

Investor Report - Think Tank Residential Series 2022-2

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 as the Think Tank Residential Series 2022-2 Trust ("Trustee" or "BNY")
Security Trustee	BNY Trust (Australia) Registry Limited in its capacity as 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 as 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	<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 2022-2 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");</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>

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	169,015,619.81		9,861,525.54	159,154,094.27	53.1%	0.00	0.00	839,058.36	839,058.36
Class A2	33,803,123.96		1,972,305.11	31,830,818.85	53.1%	0.00	0.00	185,870.88	185,870.88
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	74,897.26	74,897.26
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	72,690.41	72,690.41
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	48,846.58	48,846.58
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	38,798.63	38,798.63
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	24,226.03	24,226.03
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	1,619,916.62
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	69,050.82
Total Available Income	1,688,967.44

(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	12,188,002.34
Principal from the sale of Mortgage Loans	0.00
Other Principal	-21,382.68
Total Principal Collections	12,166,619.66

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)	94,057.74
Senior Expenses - Items 5.8(f)	3,122.93
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	839,058.36
Class A2 Interest	185,870.88
Class B Interest	74,897.26
Class C Interest	72,690.41
Class D Interest	48,846.58
Class E Interest	38,798.63
Class F Interest	24,226.03
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	275,980.81

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	332,789.01
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	9,861,525.54
Class A2 Principal Payment	1,972,305.11
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	243,017,373.39
Plus: Capitalised Charges	-30,475.93
Plus: Further Advances / Redraws	332,789.01
Less: Principal Collections	12,166,619.66
Loan Balance at End of Collection Period	231,153,066.81

b. Repayments

Principal received on Mortgage Loans during Collection Period	12,166,619.66
Scheduled Principal Payments received	230,545.06
Unscheduled Principal Payments received - Redraw	11,603,285.59
CPR (%) - Total Repayments	44.4%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.52%	7.96%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.54%	7.96%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	11	1	4	16
Balance Outstanding	4,498,612	419,111	2,280,003	7,197,726
% Portfolio Balance	1.95%	0.18%	0.99%	3.11%

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	3,604,781.16
Limit available_Next Payment Date	3,427,273.70
Outstanding Liquidity draws	0.00

Summary ●●

Loans	382
Facilities	370
Borrower Groups	348
Balance	231,153,067
Avg Loan Balance	605,113
Max Loan Balance	1,967,430
Avg Facility Balance	624,738
Max Facility Balance	1,967,430
Avg Group Balance	664,233
Max Group Balance	2,471,407
WA Current LVR	66.5%
Max Current LVR	85.5%
WA Yield	7.96%
WA Seasoning (months)	22.5
% IO	17.3%
% Investor	48.4%
% SMSF	10.4%
WA Interest Cover (UnStressed)	1.94

Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0% <= 40%	54	14.1%	15,643,224	6.8%	
> 40% <= 50%	38	9.9%	21,847,503	9.5%	
> 50% <= 55%	18	4.7%	8,987,515	3.9%	
> 55% <= 60%	23	6.0%	14,943,750	6.5%	
> 60% <= 65%	25	6.5%	15,054,808	6.5%	
> 65% <= 70%	31	8.1%	25,663,880	11.1%	
> 70% <= 75%	63	16.5%	47,684,576	20.6%	
> 75% <= 80%	124	32.5%	77,072,196	33.3%	
> 80% <= 85%	5	1.3%	3,486,583	1.5%	
> 85% <= 100%	1	0.3%	769,032	0.3%	
Total	382	100.0%	231,153,067	100%	

Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	16	4.3%	457,965	0.2%	
> 100,000 <= 200,000	12	3.2%	1,962,185	0.8%	
> 200,000 <= 300,000	29	7.8%	7,704,344	3.3%	
> 300,000 <= 400,000	36	9.7%	12,678,660	5.5%	
> 400,000 <= 500,000	51	13.8%	22,923,616	9.9%	
> 500,000 <= 1,000,000	182	49.2%	127,689,380	55.2%	
> 1,000,000 <= 1,500,000	40	10.8%	50,322,220	21.8%	
> 1,500,000 <= 2,000,000	4	1.1%	7,414,698	3.2%	
> 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	370	100%	231,153,067	100%	

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	159	41.6%	110,444,747	47.8%
ACT	5	1.3%	2,355,701	1.0%
VIC	148	38.7%	94,409,013	40.8%
QLD	46	12.0%	16,154,942	7.0%
SA	5	1.3%	2,053,679	0.9%
WA	14	3.7%	3,418,056	1.5%
TAS	5	1.3%	2,316,929	1.0%
NT	0	0.0%	0	0.0%
Total	382	100%	231,153,067	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	321	84.0%	202,957,958	87.8%
Non metro	61	16.0%	28,195,109	12.2%
Inner City	0	0.0%	0	0.0%
Total	382	100%	231,153,067	100%

Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	21	5.5%	892,742	0.4%	
> 100,000 <= 200,000	14	3.7%	2,311,529	1.0%	
> 200,000 <= 300,000	33	8.6%	8,610,355	3.7%	
> 300,000 <= 400,000	39	10.2%	13,807,170	6.0%	
> 400,000 <= 500,000	53	13.9%	23,838,841	10.3%	
> 500,000 <= 1,000,000	178	46.6%	124,023,623	53.7%	
> 1,000,000 <= 1,500,000	40	10.5%	50,254,109	21.7%	
> 1,500,000 <= 2,000,000	4	1.0%	7,414,698	3.2%	
> 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	382	100%	231,153,067	100%	

Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	15	4.3%	452,717	0.2%	
> 100,000 <= 200,000	11	3.2%	1,778,253	0.8%	
> 200,000 <= 300,000	26	7.5%	6,988,124	3.0%	
> 300,000 <= 400,000	32	9.2%	11,210,785	4.8%	
> 400,000 <= 500,000	42	12.1%	18,879,339	8.2%	
> 500,000 <= 1,000,000	169	48.6%	119,369,630	51.6%	
> 1,000,000 <= 1,500,000	44	12.6%	55,354,851	23.9%	
> 1,500,000 <= 2,000,000	8	2.3%	14,647,961	6.3%	
> 2,000,000 <= 2,500,000	1	0.3%	2,471,407	1.1%	
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%	
Total	348	100%	231,153,067	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	244	63.9%	152,377,291	65.9%	
> 24 <= 30	130	34.0%	74,394,228	32.2%	
> 30 <= 36	5	1.3%	3,248,201	1.4%	
> 36 <= 42	3	0.8%	1,133,347	0.5%	
> 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	382	100%	231,153,067	100%	

Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 30	366	95.8%	223,955,341	96.9%	
> 30 <= 60	11	2.9%	4,498,612	1.9%	
> 60 <= 90	1	0.3%	419,111	0.2%	
> 90 <= 120	1	0.3%	413,257	0.2%	
> 120 <= 150	2	0.5%	1,097,714	0.5%	
> 150 <= 1000	1	0.3%	769,032	0.3%	
Total	382	100%	231,153,067	100%	

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	
Full Doc	140	36.6%	83,973,542	36.3%	
Mid Doc	187	49.0%	123,043,886	53.2%	
Quick Doc	0	0.0%	0	0.0%	
SMSF	55	14.4%	24,135,639	10.4%	
SMSF NR	0	0.0%	0	0.0%	
Lease Doc	0	0	0	0	
Total	382	100%	231,153,067	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	382	100.0%	231,153,067	100.0%	
Total	382	100%	231,153,067	100%	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
Variable	382	100.0%	231,153,067	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	382	100%	231,153,067	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	1.0%	1,753,688	0.8%	
> 7.0% <= 7.5%	57	14.9%	32,246,531	14.0%	
> 7.5% <= 8.0%	180	47.1%	113,707,636	49.2%	
> 8.0% <= 8.5%	85	22.3%	53,959,986	23.3%	
> 8.5% <= 9.0%	36	9.4%	19,509,041	8.4%	
> 9.0% <= 13.0%	20	5.2%	9,976,186	4.3%	
Total	382	100%	231,153,067	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	4	1.0%	2,685,937	1.2%	
> 2.00 <= 2.25	21	5.5%	11,134,695	4.8%	
> 2.25 <= 2.50	11	2.9%	4,216,357	1.8%	
> 2.50 <= 2.75	3	0.8%	1,093,807	0.5%	
> 2.75 <= 3.00	6	1.6%	3,190,548	1.4%	
> 3.00 <= 3.25	5	1.3%	2,516,921	1.1%	
> 3.25 <= 3.50	2	0.5%	547,043	0.2%	
> 3.50 <= 3.75	5	1.3%	2,325,713	1.0%	
> 3.75 <= 4.00	6	1.6%	4,084,584	1.8%	
> 4.00 <= 4.25	3	0.8%	2,274,897	1.0%	
> 4.25 <= 100	89	23.3%	50,246,407	21.7%	
NA	227	59.4%	146,836,159	64%	
Total	382	100%	231,153,067	100%	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	
NCCP regulated loans	276	72.3%	172,676,247	74.7%	
Non NCCP loans	106	27.7%	58,476,819	25.3%	
Total	382	100%	231,153,067	100%	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
Apartment	31	8.2%	17,328,930	7.5%	
High Density Apartment	0	0.0%	0	0.0%	
House	348	91.8%	213,824,137	92.5%	
Total	379	100%	231,153,067	100%	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	57	14.9%	29,765,125	12.9%	
<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	6.0%	13,132,377	5.7%
36 < 48	48	35	9.2%	19,234,089	8.3%
48 < 60	60	32	8.4%	20,740,087	9.0%
60 < 900	900	235	61.5%	148,281,389	64.1%
Total	382	100%	231,153,067	100%	

