

Investor Report - Think Tank Residential Series 2022-1

Collection Period from 01-Nov-2023 to 30-Nov-2023

Payment Date of 11-Dec-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	 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 2022-1 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"); (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	171,999,080.08		9,521,115.62	162,477,964.46	54.2%	0.00	0.00	822,379.91	822,379.91
Class A2	30,099,839.01		1,666,195.23	28,433,643.78	54.2%	0.00	0.00	157,976.82	157,976.82
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	133,317.50	133,317.50
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	55,508.01	55,508.01
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	34,004.71	34,004.71
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	31,525.22	31,525.22
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	23,949.84	23,949.84
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	32,442.99	32,442.99

1. GENERAL

Current Payment Date	11-Dec-23
Collection Period (start)	1-Nov-23
Collection Period (end)	30-Nov-23
Interest Period (start)	10-Nov-23
Interest Period (end)	10-Dec-23
Days in Interest Period	31
Next Payment Date	10-Jan-24

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,626,466.59
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	51,252.83
Total Available Income	1,677,719.42

(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	11,387,427.65
Principal from the sale of Mortgage Loans	0.00
Other Principal	638.20
Total Principal Collections	11,388,065.85

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)	104,791.93
Senior Expenses - Items 5.8(f)	3,147.97
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	822,379.91
Class A2 Interest	157,976.82
Class B Interest	133,317.50
Class C Interest	55,508.01
Class D Interest	34,004.71
Class E Interest	31,525.22
Class F Interest	23,949.84
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	32,442.99
Other Expenses	0.00
Excess Spread	278,674.54

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	200,755.00
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	9,521,115.62
Class A2 Principal Payment	1,666,195.23
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	249,768,934.28
Plus: Capitalised Charges	14,482.11
Plus: Further Advances / Redraws	200,755.00
Less: Principal Collections	11,388,065.85
Loan Balance at End of Collection Period	238,596,105.54

b. Repayments

Principal received on Mortgage Loans during Collection Period	11,388,065.85
Scheduled Principal Payments received	217,547.97
Unscheduled Principal Payments received - Redraw	10,969,762.88
CPR (%) - Total Repayments	41.7%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.00%	8.02%	OK
Test (b)			
Bank Bill Rate plus 3.00%	7.28%	8.02%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	2	1	5	8
Balance Outstanding	1,438,251	1,022,369	2,925,801	5,386,421
% Portfolio Balance	0.60%	0.43%	1.23%	2.26%

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	3,706,483.79
Limit available_Next Payment Date	3,538,674.12
Outstanding Liquidity draws	0.00

Summary ●●

Loans	419
Facilities	392
Borrower Groups	361
Balance	238,596,106
Avg Loan Balance	569,442
Max Loan Balance	1,806,000
Avg Facility Balance	608,664
Max Facility Balance	1,806,000
Avg Group Balance	660,931
Max Group Balance	1,894,596
WA Current LVR	65.5%
Max Current LVR	81.7%
WA Yield	8.02%
WA Seasoning (months)	25.4
% IO	18.4%
% Investor	53.0%
% SMSF	13.6%
WA Interest Cover (UnStressed)	4.11

Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0%	<= 40%	62	14.8%	20,077,219	8.4%
> 40%	<= 50%	40	9.5%	21,580,387	9.0%
> 50%	<= 55%	25	6.0%	11,318,859	4.7%
> 55%	<= 60%	22	5.3%	11,305,674	4.7%
> 60%	<= 65%	38	9.1%	24,804,513	10.4%
> 65%	<= 70%	45	10.7%	28,311,894	11.9%
> 70%	<= 75%	55	13.1%	40,442,902	17.0%
> 75%	<= 80%	126	30.1%	77,143,172	32.3%
> 80%	<= 85%	6	1.4%	3,611,485	1.5%
> 85%	<= 100%	0	0.0%	0	0.0%
Total		419	100.0%	238,596,106	100%

Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	6	1.5%	124,712	0.1%
> 100,000	<= 200,000	18	4.6%	2,850,159	1.2%
> 200,000	<= 300,000	41	10.5%	10,382,686	4.4%
> 300,000	<= 400,000	46	11.7%	15,866,841	6.7%
> 400,000	<= 500,000	58	14.8%	26,421,616	11.1%
> 500,000	<= 1,000,000	173	44.1%	119,181,070	50.0%
> 1,000,000	<= 1,500,000	49	12.5%	61,963,021	26.0%
> 1,500,000	<= 2,000,000	1	0.3%	1,806,000	0.8%
> 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		392	100%	238,596,106	100%

Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW		187	44.6%	116,768,333	48.9%
ACT		2	0.5%	1,516,536	0.6%
VIC		152	36.3%	87,263,367	36.6%
QLD		58	13.8%	25,408,160	10.6%
SA		9	2.1%	2,736,882	1.1%
WA		7	1.7%	2,534,744	1.1%
TAS		4	1.0%	2,368,084	1.0%
NT		0	0.0%	0	0.0%
Total		419	100%	238,596,106	100%

Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro		345	82.3%	207,710,283	87.1%
Non metro		74	17.7%	30,885,822	12.9%
Inner City		0	0.0%	0	0.0%
Total		419	100%	238,596,106	100%

Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	11	2.6%	475,344	0.2%
> 100,000	<= 200,000	25	6.0%	3,936,637	1.6%
> 200,000	<= 300,000	50	11.9%	12,566,524	5.3%
> 300,000	<= 400,000	54	12.9%	18,741,493	7.9%
> 400,000	<= 500,000	59	14.1%	26,858,941	11.3%
> 500,000	<= 1,000,000	180	43.0%	125,218,202	52.5%
> 1,000,000	<= 1,500,000	39	9.3%	48,992,965	20.5%
> 1,500,000	<= 2,000,000	1	0.2%	1,806,000	0.8%
> 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		419	100%	238,596,106	100%

Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	5	1.4%	121,605	0.1%
> 100,000	<= 200,000	17	4.7%	2,665,517	1.1%
> 200,000	<= 300,000	29	8.0%	7,503,310	3.1%
> 300,000	<= 400,000	40	11.1%	13,750,346	5.8%
> 400,000	<= 500,000	55	15.2%	25,070,767	10.5%
> 500,000	<= 1,000,000	150	41.6%	102,553,789	43.0%
> 1,000,000	<= 1,500,000	58	16.1%	74,243,802	31.1%
> 1,500,000	<= 2,000,000	7	1.9%	12,686,969	5.3%
> 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		361	100%	238,596,106	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	94	22.4%	58,844,499	24.7%
> 24	<= 30	321	76.6%	177,863,332	74.5%
> 30	<= 36	3	0.7%	1,520,998	0.6%
> 36	<= 42	1	0.2%	567,276	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		419	100%	238,596,106	100%

Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 30	411	98.1%	233,209,684	97.7%
> 30	<= 60	2	0.5%	1,438,251	0.6%
> 60	<= 90	1	0.2%	1,022,369	0.4%
> 90	<= 120	0	0.0%	0	0.0%
> 120	<= 150	2	0.5%	1,327,737	0.6%
> 150	<= 1000	3	0.7%	1,598,065	0.7%
Total		419	100%	238,596,106	100%

