

Investor Report - Think Tank Residential Series 2022-1

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

Payment Date of 10-Jan-2024

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	162,477,964.46		7,778,623.64	154,699,340.82	51.6%	0.00	0.00	753,185.52	753,185.52
Class A2	28,433,643.78		1,361,259.14	27,072,384.64	51.6%	0.00	0.00	144,661.03	144,661.03
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	129,217.81	129,217.81
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	53,798.63	53,798.63
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	32,954.79	32,954.79
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	30,542.47	30,542.47
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	23,198.63	23,198.63
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	31,417.81	31,417.81

1. GENERAL

Current Payment Date	10-Jan-24
Collection Period (start)	1-Dec-23
Collection Period (end)	31-Dec-23
Interest Period (start)	11-Dec-23
Interest Period (end)	9-Jan-24
Days in Interest Period	30
Next Payment Date	12-Feb-24

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,573,169.89
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	43,340.90
Total Available Income	1,616,510.79

(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	9,814,988.38
Principal from the sale of Mortgage Loans	0.00
Other Principal	4,124.40
Total Principal Collections	9,819,112.78

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)	88,437.46
Senior Expenses - Items 5.8(f)	2,908.50
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	753,185.52
Class A2 Interest	144,661.03
Class B Interest	129,217.81
Class C Interest	53,798.63
Class D Interest	32,954.79
Class E Interest	30,542.47
Class F Interest	23,198.63
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	31,417.81
Other Expenses	0.00
Excess Spread	326,188.14

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	679,230.00
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	7,778,623.64
Class A2 Principal Payment	1,361,259.14
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	238,596,105.54
Plus: Capitalised Charges	-21,803.34
Plus: Further Advances / Redraws	679,230.00
Less: Principal Collections	9,819,112.78
Loan Balance at End of Collection Period	229,434,419.42

b. Repayments

Principal received on Mortgage Loans during Collection Period	9,819,112.78
Scheduled Principal Payments received	244,228.84
Unscheduled Principal Payments received - Redraw	8,895,653.94
CPR (%) - Total Repayments	36.6%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.93%	8.01%	OK
Test (b)			
Bank Bill Rate plus 3.00%	7.29%	8.01%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	10	0	4	14
Balance Outstanding	5,884,404	0	2,529,024	8,413,428
% Portfolio Balance	2.56%	0.00%	1.10%	3.67%

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	3,538,674.12
Limit available_Next Payment Date	3,401,575.88
Outstanding Liquidity draws	0.00

Summary ●●

Loans	406
Facilities	381
Borrower Groups	351
Balance	229,434,419
Avg Loan Balance	565,109
Max Loan Balance	1,806,000
Avg Facility Balance	602,190
Max Facility Balance	1,806,000
Avg Group Balance	653,659
Max Group Balance	1,884,740
WA Current LVR	65.2%
Max Current LVR	82.2%
WA Yield	8.01%
WA Seasoning (months)	26.4
% IO	17.8%
% Investor	52.7%
% SMSF	14.1%
WA Interest Cover (UnStressed)	4.06

Current Loan/Facility LVR ●●

	Number		Balance		
	Amount	%	Amount	%	
0% <= 40%	61	15.0%	19,429,133	8.5%	
> 40% <= 50%	38	9.4%	20,475,406	8.9%	
> 50% <= 55%	26	6.4%	11,958,553	5.2%	
> 55% <= 60%	23	5.7%	11,842,797	5.2%	
> 60% <= 65%	37	9.1%	23,513,229	10.2%	
> 65% <= 70%	42	10.3%	25,956,325	11.3%	
> 70% <= 75%	52	12.8%	38,622,629	16.8%	
> 75% <= 80%	122	30.0%	75,182,720	32.8%	
> 80% <= 85%	5	1.2%	2,453,628	1.1%	
> 85% <= 100%	0	0.0%	0	0.0%	
Total	406	100.0%	229,434,419	100%	

Current Facility Balance ●●

	Number		Balance		
	Amount	%	Amount	%	
0 <= 100,000	6	1.6%	110,681	0.0%	
> 100,000 <= 200,000	18	4.7%	2,870,890	1.3%	
> 200,000 <= 300,000	41	10.8%	10,365,696	4.5%	
> 300,000 <= 400,000	46	12.1%	15,810,474	6.9%	
> 400,000 <= 500,000	54	14.2%	24,500,754	10.7%	
> 500,000 <= 1,000,000	170	44.6%	117,155,778	51.1%	
> 1,000,000 <= 1,500,000	45	11.8%	56,814,146	24.8%	
> 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	381	100%	229,434,419	100%	

Property State ●●

	Number		Balance		
	Amount	%	Amount	%	
NSW	181	44.6%	111,372,184	48.5%	
ACT	2	0.5%	1,515,906	0.7%	
VIC	145	35.7%	83,438,706	36.4%	
QLD	58	14.3%	25,398,369	11.1%	
SA	9	2.2%	2,803,764	1.2%	
WA	7	1.7%	2,532,857	1.1%	
TAS	4	1.0%	2,372,634	1.0%	
NT	0	0.0%	0	0.0%	
Total	406	100%	229,434,419	100%	

