

Investor Report - Think Tank Residential Series 2022-2

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

Payment Date of 10-Apr-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	139,840,171.03		5,854,456.83	133,985,714.21	44.7%	0.00	0.00	671,635.10	671,635.10
Class A2	27,968,034.21		1,170,891.37	26,797,142.84	44.7%	0.00	0.00	148,770.79	148,770.79
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	72,450.34	72,450.34
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	70,311.10	70,311.10
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	47,246.16	47,246.16
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	37,523.22	37,523.22
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	23,428.42	23,428.42
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	1,323,531.63
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	60,393.69
Total Available Income	1,383,925.32

(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	7,510,882.62
Principal from the sale of Mortgage Loans	0.00
Other Principal	-41,741.47
Total Principal Collections	7,469,141.15

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)	78,425.55
Senior Expenses - Items 5.8(f)	2,663.70
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	671,635.10
Class A2 Interest	148,770.79
Class B Interest	72,450.34
Class C Interest	70,311.10
Class D Interest	47,246.16
Class E Interest	37,523.22
Class F Interest	23,428.42
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	201,090.46

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	443,792.96
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	5,854,456.83
Class A2 Principal Payment	1,170,891.37
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	207,984,090.56
Plus: Capitalised Charges	-26,992.87
Plus: Further Advances / Redraws	443,792.96
Less: Principal Collections	7,469,141.15
Loan Balance at End of Collection Period	200,931,749.50

b. Repayments

Principal received on Mortgage Loans during Collection Period	7,469,141.15
Scheduled Principal Payments received	260,498.49
Unscheduled Principal Payments received - Redraw	6,764,849.70
CPR (%) - Total Repayments	32.8%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.47%	7.87%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.55%	7.87%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	5	3	4	12
Balance Outstanding	3,405,911	1,308,957	2,837,760	7,552,628
% Portfolio Balance	1.70%	0.65%	1.41%	3.76%

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	3,079,623.08
Limit available_Next Payment Date	2,974,242.86
Outstanding Liquidity draws	0.00

Summary ●●

Loans	336
Facilities	325
Borrower Groups	307
Balance	200,931,750
Avg Loan Balance	598,011
Max Loan Balance	1,962,458
Avg Facility Balance	618,252
Max Facility Balance	1,962,458
Avg Group Balance	654,501
Max Group Balance	2,465,139
WA Current LVR	66.0%
Max Current LVR	87.1%
WA Yield	7.87%
WA Seasoning (months)	25.5
% IO	16.6%
% Investor	48.6%
% SMSF	11.5%
WA Interest Cover (UnStressed)	1.99

Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	54	16.1%	14,689,531	7.3%
> 40% <= 50%	29	8.6%	17,801,359	8.9%
> 50% <= 55%	16	4.8%	7,618,195	3.8%
> 55% <= 60%	21	6.3%	14,156,683	7.0%
> 60% <= 65%	28	8.3%	15,926,036	7.9%
> 65% <= 70%	24	7.1%	19,714,117	9.8%
> 70% <= 75%	56	16.7%	41,853,857	20.8%
> 75% <= 80%	101	30.1%	64,265,098	32.0%
> 80% <= 85%	6	1.8%	4,123,152	2.1%
> 85% <= 100%	1	0.3%	783,721	0.4%
Total	336	100.0%	200,931,750	100%

Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	14	4.3%	338,009	0.2%
> 100,000 <= 200,000	15	4.6%	2,471,736	1.2%
> 200,000 <= 300,000	25	7.7%	6,577,234	3.3%
> 300,000 <= 400,000	30	9.2%	10,639,247	5.3%
> 400,000 <= 500,000	45	13.8%	20,415,789	10.2%
> 500,000 <= 1,000,000	159	48.9%	111,664,570	55.6%
> 1,000,000 <= 1,500,000	33	10.2%	41,421,346	20.6%
> 1,500,000 <= 2,000,000	4	1.2%	7,403,819	3.7%
> 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	325	100%	200,931,750	100%

Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	138	41.1%	92,972,423	46.3%
ACT	4	1.2%	2,054,645	1.0%
VIC	131	39.0%	83,596,652	41.6%
QLD	42	12.5%	15,272,022	7.6%
SA	4	1.2%	1,715,702	0.9%
WA	12	3.6%	2,998,656	1.5%
TAS	5	1.5%	2,331,649	1.2%
NT	0	0.0%	0	0.0%
Total	336	100%	200,931,750	100%

Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	304	90.5%	184,267,062	91.7%
Non metro	32	9.5%	14,333,038	7.1%
Inner City	0	0.0%	2,331,649	1.2%
Total	336	100%	200,931,750	100%

Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	19	5.7%	772,510	0.4%
> 100,000 <= 200,000	17	5.1%	2,817,577	1.4%
> 200,000 <= 300,000	29	8.6%	7,480,916	3.7%
> 300,000 <= 400,000	31	9.2%	10,988,242	5.5%
> 400,000 <= 500,000	46	13.7%	20,845,285	10.4%
> 500,000 <= 1,000,000	158	47.0%	110,374,125	54.9%
> 1,000,000 <= 1,500,000	32	9.5%	40,249,275	20.0%
> 1,500,000 <= 2,000,000	4	1.2%	7,403,819	3.7%
> 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	336	100%	200,931,750	100%

Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	13	4.2%	295,688	0.1%
> 100,000 <= 200,000	14	4.6%	2,287,805	1.1%
> 200,000 <= 300,000	22	7.2%	5,861,014	2.9%
> 300,000 <= 400,000	27	8.8%	9,536,201	4.7%
> 400,000 <= 500,000	39	12.7%	17,691,264	8.8%
> 500,000 <= 1,000,000	147	47.9%	103,551,092	51.5%
> 1,000,000 <= 1,500,000	37	12.1%	46,485,645	23.1%
> 1,500,000 <= 2,000,000	7	2.3%	12,757,901	6.3%
> 2,000,000 <= 2,500,000	1	0.3%	2,465,139	1.2%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
Total	307	100%	200,931,750	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	143	42.6%	91,381,737	45.5%
> 24 <= 30	160	47.6%	88,765,052	44.2%
> 30 <= 36	30	8.9%	19,666,101	9.8%
> 36 <= 42	3	0.9%	1,118,859	0.6%
> 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	336	100%	200,931,750	100%

Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	324	96.4%	193,379,121	96.2%
> 30 <= 60	5	1.5%	3,405,911	1.7%
> 60 <= 90	3	0.9%	1,308,957	0.7%
> 90 <= 120	2	0.6%	1,485,051	0.7%
> 120 <= 150	1	0.3%	568,988	0.3%
> 150 <= 1000	1	0.3%	783,721	0.4%
Total	336	100%	200,931,750	100%

	Number		Balance	
	Amount	%	Amount	%
Full Doc	125	37.2%	75,590,546	37.6%
Mid Doc	158	47.0%	102,260,711	50.9%
Quick Doc	0	0.0%	0	0.0%
SMSF	53	15.8%	23,080,493	11.5%
SMSF NR	0	0.0%	0	0.0%
Lease Doc	0	0.0%	0	0.0%
Total	336	100%	200,931,750	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	336	100.0%	200,931,750	100.0%
Total	336	100%	200,931,750	100%

	Number		Balance	
	Amount	%	Amount	%
Variable	336	100.0%	200,931,750	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	336	100%	200,931,750	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%	8	2.4%	4,207,179	2.1%
> 7.0% <= 7.5%	63	18.8%	37,013,955	18.4%
> 7.5% <= 8.0%	161	47.9%	100,205,272	49.9%
> 8.0% <= 8.5%	63	18.8%	38,258,173	19.0%
> 8.5% <= 9.0%	25	7.4%	13,184,755	6.6%
> 9.0% <= 15.0%	16	4.8%	8,062,416	4.0%
Total	336	100%	200,931,750	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	1.2%	2,673,203	1.3%
> 2.00 <= 2.25	19	5.7%	10,139,364	5.0%
> 2.25 <= 2.50	11	3.3%	4,207,311	2.1%
> 2.50 <= 2.75	3	0.9%	1,087,217	0.5%
> 2.75 <= 3.00	6	1.8%	3,177,684	1.6%
> 3.00 <= 3.25	5	1.5%	2,504,390	1.2%
> 3.25 <= 3.50	2	0.6%	527,909	0.3%
> 3.50 <= 3.75	4	1.2%	1,285,742	0.6%
> 3.75 <= 4.00	6	1.8%	4,086,031	2.0%
> 4.00 <= 4.25	3	0.9%	2,257,524	1.1%
> 4.25 <= 100	78	23.2%	43,506,283	21.7%
NA	195	58.0%	125,479,091	62%
Total	336	100%	200,931,750	100%

