

## Investor Report - Think Tank Residential Series 2022-2

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

Payment Date of 10-Nov-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**

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 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");
- (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-S	0.00		0.00	0.00	0.0%	0.00	0.00	0.00	0.00
Class A1-L	192,713,788.58		11,261,025.71	181,452,762.87	60.5%	0.00	0.00	949,558.91	949,558.91
Class A2	38,542,757.72		2,252,205.14	36,290,552.57	60.5%	0.00	0.00	211,189.50	211,189.50
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	74,861.82	74,861.82
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	72,885.25	72,885.25
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	49,056.86	49,056.86
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	39,180.39	39,180.39
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	24,527.16	24,527.16
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	1,686,728.87
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	75,862.23
<b>Total Available Income</b>	<b>1,762,591.10</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	14,414,547.94
Principal from the sale of Mortgage Loans	0.00
Other Principal	-17,970.09
<b>Total Principal Collections</b>	<b>14,396,577.85</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)	108,068.98
Senior Expenses - Items 5.8(f)	3,487.67
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	949,558.91
Class A2 Interest	211,189.50
Class B Interest	74,861.82
Class C Interest	72,885.25
Class D Interest	49,056.86
Class E Interest	39,180.39
Class F Interest	24,527.16
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	197,815.90

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	883,347.00
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	11,261,025.71
Class A2 Principal Payment	2,252,205.14
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	271,450,292.33
Plus: Capitalised Charges	21,509.47
Plus: Further Advances / Redraws	883,347.00
Less: Principal Collections	14,396,577.85
Loan Balance at End of Collection Period	257,958,570.95

### b. Repayments

Principal received on Mortgage Loans during Collection Period	14,396,577.85
Scheduled Principal Payments received	287,512.15
Unscheduled Principal Payments received - Redraw	13,225,718.70
CPR (%) - Total Repayments	45.1%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.25%	7.65%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.30%	7.65%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	5	1	5	11
Balance Outstanding	3,020,492	521,113	3,079,042	6,620,647
% Portfolio Balance	1.17%	0.20%	1.19%	2.57%

### 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	4,031,348.19
Limit available_Next Payment Date	3,828,649.73
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	424
Facilities	409
Borrower Groups	382
Balance	257,958,571
Avg Loan Balance	608,393
Max Loan Balance	1,970,484
Avg Facility Balance	630,706
Max Facility Balance	1,970,484
Avg Group Balance	675,284
Max Group Balance	2,475,114
WA Current LVR	67.1%
Max Current LVR	85.1%
WA Yield	7.65%
WA Seasoning (months)	20.4
% IO	18.3%
% Investor	49.2%
% SMSF	9.4%
WA Interest Cover (UnStressed)	1.83

## Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	56	13.2%	16,717,380	6.5%
> 40% <= 50%	36	8.5%	21,878,223	8.5%
> 50% <= 55%	17	4.0%	7,917,498	3.1%
> 55% <= 60%	23	5.4%	15,500,287	6.0%
> 60% <= 65%	30	7.1%	18,031,817	7.0%
> 65% <= 70%	37	8.7%	29,664,816	11.5%
> 70% <= 75%	74	17.5%	53,508,860	20.7%
> 75% <= 80%	143	33.7%	88,275,296	34.2%
> 80% <= 85%	7	1.7%	5,613,752	2.2%
> 85% <= 100%	1	0.2%	850,642	0.3%
<b>Total</b>	<b>424</b>	<b>100.0%</b>	<b>257,958,571</b>	<b>100%</b>

## Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	3.9%	549,749	0.2%
> 100,000 <= 200,000	12	2.9%	1,981,748	0.8%
> 200,000 <= 300,000	29	7.1%	7,724,490	3.0%
> 300,000 <= 400,000	41	10.0%	14,476,218	5.6%
> 400,000 <= 500,000	55	13.4%	24,678,185	9.6%
> 500,000 <= 1,000,000	205	50.1%	142,679,459	55.3%
> 1,000,000 <= 1,500,000	47	11.5%	58,445,715	22.7%
> 1,500,000 <= 2,000,000	4	1.0%	7,423,007	2.9%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>409</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

## Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	172	40.6%	119,160,118	46.2%
ACT	5	1.2%	2,359,991	0.9%
VIC	171	40.3%	108,232,754	42.0%
QLD	52	12.3%	20,193,009	7.8%
SA	5	1.2%	2,059,494	0.8%
WA	14	3.3%	3,429,046	1.3%
TAS	5	1.2%	2,524,159	1.0%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

## Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	356	84.0%	225,818,770	87.5%
Non metro	68	16.0%	32,139,801	12.5%
Inner City	0	0.0%	0	0.0%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

## Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	21	5.0%	984,694	0.4%
> 100,000 <= 200,000	15	3.5%	2,528,715	1.0%
> 200,000 <= 300,000	35	8.3%	9,089,728	3.5%
> 300,000 <= 400,000	46	10.8%	16,295,023	6.3%
> 400,000 <= 500,000	56	13.2%	25,107,072	9.7%
> 500,000 <= 1,000,000	202	47.6%	140,635,758	54.5%
> 1,000,000 <= 1,500,000	45	10.6%	55,894,575	21.7%
> 1,500,000 <= 2,000,000	4	0.9%	7,423,007	2.9%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

## Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	15	3.9%	531,115	0.2%
> 100,000 <= 200,000	11	2.9%	1,797,817	0.7%
> 200,000 <= 300,000	25	6.5%	6,751,385	2.6%
> 300,000 <= 400,000	37	9.7%	13,037,753	5.1%
> 400,000 <= 500,000	46	12.0%	20,633,419	8.0%
> 500,000 <= 1,000,000	185	48.4%	129,626,819	50.3%
> 1,000,000 <= 1,500,000	52	13.6%	64,941,995	25.2%
> 1,500,000 <= 2,000,000	10	2.6%	18,163,155	7.0%
> 2,000,000 <= 2,500,000	1	0.3%	2,475,114	1.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

## Seasoning (months) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%
> 6 <= 12	0	0.0%	0	0.0%
> 12 <= 18	152	35.8%	99,804,329	38.7%
> 18 <= 24	200	47.2%	113,251,437	43.9%
> 24 <= 30	69	16.3%	43,760,083	17.0%
> 30 <= 36	2	0.5%	975,507	0.4%
> 36 <= 42	1	0.2%	167,215	0.1%
> 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%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

## Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	413	97.4%	251,337,924	97.4%
> 30 <= 60	5	1.2%	3,020,492	1.2%
> 60 <= 90	1	0.2%	521,113	0.2%
> 90 <= 120	2	0.5%	1,031,538	0.4%
> 120 <= 150	0	0.0%	0	0.0%
> 150 <= 1000	3	0.7%	2,047,504	0.8%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Full Doc	163	38.4%	98,903,358	38.3%
Mid Doc	206	48.6%	134,781,006	52.2%
Quick Doc	0	0.0%	0	0.0%
SMSF	55	13.0%	24,274,207	9.4%
SMSF NR	0	0.0%	0	0.0%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

	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	424	100.0%	257,958,571	100.0%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Variable	424	100.0%	257,958,571	100.0%
Fixed Rate Term Remaining (yrs)				
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%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

	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%	34	8.0%	23,659,530	9.2%
> 7.0% <= 7.5%	176	41.5%	102,808,346	39.9%
> 7.5% <= 8.0%	108	25.5%	68,553,893	26.6%
> 8.0% <= 8.5%	70	16.5%	42,163,548	16.3%
> 8.5% <= 9.0%	28	6.6%	15,701,628	6.1%
> 9.0% <= 13.0%	8	1.9%	5,071,625	2.0%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

