

# Investor Report - Think Tank Residential Series 2022-1

Collection Period from 01-Apr-2024 to 30-Apr-2024

Payment Date of 10-May-2024

## Counterparty Information ●●

<b>Issuer/Trustee</b>	BNY Trust Company of Australia Limited in its capacity atf the Think Tank Residential Series 2022-1 Trust ("Trustee" or "BNY")
<b>Security Trustee</b>	BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Residential Series 2022-1 Trust Security Trust
<b>Trust Manager, Originator, Servicer</b>	Think Tank Group Pty Limited ("Think Tank")
<b>Standby Servicer and Standby Trust Manager</b>	AMAL Asset Management Limited
<b>Custodian</b>	BNY
<b>Arranger</b>	Commonwealth Bank of Australia
<b>Joint Lead Managers</b>	CBA, Deutsche Bank AG Sydney Branch, NAB, Standard Chartered Bank, Westpac Banking Corporation
<b>Liquidity Facility Provider</b>	Commonwealth Bank of Australia
<b>Designated Rating Agency</b>	S&P Global Ratings Australia Pty Ltd Fitch Australia Pty Ltd
 <b>European Risk Retention</b>	 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 2022-1 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"); (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	130,884,947.44		5,412,595.06	125,472,352.38	41.8%	0.00	0.00	607,270.30	607,270.30
Class A2	22,904,865.80		947,204.14	21,957,661.67	41.8%	0.00	0.00	116,626.56	116,626.56
Class B	23,500,000.00		971,815.22	22,528,184.78	95.9%	0.00	0.00	129,314.38	129,314.38
Class C	9,500,000.00		392,861.47	9,107,138.53	95.9%	0.00	0.00	53,837.67	53,837.67
Class D	5,500,000.00		227,446.12	5,272,553.88	95.9%	0.00	0.00	32,977.40	32,977.40
Class E	4,000,000.00		165,415.36	3,834,584.64	95.9%	0.00	0.00	30,558.90	30,558.90
Class F	2,500,000.00		103,384.60	2,396,615.40	95.9%	0.00	0.00	23,208.90	23,208.90
Class G	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	31,428.08	31,428.08

### 1. GENERAL

Current Payment Date	10-May-24
Collection Period (start)	1-Apr-24
Collection Period (end)	30-Apr-24
Interest Period (start)	10-Apr-24
Interest Period (end)	9-May-24
Days in Interest Period	30
Next Payment Date	11-Jun-24

### 2. COLLECTIONS

#### a. Total Available Income

Interest on Mortgage Loans	1,390,547.71
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	61,485.96
<b>Total Available Income</b>	<b>1,452,033.67</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	8,396,366.16
Principal from the sale of Mortgage Loans	0.00
Other Principal	-61,444.20
<b>Total Principal Collections</b>	<b>8,334,921.96</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)	70,306.49
Senior Expenses - Items 5.8(f)	2,450.83
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	607,270.30
Class A2 Interest	116,626.56
Class B Interest	129,314.38
Class C Interest	53,837.67
Class D Interest	32,977.40
Class E Interest	30,558.90
Class F Interest	23,208.90
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	31,428.08
Other Expenses	0.00
Excess Spread	354,054.15

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	114,200.00
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	5,412,595.06
Class A2 Principal Payment	947,204.14
Class B Principal Payment	971,815.22
Class C Principal Payment	392,861.47
Class D Principal Payment	227,446.12
Class E Principal Payment	165,415.36
Class F Principal Payment	103,384.60
Class G Principal Payment	0.00

## 6. COLLATERAL

### a. Loan Balance

Loan Balance at Beginning of Collection Period	201,471,163.55
Plus: Capitalised Charges	-57,179.65
Plus: Further Advances / Redraws	114,200.00
Less: Principal Collections	8,334,921.96
Loan Balance at End of Collection Period	193,193,261.94