	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	236	70.2%	146,473,741	72.9%
Non NCCP loans	100	29.8%	54,458,009	27.1%
Total	336	100%	200,931,750	100%

	Number		Balance	
	Amount	%	Amount	%
Apartment	29	8.7%	14,907,346	7.4%
High Density Apartment	0	0.0%	0	0.0%
House	305	91.3%	186,024,404	92.6%
Total	334	100%	200,931,750	100%

	Number		Balance		
	Amount	%	Amount	%	
PAYG	52	15.5%	27,621,987	13.7%	
Months Self Employed					
0 <= 12	12	0.0%	0	0.0%	
12 <= 24	24	0.0%	0	0.0%	
24 <= 36	36	22	6.5%	11,826,199	5.9%
36 <= 48	48	27	8.0%	14,047,588	7.0%
48 <= 60	60	28	8.3%	19,188,555	9.5%
60 <= 900	900	207	61.6%	128,247,421	63.8%
Total	336	100%	200,931,750	100%	

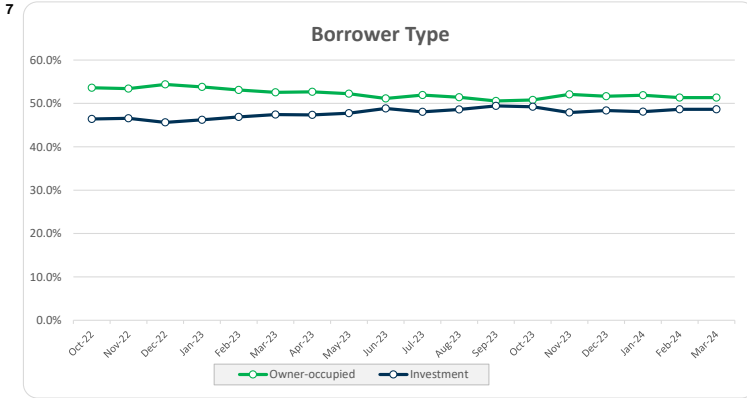
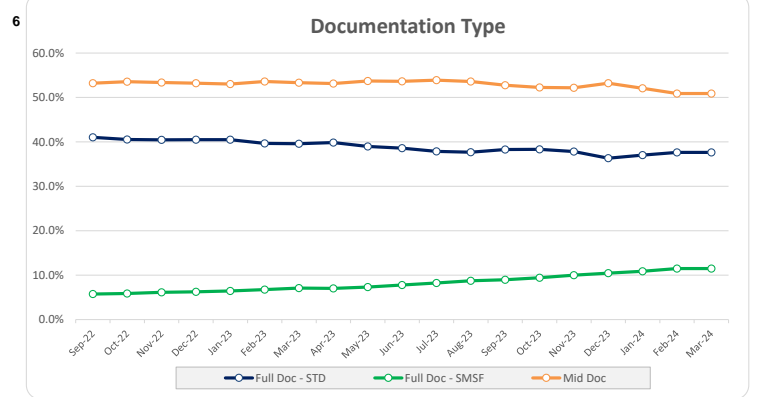
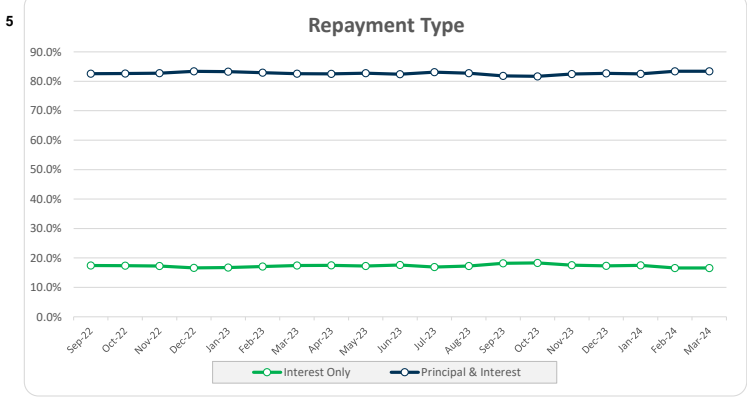
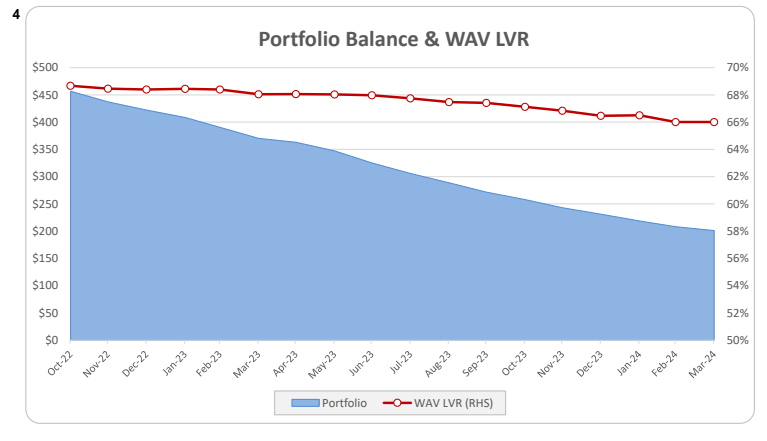
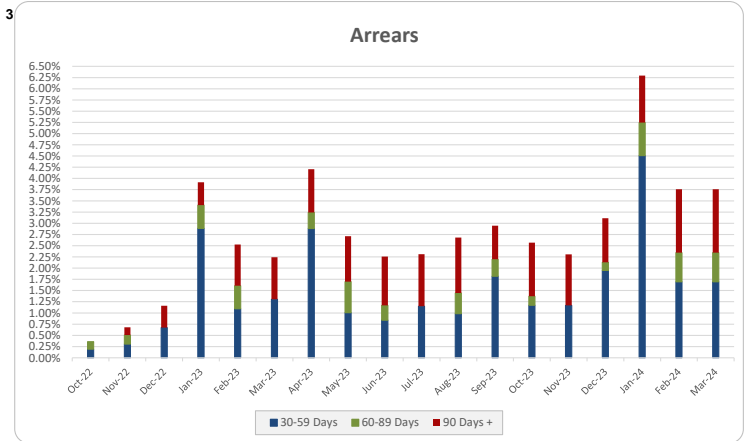
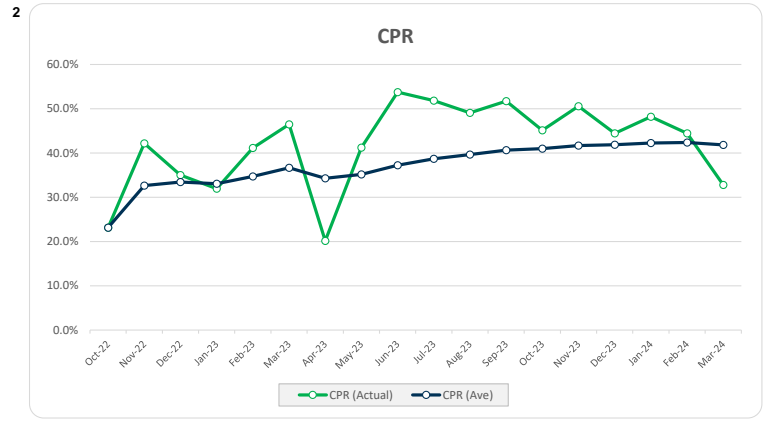
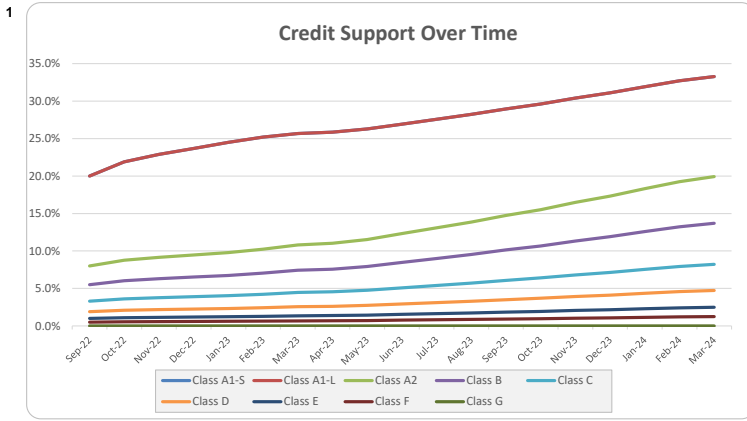
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	1	0.3%	178,133	0.1%
> 15 <= 20	240	7	2.1%	3,927,305	2.0%
> 20 <= 25	300	22	6.5%	10,420,308	5.2%
> 25 <= 30	360	306	91.1%	186,406,003	92.8%
Total	336	100%	200,931,750	100%	