	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%	2,688,995	1.0%
> 2.00 <= 2.25	22	5.2%	11,749,378	4.6%
> 2.25 <= 2.50	11	2.6%	4,217,978	1.6%
> 2.50 <= 2.75	3	0.7%	1,097,692	0.4%
> 2.75 <= 3.00	6	1.4%	3,194,415	1.2%
> 3.00 <= 3.25	5	1.2%	2,524,530	1.0%
> 3.25 <= 3.50	2	0.5%	537,299	0.2%
> 3.50 <= 3.75	5	1.2%	2,428,147	0.9%
> 3.75 <= 4.00	7	1.7%	5,062,092	2.0%
> 4.00 <= 4.25	3	0.7%	2,482,817	1.0%
> 4.25 <= 100	93	21.9%	52,273,091	20.3%
NA	263	62.0%	169,702,137	66%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	314	74.1%	195,789,231	75.9%
Non NCCP loans	110	25.9%	62,169,340	24.1%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Apartment	35	8.3%	19,387,854	7.5%
High Density Apartment	0	0.0%	0	0.0%
House	387	91.7%	238,570,717	92.5%
<b>Total</b>	<b>422</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

	Number		Balance		
	Amount	%	Amount	%	
PAYG	61	14.4%	32,113,908	12.4%	
Months Self Employed					
0 < 12	12	0.0%	0	0.0%	
12 <= 24	24	0.0%	0	0.0%	
24 <= 36	36	28	6.6%	16,635,054	6.4%
36 <= 48	48	35	8.3%	19,347,840	7.5%
48 <= 60	60	38	9.0%	25,208,332	9.8%
60 <= 900	900	262	61.8%	164,653,438	63.8%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>	

