

# Investor Report - Think Tank Residential Series 2022-1

Collection Period from 01-Feb-2024 to 29-Feb-2024

Payment Date of 12-Mar-2024

## Counterparty Information ●●

<p><b>Issuer/Trustee</b></p> <p><b>Security Trustee</b></p> <p><b>Trust Manager, Originator, Servicer</b></p> <p><b>Standby Servicer and Standby Trust Manager</b></p> <p><b>Custodian</b></p> <p><b>Arranger</b></p> <p><b>Joint Lead Managers</b></p> <p><b>Liquidity Facility Provider</b></p> <p><b>Designated Rating Agency</b></p> <p><b>European Risk Retention</b></p>	<p>BNY Trust Company of Australia Limited in its capacity as the Think Tank Residential Series 2022-1 Trust ("Trustee" or "BNY")</p> <p>BNY Trust (Australia) Registry Limited in its capacity as the Think Tank Residential Series 2022-1 Trust Security Trust</p> <p>Think Tank Group Pty Limited ("Think Tank")</p> <p>AMAL Asset Management Limited</p> <p>BNY</p> <p>Commonwealth Bank of Australia</p> <p>CBA, Deutsche Bank AG Sydney Branch, NAB, Standard Chartered Bank, Westpac Banking Corporation</p> <p>Commonwealth Bank of Australia</p> <p>S&amp;P Global Ratings Australia Pty Ltd</p> <p>Fitch Australia Pty Ltd</p> <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	143,550,138.58		5,310,444.44	138,239,694.14	46.1%	0.00	0.00	644,219.99	644,219.99
Class A2	25,121,274.25		929,327.78	24,191,946.47	46.1%	0.00	0.00	123,716.15	123,716.15
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	125,067.39	125,067.39
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	52,068.75	52,068.75
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	31,893.01	31,893.01
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	29,551.08	29,551.08
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	22,442.03	22,442.03
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	30,387.23	30,387.23

### 1. GENERAL

Current Payment Date	12-Mar-24
Collection Period (start)	1-Feb-24
Collection Period (end)	29-Feb-24
Interest Period (start)	12-Feb-24
Interest Period (end)	11-Mar-24
Days in Interest Period	29
Next Payment Date	10-Apr-24

### 2. COLLECTIONS

#### a. Total Available Income

Interest on Mortgage Loans	1,457,641.29
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	52,958.04
<b>Total Available Income</b>	<b>1,510,599.33</b>

(1) Includes penalty interest, dishonour fees, bank account interest, funds received from the Forbearance SPV etc

#### b. Total Principal

Principal Received on the Mortgage Loans	5,416,576.57
Principal from the sale of Mortgage Loans	1,156,250.00
Other Principal	-1,643.19
<b>Total Principal Collections</b>	<b>6,571,183.38</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)	76,585.23
Senior Expenses - Items 5.8(f)	2,546.49
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	644,219.99
Class A2 Interest	123,716.15
Class B Interest	125,067.39
Class C Interest	52,068.75
Class D Interest	31,893.01
Class E Interest	29,551.08
Class F Interest	22,442.03
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 Couterparty & Dealer Payments	0.00
Class G Interest	30,387.23
Other Expenses	0.00
Excess Spread	372,121.99

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	331,411.16
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	5,310,444.44
Class A2 Principal Payment	929,327.78
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	216,391,199.90
Plus: Capitalised Charges	-5,260.31
Plus: Further Advances / Redraws	331,411.16
Less: Principal Collections	6,571,183.38
Loan Balance at End of Collection Period	210,146,167.37

### b. Repayments

Principal received on Mortgage Loans during Collection Period	6,571,183.38
Scheduled Principal Payments received	192,626.85
Unscheduled Principal Payments received - Redraw	4,890,895.37
CPR (%) - Total Repayments	24.0%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	6.89%	7.96%	OK
Test (b)			
Bank Bill Rate plus 3.00%	7.30%	7.96%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	5	3	6	14
Balance Outstanding	3,132,747	1,791,062	4,303,614	9,227,423
% Portfolio Balance	1.49%	0.85%	2.05%	4.39%

