

Investor Report - Think Tank Residential Series 2022-1

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

Payment Date of 10-Apr-2024

Counterparty Information ●●

<p>Issuer/Trustee</p> <p>Security Trustee</p> <p>Trust Manager, Originator, Servicer</p> <p>Standby Servicer and Standby Trust Manager</p> <p>Custodian</p> <p>Arranger</p> <p>Joint Lead Managers</p> <p>Liquidity Facility Provider</p> <p>Designated Rating Agency</p> <p>European Risk Retention</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&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>
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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	138,239,694.14		7,354,746.70	130,884,947.44	43.6%	0.00	0.00	620,014.50	620,014.50
Class A2	24,191,946.47		1,287,080.67	22,904,865.80	43.6%	0.00	0.00	119,074.09	119,074.09
Class B	23,500,000.00		0.00	23,500,000.00	100.0%	0.00	0.00	125,003.90	125,003.90
Class C	9,500,000.00		0.00	9,500,000.00	100.0%	0.00	0.00	52,043.08	52,043.08
Class D	5,500,000.00		0.00	5,500,000.00	100.0%	0.00	0.00	31,878.15	31,878.15
Class E	4,000,000.00		0.00	4,000,000.00	100.0%	0.00	0.00	29,540.27	29,540.27
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	22,435.27	22,435.27
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	30,380.48	30,380.48

1. GENERAL

Current Payment Date	10-Apr-24
Collection Period (start)	1-Mar-24
Collection Period (end)	31-Mar-24
Interest Period (start)	12-Mar-24
Interest Period (end)	9-Apr-24
Days in Interest Period	29
Next Payment Date	10-May-24

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,349,815.49
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	42,451.78
Total Available Income	1,392,267.27

(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	9,473,594.48
Principal from the sale of Mortgage Loans	0.00
Other Principal	-65,022.11
Total Principal Collections	9,408,572.37

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)	78,523.44
Senior Expenses - Items 5.8(f)	2,472.13
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	620,014.50
Class A2 Interest	119,074.09
Class B Interest	125,003.90
Class C Interest	52,043.08
Class D Interest	31,878.15
Class E Interest	29,540.27
Class F Interest	22,435.27
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	30,380.48
Other Expenses	0.00
Excess Spread	280,901.96

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	766,745.00
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	7,354,746.70
Class A2 Principal Payment	1,287,080.67
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	210,146,167.37
Plus: Capitalised Charges	-33,176.45
Plus: Further Advances / Redraws	766,745.00
Less: Principal Collections	9,408,572.37
Loan Balance at End of Collection Period	201,471,163.55

b. Repayments

Principal received on Mortgage Loans during Collection Period	9,408,572.37
Scheduled Principal Payments received	270,348.26
Unscheduled Principal Payments received - Redraw	8,371,479.11
CPR (%) - Total Repayments	38.6%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.01%	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	6	2	6	14
Balance Outstanding	4,705,330	933,955	3,681,090	9,320,375
% Portfolio Balance	2.34%	0.46%	1.83%	4.63%

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	3,111,474.61
Limit available_Next Payment Date	2,981,847.20
Outstanding Liquidity draws	0.00

Summary ●●

Loans	368
Facilities	345
Borrower Groups	318
Balance	201,471,164
Avg Loan Balance	547,476
Max Loan Balance	1,806,000
Avg Facility Balance	583,974
Max Facility Balance	1,806,000
Avg Group Balance	633,557
Max Group Balance	1,881,048
WA Current LVR	64.6%
Max Current LVR	83.8%
WA Yield	7.96%
WA Seasoning (months)	29.5
% IO	17.4%
% Investor	54.8%
% SMSF	15.8%
WA Interest Cover (UnStressed)	4.00

