

Investor Report - Think Tank Residential Series 2022-2

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

Payment Date of 12-Mar-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	<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	148,711,885.63		8,871,714.60	139,840,171.03	46.6%	0.00	0.00	714,646.58	714,646.58
Class A2	29,742,377.13		1,774,342.92	27,968,034.21	46.6%	0.00	0.00	158,289.42	158,289.42
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	72,484.11	72,484.11
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	70,340.81	70,340.81
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	47,265.07	47,265.07
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	37,535.38	37,535.38
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	23,435.18	23,435.18
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	1,493,388.36
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	59,490.10
Total Available Income	1,552,878.46

(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	11,390,044.85
Principal from the sale of Mortgage Loans	0.00
Other Principal	-28,580.90
Total Principal Collections	11,361,463.95

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)	74,981.73
Senior Expenses - Items 5.8(f)	2,630.35
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	714,646.58
Class A2 Interest	158,289.42
Class B Interest	72,484.11
Class C Interest	70,340.81
Class D Interest	47,265.07
Class E Interest	37,535.38
Class F Interest	23,435.18
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	30,387.23
Other Expenses	0.00
Excess Spread	320,882.60

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	715,406.43
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	8,871,714.60
Class A2 Principal Payment	1,774,342.92
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	218,671,070.69
Plus: Capitalised Charges	-40,922.61
Plus: Further Advances / Redraws	715,406.43
Less: Principal Collections	11,361,463.95
Loan Balance at End of Collection Period	207,984,090.56

b. Repayments

Principal received on Mortgage Loans during Collection Period	11,361,463.95
Scheduled Principal Payments received	206,670.35
Unscheduled Principal Payments received - Redraw	10,439,387.17
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%	7.90%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.55%	7.90%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	6	3	3	12
Balance Outstanding	3,943,207	1,656,710	1,767,635	7,367,552
% Portfolio Balance	1.90%	0.80%	0.85%	3.54%

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	3,239,313.94
Limit available_Next Payment Date	3,079,623.08
Outstanding Liquidity draws	0.00

Summary ●●

Loans	345
Facilities	334
Borrower Groups	315
Balance	207,984,091
Avg Loan Balance	602,852
Max Loan Balance	1,964,684
Avg Facility Balance	622,707
Max Facility Balance	1,964,684
Avg Group Balance	660,267
Max Group Balance	2,476,629
WA Current LVR	66.1%
Max Current LVR	86.6%
WA Yield	7.90%
WA Seasoning (months)	24.4
% IO	17.7%
% Investor	48.8%
% SMSF	11.4%
WA Interest Cover (UnStressed)	1.97

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	51	14.8%	14,995,562	7.2%
> 40% <= 50%	33	9.6%	20,179,697	9.7%
> 50% <= 55%	15	4.3%	6,757,955	3.2%
> 55% <= 60%	22	6.4%	14,939,607	7.2%
> 60% <= 65%	28	8.1%	15,861,273	7.6%
> 65% <= 70%	25	7.2%	20,325,231	9.8%
> 70% <= 75%	57	16.5%	42,152,127	20.3%
> 75% <= 80%	109	31.6%	69,467,638	33.4%
> 80% <= 85%	4	1.2%	2,525,988	1.2%
> 85% <= 100%	1	0.3%	779,012	0.4%
Total	345	100.0%	207,984,091	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	15	4.5%	312,635	0.2%
> 100,000 <= 200,000	11	3.3%	1,839,607	0.9%
> 200,000 <= 300,000	29	8.7%	7,666,586	3.7%
> 300,000 <= 400,000	30	9.0%	10,675,187	5.1%
> 400,000 <= 500,000	46	13.8%	20,725,096	10.0%
> 500,000 <= 1,000,000	164	49.1%	115,067,694	55.3%
> 1,000,000 <= 1,500,000	35	10.5%	44,287,218	21.3%
> 1,500,000 <= 2,000,000	4	1.2%	7,410,067	3.6%
> 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	334	100%	207,984,091	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	143	41.4%	98,294,815	47.3%
ACT	4	1.2%	2,056,380	1.0%
VIC	133	38.6%	84,721,907	40.7%
QLD	44	12.8%	15,882,131	7.6%
SA	4	1.2%	1,719,560	0.8%
WA	12	3.5%	3,002,906	1.4%
TAS	5	1.4%	2,306,392	1.1%
NT	0	0.0%	0	0.0%
Total	345	100%	207,984,091	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	313	90.7%	191,323,143	92.0%
Non metro	32	9.3%	14,354,555	6.9%
Inner City	0	0.0%	2,306,392	1.1%
Total	345	100%	207,984,091	100%