	Number		Balance	
	Amount	%	Amount	%
P&I	284	84.5%	167,608,954	83.4%
IO Term Remaining (yrs)				
0 <= 1	5	1.5%	3,305,123	1.6%
> 1 <= 2	1	0.3%	444,000	0.2%
> 2 <= 3	18	5.4%	11,148,985	5.5%
> 3 <= 4	28	8.3%	18,424,688	9.2%
> 4 <= 5	0	0.0%	0	0.0%
Total	336	100%	200,931,750	100%

	Number		Balance	
	Amount	%	Amount	%
Purchase	184	54.8%	112,673,242	56.1%
Refinance - no takeout	71	21.1%	38,820,534	19.3%
Refinance - Equity Takeout	81	24.1%	49,437,973	24.6%
Refinance - Debt Consolidation	0	0.0%	0	0.0%
Total	336	100%	200,931,750	100%

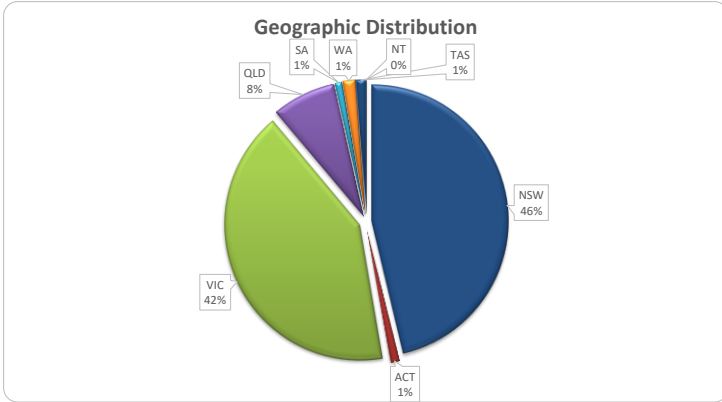
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	26	7.7%	13,775,811	6.9%
Administrative and Support Services	2	0.6%	1,537,389	0.8%
Agriculture, Forestry and Fishing	0	0.0%	0	0.0%
Arts and Recreation Services	13	3.9%	10,714,155	5.3%
Construction	104	31.0%	67,988,587	33.8%
Education and Training	10	3.0%	4,715,989	2.3%
Electricity Gas Water and Waste Services	3	0.9%	2,063,951	1.0%
Financial and Insurance Services	19	5.7%	10,931,855	5.4%
Health Care and Social Assistance	13	3.9%	6,311,087	3.1%
Information Media and Telecommunications	20	6.0%	13,096,258	6.5%
Manufacturing	9	2.7%	4,130,490	2.1%
Mining	1	0.3%	281,890	0.1%
Other Services	42	12.5%	24,771,502	12.3%
Professional, Scientific and Technical Services	24	7.1%	13,502,119	6.7%
Public Administration and Safety	2	0.6%	682,562	0.3%
Rental, Hiring and Real Estate Services	3	0.9%	1,907,313	0.9%
Retail Trade	18	5.4%	9,495,698	4.7%
Transport, Postal and Warehousing	23	6.8%	11,934,001	5.9%
Wholesale Trade	4	1.2%	3,091,093	1.5%
Total	336	100%	200,931,750	100%