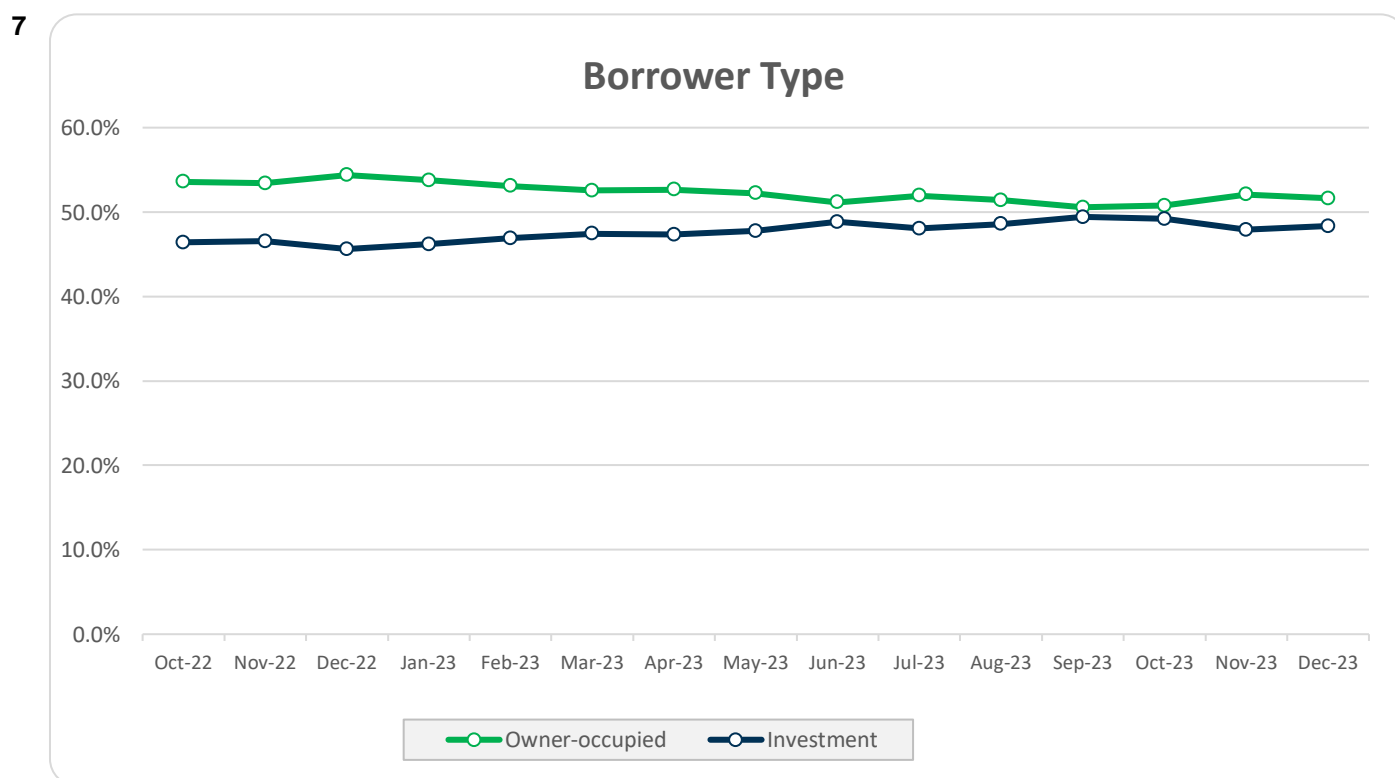
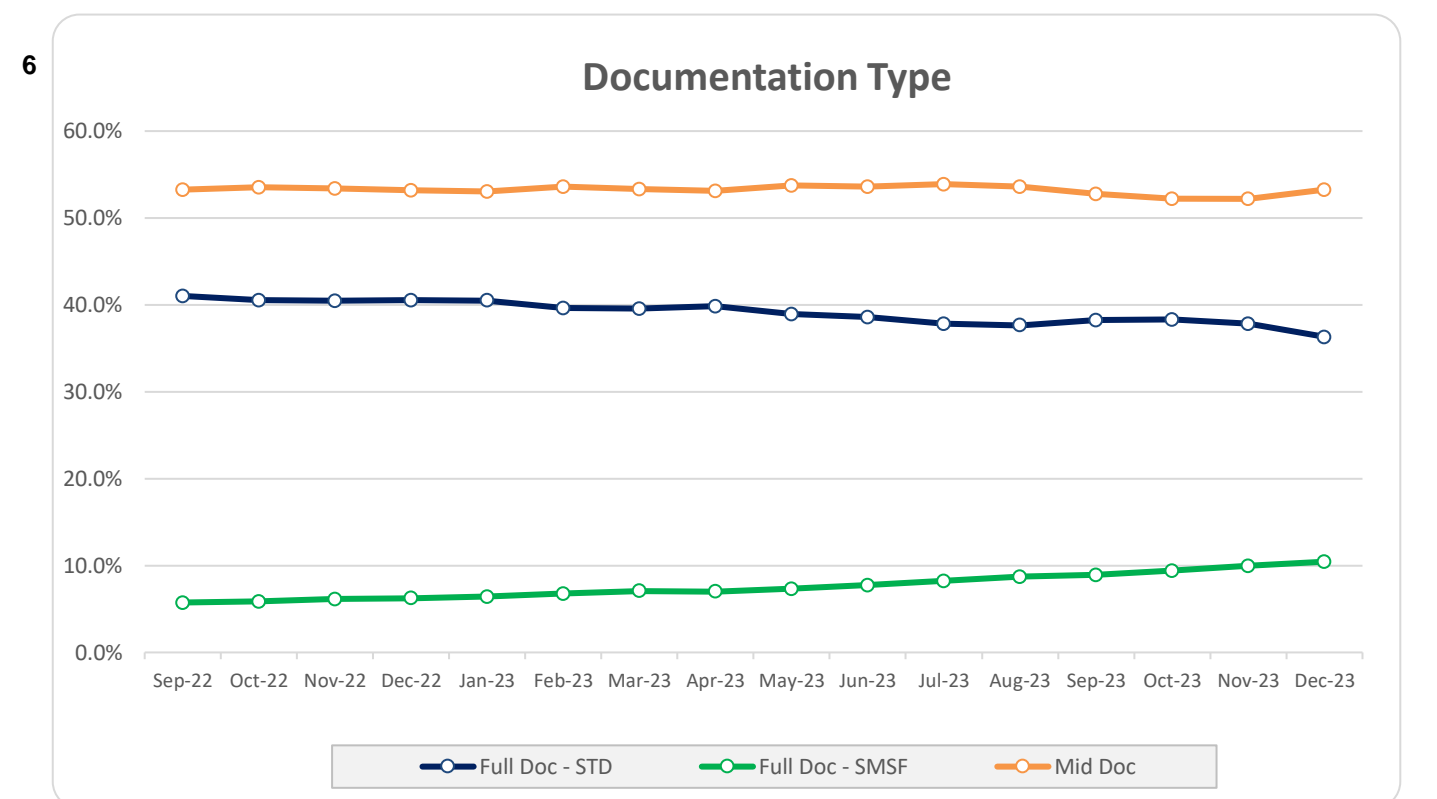