* 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	20	5.8%	747,247	0.4%
> 100,000 <= 200,000	13	3.8%	2,185,810	1.1%
> 200,000 <= 300,000	33	9.6%	8,571,305	4.1%
> 300,000 <= 400,000	31	9.0%	11,024,985	5.3%
> 400,000 <= 500,000	47	13.6%	21,155,258	10.2%
> 500,000 <= 1,000,000	163	47.2%	113,775,738	54.7%
> 1,000,000 <= 1,500,000	34	9.9%	43,113,681	20.7%
> 1,500,000 <= 2,000,000	4	1.2%	7,410,067	3.6%
> 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	345	100%	207,984,091	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	14	4.4%	263,861	0.1%
> 100,000 <= 200,000	10	3.2%	1,655,676	0.8%
> 200,000 <= 300,000	26	8.3%	6,950,366	3.3%
> 300,000 <= 400,000	27	8.6%	9,571,276	4.6%
> 400,000 <= 500,000	40	12.7%	17,998,567	8.7%
> 500,000 <= 1,000,000	151	47.9%	106,315,939	51.1%
> 1,000,000 <= 1,500,000	38	12.1%	48,110,195	23.1%
> 1,500,000 <= 2,000,000	8	2.5%	14,641,581	7.0%
> 2,000,000 <= 2,500,000	1	0.3%	2,476,629	1.2%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	315	100%	207,984,091	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	168	48.7%	104,133,065	50.1%
> 24 <= 30	155	44.9%	91,061,872	43.8%
> 30 <= 36	19	5.5%	11,665,108	5.6%
> 36 <= 42	3	0.9%	1,124,045	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	345	100%	207,984,091	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	333	96.5%	200,616,539	96.5%
> 30 <= 60	6	1.7%	3,943,207	1.9%
> 60 <= 90	3	0.9%	1,656,710	0.8%
> 90 <= 120	0	0.0%	0	0.0%
> 120 <= 150	1	0.3%	569,521	0.3%
> 150 <= 1000	2	0.6%	1,198,114	0.6%
Total	345	100%	207,984,091	100%

Income Verification ●●					
	Number		Balance		
	Amount		%	Amount	%
Full Doc	128		37.1%	77,353,667	37.2%
Mid Doc	163		47.2%	106,871,736	51.4%
Quick Doc	0		0.0%	0	0.0%
SMSF	54		15.7%	23,758,687	11.4%
SMSF NR	0		0.0%	0	0.0%
Lease Doc	0		0	0	0
Total	345		100%	207,984,091	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	345		100.0%	207,984,091	100.0%
Total	345		100%	207,984,091	100%

Interest Rate Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Variable	345		100.0%	207,984,091	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	345		100%	207,984,091	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%	8		2.3%	4,239,991	2.0%
> 7.0% <= 7.5%	59		17.1%	34,601,544	16.6%
> 7.5% <= 8.0%	164		47.5%	103,124,641	49.6%
> 8.0% <= 8.5%	67		19.4%	41,649,440	20.0%
> 8.5% <= 9.0%	28		8.1%	14,959,732	7.2%
> 9.0% <= 15.0%	19		5.5%	9,408,743	4.5%
Total	345		100%	207,984,091	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		1.2%	2,675,835	1.3%
> 2.00 <= 2.25	20		5.8%	10,803,568	5.2%
> 2.25 <= 2.50	11		3.2%	4,206,534	2.0%
> 2.50 <= 2.75	3		0.9%	1,088,438	0.5%
> 2.75 <= 3.00	6		1.7%	3,180,812	1.5%
> 3.00 <= 3.25	5		1.4%	2,508,575	1.2%
> 3.25 <= 3.50	2		0.6%	538,375	0.3%
> 3.50 <= 3.75	4		1.2%	1,287,976	0.6%
> 3.75 <= 4.00	6		1.7%	4,090,151	2.0%
> 4.00 <= 4.25	3		0.9%	2,262,920	1.1%
> 4.25 <= 100	80		23.2%	44,803,854	21.5%
NA	201		58.3%	130,535,052	63%
Total	345		100%	207,984,091	100%