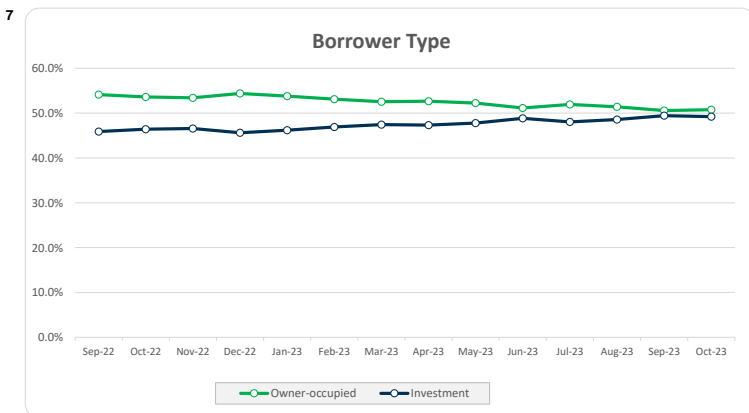
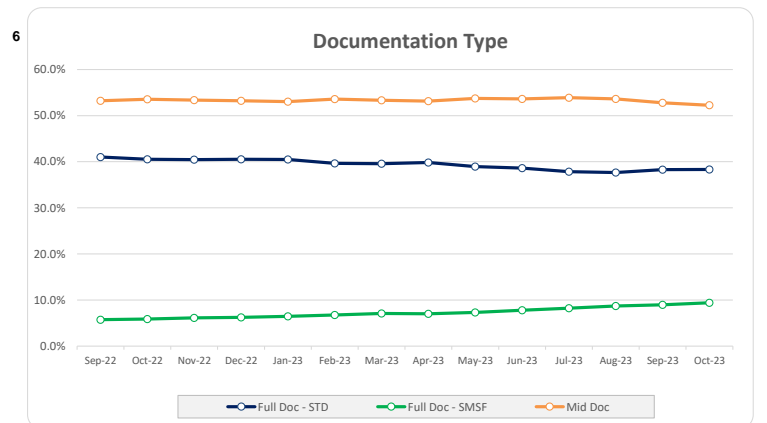
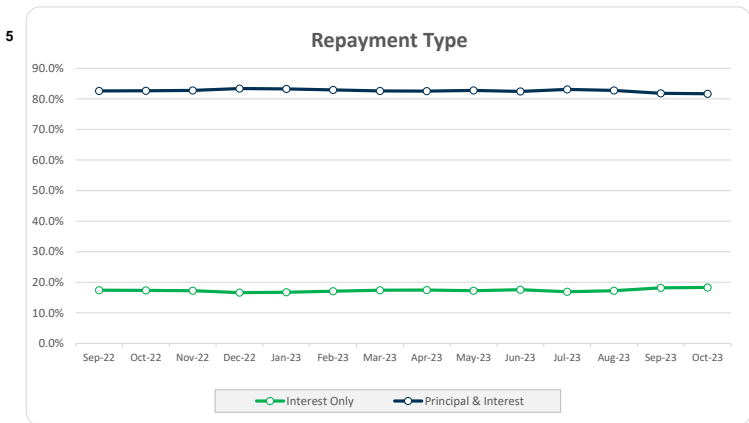
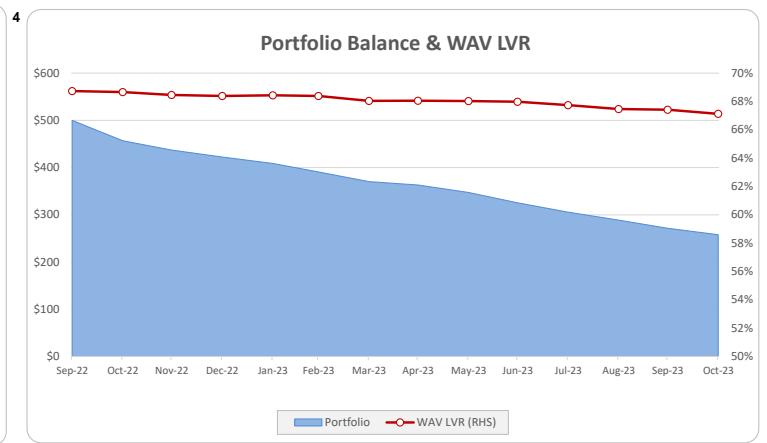
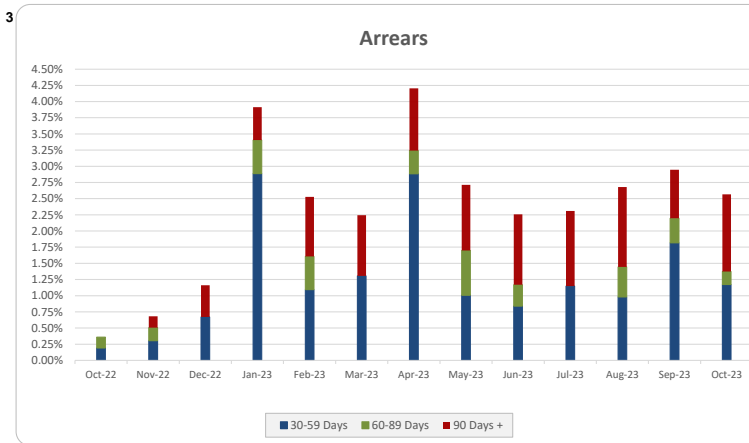
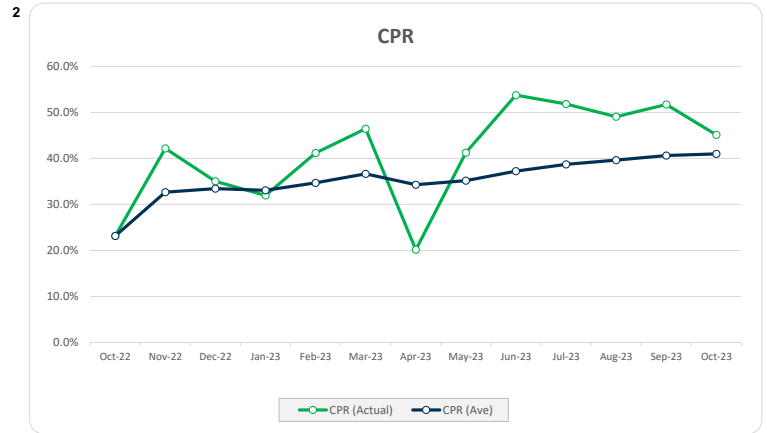
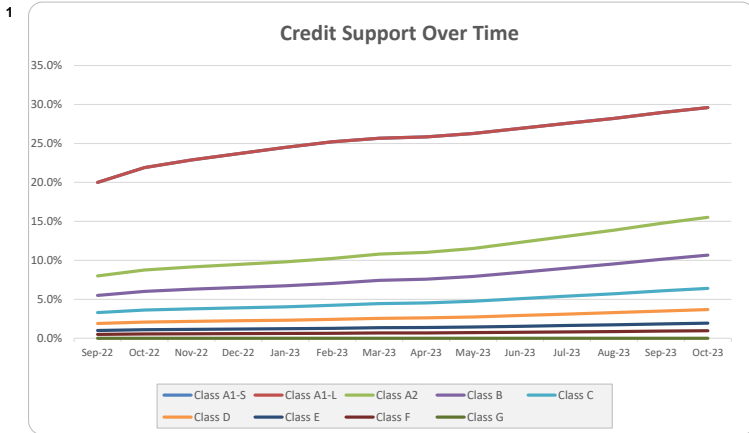
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	0.0%	0	0.0%	
> 15 <= 20	240	10	2.4%	5,588,754	2.2%
> 20 <= 25	300	28	6.6%	14,560,858	5.6%
> 25 <= 30	360	386	91.0%	237,808,960	92.2%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>	