Property Location ●●

	Number		Balance		
	Amount	%	Amount	%	
Metro	332	81.8%	198,628,183	86.6%	
Non metro	74	18.2%	30,806,237	13.4%	
Inner City	0	0.0%	0	0.0%	
Total	406	100%	229,434,419	100%	

Current Loan Balance ●●

	Number		Balance		
	Amount	%	Amount	%	
0 <= 100,000	11	2.7%	459,393	0.2%	
> 100,000 <= 200,000	24	5.9%	3,828,038	1.7%	
> 200,000 <= 300,000	50	12.3%	12,548,063	5.5%	
> 300,000 <= 400,000	54	13.3%	18,682,018	8.1%	
> 400,000 <= 500,000	55	13.5%	24,937,682	10.9%	
> 500,000 <= 1,000,000	175	43.1%	121,864,019	53.1%	
> 1,000,000 <= 1,500,000	36	8.9%	45,309,206	19.7%	
> 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	406	100%	229,434,419	100%	

Current Group Balance ●●

	Number		Balance		
	Amount	%	Amount	%	
0 <= 100,000	5	1.4%	107,575	0.0%	
> 100,000 <= 200,000	17	4.8%	2,686,430	1.2%	
> 200,000 <= 300,000	29	8.3%	7,488,866	3.3%	
> 300,000 <= 400,000	40	11.4%	13,694,814	6.0%	
> 400,000 <= 500,000	52	14.8%	23,616,707	10.3%	
> 500,000 <= 1,000,000	147	41.9%	100,687,238	43.9%	
> 1,000,000 <= 1,500,000	55	15.7%	70,366,596	30.7%	
> 1,500,000 <= 2,000,000	6	1.7%	10,786,194	4.7%	
> 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	351	100%	229,434,419	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	45	11.1%	30,376,642	13.2%	
> 24 <= 30	353	86.9%	195,579,429	85.2%	
> 30 <= 36	7	1.7%	2,911,645	1.3%	
> 36 <= 42	1	0.2%	566,703	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	406	100%	229,434,419	100%	

Arrears (Days Past Due) ●●

	Number		Balance		
	Amount	%	Amount	%	
0 <= 30	392	96.6%	221,020,991	96.3%	
> 30 <= 60	10	2.5%	5,884,404	2.6%	
> 60 <= 90	0	0.0%	0	0.0%	
> 90 <= 120	1	0.2%	1,030,394	0.4%	
> 120 <= 150	1	0.2%	474,812	0.2%	
> 150 <= 1000	2	0.5%	1,023,818	0.4%	
Total	406	100%	229,434,419	100%	

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	122	30.0%	70,991,705	30.9%
Mid Doc	202	49.8%	126,089,474	55.0%
Quick Doc	0	0.0%	0	0.0%
SMSF	82	20.2%	32,353,240	14.1%
SMSF NR	0	0.0%	0	0.0%
Lease Doc	0	0.0%	0	0.0%
Total	406	100%	229,434,419	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	406	100.0%	229,434,419	100.0%
Total	406	100%	229,434,419	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	406	100.0%	229,434,419	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	406	100%	229,434,419	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%	1,341,088	0.6%
> 7.0% <= 7.5%	69	17.0%	30,420,681	13.3%
> 7.5% <= 8.0%	171	42.1%	96,899,967	42.2%
> 8.0% <= 8.5%	101	24.9%	70,540,546	30.7%
> 8.5% <= 9.0%	30	7.4%	17,710,020	7.7%
> 9.0% <= 13.0%	33	8.1%	12,522,117	5.5%
Total	406	100%	229,434,419	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	3.9%	9,485,467	4.1%
> 2.00 <= 2.25	18	4.4%	7,436,864	3.2%
> 2.25 <= 2.50	13	3.2%	5,581,437	2.4%
> 2.50 <= 2.75	13	3.2%	6,056,534	2.6%
> 2.75 <= 3.00	10	2.5%	3,993,373	1.7%
> 3.00 <= 3.25	9	2.2%	2,923,676	1.3%
> 3.25 <= 3.50	5	1.2%	1,570,784	0.7%
> 3.50 <= 3.75	10	2.5%	6,784,843	3.0%
> 3.75 <= 4.00	16	3.9%	6,960,265	3.0%
> 4.00 <= 4.25	8	2.0%	6,848,922	3.0%
> 4.25 <= 100	203	50.0%	118,587,215	51.7%
NA	85	20.9%	53,205,040	23%
Total	406	100%	229,434,419	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	265	65.3%	153,150,027	66.8%
Non NCCP loans	141	34.7%	76,284,393	33.2%
Total	406	100%	229,434,419	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	36	8.9%	14,121,349	6.2%
High Density Apartment	0	0.0%	0	0.0%
House	369	91.1%	215,313,070	93.8%
Total	405	100%	229,434,419	100%