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	56	15.2%	17,744,120	8.8%
> 40% <= 50%	39	10.6%	20,497,414	10.2%
> 50% <= 55%	26	7.1%	12,146,002	6.0%
> 55% <= 60%	22	6.0%	9,022,529	4.5%
> 60% <= 65%	30	8.2%	19,593,856	9.7%
> 65% <= 70%	42	11.4%	25,033,696	12.4%
> 70% <= 75%	43	11.7%	30,481,792	15.1%
> 75% <= 80%	106	28.8%	64,592,341	32.1%
> 80% <= 85%	4	1.1%	2,359,415	1.2%
> 85% <= 100%	0	0.0%	0	0.0%
Total	368	100.0%	201,471,164	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	7	2.0%	135,975	0.1%
> 100,000 <= 200,000	16	4.6%	2,609,948	1.3%
> 200,000 <= 300,000	43	12.5%	10,890,997	5.4%
> 300,000 <= 400,000	42	12.2%	14,348,056	7.1%
> 400,000 <= 500,000	49	14.2%	22,183,807	11.0%
> 500,000 <= 1,000,000	149	43.2%	101,958,775	50.6%
> 1,000,000 <= 1,500,000	38	11.0%	47,537,605	23.6%
> 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%
Total	345	100%	201,471,164	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	165	44.8%	98,763,562	49.0%
ACT	2	0.5%	1,513,669	0.8%
VIC	129	35.1%	72,527,200	36.0%
QLD	52	14.1%	20,971,861	10.4%
SA	9	2.4%	2,789,238	1.4%
WA	7	1.9%	2,539,269	1.3%
TAS	4	1.1%	2,366,365	1.2%
NT	0	0.0%	0	0.0%
Total	368	100%	201,471,164	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	340	92.4%	190,440,674	94.5%
Non metro	28	7.6%	8,664,124	4.3%
Inner City	0	0.0%	2,366,365	1.2%
Total	368	100%	201,471,164	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	11	3.0%	438,844	0.2%
> 100,000 <= 200,000	21	5.7%	3,368,262	1.7%
> 200,000 <= 300,000	52	14.1%	13,128,489	6.5%
> 300,000 <= 400,000	49	13.3%	16,896,242	8.4%
> 400,000 <= 500,000	50	13.6%	22,622,849	11.2%
> 500,000 <= 1,000,000	155	42.1%	107,143,916	53.2%
> 1,000,000 <= 1,500,000	29	7.9%	36,066,560	17.9%
> 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%
Total	368	100%	201,471,164	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	6	1.9%	132,869	0.1%
> 100,000 <= 200,000	15	4.7%	2,426,011	1.2%
> 200,000 <= 300,000	30	9.4%	7,763,725	3.9%
> 300,000 <= 400,000	36	11.3%	12,233,951	6.1%
> 400,000 <= 500,000	47	14.8%	21,323,036	10.6%
> 500,000 <= 1,000,000	134	42.1%	91,486,351	45.4%
> 1,000,000 <= 1,500,000	45	14.2%	57,172,780	28.4%
> 1,500,000 <= 2,000,000	5	1.6%	8,932,440	4.4%
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	318	100%	201,471,164	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	0	0.0%	0	0.0%
> 24 <= 30	190	51.6%	107,541,088	53.4%
> 30 <= 36	177	48.1%	93,365,018	46.3%
> 36 <= 42	0	0.0%	0	0.0%
> 42 <= 48	1	0.3%	565,057	0.3%
> 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	368	100%	201,471,164	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	354	96.2%	192,150,788	95.4%
> 30 <= 60	6	1.6%	4,705,330	2.3%
> 60 <= 90	2	0.5%	933,955	0.5%
> 90 <= 120	2	0.5%	1,109,419	0.6%
> 120 <= 150	1	0.3%	473,962	0.2%
> 150 <= 1000	3	0.8%	2,097,710	1.0%
Total	368	100%	201,471,164	100%