	Number		Balance	
	Amount	%	Amount	%
0	336	100.0%	200,931,750	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	336	100%	200,931,750	100%

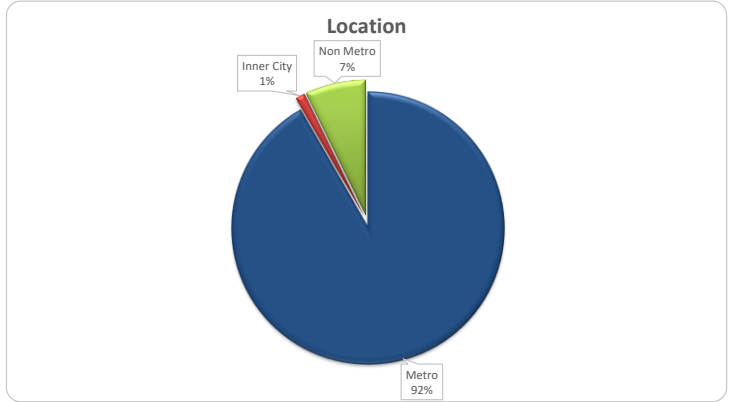


Think Tank Residential Series 2022-2: Current Charts

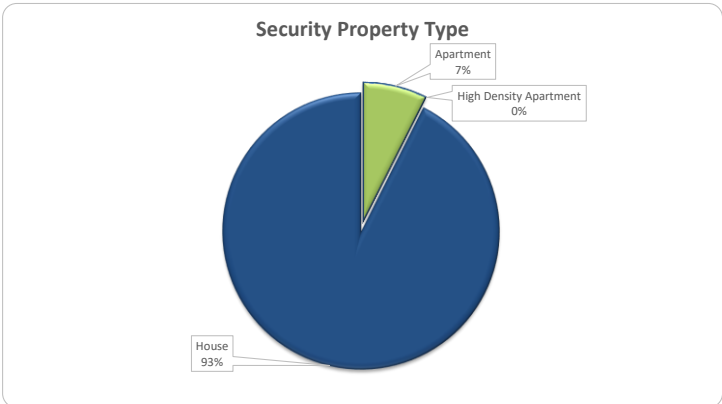
8



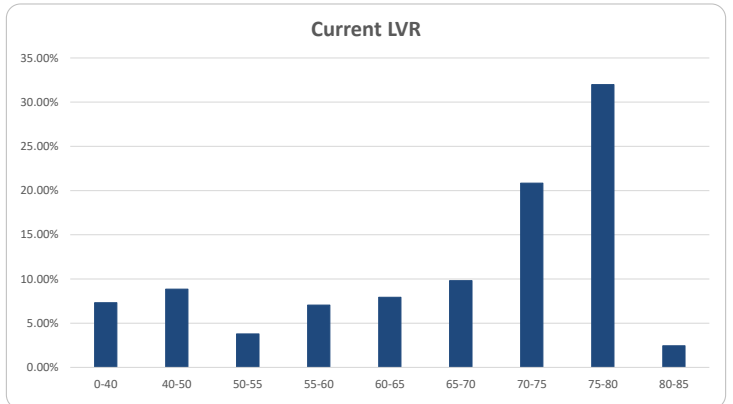
9



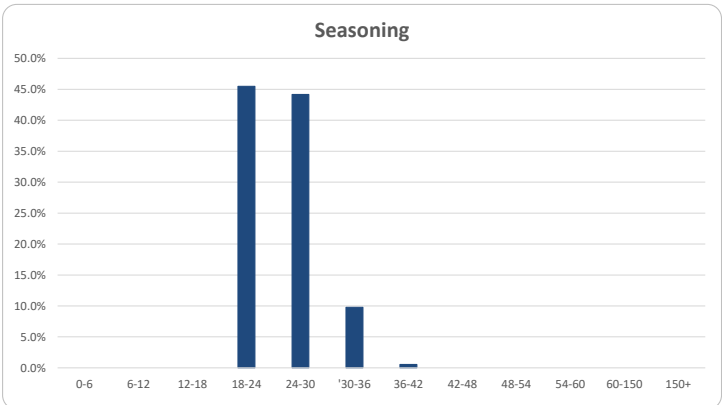
10



11



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