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	125	29.8%	73,666,170	30.9%
Mid Doc	212	50.6%	132,521,008	55.5%
Quick Doc	0	0.0%	0	0.0%
SMSF	82	19.6%	32,408,927	13.6%
SMSF NR	0	0.0%	0	0.0%
Lease Doc	0	0.0%	0	0.0%
Total	419	100%	238,596,106	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	419	100.0%	238,596,106	100.0%
Total	419	100%	238,596,106	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	419	100.0%	238,596,106	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	419	100%	238,596,106	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%	2	0.5%	1,343,604	0.6%
> 7.0% <= 7.5%	63	15.0%	27,478,588	11.5%
> 7.5% <= 8.0%	178	42.5%	101,353,894	42.5%
> 8.0% <= 8.5%	107	25.5%	74,865,836	31.4%
> 8.5% <= 9.0%	33	7.9%	19,807,162	8.3%
> 9.0% <= 13.0%	36	8.6%	13,747,022	5.8%
Total	419	100%	238,596,106	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	16	3.8%	9,493,684	4.0%
> 2.00 <= 2.25	18	4.3%	7,443,641	3.1%
> 2.25 <= 2.50	13	3.1%	5,597,087	2.3%
> 2.50 <= 2.75	13	3.1%	6,062,518	2.5%
> 2.75 <= 3.00	10	2.4%	3,997,973	1.7%
> 3.00 <= 3.25	9	2.1%	2,927,536	1.2%
> 3.25 <= 3.50	5	1.2%	1,572,653	0.7%
> 3.50 <= 3.75	10	2.4%	6,799,476	2.8%
> 3.75 <= 4.00	17	4.1%	7,465,304	3.1%
> 4.00 <= 4.25	8	1.9%	6,861,219	2.9%
> 4.25 <= 100	210	50.1%	125,018,641	52.4%
NA	90	21.5%	55,356,373	23%
Total	419	100%	238,596,106	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	276	65.9%	160,408,616	67.2%
Non NCCP loans	143	34.1%	78,187,489	32.8%
Total	419	100%	238,596,106	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	36	8.6%	14,136,980	5.9%
High Density Apartment	0	0.0%	0	0.0%
House	381	91.4%	224,459,125	94.1%
Total	417	100%	238,596,106	100%

Employment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
PAYG	85	20.3%	37,374,720	15.7%
<i>Months Self Employed</i>				
0 <= 12	12	0.0%	0	0.0%
12 <= 24	24	0.0%	0	0.0%
24 <= 36	36	5.7%	15,734,031	6.6%
36 <= 48	48	10.0%	27,054,250	11.3%
48 <= 60	60	7.2%	18,587,383	7.8%
60 <= 900	900	56.8%	139,845,721	58.6%
Total	419	100%	238,596,106	100%

