

# Investor Report - Think Tank Series 2020-1

Collection Period from 01-Oct-2023 to 31-Oct-2023

Payment Date of 10-Nov-2023

## Counterparty Information ●●

<p><b>Issuer/Trustee</b>  <b>Security Trustee</b>  <b>Trust Manager, Originator, and Originator Servicer</b>  <b>Master Servicer, Standby Originator Servicer and Custodian</b>  <b>Arranger</b>  <b>Joint Lead Managers</b>  <b>Liquidity Facility Provider</b>  <b>Designated Rating Agency</b></p> <p><b>European Risk Retention</b></p>	<p>BNY Trust Company of Australia Limited in its capacity as the Think Tank Series 2020-1 Trust ("Trustee" or "BNY")  BNY Trust (Australia) Registry Limited in its capacity as the Think Tank Series 2020-1 Trust Security Trust  Think Tank Group Pty Limited ("Think Tank")  AMAL Asset Management Limited  BNY  Commonwealth Bank of Australia ("CBA")  CBA, Deutsche Bank AG Sydney Branch, Westpac Banking Corporation  CBA  S&amp;P Global Ratings Australia Pty Ltd</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 2020-1 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 2020-1 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.</p>
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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	105,840,026.81		105,840,026.81	0.00	0.0%	0.00	0.00	508,021.98	508,021.98
Class A2	32,457,608.22		32,457,608.22	0.00	0.0%	0.00	0.00	162,685.09	162,685.09
Class B	29,363,173.60		29,363,173.60	0.00	0.0%	0.00	0.00	168,372.86	168,372.86
Class C	26,426,856.24		26,426,856.24	0.00	0.0%	0.00	0.00	173,980.30	173,980.30
Class D	23,001,152.65		23,001,152.65	0.00	0.0%	0.00	0.00	172,916.05	172,916.05
Class E	10,766,496.99		10,766,496.99	0.00	0.0%	0.00	0.00	119,344.85	119,344.85
Class F	7,830,179.63		7,830,179.63	0.00	0.0%	0.00	0.00	93,446.54	93,446.54
Class G	4,200,000.00		4,200,000.00	0.00	0.0%	0.00	0.00	51,906.99	51,906.99
Class H	6,000,000.00		6,000,000.00	0.00	0.0%	0.00	0.00	79,248.74	79,248.74

### 1. GENERAL

Current Payment Date	10-Nov-23
Collection Period (start)	1-Oct-23
Collection Period (end)	31-Oct-23
Interest Period (start)	10-Oct-23
Interest Period (end)	9-Nov-23
Days in Interest Period	31

### 2. COLLECTIONS

#### a. Total Available Income

Interest on Mortgage Loans	2,124,124.93
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	85,472.39
<b>Total Available Income</b>	<b>2,209,597.32</b>

(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	4,489,638.68
Principal from the sale of Mortgage Loans	243,011,217.44
Other Principal	-341,874.44
<b>Total Principal Collections</b>	<b>247,158,981.68</b>

### 3. PRINCIPAL DRAW

Opening Balance	0.00
Plus Additional Principal Draws	0.00
Less Repayment of Principal Draws	0.00
<b>Closing Balance</b>	<b>0.00</b>

### 4. SUMMARY INCOME WATERFALL

Senior Expenses - Items 5.8(a) to (e) (Inclusive)	106,825.06
Senior Expenses - Items 5.8(f) (Inclusive)	6,005.14
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	508,021.98
Class A2 Interest	162,685.09
Class B Interest	168,372.86
Class C Interest	173,980.30
Class D Interest	172,916.05
Class E Interest	119,344.85
Class F Interest	93,446.54
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	51,906.99
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	79,248.74
Other Expenses	0.00
Excess Spread	566,843.72

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	212,143.48
Class A1 Principal Payment	105,840,026.81
Class A2 Principal Payment	32,457,608.22
Class B Principal Payment	29,363,173.60
Class C Principal Payment	26,426,856.24
Class D Principal Payment	23,001,152.65
Class E Principal Payment	10,766,496.99
Class F Principal Payment	7,830,179.63
Class G Principal Payment	4,200,000.00
Class H Principal Payment	6,000,000.00

## 6. COLLATERAL

### a. Loan Balance

Loan Balance at Beginning of Collection Period	246,510,814.75
Plus: Capitalised Charges	242,676,926.31
Plus: Further Advances / Redraws	212,143.48
Less: Principal Collections	247,158,981.68
Loan Balance at End of Collection Period	242,240,902.86