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	85	20.9%	37,535,971	16.4%	
<i>Months Self Employed</i>					
0 < 12	12	0.0%	0	0.0%	
12 < 24	24	0.0%	0	0.0%	
24 < 36	36	23	5.7%	15,096,469	6.6%
36 < 48	48	42	10.3%	26,902,105	11.7%
48 < 60	60	28	6.9%	17,012,902	7.4%
60 900	900	228	56.2%	132,886,972	57.9%
Total	406	100%	229,434,419	100%	

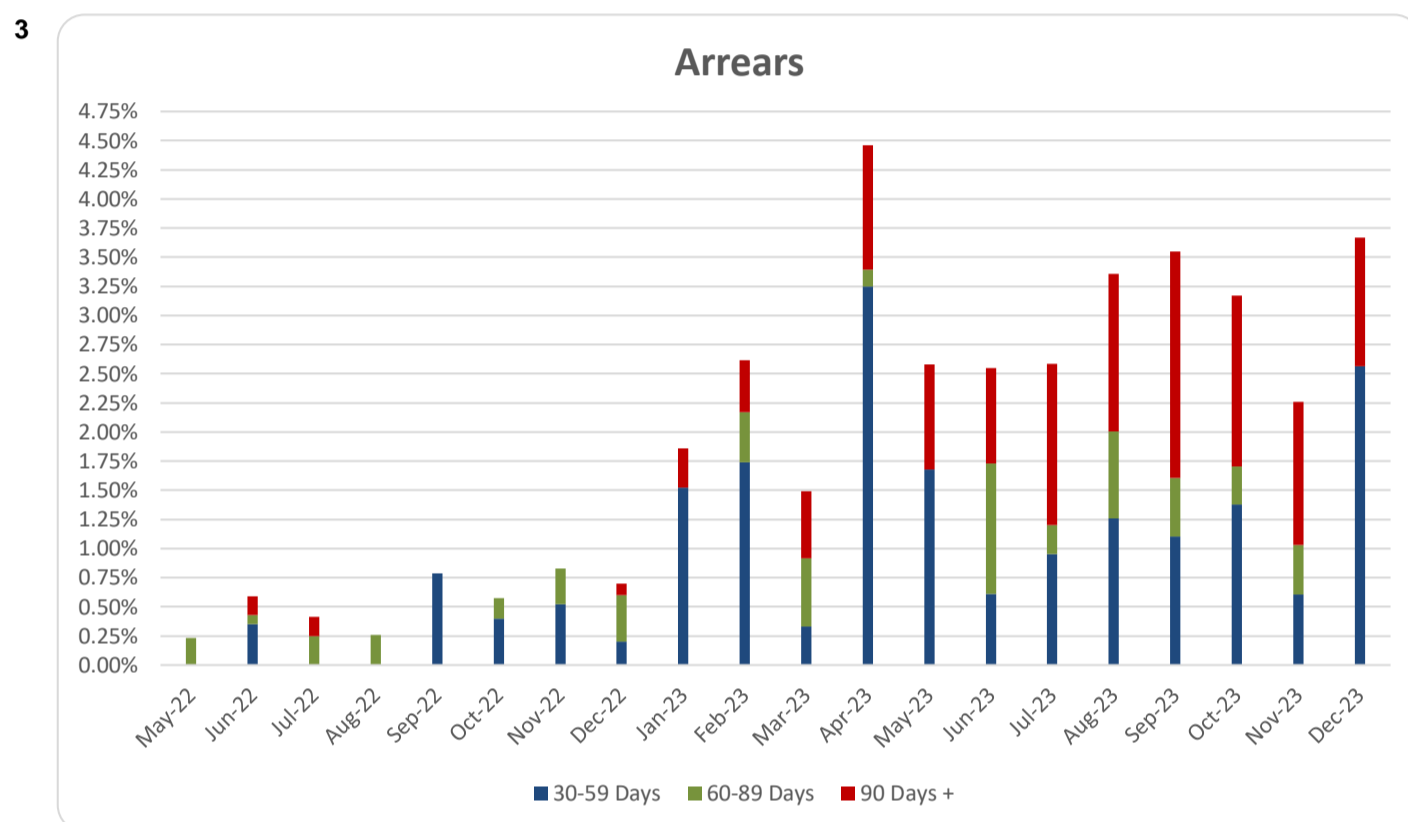
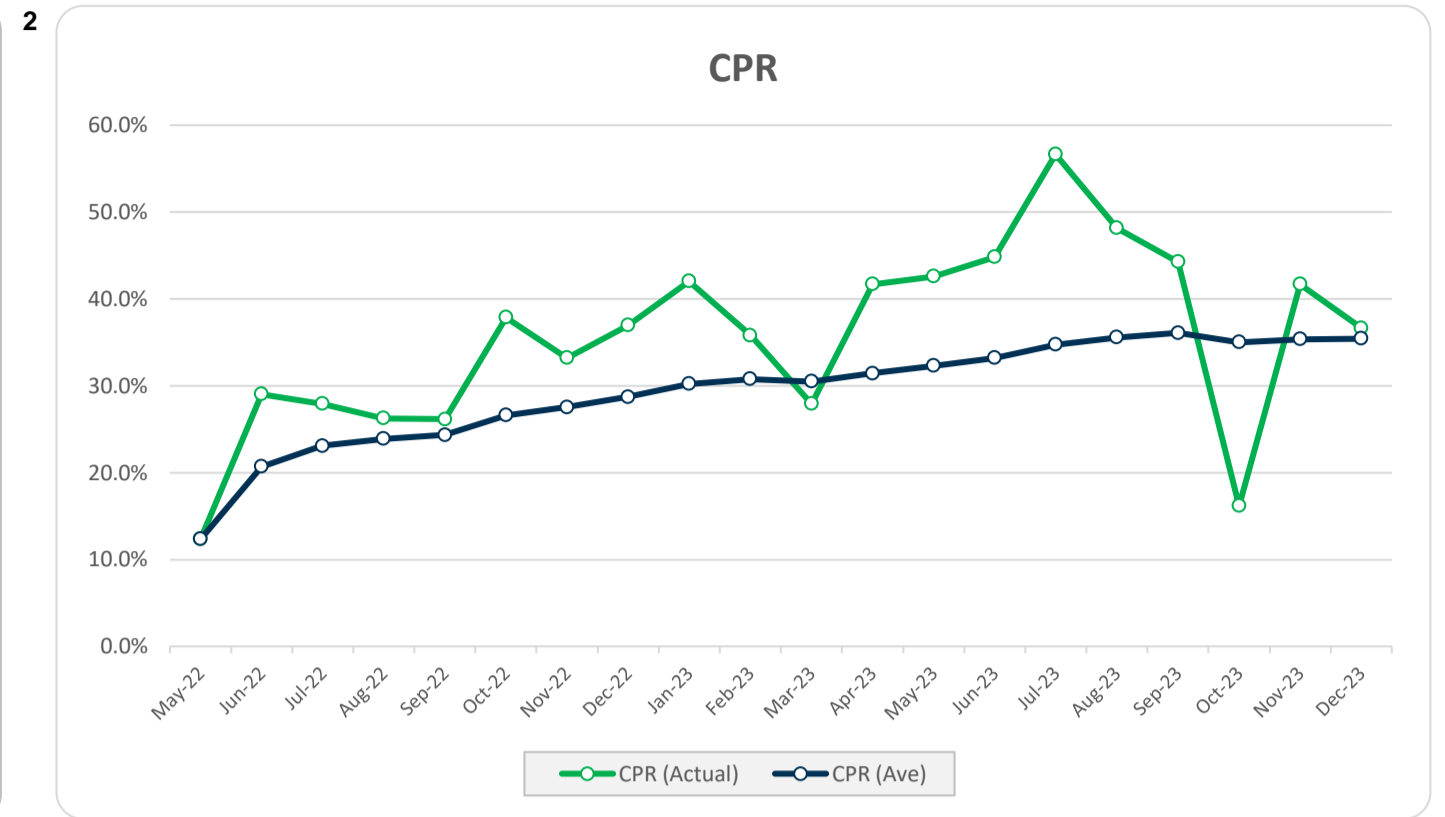
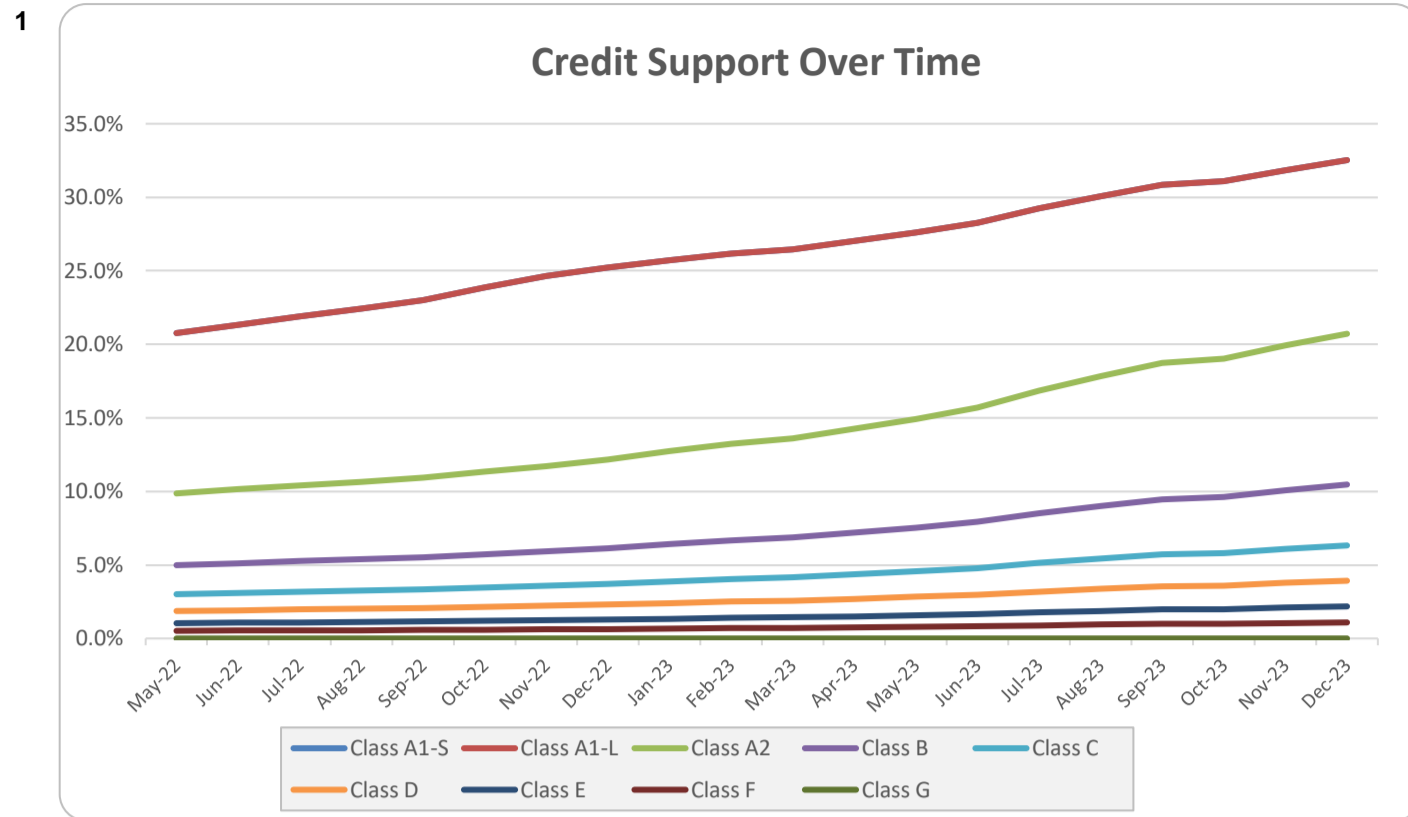
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	4	1.0%	1,018,789	0.4%
> 15 <= 20	240	8	2.0%	5,170,299	2.3%
> 20 <= 25	300	34	8.4%	13,449,223	5.9%
> 25 <= 30	360	360	88.7%	209,796,108	91.4%
Total	406	100%	229,434,419	100%	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	347	85.5%	188,648,778	82.2%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	5	1.2%	4,075,485	1.8%
> 1 <= 2	1	0.2%	1,445,394	0.6%
> 2 <= 3	45	11.1%	29,976,024	13.1%
> 3 <= 4	8	2.0%	5,288,737	2.3%
> 4 <= 5	0	0.0%	0	0.0%
Total	406	100%	229,434,419	100%