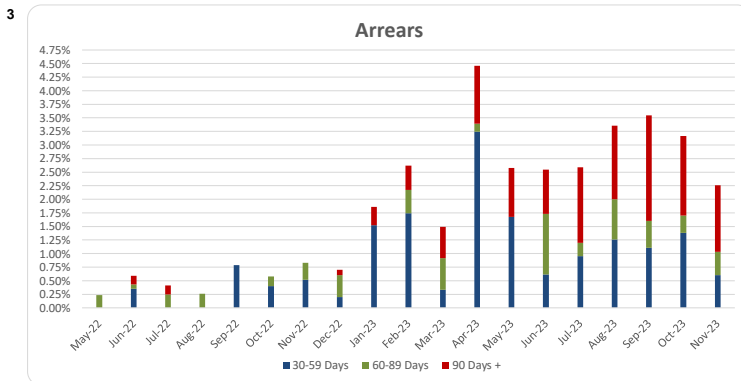
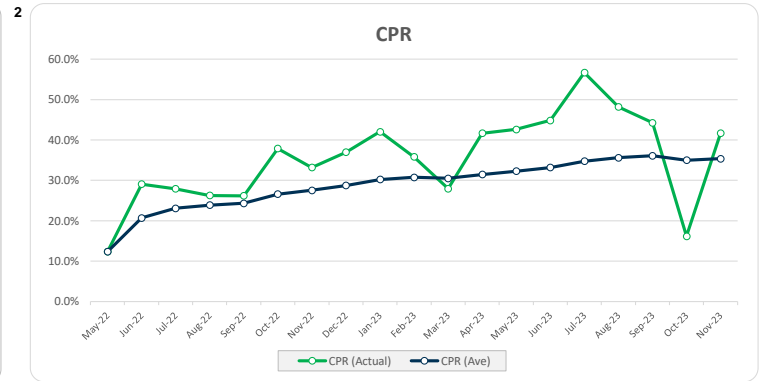
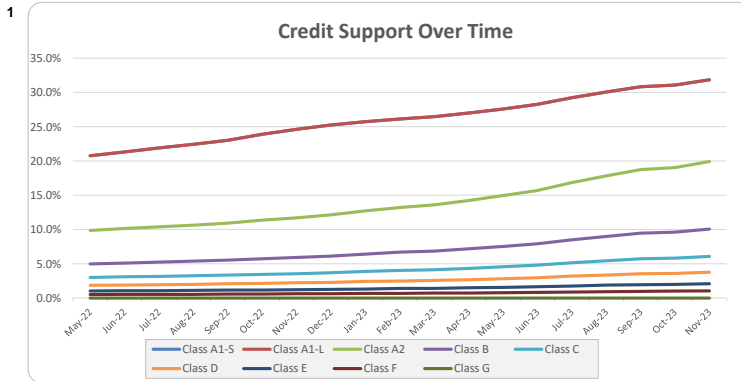
Remaining Term ●●				
	Number		Balance	
	Amount	%	Amount	%
0 <= 15	180	4.0%	1,024,199	0.4%
> 15 <= 20	240	8.0%	5,173,946	2.2%
> 20 <= 25	300	34.0%	13,471,081	5.6%
> 25 <= 30	360	89.0%	218,926,879	91.8%
Total	419	100%	238,596,106	100%

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	355	84.7%	194,606,399	81.6%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	5	1.2%	4,105,093	1.7%
> 1 <= 2	2	0.5%	2,035,394	0.9%
> 2 <= 3	39	9.3%	25,977,931	10.9%
> 3 <= 4	18	4.3%	11,871,289	5.0%
> 4 <= 5	0	0.0%	0	0.0%
Total	419	100%	238,596,106	100%