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	104	28.3%	58,554,090	29.1%
Mid Doc	182	49.5%	111,111,391	55.2%
Quick Doc	0	0.0%	0	0.0%
SMSF	82	22.3%	31,805,683	15.8%
SMSF NR	0	0.0%	0	0.0%
Lease Doc	0	0.0%	0	0.0%
Total	368	100%	201,471,164	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	368	100.0%	201,471,164	100.0%
Total	368	100%	201,471,164	100%

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	368	100.0%	201,471,164	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	368	100%	201,471,164	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%	7	1.9%	3,198,303	1.6%
> 7.0% <= 7.5%	74	20.1%	33,503,813	16.6%
> 7.5% <= 8.0%	154	41.8%	86,004,576	42.7%
> 8.0% <= 8.5%	80	21.7%	55,048,111	27.3%
> 8.5% <= 9.0%	22	6.0%	12,338,174	6.1%
> 9.0% <= 15.0%	31	8.4%	11,378,188	5.6%
Total	368	100%	201,471,164	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	4.3%	9,153,419	4.5%
> 2.00 <= 2.25	18	4.9%	7,396,051	3.7%
> 2.25 <= 2.50	12	3.3%	4,235,786	2.1%
> 2.50 <= 2.75	13	3.5%	6,040,193	3.0%
> 2.75 <= 3.00	9	2.4%	2,586,493	1.3%
> 3.00 <= 3.25	8	2.2%	2,798,448	1.4%
> 3.25 <= 3.50	5	1.4%	1,554,372	0.8%
> 3.50 <= 3.75	10	2.7%	6,785,722	3.4%
> 3.75 <= 4.00	15	4.1%	6,479,521	3.2%
> 4.00 <= 4.25	7	1.9%	5,367,679	2.7%
> 4.25 <= 100	180	48.9%	101,984,487	50.6%
NA	75	20.4%	47,088,992	23%
Total	368	100%	201,471,164	100%

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	230	62.5%	129,346,307	64.2%
Non NCCP loans	138	37.5%	72,124,856	35.8%
Total	368	100%	201,471,164	100%

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	36	9.8%	13,779,017	6.8%
High Density Apartment	0	0.0%	0	0.0%
House	332	90.2%	187,692,147	93.2%
Total	368	100%	201,471,164	100%

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	82	22.3%	35,575,153	17.7%	
<i>Months Self Employed</i>					
0 < 12	12	0.0%	0	0.0%	
12 <= 24	24	0.0%	0	0.0%	
24 <= 36	36	20	5.4%	13,103,462	6.5%
36 <= 48	48	35	9.5%	22,718,123	11.3%
48 <= 60	60	25	6.8%	15,169,042	7.5%
60 <= 900	900	206	56.0%	114,905,385	57.0%
Total	368	100%	201,471,164	100%	

