

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

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 2022-2 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	159,154,094.27		10,442,208.63	148,711,885.63	49.6%	0.00	0.00	871,270.56	871,270.56
Class A2	31,830,818.85		2,088,441.73	29,742,377.13	49.6%	0.00	0.00	192,960.17	192,960.17
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	82,556.51	82,556.51
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	80,108.63	80,108.63
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	53,826.16	53,826.16
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	42,739.52	42,739.52
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	26,682.53	26,682.53
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	1,492,526.12
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	92,233.52
<b>Total Available Income</b>	<b>1,584,759.64</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	12,782,506.89
Principal from the sale of Mortgage Loans	0.00
Other Principal	-21,508.57
<b>Total Principal Collections</b>	<b>12,760,998.32</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)	82,208.16
Senior Expenses - Items 5.8(f)	2,954.60
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	871,270.56
Class A2 Interest	192,960.17
Class B Interest	82,556.51
Class C Interest	80,108.63
Class D Interest	53,826.16
Class E Interest	42,739.52
Class F Interest	26,682.53
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	114,859.31

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	230,347.96
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	10,442,208.63
Class A2 Principal Payment	2,088,441.73
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	231,153,066.81
Plus: Capitalised Charges	48,654.24
Plus: Further Advances / Redraws	230,347.96
Less: Principal Collections	12,760,998.32
Loan Balance at End of Collection Period	218,671,070.69

### b. Repayments

Principal received on Mortgage Loans during Collection Period	12,760,998.32
Scheduled Principal Payments received	212,486.35
Unscheduled Principal Payments received - Redraw	12,318,164.01
CPR (%) - Total Repayments	48.2%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.51%	7.93%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.56%	7.93%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	15	3	4	22
Balance Outstanding	9,858,346	1,610,398	2,291,060	13,759,805
% Portfolio Balance	4.51%	0.74%	1.05%	6.29%

### 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	3,427,273.70
Limit available_Next Payment Date	3,239,313.94
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	363
Facilities	351
Borrower Groups	332
Balance	218,671,071
Avg Loan Balance	602,400
Max Loan Balance	1,966,071
Avg Facility Balance	622,995
Max Facility Balance	1,966,071
Avg Group Balance	658,648
Max Group Balance	2,469,677
WA Current LVR	66.5%
Max Current LVR	86.0%
WA Yield	7.93%
WA Seasoning (months)	23.5
% IO	17.5%
% Investor	48.1%
% SMSF	10.9%
WA Interest Cover (UnStressed)	1.94

## Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	51	14.0%	14,470,257	6.6%
> 40% <= 50%	37	10.2%	21,260,615	9.7%
> 50% <= 55%	16	4.4%	8,014,164	3.7%
> 55% <= 60%	24	6.6%	15,411,111	7.0%
> 60% <= 65%	25	6.9%	15,025,713	6.9%
> 65% <= 70%	25	6.9%	20,612,051	9.4%
> 70% <= 75%	60	16.5%	45,209,323	20.7%
> 75% <= 80%	117	32.2%	72,635,366	33.2%
> 80% <= 85%	7	1.9%	5,258,461	2.4%
> 85% <= 100%	1	0.3%	774,010	0.4%
<b>Total</b>	<b>363</b>	<b>100.0%</b>	<b>218,671,071</b>	<b>100%</b>

## Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	16	4.6%	364,842	0.2%
> 100,000 <= 200,000	12	3.4%	1,996,184	0.9%
> 200,000 <= 300,000	27	7.7%	7,206,332	3.3%
> 300,000 <= 400,000	34	9.7%	11,965,268	5.5%
> 400,000 <= 500,000	49	14.0%	22,019,338	10.1%
> 500,000 <= 1,000,000	171	48.7%	119,856,853	54.8%
> 1,000,000 <= 1,500,000	38	10.8%	47,841,858	21.9%
> 1,500,000 <= 2,000,000	4	1.1%	7,420,395	3.4%
> 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>351</b>	<b>100%</b>	<b>218,671,071</b>	<b>100%</b>

## Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	149	41.0%	103,124,004	47.2%
ACT	5	1.4%	2,354,082	1.1%
VIC	140	38.6%	89,399,018	40.9%
QLD	45	12.4%	16,027,789	7.3%
SA	5	1.4%	2,050,642	0.9%
WA	14	3.9%	3,405,457	1.6%
TAS	5	1.4%	2,310,080	1.1%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>363</b>	<b>100%</b>	<b>218,671,071</b>	<b>100%</b>

## Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	305	84.0%	192,513,471	88.0%
Non metro	58	16.0%	26,157,599	12.0%
Inner City	0	0.0%	0	0.0%
<b>Total</b>	<b>363</b>	<b>100%</b>	<b>218,671,071</b>	<b>100%</b>

## Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	21	5.8%	799,537	0.4%
> 100,000 <= 200,000	14	3.9%	2,345,356	1.1%
> 200,000 <= 300,000	31	8.5%	8,111,704	3.7%
> 300,000 <= 400,000	36	9.9%	12,700,133	5.8%
> 400,000 <= 500,000	52	14.3%	23,340,682	10.7%
> 500,000 <= 1,000,000	167	46.0%	116,179,434	53.1%
> 1,000,000 <= 1,500,000	38	10.5%	47,773,829	21.8%
> 1,500,000 <= 2,000,000	4	1.1%	7,420,395	3.4%
> 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>363</b>	<b>100%</b>	<b>218,671,071</b>	<b>100%</b>

## Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	15	4.5%	364,842	0.2%
> 100,000 <= 200,000	11	3.3%	1,812,253	0.8%
> 200,000 <= 300,000	24	7.2%	6,490,112	3.0%
> 300,000 <= 400,000	31	9.3%	10,860,805	5.0%
> 400,000 <= 500,000	43	13.0%	19,291,604	8.8%
> 500,000 <= 1,000,000	158	47.6%	111,053,528	50.8%
> 1,000,000 <= 1,500,000	41	12.3%	51,675,460	23.6%
> 1,500,000 <= 2,000,000	8	2.4%	14,652,789	6.7%
> 2,000,000 <= 2,500,000	1	0.3%	2,469,677	1.1%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>332</b>	<b>100%</b>	<b>218,671,071</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	0	0.0%	0	0.0%
> 18 <= 24	213	58.7%	132,366,604	60.5%
> 24 <= 30	128	35.3%	73,499,482	33.6%
> 30 <= 36	19	5.2%	11,676,268	5.3%
> 36 <= 42	3	0.8%	1,128,717	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%
<b>Total</b>	<b>363</b>	<b>100%</b>	<b>218,671,071</b>	<b>100%</b>

## Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	341	93.9%	204,911,266	93.7%
> 30 <= 60	15	4.1%	9,858,346	4.5%
> 60 <= 90	3	0.8%	1,610,398	0.7%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	2	0.6%	986,020	0.5%
> 150 <= 1000	2	0.6%	1,305,040	0.6%
<b>Total</b>	<b>363</b>	<b>100%</b>	<b>218,671,071</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Full Doc	135	37.2%	80,996,625	37.0%
Mid Doc	174	47.9%	113,888,672	52.1%
Quick Doc	0	0.0%	0	0.0%
SMSF	54	14.9%	23,785,773	10.9%
SMSF NR	0	0.0%	0	0.0%
Lease Doc	0	0.0%	0	0.0%
Total	363	100%	218,671,071	100%

	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	363	100.0%	218,671,071	100.0%
Total	363	100%	218,671,071	100%

	Number		Balance	
	Amount	%	Amount	%
Variable	363	100.0%	218,671,071	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%
Total	363	100%	218,671,071	100%

	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	1.1%	1,707,832	0.8%
> 7.0% <= 7.5%	61	16.8%	34,885,230	16.0%
> 7.5% <= 8.0%	174	47.9%	109,385,311	50.0%
> 8.0% <= 8.5%	73	20.1%	46,145,331	21.1%
> 8.5% <= 9.0%	32	8.8%	17,137,745	7.8%
> 9.0% <= 13.0%	19	5.2%	9,409,621	4.3%
Total	363	100%	218,671,071	100%

