

Investor Report - Think Tank Residential Series 2022-1

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

Payment Date of 10-Nov-2023

Counterparty Information ●●

<p>Issuer/Trustee</p> <p>Security Trustee</p> <p>Trust Manager, Originator, Servicer</p> <p>Standby Servicer and Standby Trust Manager</p> <p>Custodian</p> <p>Arranger</p> <p>Joint Lead Managers</p> <p>Liquidity Facility Provider</p> <p>Designated Rating Agency</p> <p>European Risk Retention</p>	<p>BNY Trust Company of Australia Limited in its capacity atf the Think Tank Residential Series 2022-1 Trust ("Trustee" or "BNY")</p> <p>BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2022-1 Trust Security Trust</p> <p>Think Tank Group Pty Limited ("Think Tank")</p> <p>AMAL Asset Management Limited</p> <p>BNY</p> <p>Commonwealth Bank of Australia</p> <p>CBA, Deutsche Bank AG Sydney Branch, NAB, Standard Chartered Bank, Westpac Banking Corporation</p> <p>Commonwealth Bank of Australia</p> <p>S&P Global Ratings Australia Pty Ltd</p> <p>Fitch Australia Pty Ltd</p> <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>
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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-S	0.00		0.00	0.00	0.0%	0.00	0.00	0.00	0.00
Class A1-L	175,364,933.14		3,365,853.06	171,999,080.08	57.3%	0.00	0.00	804,499.84	804,499.84
Class A2	30,688,863.30		589,024.29	30,099,839.01	57.3%	0.00	0.00	155,122.96	155,122.96
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	128,764.87	128,764.87
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	53,667.58	53,667.58
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	32,939.20	32,939.20
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	30,750.30	30,750.30
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	23,465.51	23,465.51
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	31,958.66	31,958.66

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
Next Payment Date	11-Dec-23

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,643,695.60
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	129,543.70
Total Available Income	1,773,239.30

(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	5,071,077.53
Principal from the sale of Mortgage Loans	0.00
Other Principal	-32,245.18
Total Principal Collections	5,038,832.35

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)	106,927.92
Senior Expenses - Items 5.8(f)	3,198.36
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	804,499.84
Class A2 Interest	155,122.96
Class B Interest	128,764.87
Class C Interest	53,667.58
Class D Interest	32,939.20
Class E Interest	30,750.30
Class F Interest	23,465.51
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	31,958.66
Other Expenses	0.00
Excess Spread	401,944.09

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	1,083,955.00
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	3,365,853.06
Class A2 Principal Payment	589,024.29
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	253,749,744.10
Plus: Capitalised Charges	-25,932.47
Plus: Further Advances / Redraws	1,083,955.00
Less: Principal Collections	5,038,832.35
Loan Balance at End of Collection Period	249,768,934.28

b. Repayments

Principal received on Mortgage Loans during Collection Period	5,038,832.35
Scheduled Principal Payments received	256,914.67
Unscheduled Principal Payments received - Redraw	3,697,962.68
CPR (%) - Total Repayments	16.2%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.57%	7.70%	OK
Test (b)			
Bank Bill Rate plus 3.00%	7.05%	7.70%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	4	1	6	11
Balance Outstanding	3,444,162	805,794	3,663,707	7,913,663
% Portfolio Balance	1.38%	0.32%	1.47%	3.17%

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	3,765,806.95
Limit available_Next Payment Date	3,706,483.79
Outstanding Liquidity draws	0.00

Summary ●●

Loans	439
Facilities	408
Borrower Groups	376
Balance	249,768,934
Avg Loan Balance	568,950
Max Loan Balance	1,806,000
Avg Facility Balance	612,179
Max Facility Balance	1,806,000
Avg Group Balance	664,279
Max Group Balance	1,886,093
WA Current LVR	65.1%
Max Current LVR	81.4%
WA Yield	7.70%
WA Seasoning (months)	24.4
% IO	19.8%
% Investor	52.6%
% SMSF	13.1%
WA Interest Cover (UnStressed)	4.19

Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0% <= 40%	64	14.6%	20,766,241	8.3%	
> 40% <= 50%	46	10.5%	26,192,837	10.5%	
> 50% <= 55%	24	5.5%	10,814,347	4.3%	
> 55% <= 60%	25	5.7%	13,159,750	5.3%	
> 60% <= 65%	38	8.7%	24,575,059	9.8%	
> 65% <= 70%	49	11.2%	30,545,621	12.2%	
> 70% <= 75%	59	13.4%	41,730,754	16.7%	
> 75% <= 80%	130	29.6%	79,198,521	31.7%	
> 80% <= 85%	4	0.9%	2,785,804	1.1%	
> 85% <= 100%	0	0.0%	0	0.0%	
Total	439	100.0%	249,768,934	100%	

Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	6	1.5%	123,637	0.0%	
> 100,000 <= 200,000	18	4.4%	2,832,046	1.1%	
> 200,000 <= 300,000	42	10.3%	10,622,739	4.3%	
> 300,000 <= 400,000	45	11.0%	15,413,640	6.2%	
> 400,000 <= 500,000	61	15.0%	27,543,971	11.0%	
> 500,000 <= 1,000,000	184	45.1%	127,059,893	50.9%	
> 1,000,000 <= 1,500,000	51	12.5%	64,367,008	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	408	100%	249,768,934	100%	

Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW	198	45.1%	123,811,450	49.6%	
ACT	2	0.5%	1,517,243	0.6%	
VIC	159	36.2%	89,689,962	35.9%	
QLD	59	13.4%	26,154,613	10.5%	
SA	10	2.3%	3,689,278	1.5%	
WA	7	1.6%	2,537,993	1.0%	
TAS	4	0.9%	2,368,375	0.9%	
NT	0	0.0%	0	0.0%	
Total	439	100%	249,768,934	100%	

Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro	360	82.0%	217,439,758	87.1%	
Non metro	79	18.0%	32,329,176	12.9%	
Inner City	0	0.0%	0	0.0%	
Total	439	100%	249,768,934	100%	

Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	13	3.0%	627,171	0.3%	
> 100,000 <= 200,000	26	5.9%	4,105,240	1.6%	
> 200,000 <= 300,000	52	11.8%	13,046,485	5.2%	
> 300,000 <= 400,000	54	12.3%	18,669,609	7.5%	
> 400,000 <= 500,000	62	14.1%	27,981,617	11.2%	
> 500,000 <= 1,000,000	190	43.3%	132,146,064	52.9%	
> 1,000,000 <= 1,500,000	41	9.3%	51,386,738	20.6%	
> 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	439	100%	249,768,934	100%	

Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	5	1.3%	120,531	0.0%	
> 100,000 <= 200,000	17	4.5%	2,647,280	1.1%	
> 200,000 <= 300,000	30	8.0%	7,742,468	3.1%	
> 300,000 <= 400,000	38	10.1%	12,954,896	5.2%	
> 400,000 <= 500,000	57	15.2%	25,728,531	10.3%	
> 500,000 <= 1,000,000	161	42.8%	109,939,943	44.0%	
> 1,000,000 <= 1,500,000	60	16.0%	76,451,904	30.6%	
> 1,500,000 <= 2,000,000	8	2.1%	14,183,380	5.7%	
> 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	376	100%	249,768,934	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	161	36.7%	94,061,702	37.7%	
> 24 <= 30	275	62.6%	154,161,405	61.7%	
> 30 <= 36	2	0.5%	978,131	0.4%	
> 36 <= 42	1	0.2%	567,696	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	439	100%	249,768,934	100%	

Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 30	428	97.5%	241,855,271	96.8%	
> 30 <= 60	4	0.9%	3,444,162	1.4%	
> 60 <= 90	1	0.2%	805,794	0.3%	
> 90 <= 120	1	0.2%	472,063	0.2%	
> 120 <= 150	2	0.5%	1,552,483	0.6%	
> 150 <= 1000	3	0.7%	1,639,161	0.7%	
Total	439	100%	249,768,934	100%	