### b. Repayments

Principal received on Mortgage Loans during Collection Period	8,334,921.96
Scheduled Principal Payments received	206,058.94
Unscheduled Principal Payments received - Redraw	8,014,663.02
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%	6.97%	7.94%	OK
Test (b)			
Bank Bill Rate plus 3.00%	7.30%	7.94%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	1	3	6	10
Balance Outstanding	672,962	2,063,976	3,093,577	5,830,515
% Portfolio Balance	0.35%	1.07%	1.60%	3.02%

### 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	2,981,847.20
Limit available_Next Payment Date	2,858,536.37
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	355
Facilities	332
Borrower Groups	306
Balance	193,193,262
Avg Loan Balance	544,206
Max Loan Balance	1,806,000
Avg Facility Balance	581,907
Max Facility Balance	1,806,000
Avg Group Balance	631,351
Max Group Balance	1,879,894
WA Current LVR	64.3%
Max Current LVR	84.4%
WA Yield	7.94%
WA Seasoning (months)	30.4
% IO	18.2%
% Investor	55.2%
% SMSF	15.8%
WA Interest Cover (UnStressed)	3.98

## Current Loan/Facility LVR ●●

	Number		Balance		
	Amount	%	Amount	%	
0% <= 40%	55	15.5%	17,320,754	9.0%	
> 40% <= 50%	41	11.5%	21,176,298	11.0%	
> 50% <= 55%	24	6.8%	10,914,377	5.6%	
> 55% <= 60%	22	6.2%	8,896,833	4.6%	
> 60% <= 65%	30	8.5%	19,747,747	10.2%	
> 65% <= 70%	40	11.3%	24,749,354	12.8%	
> 70% <= 75%	41	11.5%	28,095,998	14.5%	
> 75% <= 80%	99	27.9%	60,607,311	31.4%	
> 80% <= 85%	3	0.8%	1,684,590	0.9%	
> 85% <= 100%	0	0.0%	0	0.0%	
<b>Total</b>	<b>355</b>	<b>100.0%</b>	<b>193,193,262</b>	<b>100%</b>	

## Current Facility Balance ●●

	Number		Balance		
	Amount	%	Amount	%	
0 <= 100,000	7	2.1%	118,740	0.1%	
> 100,000 <= 200,000	15	4.5%	2,339,738	1.2%	
> 200,000 <= 300,000	45	13.6%	11,348,416	5.9%	
> 300,000 <= 400,000	40	12.0%	13,704,102	7.1%	
> 400,000 <= 500,000	47	14.2%	21,303,353	11.0%	
> 500,000 <= 1,000,000	140	42.2%	96,417,683	49.9%	
> 1,000,000 <= 1,500,000	37	11.1%	46,155,231	23.9%	
> 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%	
<b>Total</b>	<b>332</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>	

## Property State ●●

	Number		Balance		
	Amount	%	Amount	%	
NSW	162	45.6%	96,735,288	50.1%	
ACT	2	0.6%	1,513,028	0.8%	
VIC	121	34.1%	66,829,969	34.6%	
QLD	51	14.4%	20,770,587	10.8%	
SA	9	2.5%	2,862,275	1.5%	
WA	6	1.7%	2,111,075	1.1%	
TAS	4	1.1%	2,371,039	1.2%	
NT	0	0.0%	0	0.0%	
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>	

## Property Location ●●

	Number		Balance		
	Amount	%	Amount	%	
Metro	328	92.4%	182,513,559	94.5%	
Non metro	27	7.6%	8,308,664	4.3%	
Inner City	0	0.0%	2,371,039	1.2%	
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>	

## Current Loan Balance ●●

	Number		Balance		
	Amount	%	Amount	%	
0 <= 100,000	11	3.1%	421,328	0.2%	
> 100,000 <= 200,000	20	5.6%	3,083,017	1.6%	
> 200,000 <= 300,000	54	15.2%	13,588,053	7.0%	
> 300,000 <= 400,000	47	13.2%	16,250,336	8.4%	
> 400,000 <= 500,000	48	13.5%	21,738,828	11.3%	
> 500,000 <= 1,000,000	146	41.1%	101,601,924	52.6%	
> 1,000,000 <= 1,500,000	28	7.9%	34,703,778	18.0%	
> 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>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>	