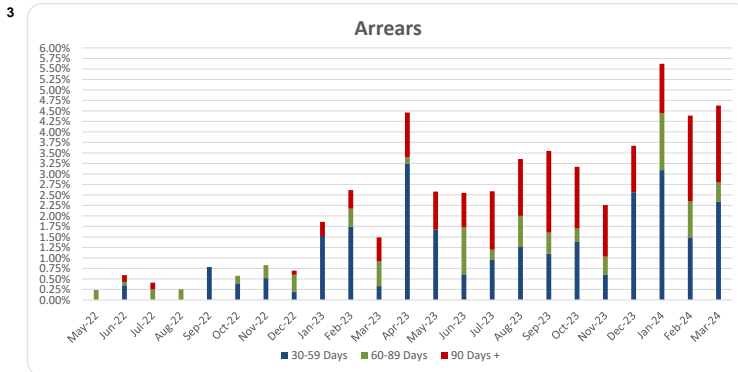
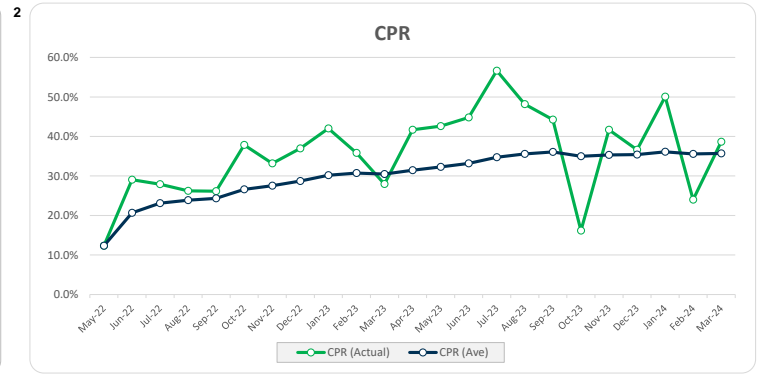
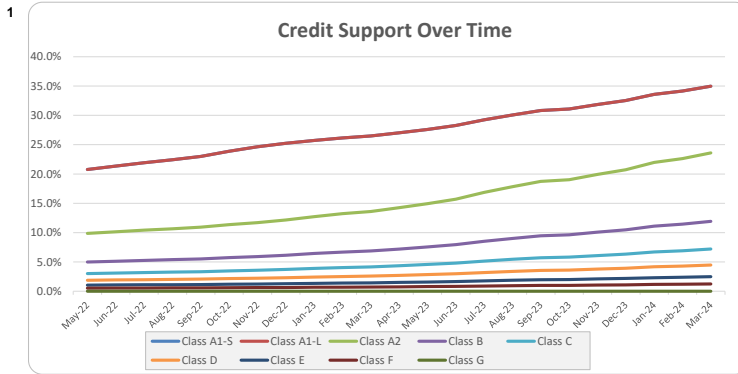
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	5	1.4%	1,273,778	0.6%
> 15 <= 20	240	7	1.9%	4,860,028	2.4%
> 20 <= 25	300	30	8.2%	12,273,804	6.1%
> 25 <= 30	360	326	88.6%	183,063,554	90.9%
Total	368	100%	201,471,164	100%	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	317	86.1%	166,430,279	82.6%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	5	1.4%	4,626,391	2.3%
> 1 <= 2	0	0.0%	0	0.0%
> 2 <= 3	46	12.5%	30,414,494	15.1%
> 3 <= 4	0	0.0%	0	0.0%
> 4 <= 5	0	0.0%	0	0.0%
Total	368	100%	201,471,164	100%

