

Investor Report - Think Tank Residential Series 2022-1

Collection Period from 01-Jan-2024 to 31-Jan-2024

Payment Date of 12-Feb-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	<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>

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	154,699,340.82		11,149,202.24	143,550,138.58	47.9%	0.00	0.00	790,937.47	790,937.47
Class A2	27,072,384.64		1,951,110.39	25,121,274.25	47.9%	0.00	0.00	151,876.08	151,876.08
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	142,458.29	142,458.29
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	59,307.33	59,307.33
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	36,324.86	36,324.86
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	33,650.96	33,650.96
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	25,552.40	25,552.40
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	34,593.49	34,593.49

1. GENERAL

Current Payment Date	12-Feb-24
Collection Period (start)	1-Jan-24
Collection Period (end)	31-Jan-24
Interest Period (start)	10-Jan-24
Interest Period (end)	11-Feb-24
Days in Interest Period	33
Next Payment Date	12-Mar-24

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,476,274.77
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	75,046.93
Total Available Income	1,551,321.70

(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	13,429,622.34
Principal from the sale of Mortgage Loans	0.00
Other Principal	-8,102.09
Total Principal Collections	13,421,520.25

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)	89,971.74
Senior Expenses - Items 5.8(f)	3,075.40
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	790,937.47
Class A2 Interest	151,876.08
Class B Interest	142,458.29
Class C Interest	59,307.33
Class D Interest	36,324.86
Class E Interest	33,650.96
Class F Interest	25,552.40
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	34,593.49
Other Expenses	0.00
Excess Spread	183,573.69

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	321,207.62
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	11,149,202.24
Class A2 Principal Payment	1,951,110.39
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	229,434,419.42
Plus: Capitalised Charges	57,093.11
Plus: Further Advances / Redraws	321,207.62
Less: Principal Collections	13,421,520.25
Loan Balance at End of Collection Period	216,391,199.90

b. Repayments

Principal received on Mortgage Loans during Collection Period	13,421,520.25
Scheduled Principal Payments received	211,012.60
Unscheduled Principal Payments received - Redraw	12,889,300.03
CPR (%) - Total Repayments	50.1%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.07%	7.99%	OK
Test (b)			
Bank Bill Rate plus 3.00%	7.31%	7.99%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	10	5	4	19
Balance Outstanding	6,686,116	2,931,176	2,543,534	12,160,826
% Portfolio Balance	3.09%	1.35%	1.18%	5.62%

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	3,401,575.88
Limit available_Next Payment Date	3,205,071.19
Outstanding Liquidity draws	0.00

Summary ●●

Loans	391
Facilities	366
Borrower Groups	337
Balance	216,391,200
Avg Loan Balance	553,430
Max Loan Balance	1,806,000
Avg Facility Balance	591,233
Max Facility Balance	1,806,000
Avg Group Balance	642,110
Max Group Balance	1,890,960
WA Current LVR	65.1%
Max Current LVR	82.7%
WA Yield	7.99%
WA Seasoning (months)	27.5
% IO	17.4%
% Investor	53.4%
% SMSF	14.9%
WA Interest Cover (UnStressed)	4.03

Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0%	<= 40%	59	15.1%	18,465,055	8.5%
> 40%	<= 50%	38	9.7%	20,135,777	9.3%
> 50%	<= 55%	25	6.4%	11,289,439	5.2%
> 55%	<= 60%	23	5.9%	11,756,114	5.4%
> 60%	<= 65%	36	9.2%	21,900,932	10.1%
> 65%	<= 70%	43	11.0%	26,335,108	12.2%
> 70%	<= 75%	44	11.3%	30,611,702	14.1%
> 75%	<= 80%	119	30.4%	73,907,216	34.2%
> 80%	<= 85%	4	1.0%	1,989,859	0.9%
> 85%	<= 100%	0	0.0%	0	0.0%
Total		391	100.0%	216,391,200	100%

Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	7	1.9%	133,621	0.1%
> 100,000	<= 200,000	17	4.6%	2,725,967	1.3%
> 200,000	<= 300,000	43	11.7%	10,923,830	5.0%
> 300,000	<= 400,000	44	12.0%	15,091,721	7.0%
> 400,000	<= 500,000	50	13.7%	22,729,593	10.5%
> 500,000	<= 1,000,000	164	44.8%	112,766,639	52.1%
> 1,000,000	<= 1,500,000	40	10.9%	50,213,828	23.2%
> 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		366	100%	216,391,200	100%

Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW		175	44.8%	105,251,596	48.6%
ACT		2	0.5%	1,515,293	0.7%
VIC		138	35.3%	77,848,594	36.0%
QLD		56	14.3%	24,071,185	11.1%
SA		9	2.3%	2,800,906	1.3%
WA		7	1.8%	2,531,190	1.2%
TAS		4	1.0%	2,372,437	1.1%
NT		0	0.0%	0	0.0%
Total		391	100%	216,391,200	100%

Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro		317	81.1%	185,646,820	85.8%
Non metro		74	18.9%	30,744,380	14.2%
Inner City		0	0.0%	0	0.0%
Total		391	100%	216,391,200	100%

Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	12	3.1%	481,140	0.2%
> 100,000	<= 200,000	23	5.9%	3,681,012	1.7%
> 200,000	<= 300,000	52	13.3%	13,104,229	6.1%
> 300,000	<= 400,000	52	13.3%	17,961,214	8.3%
> 400,000	<= 500,000	51	13.0%	23,166,214	10.7%
> 500,000	<= 1,000,000	169	43.2%	117,466,530	54.3%
> 1,000,000	<= 1,500,000	31	7.9%	38,724,862	17.9%
> 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		391	100%	216,391,200	100%

Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 100,000	6	1.8%	130,515	0.1%
> 100,000	<= 200,000	16	4.7%	2,541,655	1.2%
> 200,000	<= 300,000	31	9.2%	8,049,802	3.7%
> 300,000	<= 400,000	38	11.3%	12,976,456	6.0%
> 400,000	<= 500,000	49	14.5%	22,309,248	10.3%
> 500,000	<= 1,000,000	141	41.8%	95,836,043	44.3%
> 1,000,000	<= 1,500,000	50	14.8%	63,759,357	29.5%
> 1,500,000	<= 2,000,000	6	1.8%	10,788,124	5.0%
> 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		337	100%	216,391,200	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	9	2.3%	5,378,555	2.5%
> 24	<= 30	360	92.1%	199,603,094	92.2%
> 30	<= 36	21	5.4%	10,843,312	5.0%
> 36	<= 42	1	0.3%	566,240	0.3%
> 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		391	100%	216,391,200	100%

Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0	<= 30	372	95.1%	204,230,374	94.4%
> 30	<= 60	10	2.6%	6,686,116	3.1%
> 60	<= 90	5	1.3%	2,931,176	1.4%
> 90	<= 120	0	0.0%	0	0.0%
> 120	<= 150	2	0.5%	1,512,929	0.7%
> 150	<= 1000	2	0.5%	1,030,605	0.5%
Total		391	100%	216,391,200	100%

Income Verification ●●

	Number		Balance	
	Amount	%	Amount	%
Full Doc	116	29.7%	65,178,874	30.1%
Mid Doc	193	49.4%	118,903,111	54.9%
Quick Doc	0	0.0%	0	0.0%
SMSF	82	21.0%	32,309,215	14.9%
SMSF NR	0	0.0%	0	0.0%
Lease Doc	0	0.0%	0	0.0%
Total	391	100%	216,391,200	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	391	100.0%	216,391,200	100.0%
Total	391	100%	216,391,200	100%