## Current Group Balance ●●

	Number		Balance		
	Amount	%	Amount	%	
0 <= 100,000	6	2.0%	115,633	0.1%	
> 100,000 <= 200,000	14	4.6%	2,155,953	1.1%	
> 200,000 <= 300,000	33	10.8%	8,484,960	4.4%	
> 300,000 <= 400,000	34	11.1%	11,590,685	6.0%	
> 400,000 <= 500,000	45	14.7%	20,434,208	10.6%	
> 500,000 <= 1,000,000	124	40.5%	84,646,503	43.8%	
> 1,000,000 <= 1,500,000	45	14.7%	56,844,151	29.4%	
> 1,500,000 <= 2,000,000	5	1.6%	8,921,170	4.6%	
> 2,000,000 <= 2,500,000	0	0.0%	0	0.0%	
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%	
<b>Total</b>	<b>306</b>	<b>100%</b>	<b>193,193,262</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	129	36.3%	75,822,721	39.2%	
> 30 <= 36	223	62.8%	115,845,648	60.0%	
> 36 <= 42	2	0.6%	960,313	0.5%	
> 42 <= 48	1	0.3%	564,580	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%	
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>	

## Arrears (Days Past Due) ●●

	Number		Balance		
	Amount	%	Amount	%	
0 <= 30	345	97.2%	187,362,746	97.0%	
> 30 <= 60	1	0.3%	672,962	0.3%	
> 60 <= 90	3	0.8%	2,063,976	1.1%	
> 90 <= 120	2	0.6%	1,092,354	0.6%	
> 120 <= 150	2	0.6%	950,477	0.5%	
> 150 <= 1000	2	0.6%	1,050,746	0.5%	
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>	

Income Verification ●●				
	Number		Balance	
	Amount	%	Amount	%
Full Doc	100	28.2%	55,950,106	29.0%
Mid Doc	175	49.3%	106,684,163	55.2%
Quick Doc	0	0.0%	0	0.0%
SMSF	80	22.5%	30,558,993	15.8%
SMSF NR	0	0.0%	0	0.0%
Lease Doc	0	0.0%	0	0.0%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</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	355	100.0%	193,193,262	100.0%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>

Interest Rate Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Variable	355	100.0%	193,193,262	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>355</b>	<b>100%</b>	<b>193,193,262</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	2.0%	3,193,065	1.7%
> 7.0% <= 7.5%	75	21.1%	33,396,868	17.3%
> 7.5% <= 8.0%	149	42.0%	82,594,573	42.8%
> 8.0% <= 8.5%	75	21.1%	52,427,168	27.1%
> 8.5% <= 9.0%	19	5.4%	10,653,984	5.5%
> 9.0% <= 15.0%	30	8.5%	10,927,605	5.7%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</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	4.5%	9,146,485	4.7%
> 2.00 <= 2.25	18	5.1%	7,384,955	3.8%
> 2.25 <= 2.50	11	3.1%	3,754,996	1.9%
> 2.50 <= 2.75	12	3.4%	5,312,140	2.7%
> 2.75 <= 3.00	9	2.5%	2,578,053	1.3%
> 3.00 <= 3.25	8	2.3%	2,794,032	1.4%
> 3.25 <= 3.50	5	1.4%	1,548,087	0.8%
> 3.50 <= 3.75	9	2.5%	5,465,672	2.8%
> 3.75 <= 4.00	15	4.2%	6,464,595	3.3%
> 4.00 <= 4.25	6	1.7%	5,178,380	2.7%
> 4.25 <= 100	172	48.5%	97,094,560	50.3%
NA	74	20.8%	46,471,307	24%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>

NCCP Loans ●●				
	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	220	62.0%	123,616,078	64.0%
Non NCCP loans	135	38.0%	69,577,184	36.0%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>

Residential Property Type ●●				
	Number		Balance	
	Amount	%	Amount	%
Apartment	35	9.9%	13,585,227	7.0%
High Density Apartment	0	0.0%	0	0.0%
House	320	90.1%	179,608,035	93.0%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	
PAYG	80	22.5%	34,339,263	17.8%	
<i>Months Self Employed</i>					
0 < 12	12	0.0%	0	0.0%	
12 < 24	24	0.0%	0	0.0%	
24 < 36	36	20	5.6%	12,983,848	6.7%
36 < 48	48	35	9.9%	22,682,815	11.7%
48 < 60	60	23	6.5%	14,068,321	7.3%
60 900	900	197	55.5%	109,119,015	56.5%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>	