	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	1.1%	2,677,198	1.2%
> 2.00 <= 2.25	20	5.5%	10,818,029	4.9%
> 2.25 <= 2.50	11	3.0%	4,208,268	1.9%
> 2.50 <= 2.75	3	0.8%	1,093,130	0.5%
> 2.75 <= 3.00	6	1.7%	3,183,210	1.5%
> 3.00 <= 3.25	5	1.4%	2,514,768	1.2%
> 3.25 <= 3.50	2	0.6%	539,490	0.2%
> 3.50 <= 3.75	4	1.1%	1,289,616	0.6%
> 3.75 <= 4.00	6	1.7%	4,081,951	1.9%
> 4.00 <= 4.25	3	0.8%	2,267,335	1.0%
> 4.25 <= 100	84	23.1%	47,120,285	21.5%
NA	215	59.2%	138,877,791	64%
Total	363	100%	218,671,071	100%

	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	280	71.6%	162,576,008	74.3%
Non NCCP loans	103	28.4%	56,095,063	25.7%
Total	363	100%	218,671,071	100%

	Number		Balance	
	Amount	%	Amount	%
Apartment	31	8.6%	17,324,981	7.9%
High Density Apartment	0	0.0%	0	0.0%
House	328	91.4%	201,346,090	92.1%
Total	359	100%	218,671,071	100%

	Number		Balance		
	Amount	%	Amount	%	
PAYG	56	15.4%	29,399,742	13.4%	
Months Self Employed					
0 < 12	12	0.0%	0	0.0%	
12 <= 24	24	0.0%	0	0.0%	
24 <= 36	36	23	6.3%	13,150,864	6.0%
36 <= 48	48	31	8.5%	16,220,739	7.4%
48 <= 60	60	32	8.8%	20,747,315	9.5%
60 <= 900	900	221	60.9%	139,152,411	63.6%
Total	363	100%	218,671,071	100%	