### 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	3,205,071.19
Limit available_Next Payment Date	3,111,474.61
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	382
Facilities	358
Borrower Groups	329
Balance	210,146,167
Avg Loan Balance	550,121
Max Loan Balance	1,806,000
Avg Facility Balance	587,000
Max Facility Balance	1,806,000
Avg Group Balance	638,742
Max Group Balance	1,886,880
WA Current LVR	64.9%
Max Current LVR	83.3%
WA Yield	7.96%
WA Seasoning (months)	28.4
% IO	17.1%
% Investor	53.6%
% SMSF	15.2%
WA Interest Cover (UnStressed)	4.05

## Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	56	14.7%	17,834,073	8.5%
> 40% <= 50%	40	10.5%	20,961,044	10.0%
> 50% <= 55%	25	6.5%	11,378,497	5.4%
> 55% <= 60%	21	5.5%	9,765,825	4.6%
> 60% <= 65%	35	9.2%	21,071,472	10.0%
> 65% <= 70%	44	11.5%	26,694,057	12.7%
> 70% <= 75%	44	11.5%	30,762,570	14.6%
> 75% <= 80%	114	29.8%	70,006,115	33.3%
> 80% <= 85%	3	0.8%	1,672,513	0.8%
> 85% <= 100%	0	0.0%	0	0.0%
<b>Total</b>	<b>382</b>	<b>100.0%</b>	<b>210,146,167</b>	<b>100%</b>

## Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	8	2.2%	128,984	0.1%
> 100,000 <= 200,000	15	4.2%	2,417,279	1.2%
> 200,000 <= 300,000	43	12.0%	10,902,792	5.2%
> 300,000 <= 400,000	42	11.7%	14,454,817	6.9%
> 400,000 <= 500,000	51	14.2%	23,071,235	11.0%
> 500,000 <= 1,000,000	160	44.7%	109,563,985	52.1%
> 1,000,000 <= 1,500,000	38	10.6%	47,803,075	22.7%
> 1,500,000 <= 2,000,000	1	0.3%	1,806,000	0.9%
> 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>358</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

## Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	169	44.2%	101,306,259	48.2%
ACT	2	0.5%	1,514,664	0.7%
VIC	135	35.3%	76,091,931	36.2%
QLD	56	14.7%	23,533,757	11.2%
SA	9	2.4%	2,798,010	1.3%
WA	7	1.8%	2,529,470	1.2%
TAS	4	1.0%	2,372,077	1.1%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

## Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	354	92.7%	199,096,597	94.7%
Non metro	28	7.3%	8,677,493	4.1%
Inner City	0	0.0%	2,372,077	1.1%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

\* Postcodes classifications have been amended to align with S&P's Australian RMBS Postcode Classification Assumptions dated 5 January 2024

## Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	12	3.1%	430,259	0.2%
> 100,000 <= 200,000	21	5.5%	3,370,527	1.6%
> 200,000 <= 300,000	52	13.6%	13,138,761	6.3%
> 300,000 <= 400,000	49	12.8%	16,924,577	8.1%
> 400,000 <= 500,000	53	13.9%	23,907,726	11.4%
> 500,000 <= 1,000,000	165	43.2%	114,243,950	54.4%
> 1,000,000 <= 1,500,000	29	7.6%	36,324,368	17.3%
> 1,500,000 <= 2,000,000	1	0.3%	1,806,000	0.9%
> 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>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

## Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	7	2.1%	123,878	0.1%
> 100,000 <= 200,000	14	4.3%	2,233,117	1.1%
> 200,000 <= 300,000	31	9.4%	8,032,886	3.8%
> 300,000 <= 400,000	36	10.9%	12,339,545	5.9%
> 400,000 <= 500,000	48	14.6%	21,807,382	10.4%
> 500,000 <= 1,000,000	140	42.6%	94,909,047	45.2%
> 1,000,000 <= 1,500,000	47	14.3%	59,920,609	28.5%
> 1,500,000 <= 2,000,000	6	1.8%	10,779,704	5.1%
> 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>329</b>	<b>100%</b>	<b>210,146,167</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	0	0.0%	0	0.0%
> 24 <= 30	308	80.6%	174,381,939	83.0%
> 30 <= 36	73	19.1%	35,198,458	16.7%
> 36 <= 42	1	0.3%	565,770	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%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

## Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	368	96.3%	200,918,745	95.6%
> 30 <= 60	5	1.3%	3,132,747	1.5%
> 60 <= 90	3	0.8%	1,791,062	0.9%
> 90 <= 120	1	0.3%	473,466	0.2%
> 120 <= 150	2	0.5%	1,746,416	0.8%
> 150 <= 1000	3	0.8%	2,083,731	1.0%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	112	29.3%	63,723,717	30.3%
Mid Doc	188	49.2%	114,562,875	54.5%
Quick Doc	0	0.0%	0	0.0%
SMSF	82	21.5%	31,859,275	15.2%
SMSF NR	0	0.0%	0	0.0%
Lease Doc	0	0.0%	0	0.0%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

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%	210,146,167	100.0%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	382	100.0%	210,146,167	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%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

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%	7	1.8%	3,204,272	1.5%
> 7.0% <= 7.5%	72	18.8%	33,070,676	15.7%
> 7.5% <= 8.0%	162	42.4%	89,800,944	42.7%
> 8.0% <= 8.5%	88	23.0%	60,343,863	28.7%
> 8.5% <= 9.0%	22	5.8%	12,346,801	5.9%
> 9.0% <= 15.0%	31	8.1%	11,379,612	5.4%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

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	4.2%	9,171,205	4.4%
> 2.00 <= 2.25	18	4.7%	7,405,406	3.5%
> 2.25 <= 2.50	12	3.1%	4,228,770	2.0%
> 2.50 <= 2.75	13	3.4%	6,046,456	2.9%
> 2.75 <= 3.00	9	2.4%	2,596,000	1.2%
> 3.00 <= 3.25	8	2.1%	2,803,743	1.3%
> 3.25 <= 3.50	5	1.3%	1,566,829	0.7%
> 3.50 <= 3.75	10	2.6%	6,781,427	3.2%
> 3.75 <= 4.00	15	3.9%	6,486,126	3.1%
> 4.00 <= 4.25	7	1.8%	5,613,504	2.7%
> 4.25 <= 100	192	50.3%	109,301,261	52.0%
NA	77	20.2%	48,145,442	23%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	244	63.9%	137,970,617	65.7%
Non NCCP loans	138	36.1%	72,175,551	34.3%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	35	9.2%	13,810,210	6.6%
High Density Apartment	0	0.0%	0	0.0%
House	345	90.8%	196,335,958	93.4%
<b>Total</b>	<b>380</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	84	22.0%	36,533,660	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	21	5.5%	13,719,311	6.5%
36 <= 48	48	36	9.4%	22,955,609	10.9%
48 <= 60	60	25	6.5%	15,244,116	7.3%
60	900	216	56.5%	121,693,471	57.9%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>	