NCCP Loans ●●					
	Number		Balance		
	Amount		%	Amount	%
NCCP regulated loans	244		70.7%	152,802,877	73.5%
Non NCCP loans	101		29.3%	55,181,214	26.5%
Total	345		100%	207,984,091	100%

Residential Property Type ●●					
	Number		Balance		
	Amount		%	Amount	%
Apartment	30		8.8%	16,645,809	8.0%
High Density Apartment	0		0.0%	0	0.0%
House	312		91.2%	191,338,282	92.0%
Total	342		100%	207,984,091	100%

Employment Type ●●						
	Number		Balance			
	Amount		%	Amount	%	
PAYG	54		15.7%	28,598,493	13.8%	
<i>Months Self Employed</i>						
0 <= 12	12		0.0%	0	0.0%	
12 <= 24	24		0.0%	0	0.0%	
24 <= 36	36		22	6.4%	11,751,641	5.7%
36 <= 48	48		28	8.1%	14,369,436	6.9%
48 <= 60	60		29	8.4%	19,785,975	9.5%
60 <= 900	900		212	61.4%	133,478,545	64.2%
Total	345		100%	207,984,091	100%	

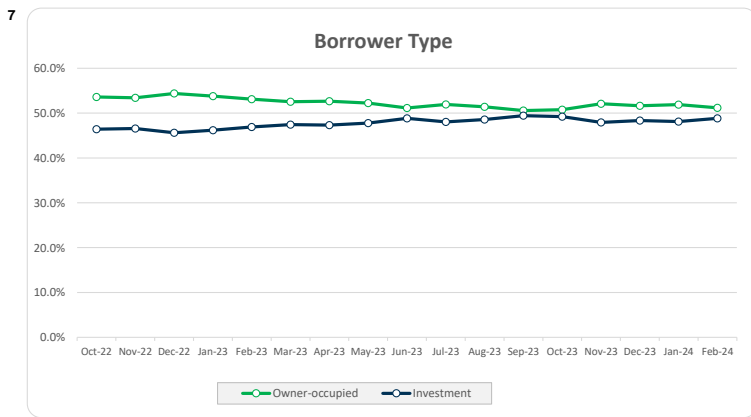
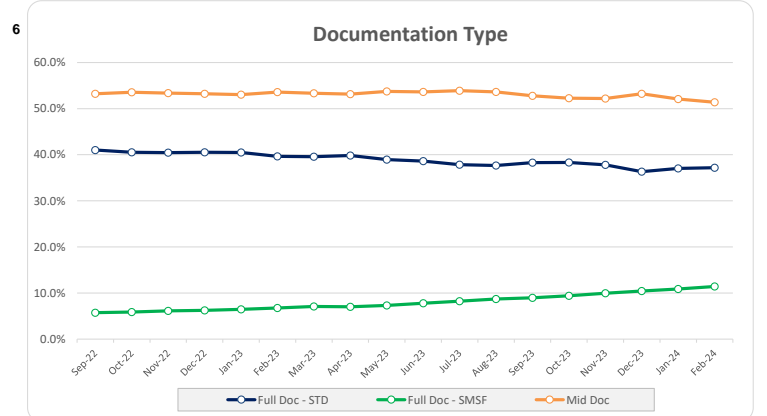
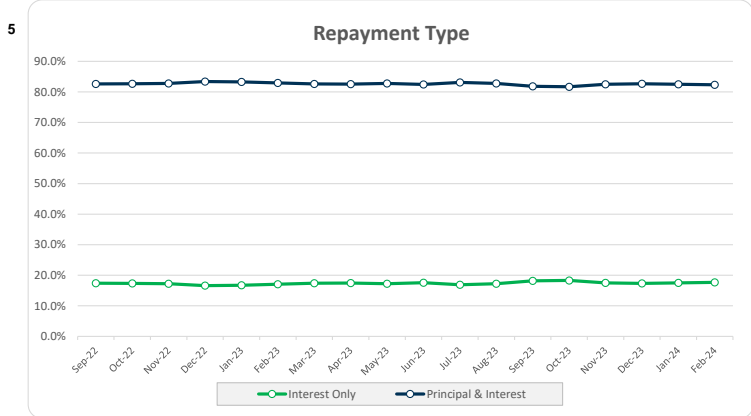
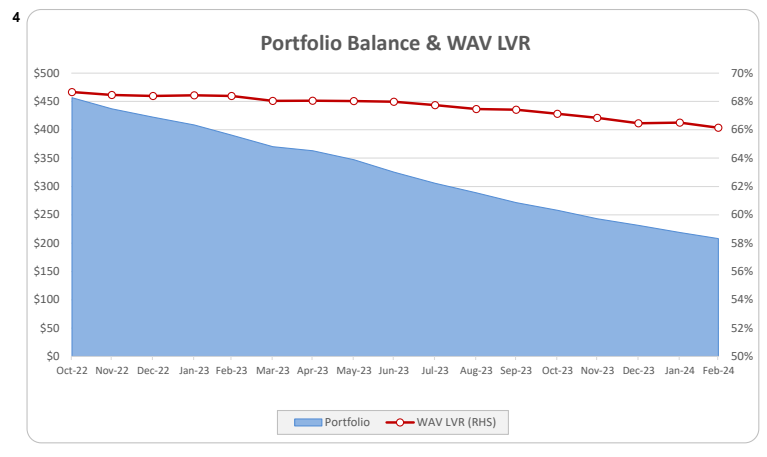
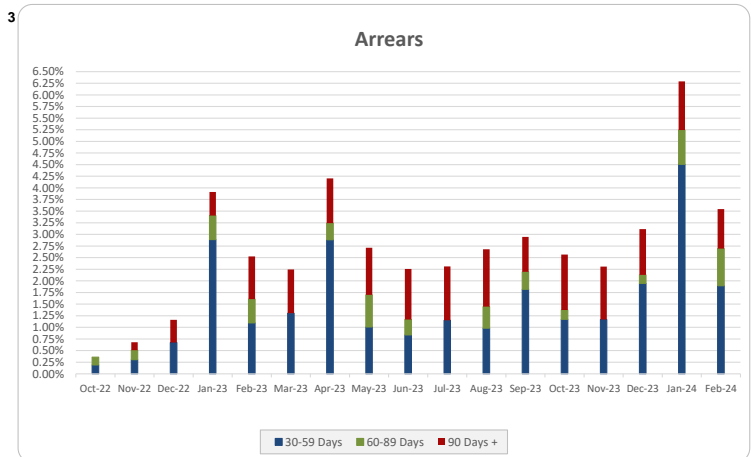
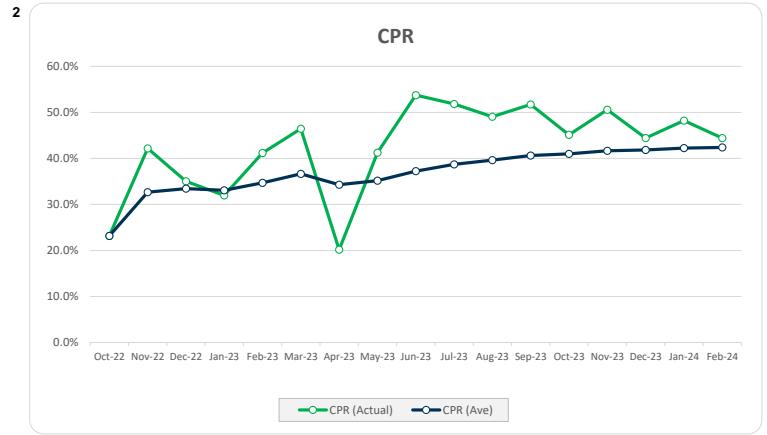
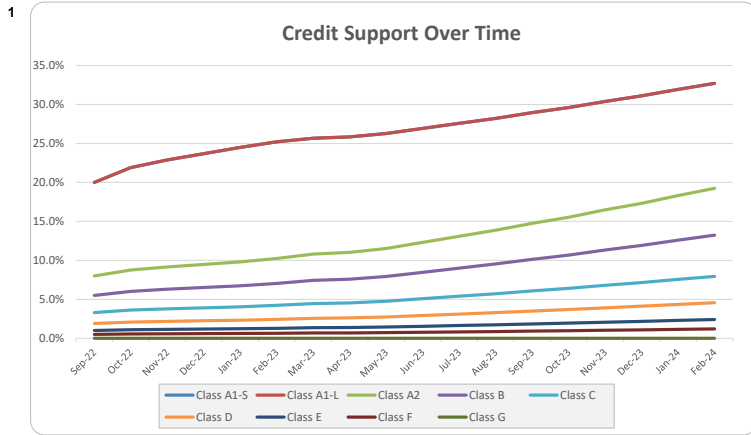
Remaining Term ●●						
	Number		Balance			
	Amount		%	Amount	%	
0 <= 15	180		1	0.3%	179,294	0.1%
> 15 <= 20	240		7	2.0%	4,905,727	2.4%
> 20 <= 25	300		22	6.4%	10,440,731	5.0%
> 25 <= 30	360		315	91.3%	192,458,339	92.5%
Total	345		100%	207,984,091	100%	