### b. Repayments

Principal received on Mortgage Loans during Collection Period	247,158,981.68
Scheduled Principal Payments received	20,063,824.54
Unscheduled Principal Payments received - Redraw	227,095,157.14
CPR (%) - Total Repayment	17.5%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	0.00%	8.83%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.55%	8.83%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	5	2	3	10
Balance Outstanding	3,575,707	906,648	2,501,616	6,983,971
% Portfolio Balance	1.48%	0.37%	1.03%	2.88%

### e. Foreclosures

	Current Period	Last 3 Months	Cumulative
Number of Facilities Foreclosed	0	0	1
Balance of Facilities Foreclosed (Principal, interest and other fees)	0	0	3,232,607
Balance of Facilities Foreclosed (Principal only)	0	0	3,029,884
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

### f. COVID-19

COVID-19 at Beginning of Collection Period	\$	-
Plus: Claim	\$	-
Less: Repayments	\$	-
COVID-19 at End of Collection Period	\$	-

## 7. LIQUIDITY FACILITY

Limit available_Current Payment Date	\$	7,070,564.82
Limit available_Next Payment Date	\$	1,769,400.00
Outstanding Liquidity draws	\$	-

### Summary ●●

Loans	503
Facilities	487
Borrower Groups	461
Balance	242,240,903
Avg Loan Balance	481,592
Max Loan Balance	3,567,793
Avg Facility Balance	497,415
Max Facility Balance	3,567,793
Avg Group Balance	525,468
Max Group Balance	3,567,793
WA Current LVR	60.0%
Max Current LVR	85.8%
WA Yield	8.83%
WA Seasoning (months)	57.0
% IO	18.7%
% Investor	57.3%
% SMSF	43.1%
WA Interest Cover (UnStressed)	2.88

### Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0% <= 40%		100	19.9%	22,413,628	9.3%
> 40% <= 50%		67	13.3%	29,366,982	12.1%
> 50% <= 55%		43	8.5%	26,627,043	11.0%
> 55% <= 60%		46	9.1%	24,911,328	10.3%
> 60% <= 65%		64	12.7%	34,672,625	14.3%
> 65% <= 70%		74	14.7%	39,840,962	16.4%
> 70% <= 75%		72	14.3%	42,186,267	17.4%
> 75% <= 80%		34	6.8%	19,466,149	8.0%
> 80% <= 85%		2	0.4%	2,172,395	0.9%
> 85% <= 100%		1	0.2%	583,524	0.2%
Total		503	100.0%	242,240,903	100%

### Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000		23	4.7%	1,147,875	0.5%
> 100,000 <= 200,000		55	11.3%	8,659,008	3.6%
> 200,000 <= 300,000		94	19.3%	24,197,491	10.0%
> 300,000 <= 400,000		87	17.9%	30,963,188	12.8%
> 400,000 <= 500,000		67	13.8%	29,752,513	12.3%
> 500,000 <= 1,000,000		118	24.2%	80,766,061	33.3%
> 1,000,000 <= 1,500,000		27	5.5%	32,553,844	13.4%
> 1,500,000 <= 2,000,000		7	1.4%	11,693,418	4.8%
> 2,000,000 <= 2,500,000		5	1.0%	10,568,668	4.4%
> 2,500,000 <= 5,000,000		4	0.8%	11,938,836	4.9%
Total		487	100%	242,240,903	100%

### Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW		242	48.1%	135,540,194	56.0%
ACT		10	2.0%	4,072,529	1.7%
VIC		115	22.9%	55,056,490	22.7%
QLD		96	19.1%	31,564,908	13.0%
SA		19	3.8%	5,925,438	2.4%
WA		19	3.8%	9,319,556	3.8%
TAS		2	0.4%	761,788	0.3%
NT		0	0.0%	0	0.0%
Total		503	100%	242,240,903	100%

### Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro		400	79.5%	204,057,520	84.2%
Non metro		89	17.7%	31,548,660	13.0%
Inner City		14	2.8%	6,634,723	2.7%
Total		503	100%	242,240,903	100%

### Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000		28	5.6%	1,306,200	0.5%
> 100,000 <= 200,000		60	11.9%	9,454,693	3.9%
> 200,000 <= 300,000		95	18.9%	24,445,882	10.1%
> 300,000 <= 400,000		91	18.1%	32,373,251	13.4%
> 400,000 <= 500,000		68	13.5%	30,165,632	12.5%
> 500,000 <= 1,000,000		121	24.1%	83,478,482	34.5%
> 1,000,000 <= 1,500,000		26	5.2%	31,354,343	12.9%
> 1,500,000 <= 2,000,000		6	1.2%	10,129,915	4.2%
> 2,000,000 <= 2,500,000		5	1.0%	10,568,668	4.4%
> 2,500,000 <= 5,000,000		3	0.6%	8,963,836	3.7%
Total		503	100%	242,240,903	100%

### Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000		21	4.6%	966,674	0.4%
> 100,000 <= 200,000		51	11.1%	7,999,026	3.3%
> 200,000 <= 300,000		79	17.1%	20,301,955	8.4%
> 300,000 <= 400,000		82	17.8%	29,154,995	12.0%
> 400,000 <= 500,000		60	13.0%	26,663,619	11.0%
> 500,000 <= 1,000,000		119	25.8%	81,400,674	33.6%
> 1,000,000 <= 1,500,000		32	6.9%	38,919,735	16.1%
> 1,500,000 <= 2,000,000		6	1.3%	10,053,296	4.2%
> 2,000,000 <= 2,500,000		7	1.5%	14,842,094	6.1%
> 2,500,000 <= 5,000,000		4	0.9%	11,938,836	4.9%
Total		461	100%	242,240,903	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		0	0.0%	0	0.0%
> 24 <= 30		0	0.0%	0	0.0%
> 30 <= 36		0	0.0%	0	0.0%
> 36 <= 42		70	13.9%	36,952,143	15.3%
> 42 <= 48		213	42.3%	104,539,954	43.2%
> 48 <= 54		93	18.5%	43,370,808	17.9%
> 54 <= 60		17	3.4%	11,863,696	4.9%
> 60 <= 300		110	21.9%	45,514,303	18.8%
Total		503	100%	242,240,903	100%

### Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 30		493	98.0%	235,256,932	97.1%
> 30 <= 60		5	1.0%	3,575,707	1.5%
> 60 <= 90		2	0.4%	906,648	0.4%
> 90 <= 120		0	0.0%	0	0.0%
> 120 <= 150		0	0.0%	0	0.0%
> 150 <= 1000		3	0.6%	2,501,616	1.0%
Total		503	100%	242,240,903	100%

Income Verification ●●					
		Number		Balance	
		Amount	%	Amount	%
Full Doc		96	19.1%	58,964,618	24.3%
Mid Doc		140	27.8%	71,476,005	29.5%
Quick Doc		21	4.2%	7,431,910	3.1%
SMSF		246	48.9%	104,368,369	43.1%
SMSF NR		0	0.0%	0	0.0%
Total		503	100%	242,240,903	100%

Property Type ●●					
		Number		Balance	
		Amount	%	Amount	%
Retail		91	18.1%	45,472,531	18.8%
Industrial		145	28.8%	72,639,907	30.0%
Office		52	10.3%	20,620,479	8.5%
Professional Suites		6	1.2%	3,118,812	1.3%
Commercial Other		10	2.0%	8,939,741	3.7%
Vacant Land		0	0.0%	1,701,563	0.7%
Rural		1	0.2%	1,023,973	0.4%
Residential		198	39.4%	88,723,898	36.6%
Total		503	100%	242,240,903	100%

Interest Rate Type ●●					
		Number		Balance	
		Amount	%	Amount	%
Variable		503	100.0%	242,240,903	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		503	100%	242,240,903	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%	4	0.8%	1,710,010	0.7%
> 7.0%	<= 7.5%	76	15.1%	29,719,041	12.3%
> 7.5%	<= 8.0%	73	14.5%	40,839,555	16.9%
> 8.0%	<= 8.5%	81	16.1%	42,791,227	17.7%
> 8.5%	<= 9.0%	50	9.9%	26,341,564	10.9%
> 9.0%	<= 13.0%	219	43.5%	100,839,507	41.6%
Total		503	100%	242,240,903	100%