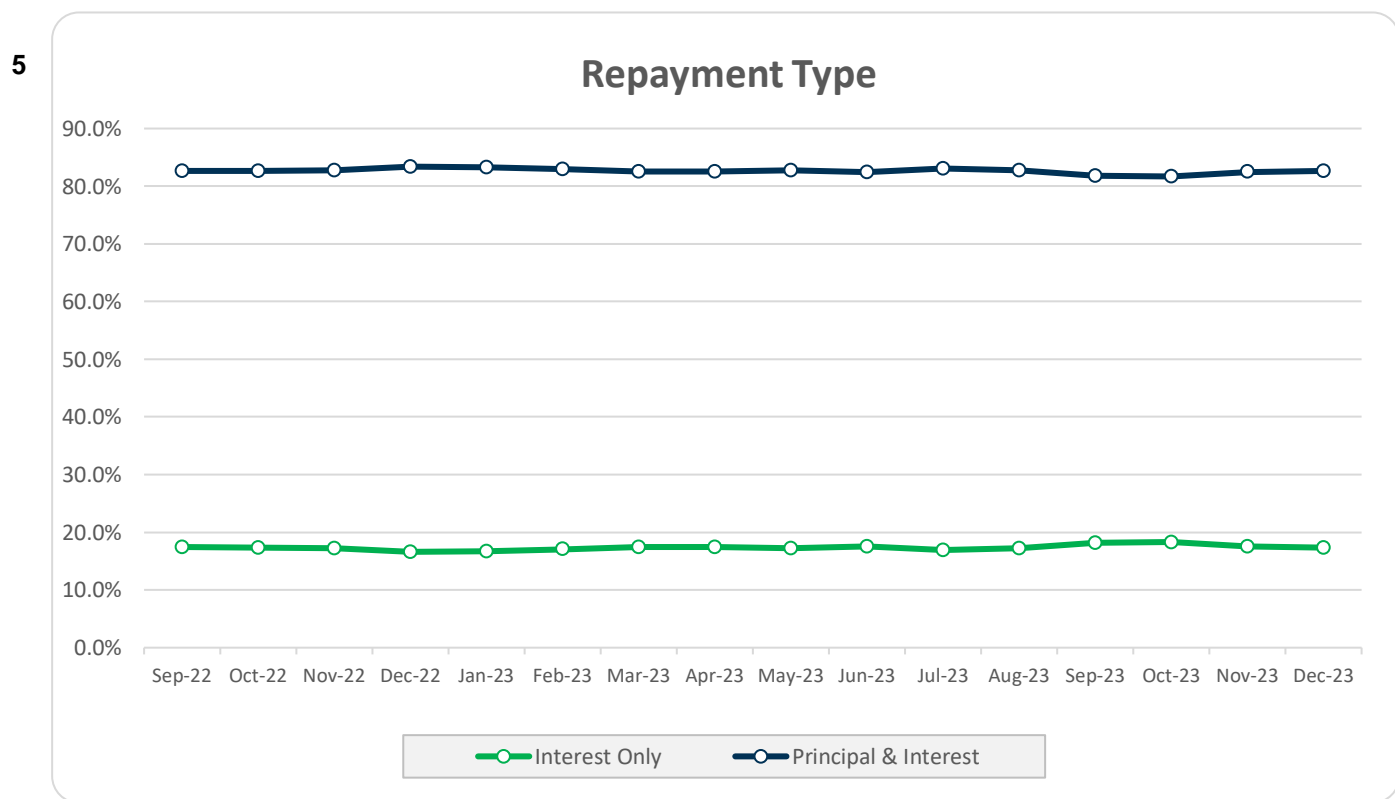
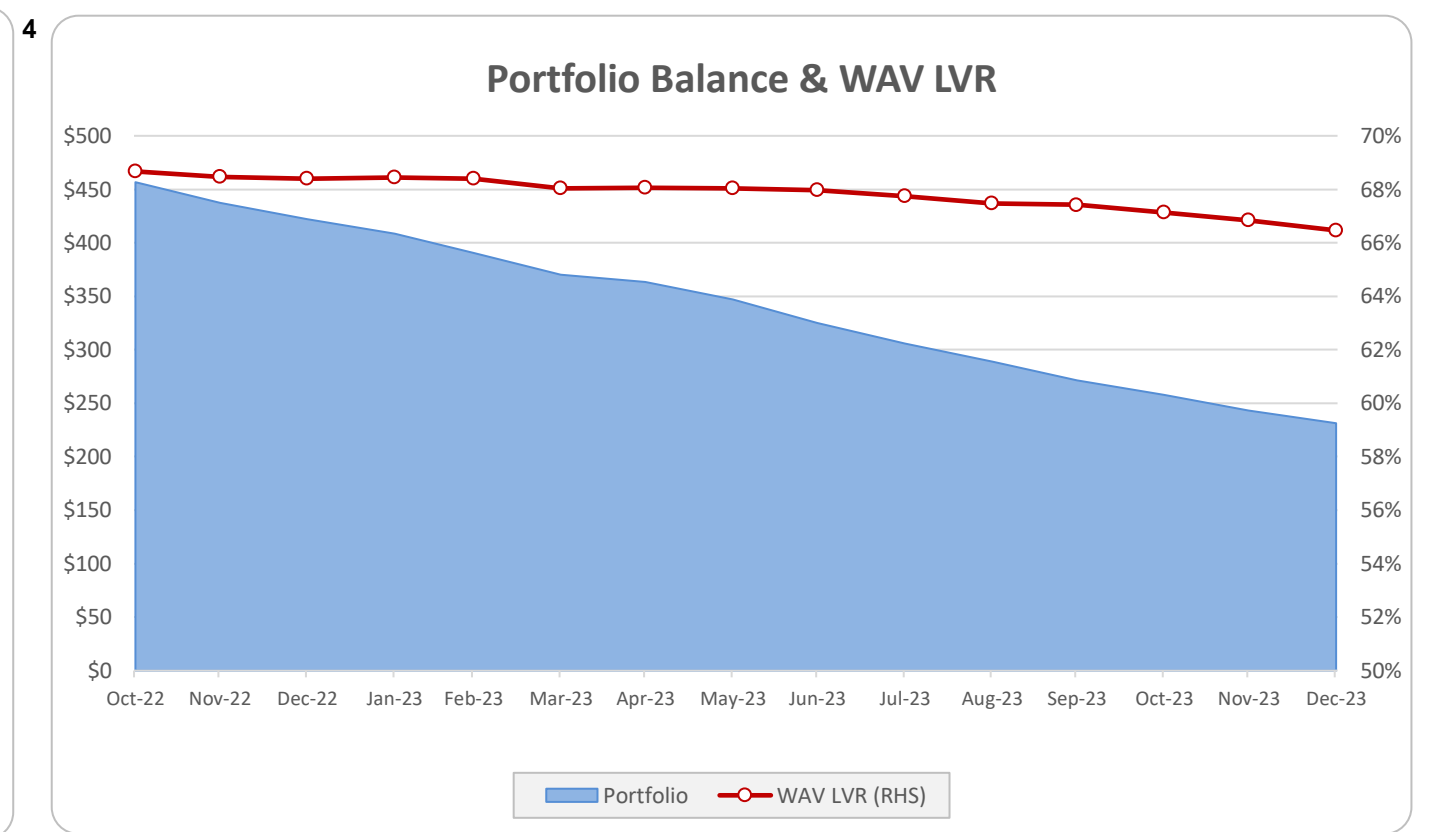
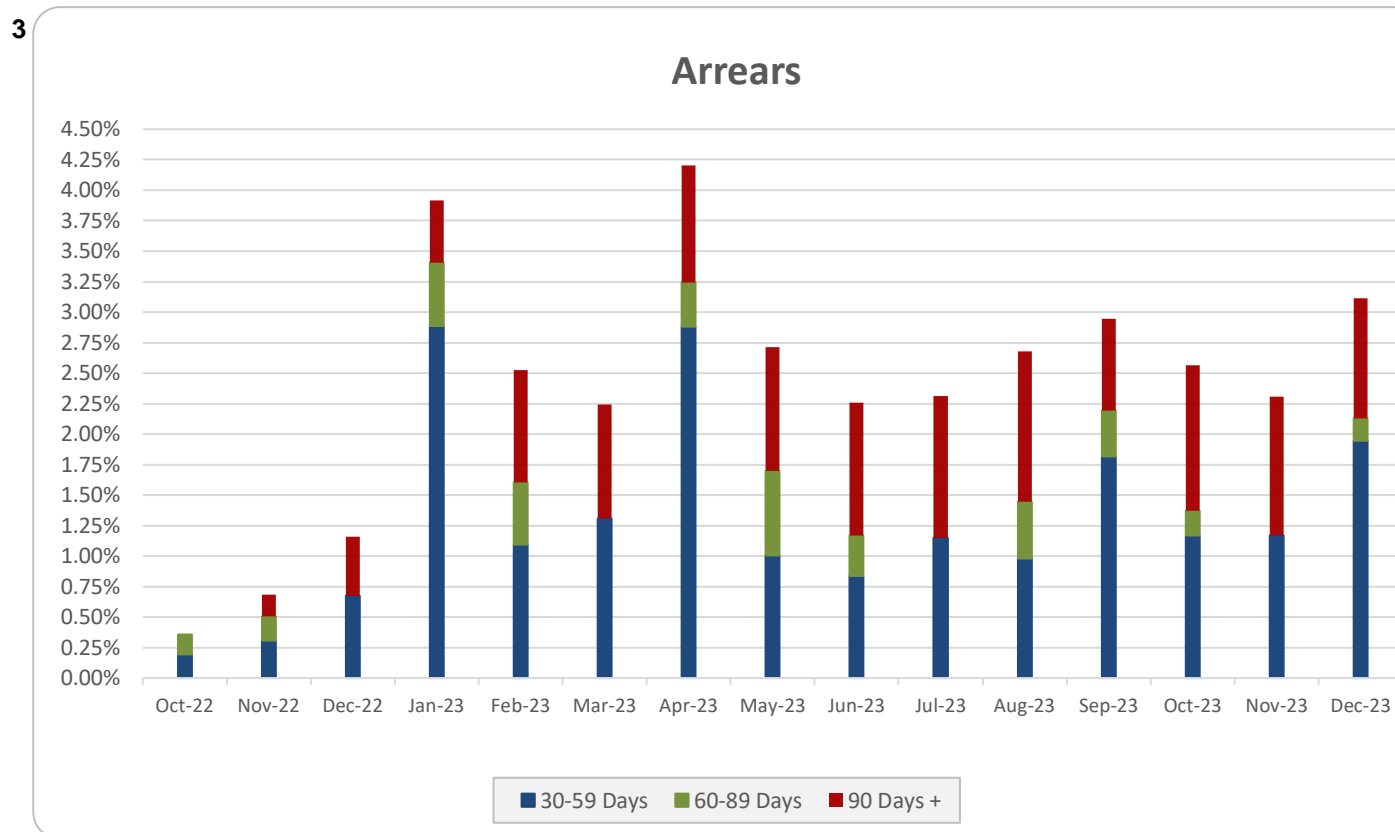