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	132	30.1%	75,931,317	30.4%
Mid Doc	224	51.0%	141,024,212	56.5%
Quick Doc	0	0.0%	0	0.0%
SMSF	83	18.9%	32,813,406	13.1%
SMSF NR	0	0.0%	0	0.0%
Total	439	100%	249,768,934	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	439	100.0%	249,768,934	100.0%
Total	439	100%	249,768,934	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	439	100.0%	249,768,934	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	439	100%	249,768,934	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%	24	5.5%	11,160,099	4.5%
> 7.0% <= 7.5%	181	41.2%	94,392,083	37.8%
> 7.5% <= 8.0%	121	27.6%	84,960,871	34.0%
> 8.0% <= 8.5%	69	15.7%	42,135,118	16.9%
> 8.5% <= 9.0%	29	6.6%	10,988,716	4.4%
> 9.0% <= 13.0%	15	3.4%	6,132,048	2.5%
Total	439	100%	249,768,934	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	3.9%	9,860,663	3.9%
> 2.00 <= 2.25	18	4.1%	7,455,557	3.0%
> 2.25 <= 2.50	13	3.0%	5,606,050	2.2%
> 2.50 <= 2.75	13	3.0%	6,069,059	2.4%
> 2.75 <= 3.00	10	2.3%	4,003,590	1.6%
> 3.00 <= 3.25	9	2.1%	2,930,969	1.2%
> 3.25 <= 3.50	5	1.1%	1,574,439	0.6%
> 3.50 <= 3.75	10	2.3%	6,803,508	2.7%
> 3.75 <= 4.00	17	3.9%	7,475,780	3.0%
> 4.00 <= 4.25	8	1.8%	6,860,719	2.7%
> 4.25 <= 100	222	50.6%	133,597,274	53.5%
NA	97	22.1%	57,531,327	23%
Total	439	100%	249,768,934	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	295	67.2%	171,171,174	68.5%
Non NCCP loans	144	32.8%	78,597,760	31.5%
Total	439	100%	249,768,934	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	37	8.5%	15,636,042	6.3%
High Density Apartment	0	0.0%	0	0.0%
House	399	91.5%	234,132,892	93.7%
Total	436	100%	249,768,934	100%

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	87	19.8%	38,502,271	15.4%	
<i>Months Self Employed</i>					
0 <= 12	12	0.0%	0	0.0%	
12 <= 24	24	0.0%	0	0.0%	
24 <= 36	36	25	5.7%	16,742,566	6.7%
36 <= 48	48	43	9.8%	27,566,547	11.0%
48 <= 60	60	37	8.4%	20,634,740	8.3%
60 <= 900	900	247	56.3%	146,322,811	58.6%
Total	439	100%	249,768,934	100%	