Payment Type ●●					
	Number		Balance		
	Amount		%	Amount	%
P&I	289		83.8%	171,183,480	82.3%
<i>IO Term Remaining (yrs)</i>					
0 <= 1	5		1.4%	3,305,123	1.6%
> 1 <= 2	3		0.9%	1,655,000	0.8%
> 2 <= 3	17		4.9%	10,328,986	5.0%
> 3 <= 4	31		9.0%	21,511,502	10.3%
> 4 <= 5	0		0.0%	0	0.0%
Total	345		100%	207,984,091	100%

Loan Purpose ●●					
	Number		Balance		
	Amount		%	Amount	%
Purchase	188		54.5%	115,430,490	55.5%
Refinance - no takeout	73		21.2%	40,121,522	19.3%
Refinance - Equity Takeout	84		24.3%	52,432,079	25.2%
Refinance - Debt Consolidation	0		0.0%	0	0.0%
Total	345		100%	207,984,091	100%

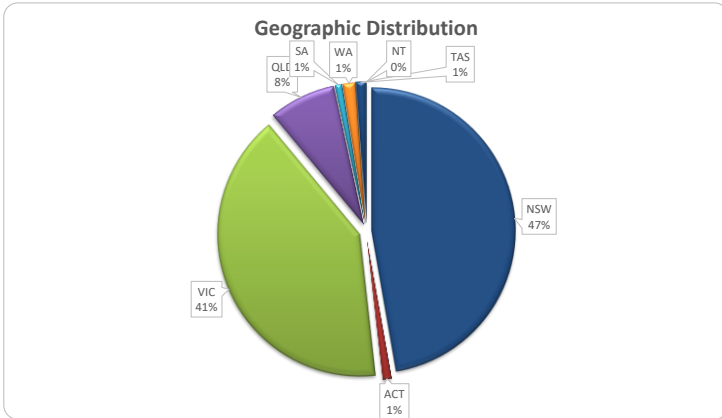
Borrower Industry ●●					
	Number		Balance		
	Amount		%	Amount	%
Accommodation and Food Services	26		7.5%	13,810,189	6.6%
Administrative and Support Services	2		0.6%	1,532,493	0.7%
Agriculture, Forestry and Fishing	0		0.0%	0	0.0%
Arts and Recreation Services	13		3.8%	10,730,806	5.2%
Construction	107		31.0%	69,262,734	33.3%
Education and Training	10		2.9%	4,719,831	2.3%
Electricity Gas Water and Waste Services	3		0.9%	2,066,253	1.0%
Financial and Insurance Services	21		6.1%	11,857,146	5.7%
Health Care and Social Assistance	14		4.1%	8,282,650	4.0%
Information Media and Telecommunications	22		6.4%	15,026,963	7.2%
Manufacturing	9		2.6%	4,210,535	2.0%
Mining	1		0.3%	282,175	0.1%
Other Services	43		12.5%	25,143,017	12.1%
Professional, Scientific and Technical Services	24		7.0%	13,551,766	6.5%
Public Administration and Safety	2		0.6%	700,533	0.3%
Rental, Hiring and Real Estate Services	3		0.9%	1,909,523	0.9%
Retail Trade	18		5.2%	9,503,933	4.6%
Transport, Postal and Warehousing	23		6.7%	12,299,123	5.9%
Wholesale Trade	4		1.2%	3,094,419	1.5%
Total	345		100%	207,984,091	100%

Credit Events ●●					
	Number		Balance		
	Amount		%	Amount	%
0	345		100.0%	207,984,091	100.0%
1	0		0.0%	0	0.0%
2	0		0.0%	0	0.0%
3	0		0.0%	0	0.0%
Total	345		100%	207,984,091	100%

