,283	21.1%
> 1,500,000 <= 2,000,000	4	0.9%	7,428,117	2.7%
> 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	444	100%	271,450,292	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	4.0%	572,420	0.2%
> 100,000 <= 200,000	10	2.5%	1,644,220	0.6%
> 200,000 <= 300,000	27	6.7%	7,258,961	2.7%
> 300,000 <= 400,000	40	10.0%	14,188,720	5.2%
> 400,000 <= 500,000	49	12.2%	21,984,851	8.1%
> 500,000 <= 1,000,000	194	48.4%	137,461,370	50.6%
> 1,000,000 <= 1,500,000	54	13.5%	67,690,488	24.9%
> 1,500,000 <= 2,000,000	10	2.5%	18,171,840	6.7%
> 2,000,000 <= 2,500,000	1	0.2%	2,477,422	0.9%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	401	100%	271,450,292	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	203	45.7%	130,045,536	47.9%
> 18 <= 24	199	44.8%	116,208,045	42.8%
> 24 <= 30	39	8.8%	24,049,160	8.9%
> 30 <= 36	3	0.7%	1,147,552	0.4%
> 36 <= 42	0	0.0%	0	0.0%
> 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	444	100%	271,450,292	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	430	96.8%	263,455,752	97.1%
> 30 <= 60	9	2.0%	4,934,494	1.8%
> 60 <= 90	2	0.5%	1,025,343	0.4%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	3	0.7%	2,034,704	0.7%
Total	444	100%	271,450,292	100%

Income Verification ●●					
	Number		Balance		
	Amount		%	Amount	%
Full Doc	170		38.3%	103,905,139	38.3%
Mid Doc	219		49.3%	143,252,199	52.8%
Quick Doc	0		0.0%	0	0.0%
SMSF	55		12.4%	24,292,954	8.9%
SMSF NR	0		0.0%	0	0.0%
Total	444		100%	271,450,292	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	444		100.0%	271,450,292	100.0%
Total	444		100%	271,450,292	100%

Interest Rate Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Variable	444		100.0%	271,450,292	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	444		100%	271,450,292	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%	32		7.2%	22,746,749	8.4%
> 7.0% <= 7.5%	185		41.7%	108,512,281	40.0%
> 7.5% <= 8.0%	114		25.7%	72,984,894	26.9%
> 8.0% <= 8.5%	77		17.3%	46,438,490	17.1%
> 8.5% <= 9.0%	28		6.3%	15,700,496	5.8%
> 9.0% <= 13.0%	8		1.8%	5,067,382	1.9%
Total	444		100%	271,450,292	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	4		0.9%	2,683,628	1.0%
> 2.00 <= 2.25	22		5.0%	11,764,409	4.3%
> 2.25 <= 2.50	11		2.5%	4,219,606	1.6%
> 2.50 <= 2.75	3		0.7%	1,098,621	0.4%
> 2.75 <= 3.00	6		1.4%	3,196,644	1.2%
> 3.00 <= 3.25	5		1.1%	2,529,251	0.9%
> 3.25 <= 3.50	2		0.5%	541,668	0.2%
> 3.50 <= 3.75	5		1.1%	2,430,314	0.9%
> 3.75 <= 4.00	7		1.6%	5,066,011	1.9%
> 4.00 <= 4.25	3		0.7%	2,486,359	0.9%
> 4.25 <= 100	97		21.8%	54,077,444	19.9%
NA	279		62.8%	181,356,336	67%
Total	444		100%	271,450,292	100%

NCCP Loans ●●					
	Number		Balance		
	Amount		%	Amount	%
NCCP regulated loans	332		74.8%	207,753,580	76.5%
Non NCCP loans	112		25.2%	63,696,712	23.5%
Total	444		100%	271,450,292	100%

Residential Property Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Apartment	38		8.6%	21,421,270	7.9%
High Density Apartment	0		0.0%	0	0.0%
House	404		91.4%	250,029,023	92.1%
Total	442		100%	271,450,292	100%