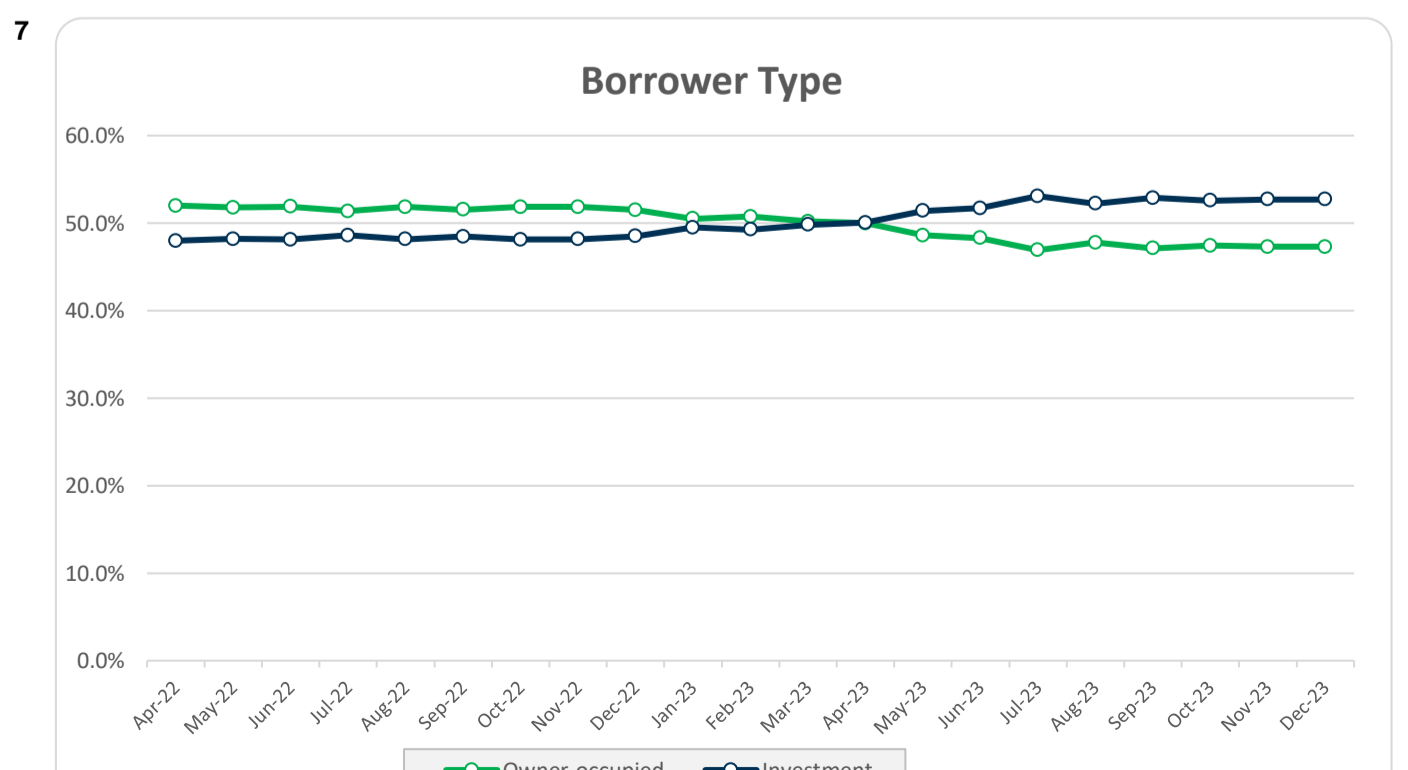
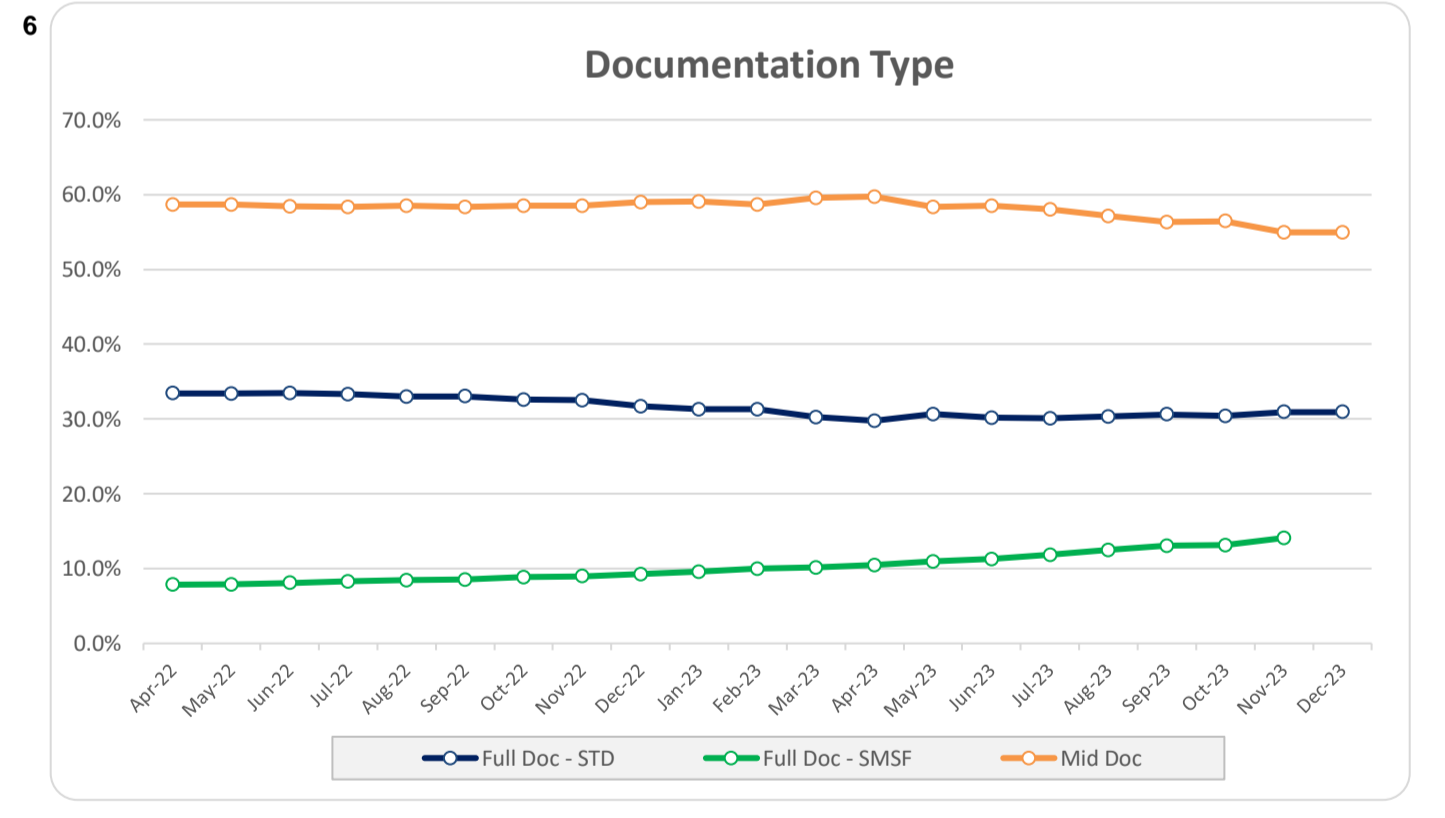
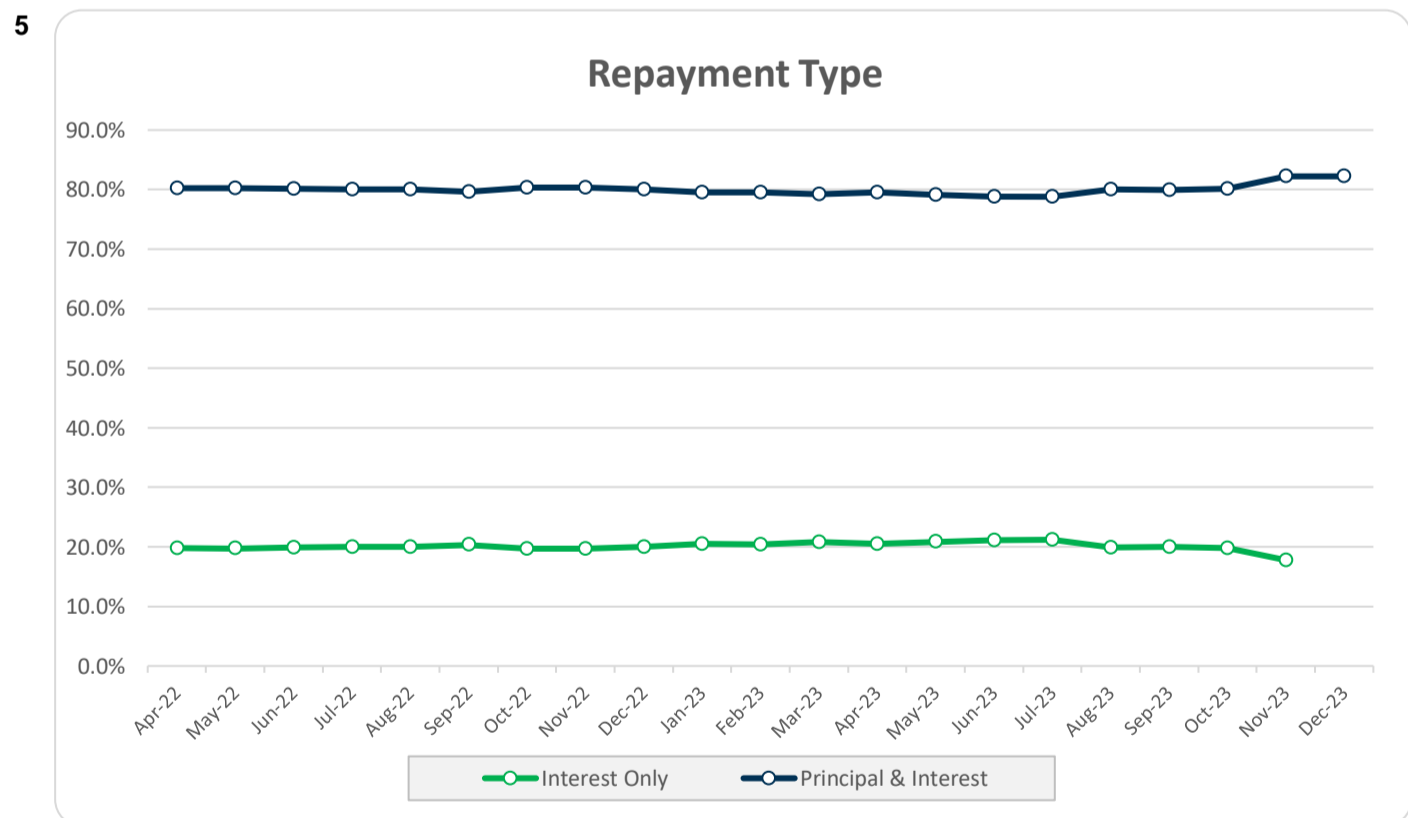
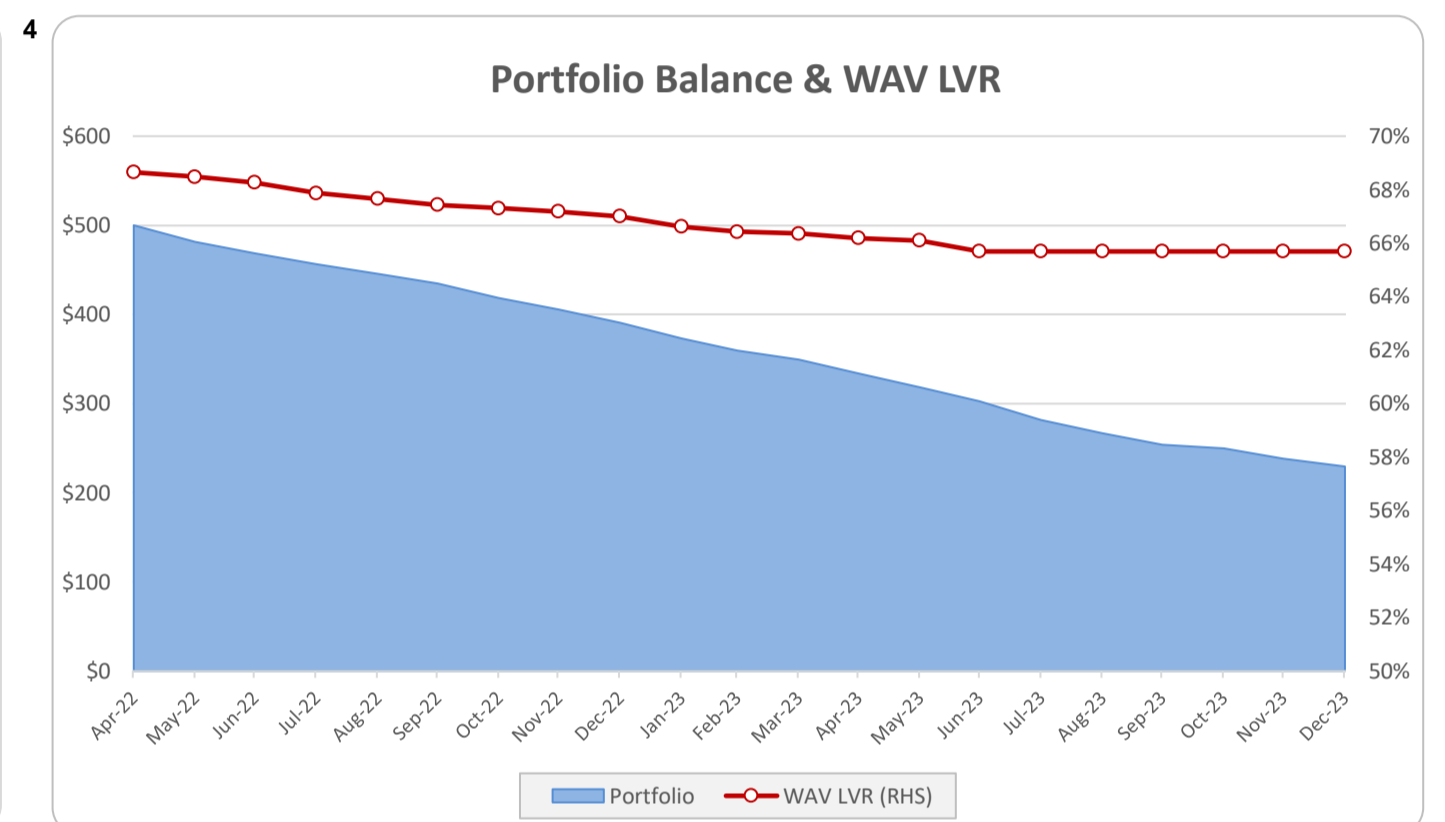
Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	208	51.2%	119,237,821	52.0%
Refinance - no takeout	150	36.9%	76,554,608	33.4%
Refinance - Equity Takeout	48	11.8%	33,641,990	14.7%
Total	406	100%	229,434,419	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	33	8.1%	20,498,411	8.9%
Administrative and Support Services	2	0.5%	1,294,342	0.6%