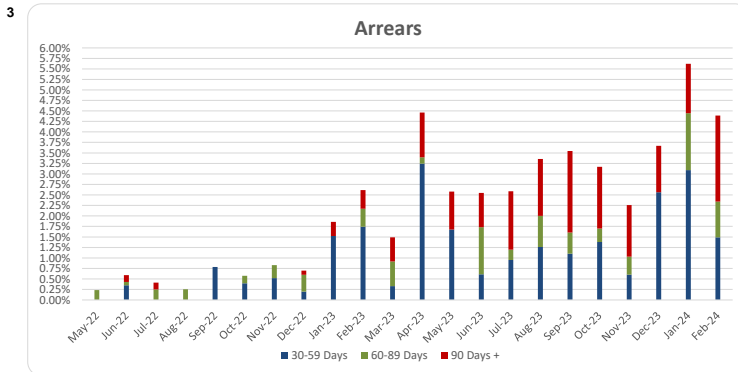
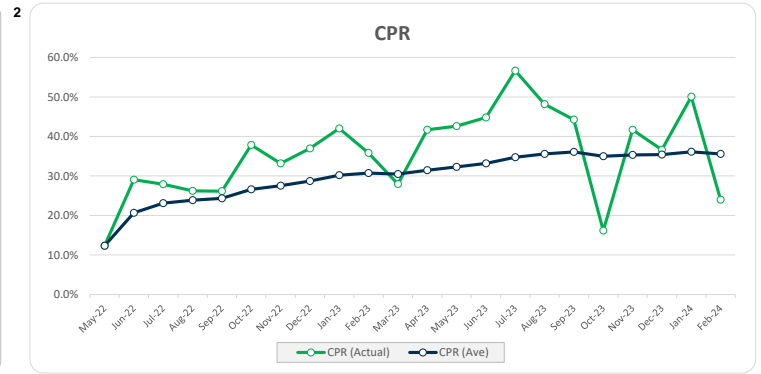
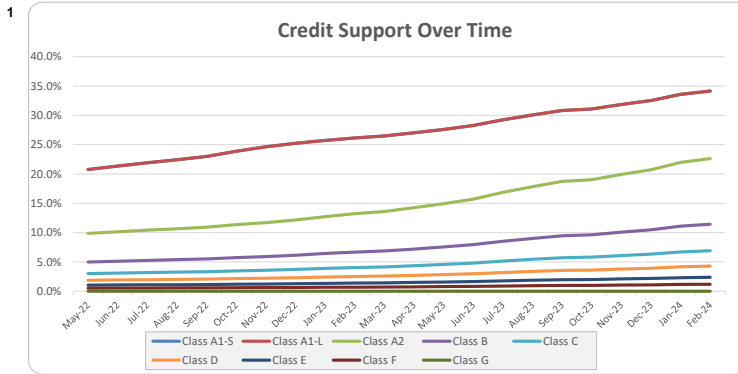
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	5	1.3%	1,281,042	0.6%
> 15 <= 20	240	7	1.8%	4,869,377	2.3%
> 20 <= 25	300	31	8.1%	12,702,495	6.0%
> 25 <= 30	360	339	88.7%	191,293,253	91.0%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	330	86.4%	174,285,959	82.9%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	5	1.3%	4,622,296	2.2%
> 1 <= 2	0	0.0%	0	0.0%
> 2 <= 3	47	12.3%	31,237,912	14.9%
> 3 <= 4	0	0.0%	0	0.0%
> 4 <= 5	0	0.0%	0	0.0%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