	Number		Balance	
	Amount	%	Amount	%
P&I	351	82.8%	210,718,298	81.7%
IO Term Remaining (yrs)				
0 <= 1	9	2.1%	4,717,607	1.8%
> 1 <= 2	4	0.9%	3,031,112	1.2%
> 2 <= 3	8	1.9%	5,004,493	1.9%
> 3 <= 4	52	12.3%	34,487,061	13.4%
> 4 <= 5	0	0.0%	0	0.0%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Purchase	226	53.3%	138,603,408	53.7%
Refinance - no takeout	88	20.8%	49,102,265	19.0%
Refinance - Equity Takeout	110	25.9%	70,252,898	27.2%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

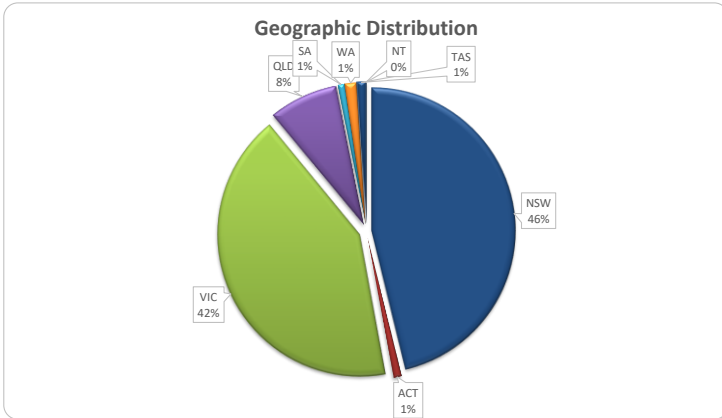
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	34	8.0%	19,613,419	7.6%
Administrative and Support Services	3	0.7%	1,576,756	0.6%
Agriculture, Forestry and Fishing	0	0.0%	0	0.0%
Arts and Recreation Services	17	4.0%	12,525,296	4.9%
Construction	131	30.9%	84,522,933	32.8%
Education and Training	15	3.5%	8,362,974	3.2%
Electricity Gas Water and Waste Services	3	0.7%	2,071,653	0.8%
Financial and Insurance Services	24	5.7%	13,478,425	5.2%
Health Care and Social Assistance	18	4.2%	11,059,160	4.3%
Information Media and Telecommunications	24	5.7%	16,255,385	6.3%
Manufacturing	10	2.4%	4,972,870	1.9%
Mining	1	0.2%	282,756	0.1%
Other Services	55	13.0%	32,480,587	12.6%
Professional, Scientific and Technical Services	27	6.4%	16,746,216	6.5%
Public Administration and Safety	2	0.5%	724,422	0.3%
Rental, Hiring and Real Estate Services	6	1.4%	3,323,064	1.3%
Retail Trade	18	4.2%	9,440,595	3.7%
Transport, Postal and Warehousing	32	7.5%	17,413,050	6.8%
Wholesale Trade	4	0.9%	3,109,009	1.2%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
0	424	100.0%	257,958,571	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
<b>Total</b>	<b>424</b>	<b>100%</b>	<b>257,958,571</b>	<b>100%</b>