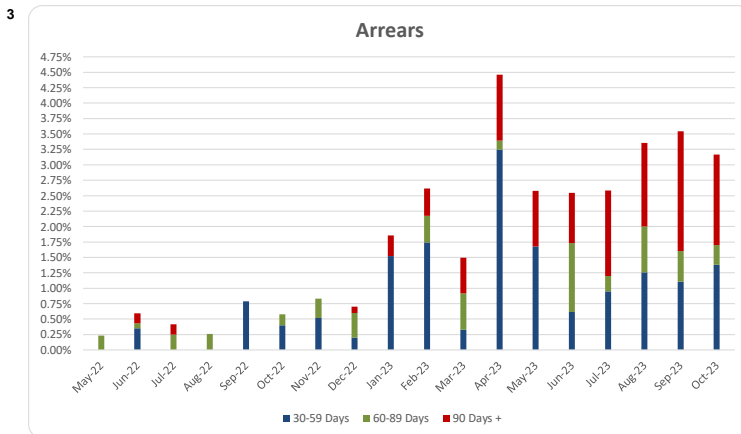
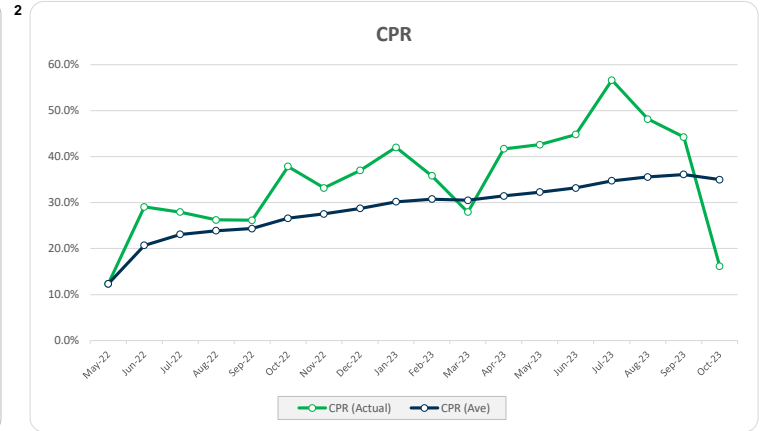
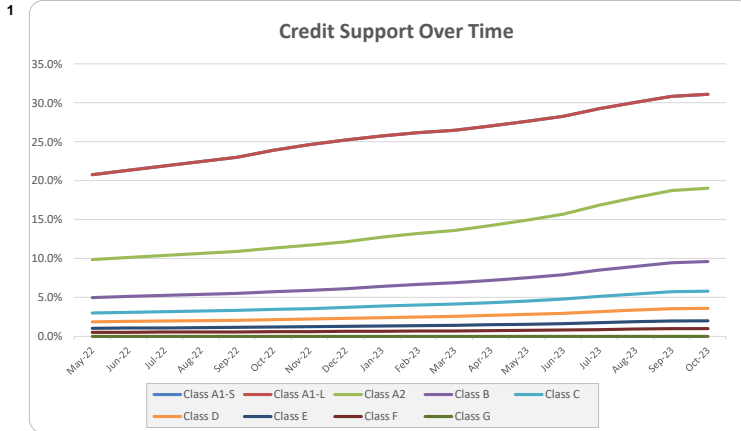
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	4	0.9%	1,029,399	0.4%
> 15 <= 20	240	8	1.8%	5,181,719	2.1%
> 20 <= 25	300	36	8.2%	14,824,611	5.9%
> 25 <= 30	360	391	89.1%	228,733,205	91.6%
Total	439	100%	249,768,934	100%	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	365	83.1%	200,231,803	80.2%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	7	1.6%	5,644,443	2.3%
> 1 <= 2	6	1.4%	3,305,397	1.3%
> 2 <= 3	37	8.4%	24,673,996	9.9%
> 3 <= 4	23	5.2%	15,805,028	6.3%
> 4 <= 5	1	0.2%	108,268	0.0%
Total	439	100%	249,768,934	100%