Employment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
PAYG	63		14.2%	33,417,612	12.3%
<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	30	6.8%	18,593,145	6.8%
36 <= 48	48	37	8.3%	20,456,414	7.5%
48 <= 60	60	42	9.5%	27,237,033	10.0%
60 <= 900	900	272	61.3%	171,746,088	63.3%
Total	444		100%	271,450,292	100%

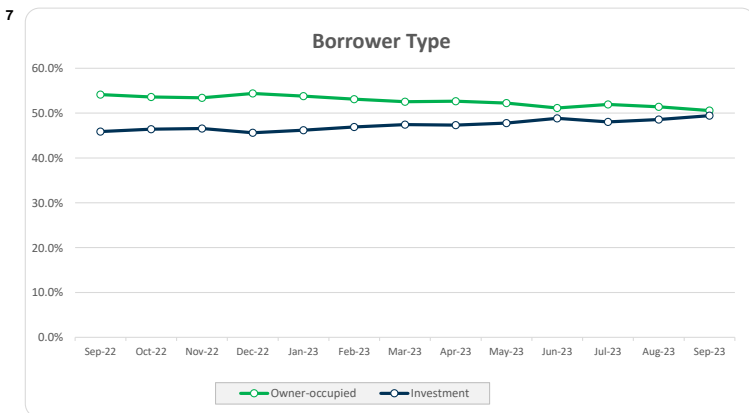
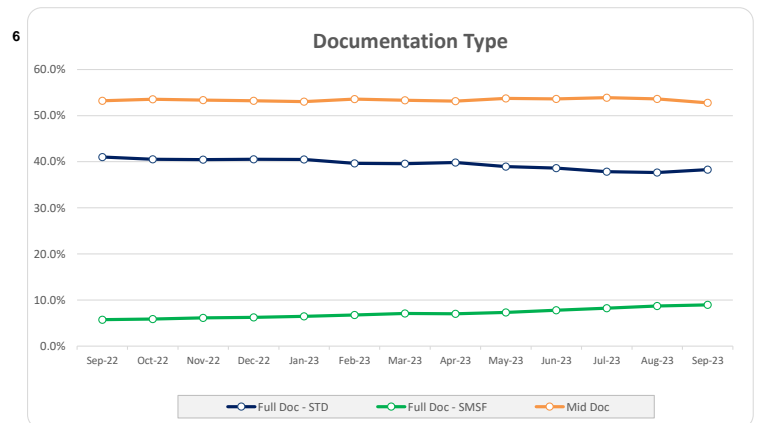