Interest Cover (Unstressed) ●●					
		Number		Balance	
		Amount	%	Amount	%
0	<= 1.50	3	0.6%	1,787,915	0.7%
> 1.50	<= 1.75	90	17.9%	47,505,301	19.6%
> 1.75	<= 2.00	82	16.3%	39,835,413	16.4%
> 2.00	<= 2.25	53	10.5%	29,771,957	12.3%
> 2.25	<= 2.50	48	9.5%	26,685,858	11.0%
> 2.50	<= 2.75	38	7.6%	14,924,274	6.2%
> 2.75	<= 3.00	33	6.6%	14,479,348	6.0%
> 3.00	<= 3.25	17	3.4%	7,352,850	3.0%
> 3.25	<= 3.50	19	3.8%	9,165,810	3.8%
> 3.50	<= 3.75	16	3.2%	6,179,168	2.6%
> 3.75	<= 4.00	9	1.8%	4,732,282	2.0%
> 4.00	<= 4.25	13	2.6%	6,103,811	2.5%
> 4.25	<= 100	82	16.3%	33,716,917	13.9%
NA		0	0.0%	0	0.0%
Total		503	100%	242,240,903	100%

NCCP Loans ●●					
		Number		Balance	
		Amount	%	Amount	%
NCCP regulated loans		70	13.9%	33,650,488	13.9%
Non NCCP loans		433	86.1%	208,590,415	86.1%
Total		503	100%	242,240,903	100%

Residential Property Type ●●					
		Number		Balance	
		Amount	%	Amount	%
Apartment		44	21.8%	17,977,745	20.2%
High Density Apartment		0	0.0%	0	0.0%

Employment Type ●●					
		Number		Balance	
		Amount	%	Amount	%
PAYG		108	21.5%	43,780,876	18.1%
<i>Months Self Employed</i>					
0	< 12	12	0	0.0%	0
12	< 24	24	0	0.0%	0
24	< 36	36	13	2.6%	5,265,157
36	< 48	48	23	4.6%	10,326,095
48	< 60	60	17	3.4%	8,869,752
60	900	900	342	68.0%	173,999,022
Total		503	100%	242,240,903	100%

Remaining Term ●●					
		Number		Balance	
		Amount	%	Amount	%
0	<= 15	180	41	8.2%	15,162,658
> 15	<= 20	240	77	15.3%	31,001,509
> 20	<= 25	300	185	36.8%	96,560,910
> 25	<= 30	360	200	39.8%	99,515,825
Total		503	100%	242,240,903	100%

Payment Type ●●					
		Number		Balance	
		Amount	%	Amount	%
P&I		439	87.3%	196,923,831	81.3%
<i>IO Term Remaining (yrs)</i>					
0	<= 1	25	5.0%	15,416,609	6.4%
> 1	<= 2	39	7.8%	29,900,463	12.3%
> 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		503	100%	242,240,903	100%

Loan Purpose ●●					
		Number		Balance	
		Amount	%	Amount	%
Purchase		349	69.4%	159,219,446	65.7%
Refinance - no takeout		135	26.8%	73,311,247	30.3%
Refinance - Equity Takeout		19	3.8%	9,710,209	4.0%
Total		503	100%	242,240,903	100%

Borrower Industry ●●					
		Number		Balance	
		Amount	%	Amount	%
Accommodation and Food Services		39	7.8%	21,018,026	8.7%
Administrative and Support Services		0	0.0%	0	0.0%
Agriculture, Forestry and Fishing		0	0.0%	0	0.0%
Arts and Recreation Services		29	5.8%	10,473,926	4.3%
Construction		134	26.6%	71,215,106	29.4%
Education and Training		6	1.2%	4,850,984	2.0%
Electricity Gas Water and Waste Service:		0	0.0%	0	0.0%
Financial and Insurance Services		37	7.4%	12,528,971	5.2%
Health Care and Social Assistance		34	6.8%	12,710,290	5.2%
Information Media and Telecommunicat		29	5.8%	11,352,055	4.7%
Manufacturing		35	7.0%	19,303,401	8.0%
Mining		0	0.0%	0	0.0%
Other Services		0	0.0%	0	0.0%
Professional, Scientific and Technical Se		60	11.9%	25,945,341	10.7%
Public Administration and Safety		7	1.4%	2,522,640	1.0%
Rental, Hiring and Real Estate Services		3	0.6%	557,921	0.2%
Retail Trade		41	8.2%	25,936,610	10.7%
Transport, Postal and Warehousing		49	9.7%	23,825,631	9.8%
Wholesale Trade		0	0	0	0
Total		503	100%	242,240,903	100%

Credit Events ●●					
		Number		Balance	
		Amount	%	Amount	%
0		502	99.8%	241,657,379	99.8%
1		1	0.2%	583,524	0.2%
2		0	0.0%	0	0.0%
3		0	0%	0	0%
Total		503	100%	242,240,903	100%

House	158	78.2%	70,946,638	79.8%
Total	202	100%	88,924,383	100%