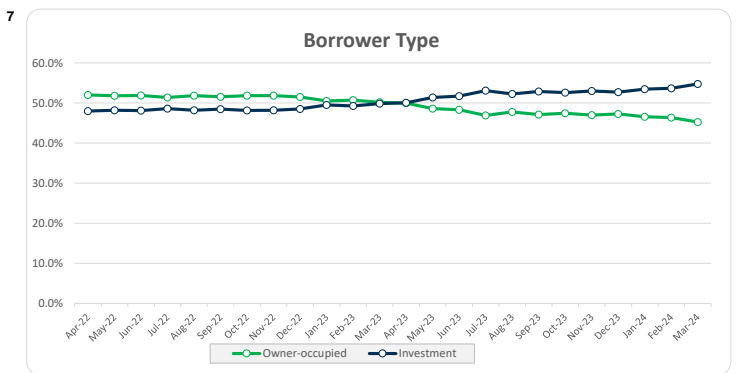
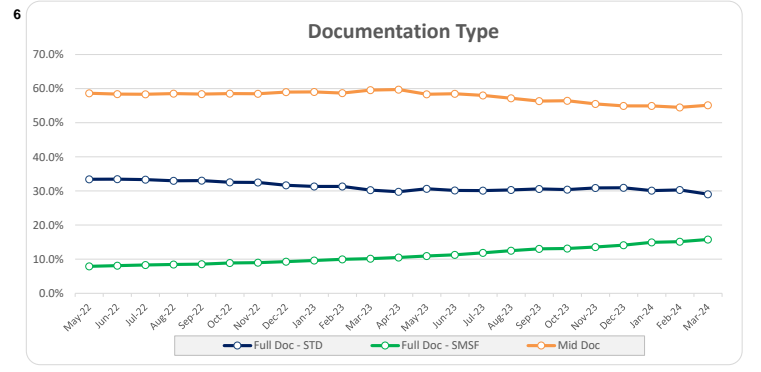
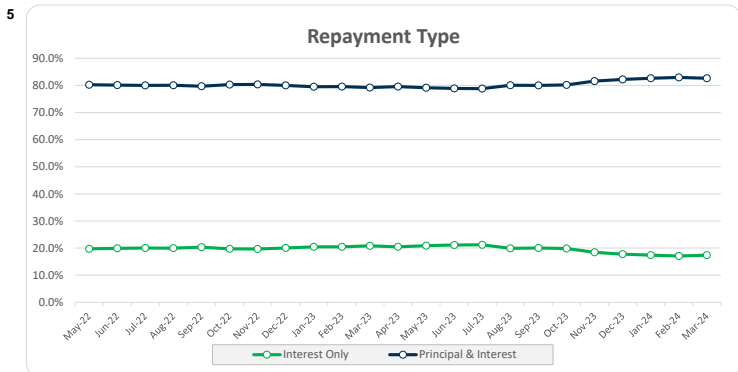
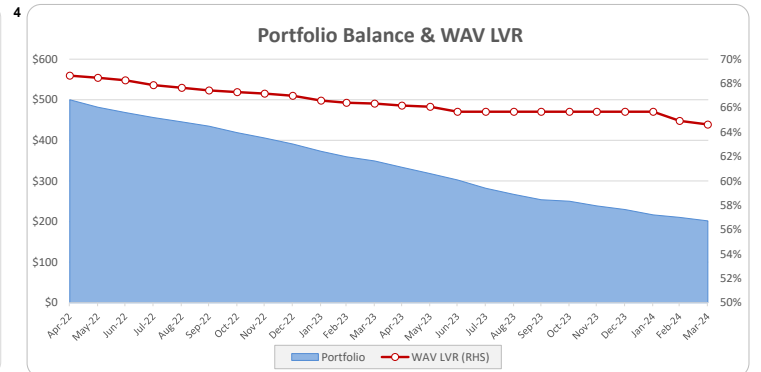
Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	194	52.7%	109,023,727	54.1%
Refinance - no takeover	132	35.9%	62,821,047	31.2%
Refinance - Equity Takeout	42	11.4%	29,628,389	14.7%
Refinance - Debt Consolidation	0	0.0%	0	0.0%
Total	368	100%	201,471,164	100%

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	28	7.6%	17,351,582	8.6%
Administrative and Support Services	2	0.5%	1,295,751	0.6%
Agriculture, Forestry and Fishing	1	0.3%	329,326	0.2%
Arts and Recreation Services	9	2.4%	4,222,195	2.1%
Construction	103	28.0%	55,734,182	27.7%
Education and Training	7	1.9%	4,085,030	2.0%
Electricity Gas Water and Waste Services	1	0.3%	498,256	0.2%
Financial and Insurance Services	21	5.7%	9,429,479	4.7%
Health Care and Social Assistance	23	6.3%	13,015,834	6.5%
Information Media and Telecommunications	26	7.1%	12,072,962	6.0%
Manufacturing	20	5.4%	10,038,901	5.0%
Mining	0	0.0%	0	0.0%
Other Services	15	4.1%	10,583,601	5.3%
Professional, Scientific and Technical Services	45	12.2%	25,302,796	12.6%
Public Administration and Safety	7	1.9%	2,576,325	1.3%
Rental, Hiring and Real Estate Services	4	1.1%	4,259,778	2.1%
Retail Trade	17	4.6%	9,329,701	4.6%
Transport, Postal and Warehousing	37	10.1%	19,671,507	9.8%
Wholesale Trade	2	0.5%	1,673,967	0.8%
Total	368	100%	201,471,164	100%

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	368	100.0%	201,471,164	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	368	100%	201,471,164	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