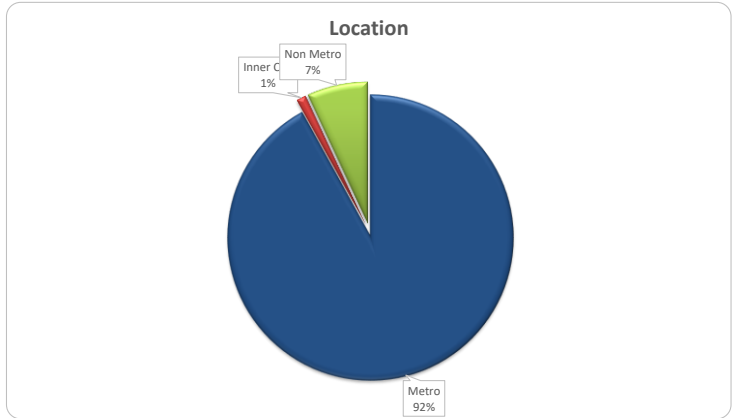


Think Tank Residential Series 2022-2: Current Charts

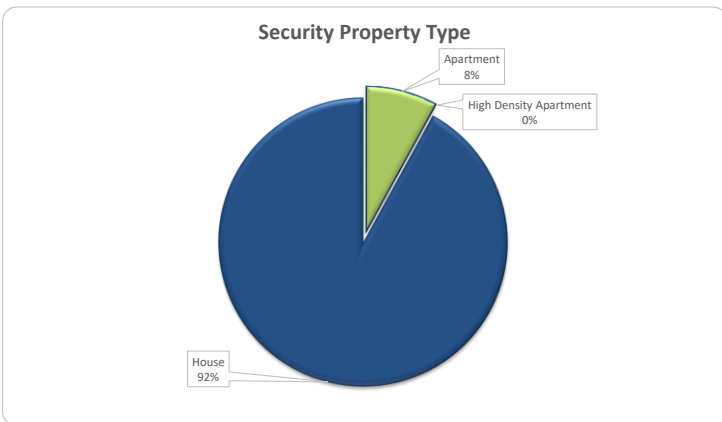
8



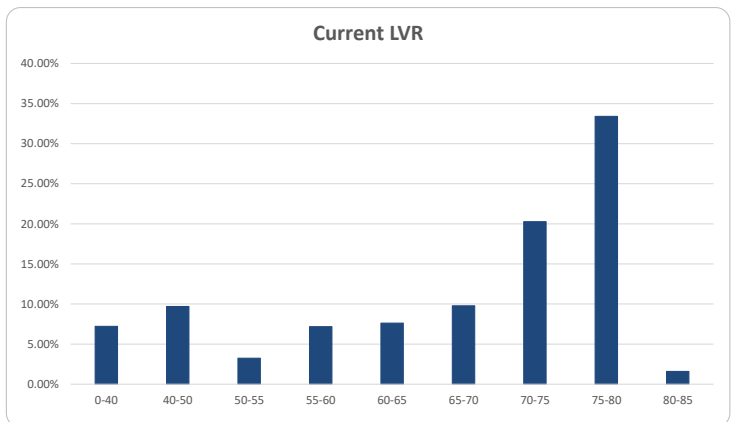
9



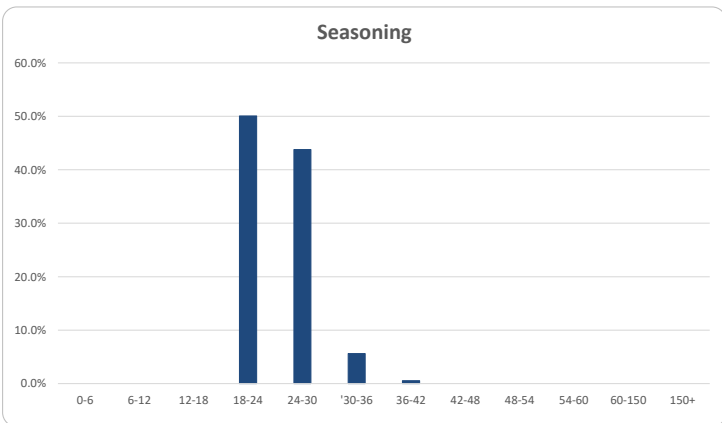
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