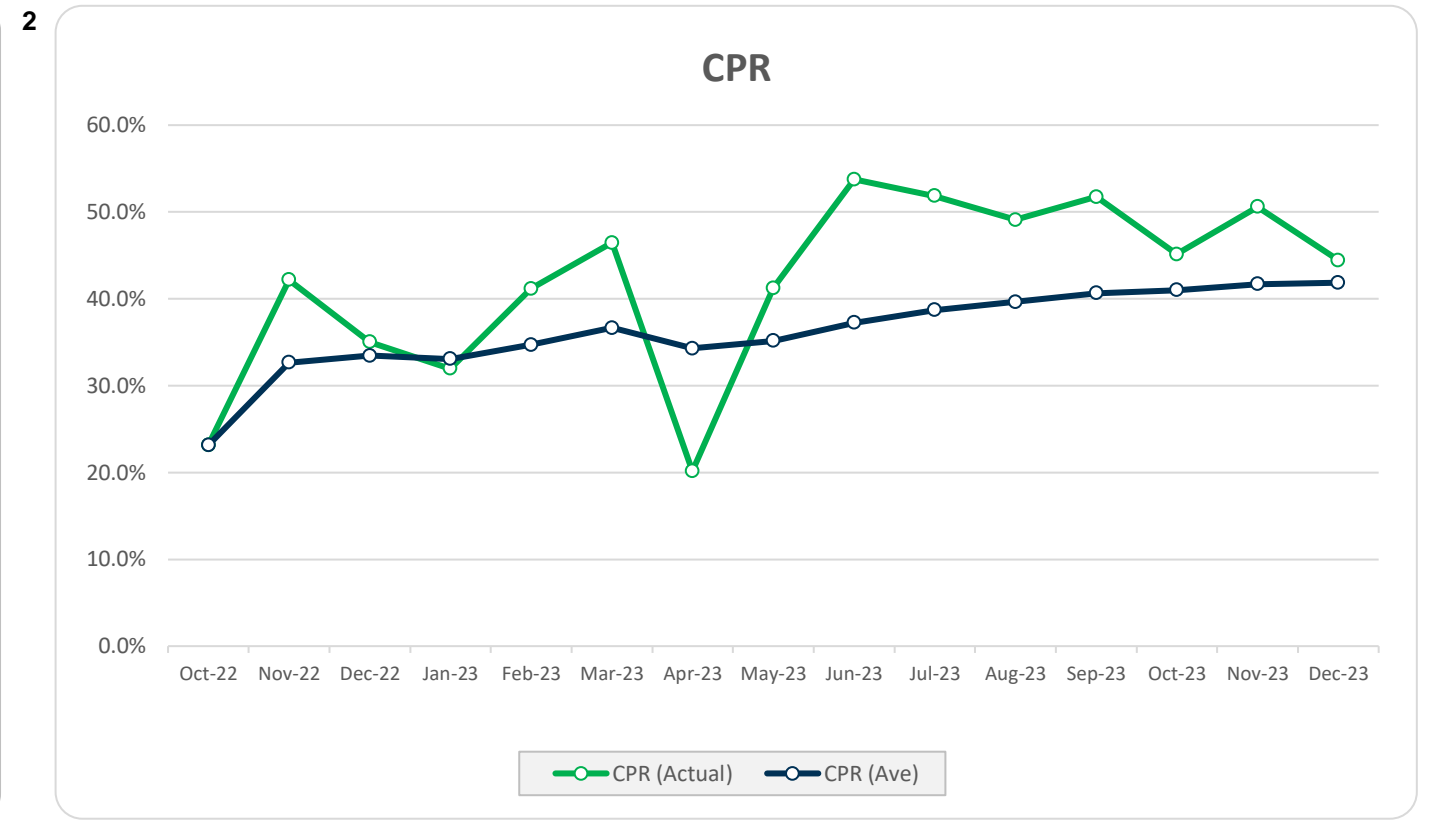
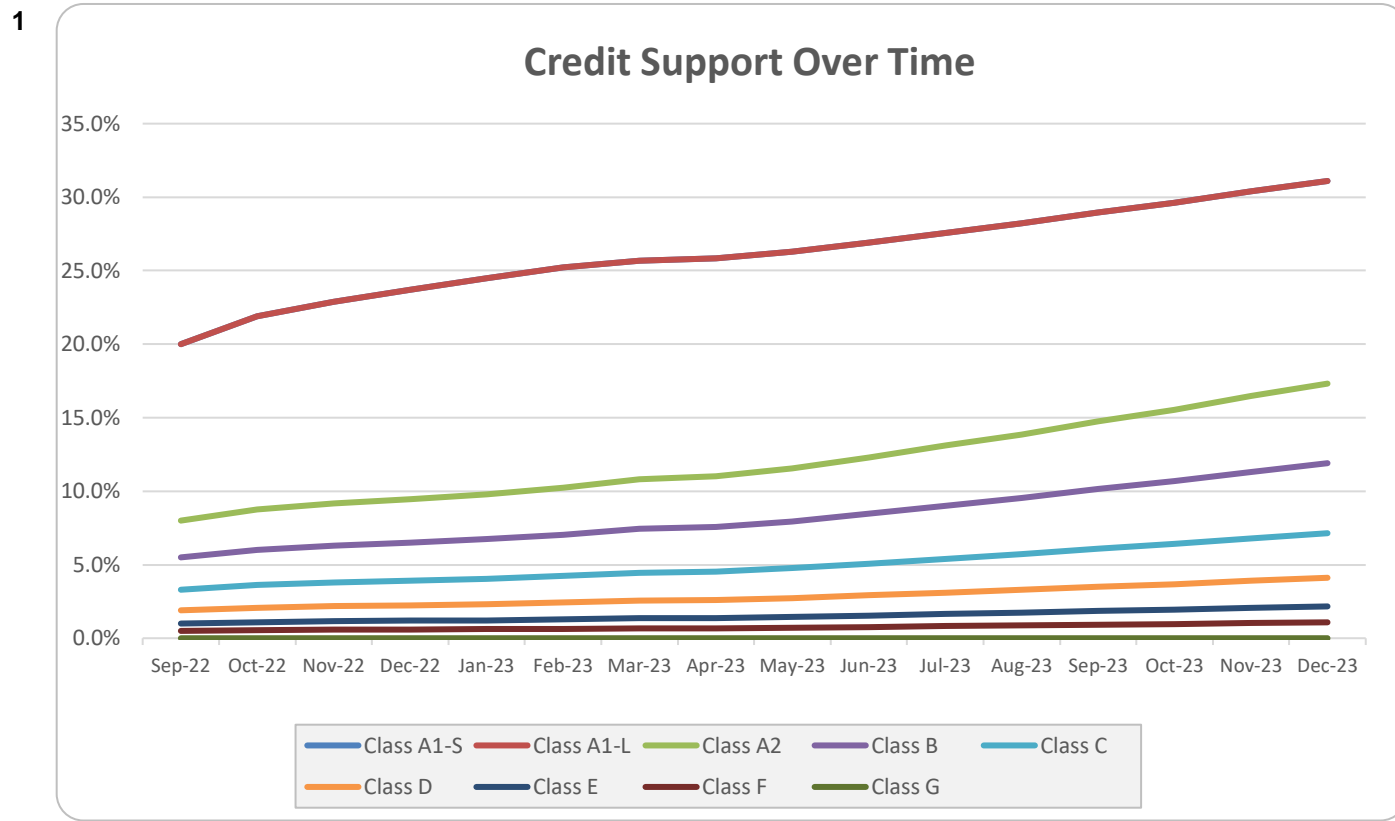
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	0	0.0%	0	0.0%
> 15 <= 20	240	9	2.4%	5,200,788	2.2%
> 20 <= 25	300	23	6.0%	11,954,856	5.2%
> 25 <= 30	360	350	91.6%	213,997,423	92.6%
Total	382	100%	231,153,067	100%	