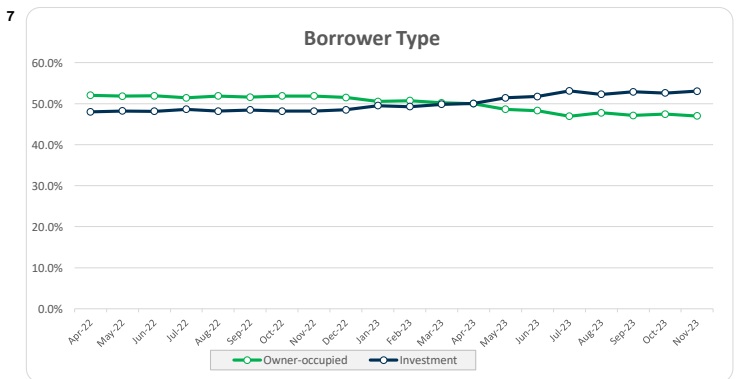
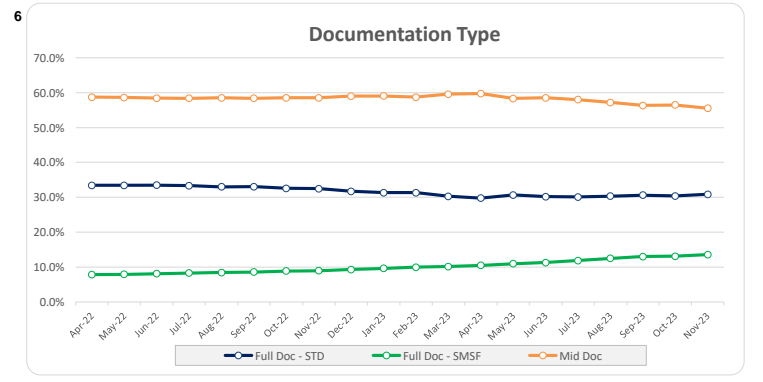
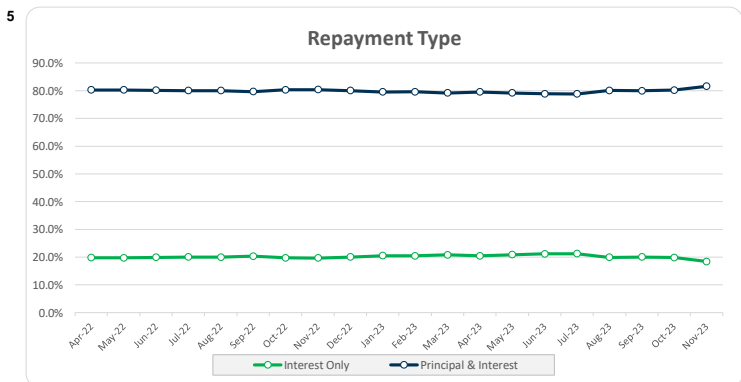
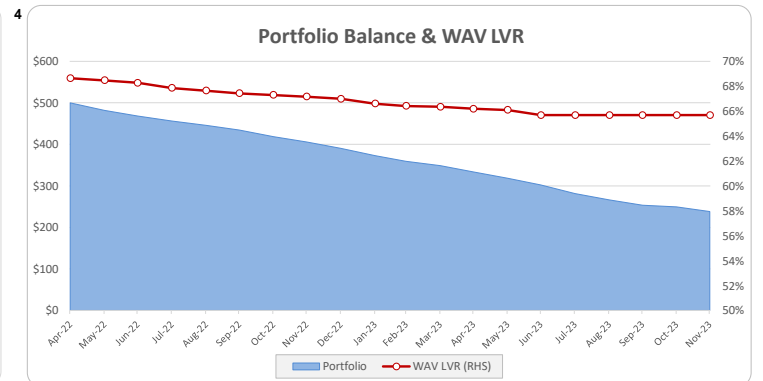
Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	212	50.6%	122,879,239	51.5%
Refinance - no takeout	157	37.5%	81,401,090	34.1%
Refinance - Equity Takeout	50	11.9%	34,315,777	14.4%
Total	419	100%	238,596,106	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	36	8.6%	23,034,762	9.7%
Administrative and Support Services	2	0.5%	1,294,884	0.5%
Agriculture, Forestry and Fishing	1	0.2%	330,606	0.1%
Arts and Recreation Services	12	2.9%	7,072,123	3.0%
Construction	118	28.2%	65,504,260	27.5%
Education and Training	8	1.9%	4,432,585	1.9%
Electricity Gas Water and Waste Services	1	0.2%	499,975	0.2%
Financial and Insurance Services	25	6.0%	12,235,918	5.1%
Health Care and Social Assistance	24	5.7%	13,503,611	5.7%
Information Media and Telecommunications	28	6.7%	13,760,882	5.8%
Manufacturing	20	4.8%	10,650,209	4.5%
Mining	0	0.0%	0	0.0%
Other Services	18	4.3%	12,559,311	5.3%
Professional, Scientific and Technical Services	51	12.2%	30,696,979	12.9%
Public Administration and Safety	7	1.7%	2,597,018	1.1%
Rental, Hiring and Real Estate Services	4	1.0%	4,224,594	1.8%
Retail Trade	22	5.3%	13,013,750	5.5%
Transport, Postal and Warehousing	40	9.5%	21,505,261	9.0%
Wholesale Trade	2	0.5%	1,679,378	0.7%
Total	419	100%	238,596,106	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	419	100.0%	238,596,106	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	419	100%	238,596,106	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