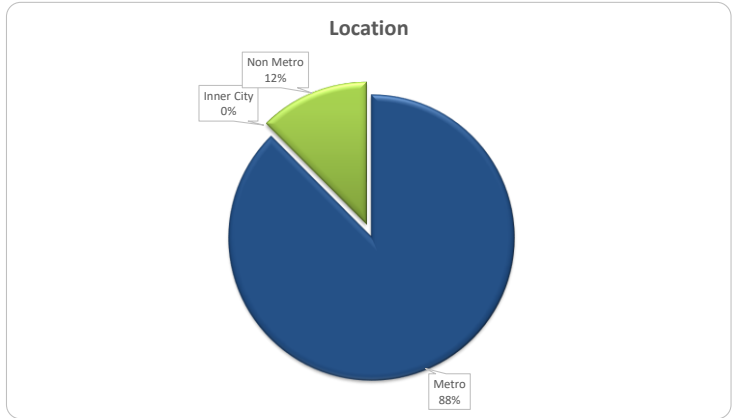


Think Tank Residential Series 2022-2: Current Charts

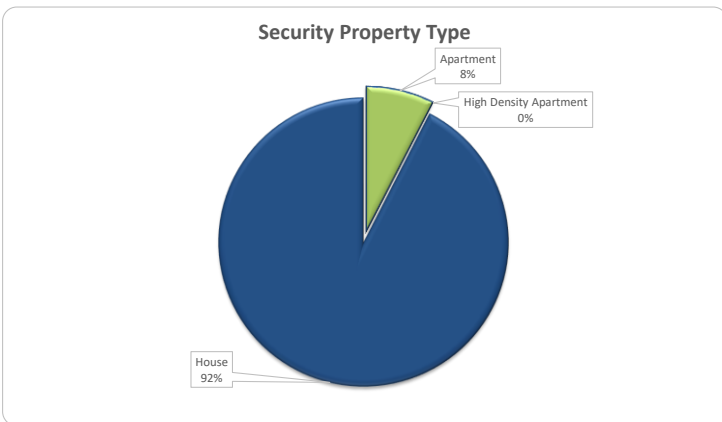
8



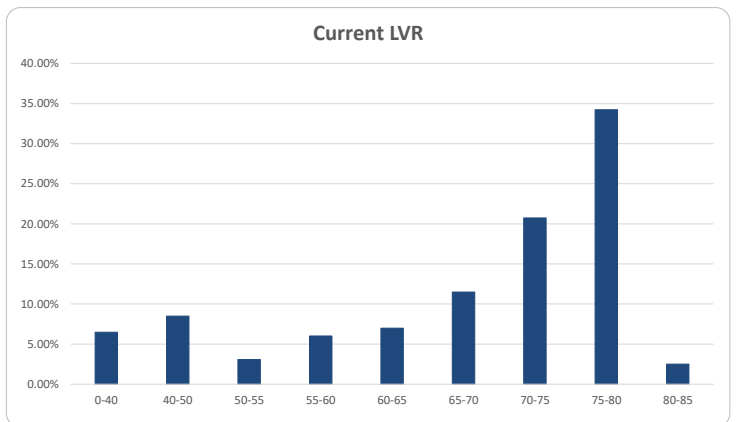
9



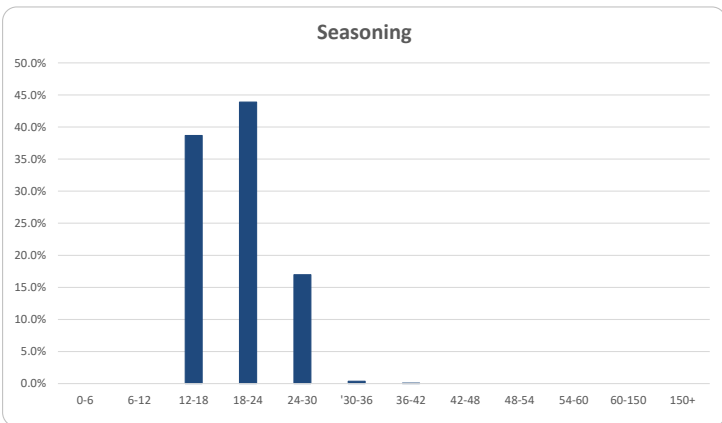
10



11



12



13