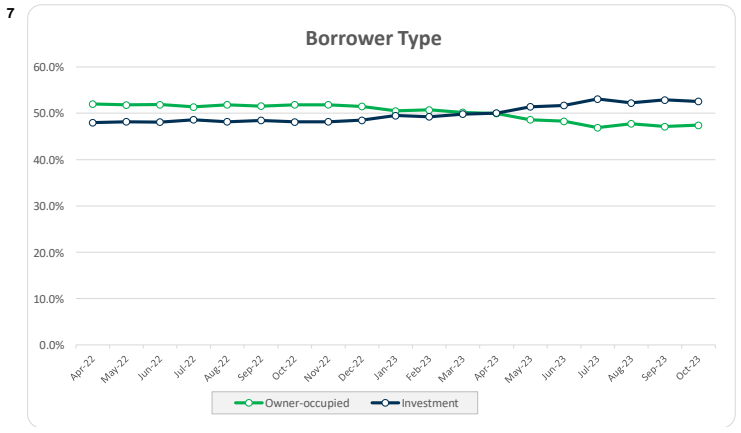
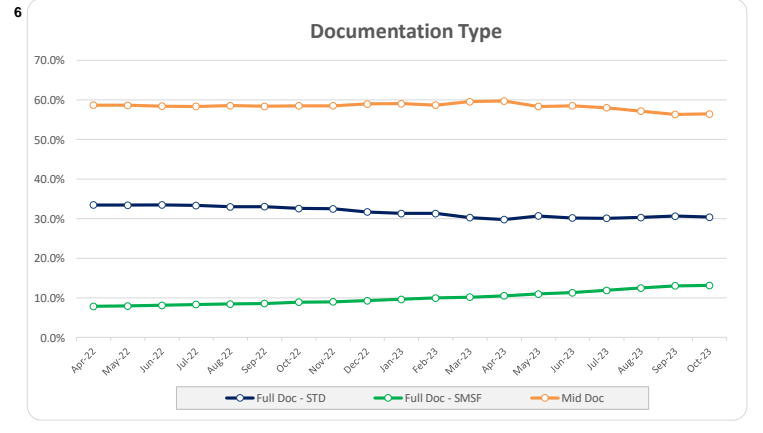
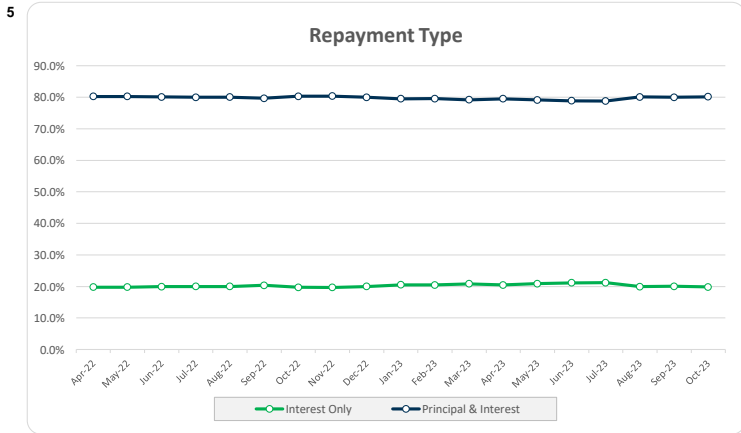
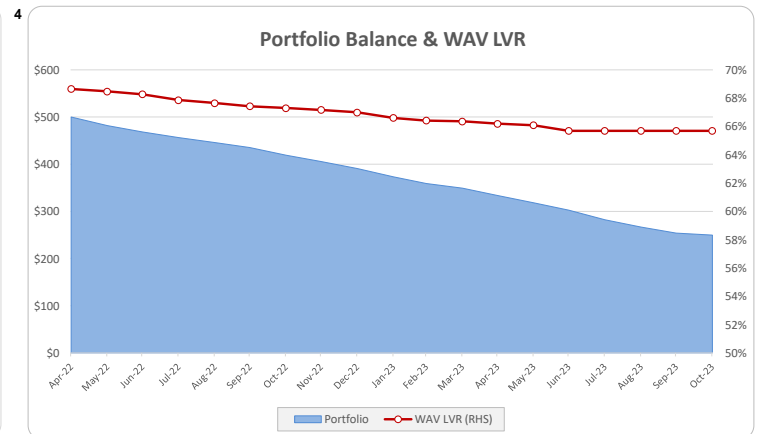
Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	220	50.1%	127,795,875	51.2%
Refinance - no takeout	166	37.6%	87,307,676	35.0%
Refinance - Equity Takeout	53	12.1%	34,665,383	13.9%
Total	439	100%	249,768,934	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	36	8.2%	23,041,177	9.2%
Administrative and Support Services	2	0.5%	1,295,276	0.5%
Agriculture, Forestry and Fishing	1	0.2%	331,179	0.1%
Arts and Recreation Services	13	3.0%	7,475,890	3.0%
Construction	122	27.8%	67,057,402	26.8%
Education and Training	8	1.8%	4,414,431	1.8%
Electricity Gas Water and Waste Services	1	0.2%	500,254	0.2%
Financial and Insurance Services	27	6.2%	14,498,708	5.8%
Health Care and Social Assistance	24	5.5%	13,514,525	5.4%
Information Media and Telecommunications	32	7.3%	15,096,943	6.0%
Manufacturing	20	4.6%	10,682,854	4.3%
Mining	0	0.0%	0	0.0%
Other Services	19	4.3%	13,170,242	5.3%
Professional, Scientific and Technical Services	55	12.5%	32,849,985	13.2%
Public Administration and Safety	7	1.6%	2,604,552	1.0%
Rental, Hiring and Real Estate Services	4	0.9%	4,220,787	1.7%
Retail Trade	24	5.5%	14,594,063	5.8%
Transport, Postal and Warehousing	42	9.6%	22,740,291	9.1%
Wholesale Trade	2	0.5%	1,680,354	0.7%
Total	439	100%	249,768,934	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	439	100.0%	249,768,934	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0%	0	0%
Total	439	100%	249,768,934	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