Agriculture, Forestry and Fishing	1	0.2%	330,276	0.1%
Arts and Recreation Services	12	3.0%	7,033,769	3.1%
Construction	115	28.3%	63,182,983	27.5%
Education and Training	7	1.7%	3,902,798	1.7%
Electricity Gas Water and Waste Services	1	0.2%	499,528	0.2%
Financial and Insurance Services	22	5.4%	10,840,733	4.7%
Health Care and Social Assistance	24	5.9%	13,493,132	5.9%
Information Media and Telecommunications	27	6.7%	12,918,966	5.6%
Manufacturing	20	4.9%	10,633,098	4.6%
Mining	0	0.0%	0	0.0%
Other Services	18	4.4%	12,561,536	5.5%
Professional, Scientific and Technical Services	50	12.3%	29,792,575	13.0%
Public Administration and Safety	7	1.7%	2,591,199	1.1%
Rental, Hiring and Real Estate Services	4	1.0%	4,226,428	1.8%
Retail Trade	22	5.4%	12,953,969	5.6%
Transport, Postal and Warehousing	39	9.6%	21,002,619	9.2%
Wholesale Trade	2	0.5%	1,678,059	0.7%
Total	406	100%	229,434,419	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	406	100.0%	229,434,419	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	406	100%	229,434,419	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