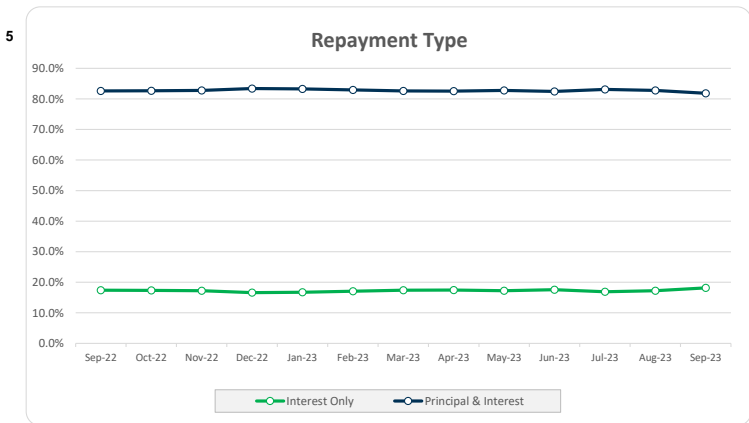
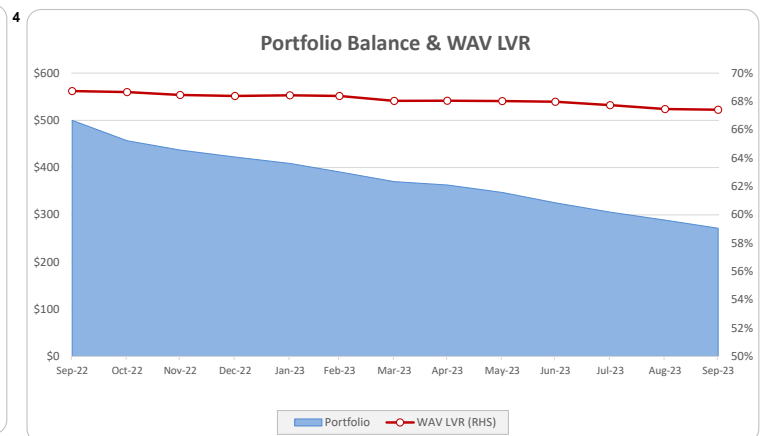
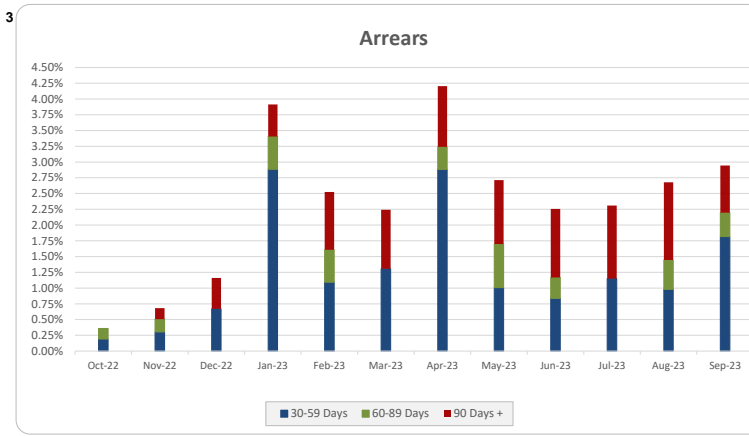
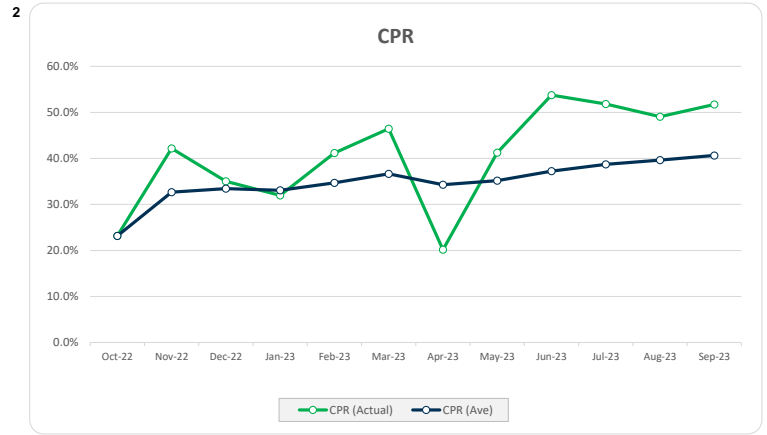
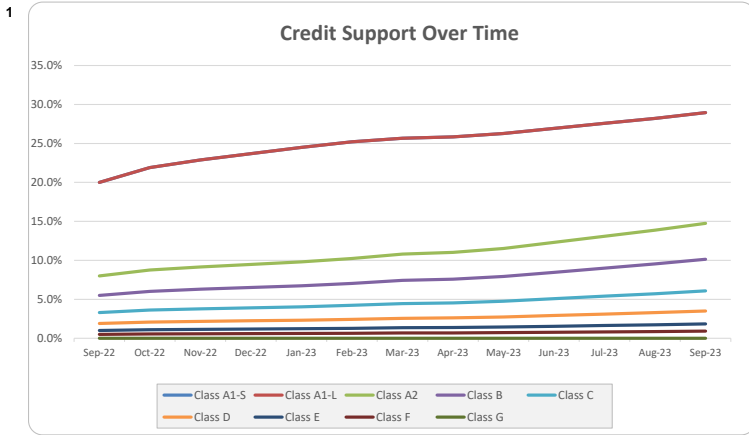
Remaining Term ●●					
	Number		Balance		
	Amount		%	Amount	%
0 <= 15	180	0	0.0%	0	0.0%
> 15 <= 20	240	9	2.0%	4,987,140	1.8%
> 20 <= 25	300	29	6.5%	14,922,107	5.5%
> 25 <= 30	360	406	91.4%	251,541,045	92.7%
Total	444		100%	271,450,292	100%