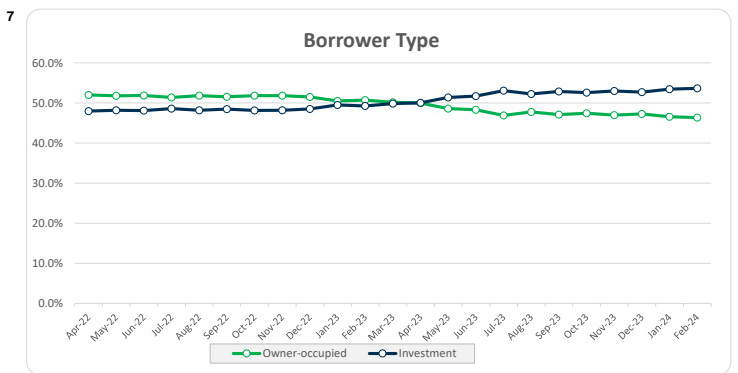
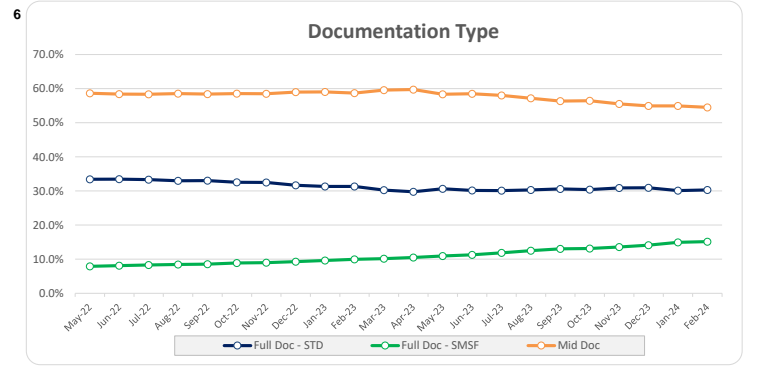
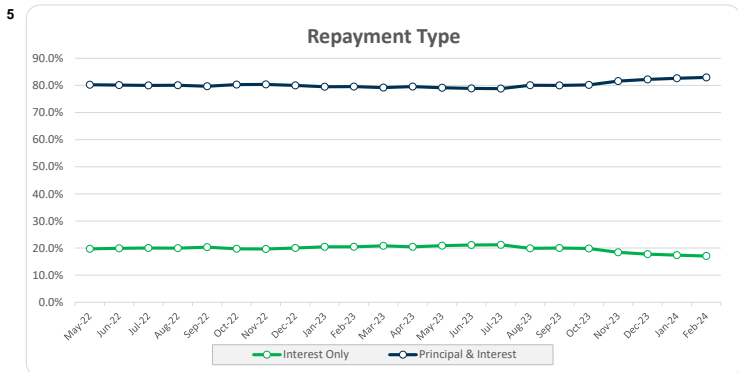
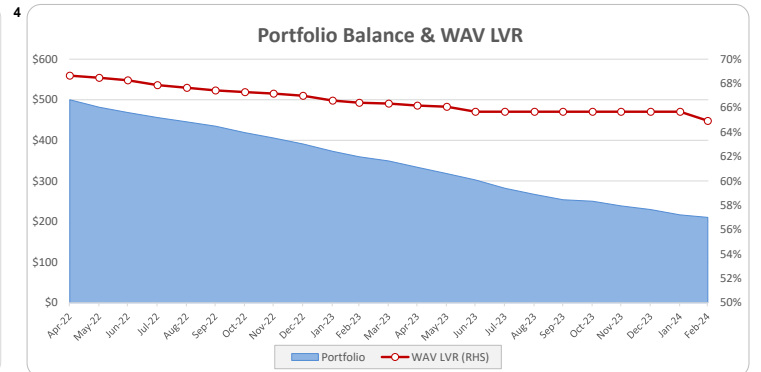
Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	199	52.1%	112,005,464	53.3%
Refinance - no takeout	140	36.6%	68,055,233	32.4%
Refinance - Equity Takeout	43	11.3%	30,085,470	14.3%
Refinance - Debt Consolidation	0	0.0%	0	0.0%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	30	7.9%	18,295,950	8.7%
Administrative and Support Services	2	0.5%	1,287,448	0.6%
Agriculture, Forestry and Fishing	1	0.3%	329,734	0.2%
Arts and Recreation Services	10	2.6%	4,692,893	2.2%
Construction	108	28.3%	58,857,035	28.0%
Education and Training	7	1.8%	4,083,553	1.9%
Electricity Gas Water and Waste Services	1	0.3%	498,828	0.2%
Financial and Insurance Services	21	5.5%	9,448,681	4.5%
Health Care and Social Assistance	23	6.0%	13,004,151	6.2%
Information Media and Telecommunications	27	7.1%	12,618,367	6.0%
Manufacturing	20	5.2%	10,056,041	4.8%
Mining	0	0.0%	0	0.0%
Other Services	16	4.2%	11,137,790	5.3%
Professional, Scientific and Technical Services	46	12.0%	26,086,530	12.4%
Public Administration and Safety	7	1.8%	2,581,213	1.2%
Rental, Hiring and Real Estate Services	4	1.0%	4,248,759	2.0%
Retail Trade	20	5.2%	11,640,380	5.5%
Transport, Postal and Warehousing	37	9.7%	19,603,186	9.3%
Wholesale Trade	2	0.5%	1,675,629	0.8%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	382	100.0%	210,146,167	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
<b>Total</b>	<b>382</b>	<b>100%</b>	<b>210,146,167</b>	<b>100%</b>



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