Interest Rate Type ●●

	Number		Balance	
	Amount	%	Amount	%
Variable	391	100.0%	216,391,200	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	391	100%	216,391,200	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%	3	0.8%	1,818,170	0.8%
> 7.0% <= 7.5%	71	18.2%	31,644,138	14.6%
> 7.5% <= 8.0%	165	42.2%	91,402,057	42.2%
> 8.0% <= 8.5%	95	24.3%	65,468,092	30.3%
> 8.5% <= 9.0%	25	6.4%	14,045,059	6.5%
> 9.0% <= 13.0%	32	8.2%	12,013,684	5.6%
Total	391	100%	216,391,200	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	4.1%	9,487,961	4.4%
> 2.00 <= 2.25	18	4.6%	7,421,172	3.4%
> 2.25 <= 2.50	12	3.1%	4,331,008	2.0%
> 2.50 <= 2.75	13	3.3%	6,051,554	2.8%
> 2.75 <= 3.00	9	2.3%	2,599,438	1.2%
> 3.00 <= 3.25	9	2.3%	2,919,445	1.3%
> 3.25 <= 3.50	5	1.3%	1,568,615	0.7%
> 3.50 <= 3.75	10	2.6%	6,785,884	3.1%
> 3.75 <= 4.00	15	3.8%	6,492,048	3.0%
> 4.00 <= 4.25	8	2.0%	6,842,486	3.2%
> 4.25 <= 100	195	49.9%	111,564,677	51.6%
NA	81	20.7%	50,326,911	23%
Total	391	100%	216,391,200	100%

NCCP Loans ●●

	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	253	64.7%	143,261,503	66.2%
Non NCCP loans	138	35.3%	73,129,697	33.8%
Total	391	100%	216,391,200	100%

Residential Property Type ●●

	Number		Balance	
	Amount	%	Amount	%
Apartment	36	9.2%	14,231,663	6.6%
High Density Apartment	0	0.0%	0	0.0%
House	354	90.8%	202,159,537	93.4%
Total	390	100%	216,391,200	100%

Employment Type ●●

	Number		Balance	
	Amount	%	Amount	%
PAYG	85	21.7%	37,616,672	17.4%
<i>Months Self Employed</i>				
0 <= 12	12	0.0%	0	0.0%
12 <= 24	24	0.0%	0	0.0%
24 <= 36	36	2.2%	14,189,533	6.6%
36 <= 48	48	3.8%	24,348,649	11.3%
48 <= 60	60	2.6%	15,290,384	7.1%
60 <= 900	900	22.0%	124,945,963	57.7%
Total	391	100%	216,391,200	100%

Remaining Term ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 15	180	5.3%	1,287,701	0.6%
> 15 <= 20	240	7.7%	4,876,088	2.3%
> 20 <= 25	300	3.3%	12,971,568	6.0%
> 25 <= 30	360	34.6%	197,255,843	91.2%
Total	391	100%	216,391,200	100%

Payment Type ●●

	Number		Balance	
	Amount	%	Amount	%
P&I	337	86.2%	178,791,445	82.6%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	5	1.3%	4,617,920	2.1%
> 1 <= 2	0	0.0%	0	0.0%
> 2 <= 3	46	11.8%	31,694,262	14.6%
> 3 <= 4	3	0.8%	1,287,573	0.6%
> 4 <= 5	0	0.0%	0	0.0%
Total	391	100%	216,391,200	100%