Payment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
P&I	368		82.9%	222,152,274	81.8%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	9		2.0%	5,121,957	1.9%
> 1 <= 2	5		1.1%	3,162,812	1.2%
> 2 <= 3	7		1.6%	4,692,493	1.7%
> 3 <= 4	55		12.4%	36,320,757	13.4%
> 4 <= 5	0		0.0%	0	0.0%
Total	444		100%	271,450,292	100%

Loan Purpose ●●					
	Number		Balance		
	Amount		%	Amount	%
Purchase	239		53.8%	146,947,272	54.1%
Refinance - no takeout	88		19.8%	48,855,540	18.0%
Refinance - Equity Takeout	117		26.4%	75,647,480	27.9%
Total	444		100%	271,450,292	100%

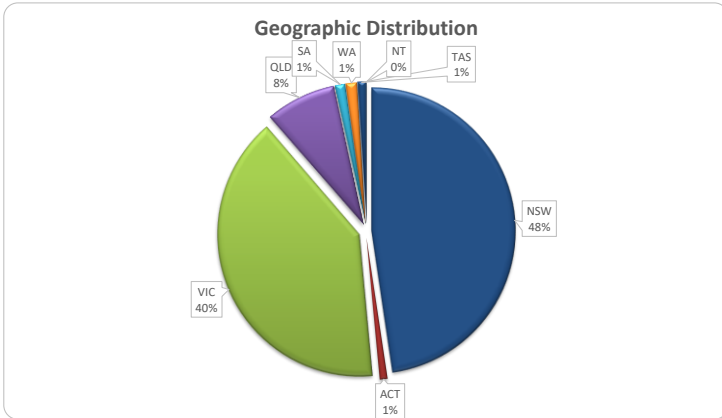
Borrower Industry ●●					
	Number		Balance		
	Amount		%	Amount	%
Accommodation and Food Services	35		7.9%	20,032,360	7.4%
Administrative and Support Services	4		0.9%	2,590,654	1.0%
Agriculture, Forestry and Fishing	0		0.0%	0	0.0%
Arts and Recreation Services	17		3.8%	12,530,940	4.6%
Construction	139		31.3%	90,323,919	33.3%
Education and Training	16		3.6%	9,329,594	3.4%
Electricity Gas Water and Waste Services	3		0.7%	2,073,471	0.8%
Financial and Insurance Services	25		5.6%	14,006,166	5.2%
Health Care and Social Assistance	19		4.3%	11,371,987	4.2%
Information Media and Telecommunications	24		5.4%	16,172,669	6.0%
Manufacturing	10		2.3%	4,980,543	1.8%
Mining	1		0.2%	282,968	0.1%
Other Services	58		13.1%	34,895,540	12.9%
Professional, Scientific and Technical Services	27		6.1%	16,759,180	6.2%
Public Administration and Safety	2		0.5%	749,417	0.3%
Rental, Hiring and Real Estate Services	6		1.4%	3,325,600	1.2%
Retail Trade	20		4.5%	10,493,688	3.9%
Transport, Postal and Warehousing	34		7.7%	18,427,167	6.8%
Wholesale Trade	4		0.9%	3,104,128	1.1%
Total	444		100%	271,450,292	100%

Credit Events ●●					
	Number		Balance		
	Amount		%	Amount	%
0	444		100.0%	271,450,292	100.0%
1	0		0.0%	0	0.0%
2	0		0.0%	0	0.0%
3	0		0.0%	0	0.0%
Total	444		100%	271,450,292	100%