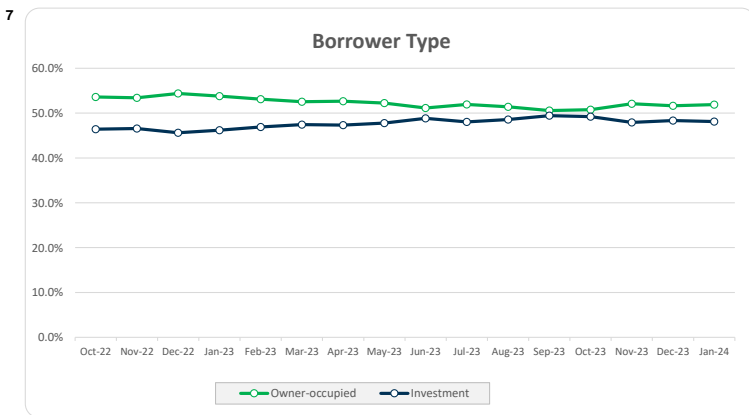
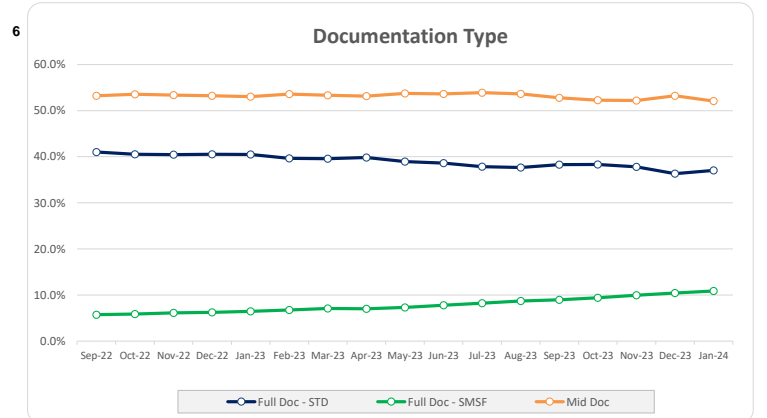
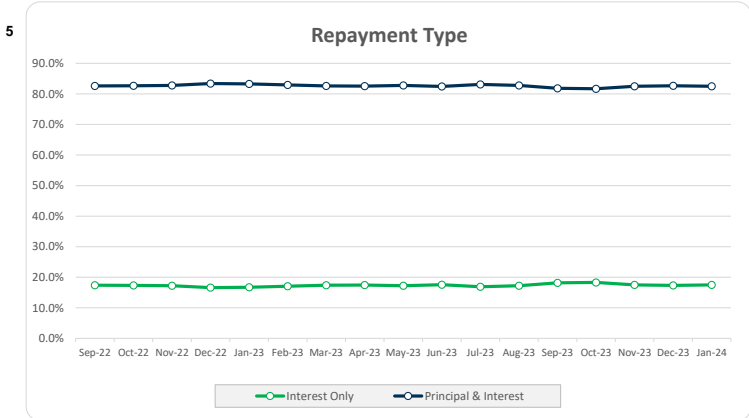
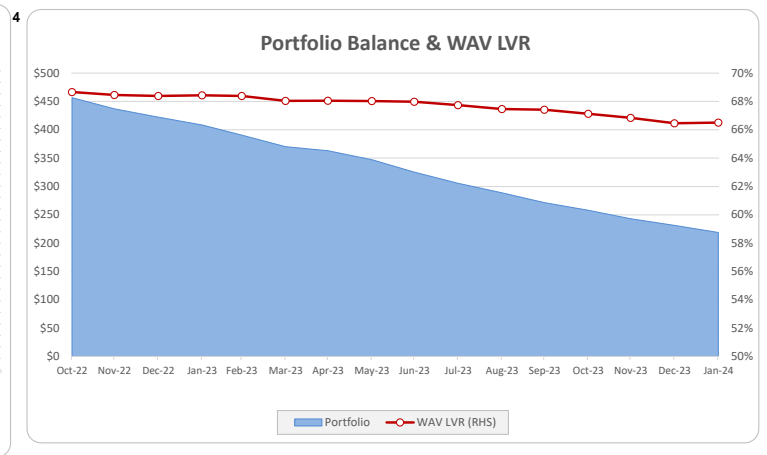
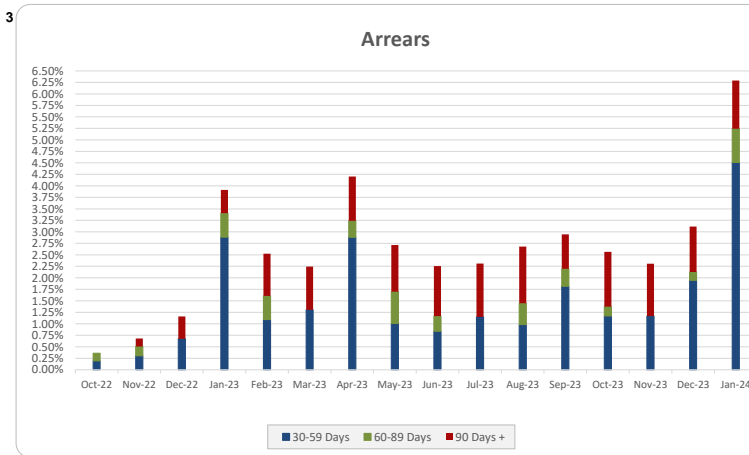
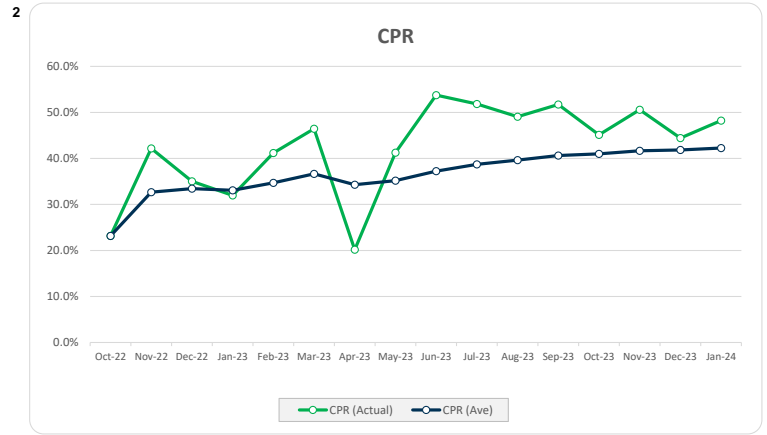
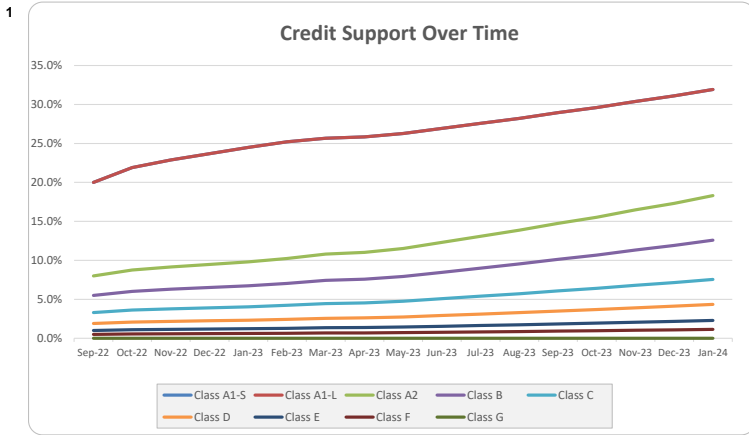
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	1	0.3%	180,374	0.1%
> 15 <= 20	240	8	2.2%	5,007,104	2.3%
> 20 <= 25	300	23	6.3%	11,824,394	5.4%
> 25 <= 30	360	331	91.2%	201,659,198	92.2%
Total	363	100%	218,671,071	100%	