Loan Purpose ●●

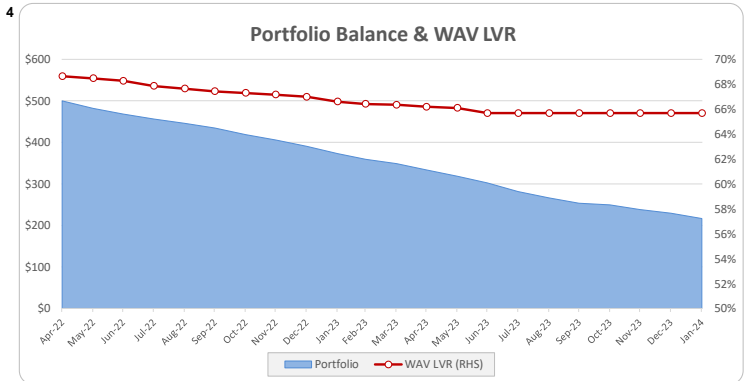
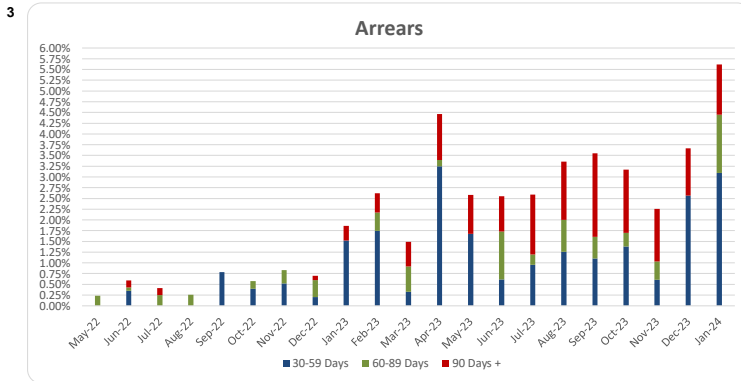
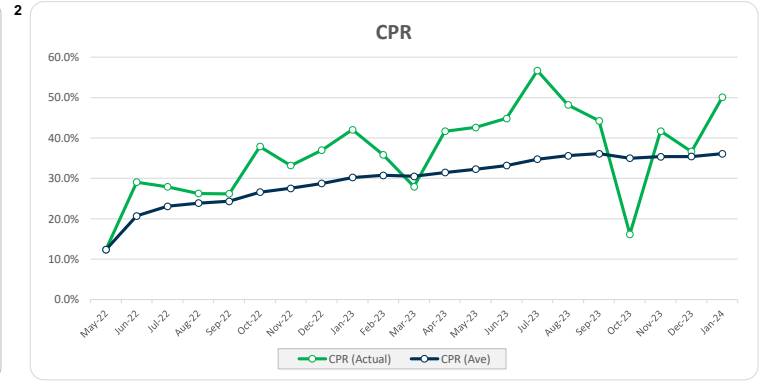
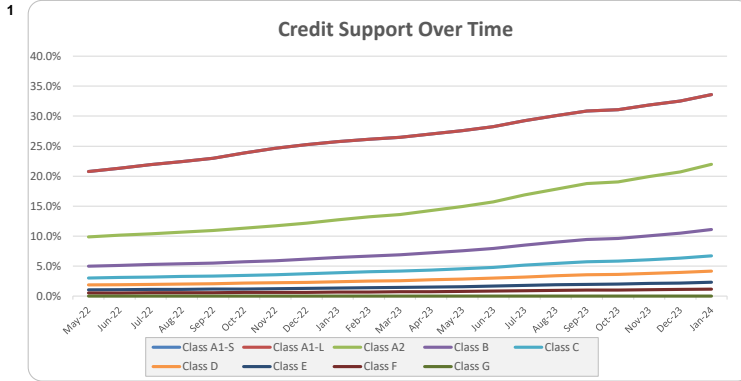
	Number		Balance	
	Amount	%	Amount	%
Purchase	202	51.7%	114,564,910	52.9%
Refinance - no takeout	145	37.1%	71,744,879	33.2%
Refinance - Equity Takeout	44	11.3%	30,081,411	13.9%
Total	391	100%	216,391,200	100%