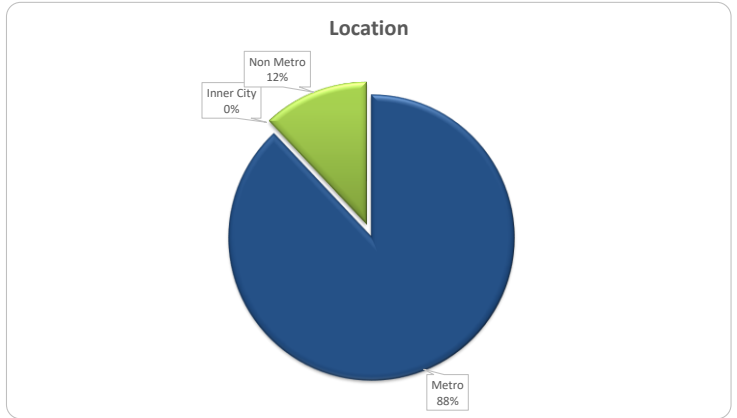


Think Tank Residential Series 2022-2: Current Charts

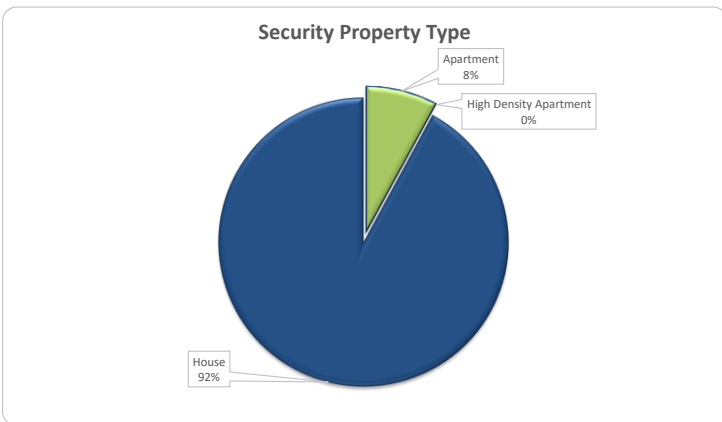
8



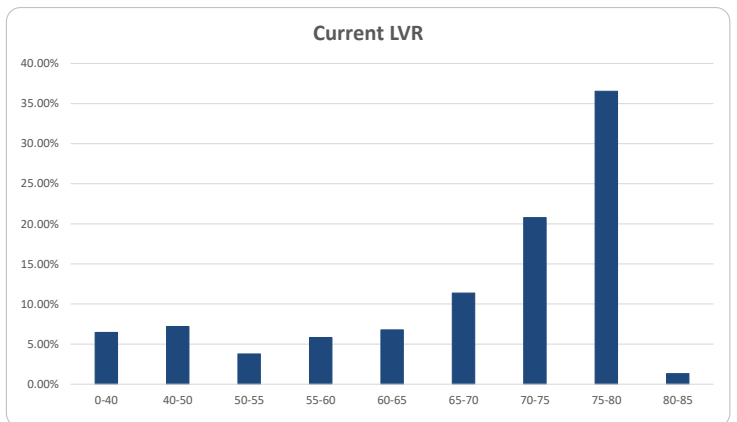
9



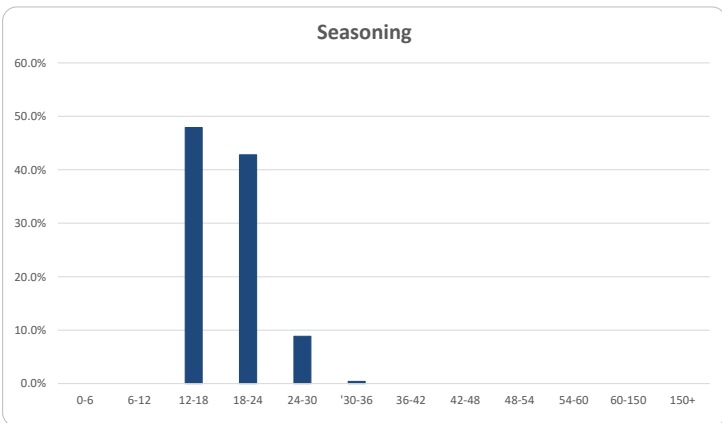
10



11



12



13