	Number		Balance	
	Amount	%	Amount	%
P&I	304	83.7%	180,411,136	82.5%
IO Term Remaining (yrs)				
0 <= 1	3	0.8%	1,306,011	0.6%
> 1 <= 2	5	1.4%	3,649,112	1.7%
> 2 <= 3	15	4.1%	8,757,173	4.0%
> 3 <= 4	36	9.9%	24,547,639	11.2%
> 4 <= 5	0	0.0%	0	0.0%
Total	363	100%	218,671,071	100%

	Number		Balance	
	Amount	%	Amount	%
Purchase	196	54.0%	119,968,739	54.9%
Refinance - no takeout	77	21.2%	42,106,689	19.3%
Refinance - Equity Takeout	90	24.8%	56,595,643	25.9%
Total	363	100%	218,671,071	100%

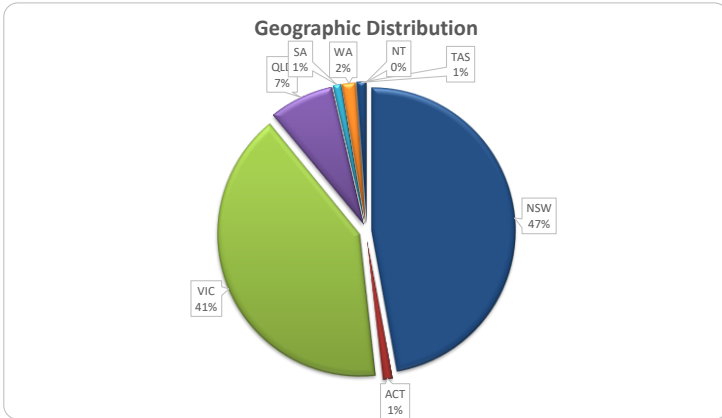
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	28	7.7%	15,088,536	6.9%
Administrative and Support Services	2	0.6%	1,527,357	0.7%
Agriculture, Forestry and Fishing	0	0.0%	0	0.0%
Arts and Recreation Services	14	3.9%	11,082,444	5.1%
Construction	111	30.6%	71,817,541	32.8%
Education and Training	11	3.0%	5,675,567	2.6%
Electricity Gas Water and Waste Services	3	0.8%	2,067,639	0.9%
Financial and Insurance Services	21	5.8%	11,865,632	5.4%
Health Care and Social Assistance	16	4.4%	9,336,435	4.3%
Information Media and Telecommunications	23	6.3%	15,835,194	7.2%
Manufacturing	10	2.8%	4,625,531	2.1%
Mining	1	0.3%	282,316	0.1%
Other Services	47	12.9%	27,309,859	12.5%
Professional, Scientific and Technical Services	24	6.6%	13,567,429	6.2%
Public Administration and Safety	2	0.6%	701,529	0.3%
Rental, Hiring and Real Estate Services	3	0.8%	1,910,925	0.9%
Retail Trade	18	5.0%	9,226,784	4.2%
Transport, Postal and Warehousing	25	6.9%	13,654,176	6.2%
Wholesale Trade	4	1.1%	3,096,177	1.4%
Total	363	100%	218,671,071	100%

	Number		Balance	
	Amount	%	Amount	%
0	363	100.0%	218,671,071	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	363	100%	218,671,071	100%