Borrower Industry ●●

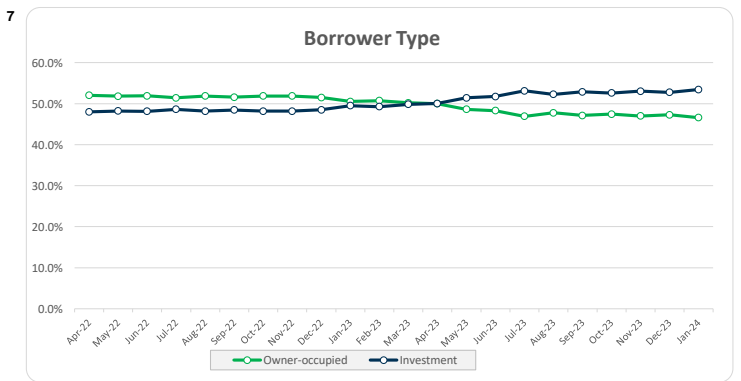
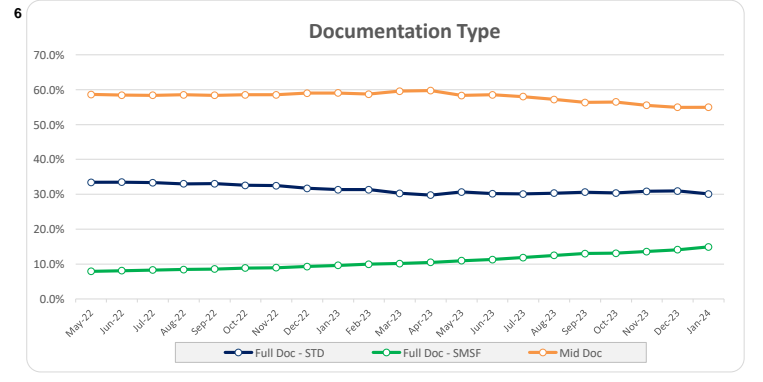
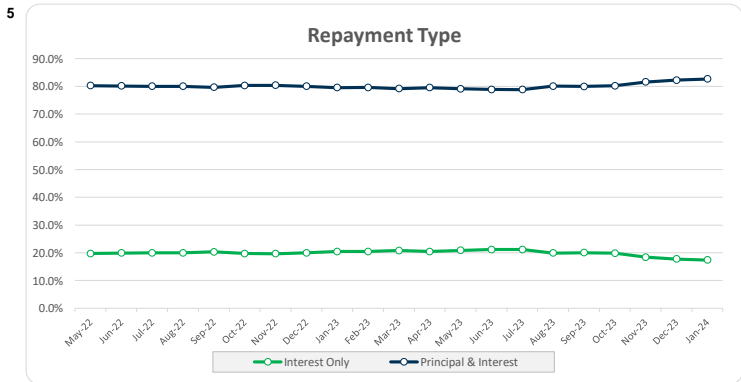
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	30	7.7%	18,316,069	8.5%
Administrative and Support Services	2	0.5%	1,290,911	0.6%
Agriculture, Forestry and Fishing	1	0.3%	330,006	0.2%
Arts and Recreation Services	10	2.6%	4,703,368	2.2%
Construction	112	28.6%	59,672,990	27.6%
Education and Training	7	1.8%	4,030,679	1.9%
Electricity Gas Water and Waste Services	1	0.3%	499,180	0.2%
Financial and Insurance Services	21	5.4%	9,454,918	4.4%
Health Care and Social Assistance	23	5.9%	13,013,454	6.0%
Information Media and Telecommunications	27	6.9%	12,912,710	6.0%
Manufacturing	20	5.1%	10,636,581	4.9%
Mining	0	0.0%	0	0.0%
Other Services	18	4.6%	12,528,907	5.8%
Professional, Scientific and Technical Services	47	12.0%	27,409,212	12.7%
Public Administration and Safety	7	1.8%	2,584,984	1.2%
Rental, Hiring and Real Estate Services	4	1.0%	4,238,559	2.0%
Retail Trade	21	5.4%	12,490,628	5.8%
Transport, Postal and Warehousing	38	9.7%	20,601,081	9.5%
Wholesale Trade	2	0.5%	1,676,962	0.8%
Total	391	100%	216,391,200	100%

Credit Events ●●

	Number		Balance	
	Amount	%	Amount	%
0	391	100.0%	216,391,200	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	391	100%	216,391,200	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