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
P&I	320	83.8%	191,120,232	82.7%	
<i>IO Term Remaining (yrs)</i>					
0 <= 1	4	1.0%	1,734,343	0.8%	
> 1 <= 2	5	1.3%	3,640,112	1.6%	
> 2 <= 3	13	3.4%	7,337,143	3.2%	
> 3 <= 4	40	10.5%	27,321,237	11.8%	
> 4 <= 5	0	0.0%	0	0.0%	
Total	382	100%	231,153,067	100%	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	
Purchase	207	54.2%	126,396,606	54.7%	
Refinance - no takeout	82	21.5%	45,510,905	19.7%	
Refinance - Equity Takeout	93	24.3%	59,245,556	25.6%	
Total	382	100%	231,153,067	100%	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	
Accommodation and Food Services	32	8.4%	17,595,836	7.6%	
Administrative and Support Services	3	0.8%	1,636,157	0.7%	
Agriculture, Forestry and Fishing	0	0.0%	0	0.0%	
Arts and Recreation Services	15	3.9%	11,902,025	5.1%	
Construction	116	30.4%	74,741,945	32.3%	
Education and Training	13	3.4%	7,292,213	3.2%	
Electricity Gas Water and Waste Services	3	0.8%	2,068,990	0.9%	
Financial and Insurance Services	21	5.5%	11,915,926	5.2%	
Health Care and Social Assistance	17	4.5%	10,045,627	4.3%	
Information Media and Telecommunications	24	6.3%	16,261,752	7.0%	
Manufacturing	10	2.6%	4,643,301	2.0%	
Mining	1	0.3%	282,455	0.1%	
Other Services	49	12.8%	29,318,938	12.7%	
Professional, Scientific and Technical Services	25	6.5%	14,465,540	6.3%	
Public Administration and Safety	2	0.5%	702,515	0.3%	
Rental, Hiring and Real Estate Services	3	0.8%	1,912,301	0.8%	
Retail Trade	18	4.7%	9,231,324	4.0%	
Transport, Postal and Warehousing	26	6.8%	14,030,919	6.1%	
Wholesale Trade	4	1.0%	3,105,303	1.3%	
Total	382	100%	231,153,067	100%	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	
0	382	100.0%	231,153,067	100.0%	
1	0	0.0%	0	0.0%	
2	0	0.0%	0	0.0%	
3	0	0%	0	0%	
Total	382	100%	231,153,067	100%	



Think Tank Residential Series 2022-2: Current Charts