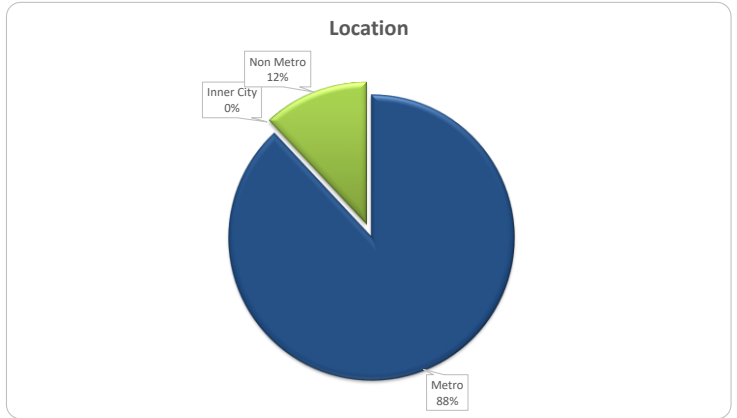


Think Tank Residential Series 2022-2: Current Charts

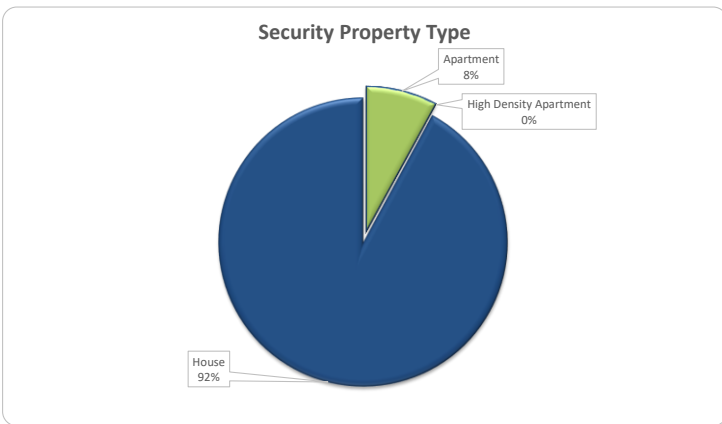
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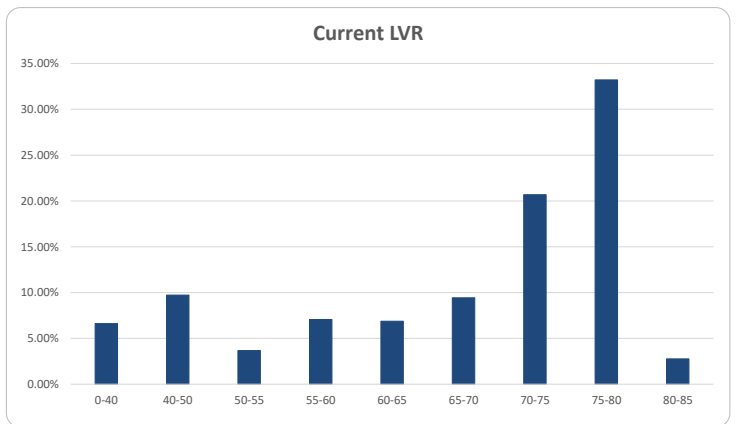
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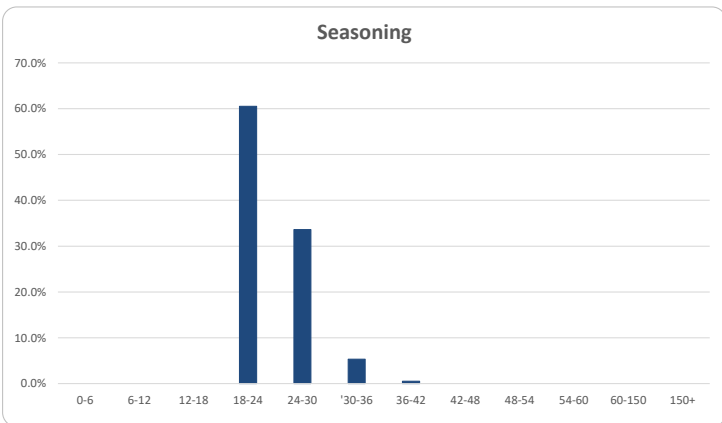
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