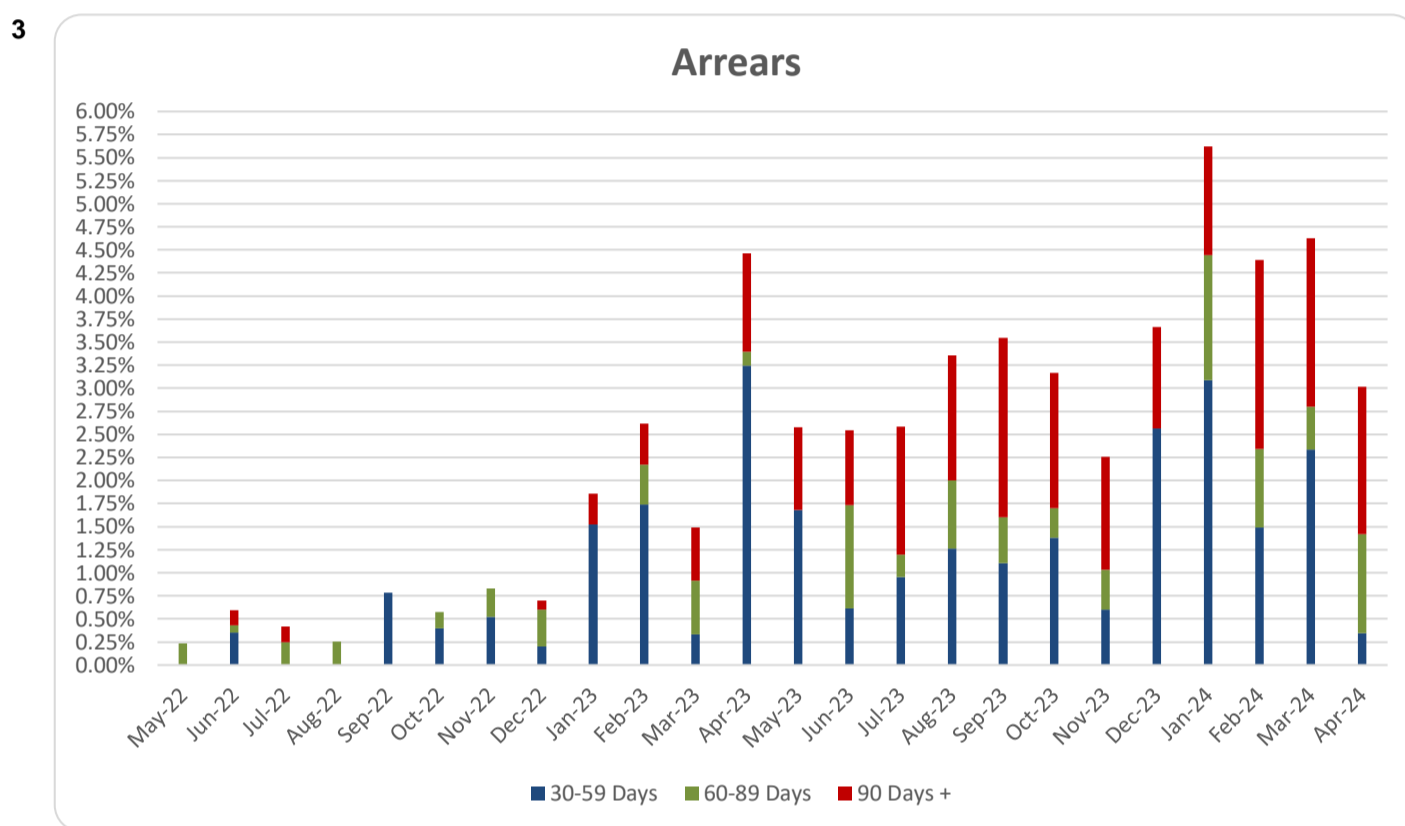
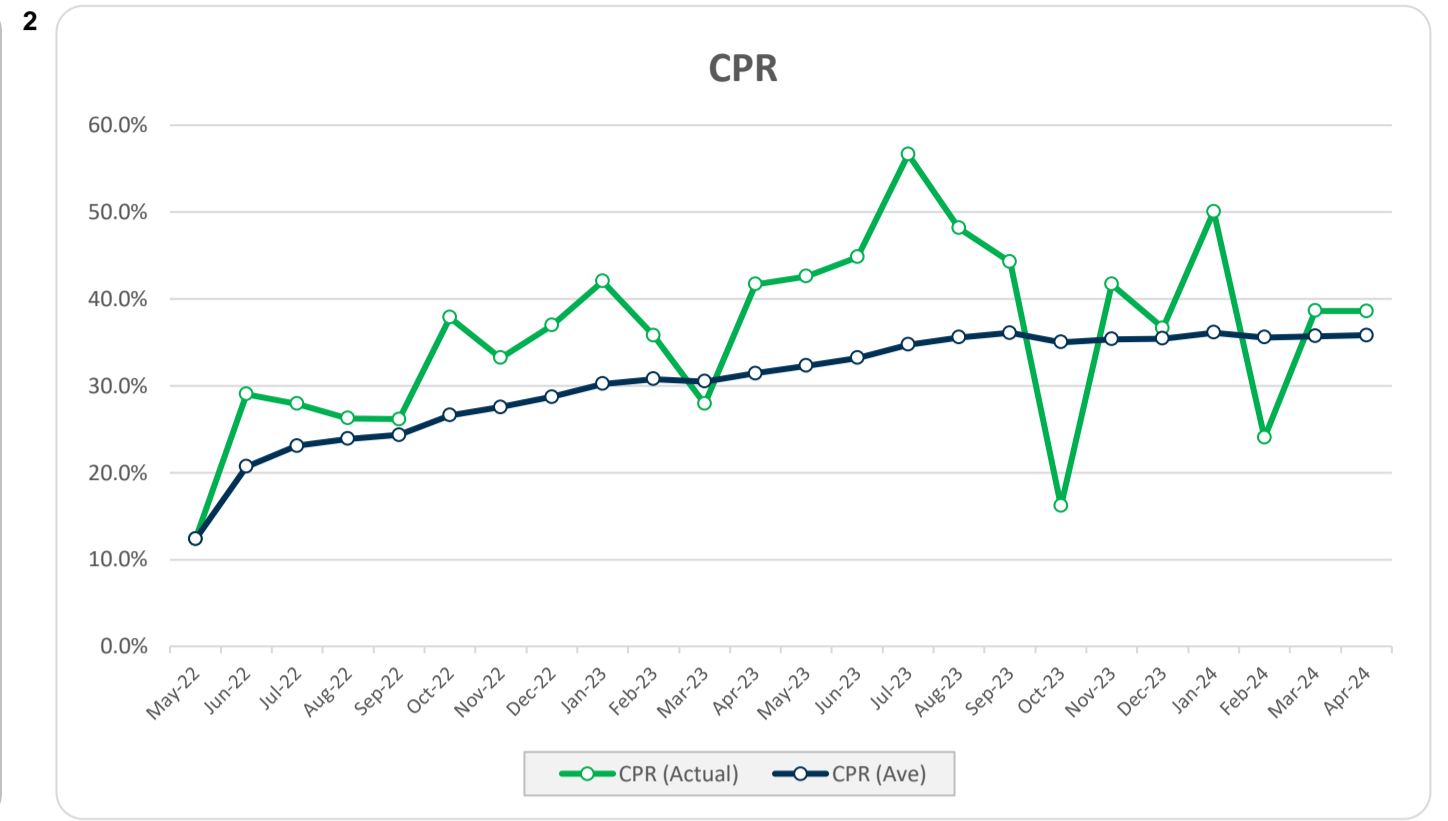
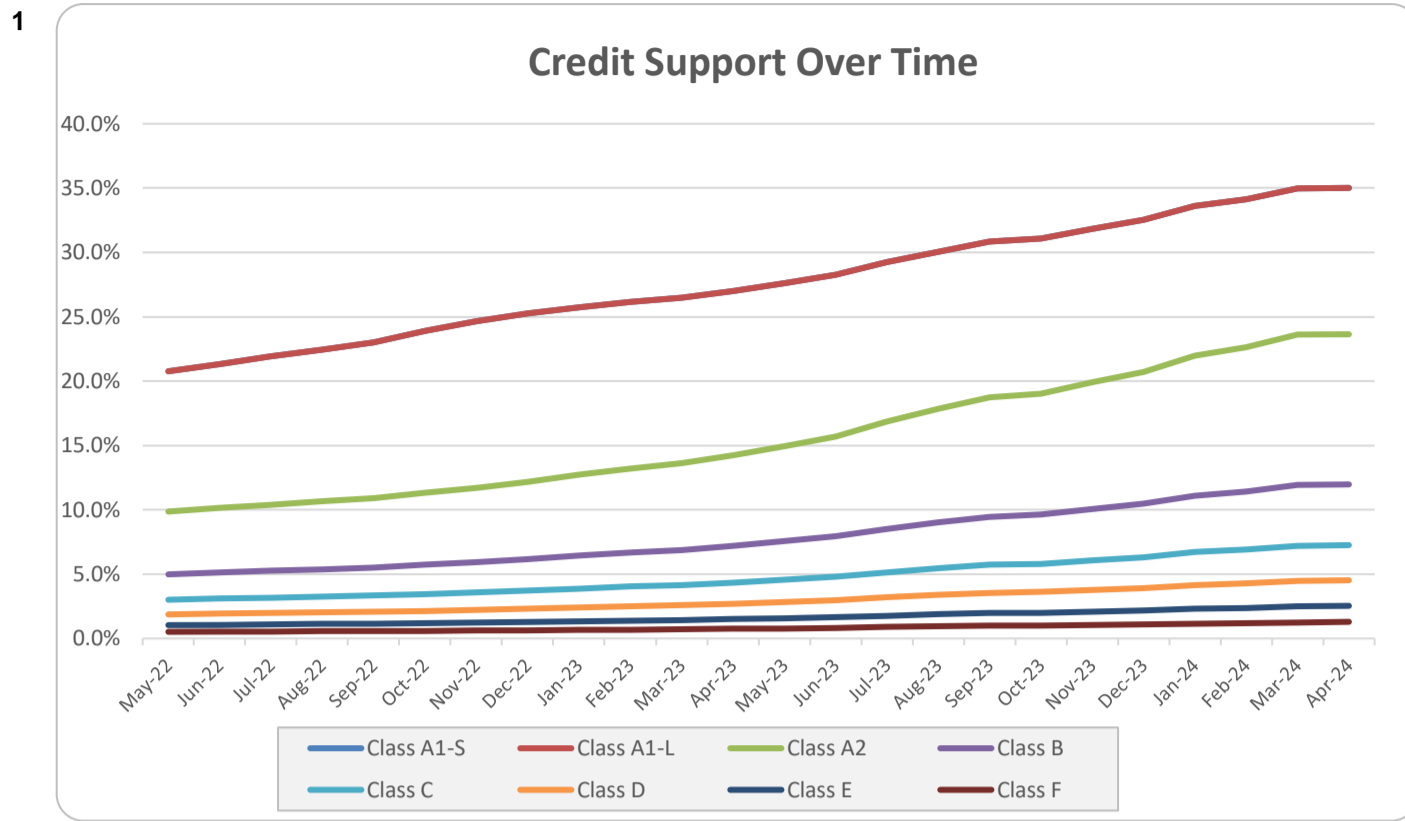
Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	
0 <= 15	180	5	1.4%	1,267,009	0.7%
> 15 <= 20	240	6	1.7%	4,189,412	2.2%
> 20 <= 25	300	29	8.2%	11,647,253	6.0%
> 25 <= 30	360	315	88.7%	176,089,588	91.1%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>	

Payment Type ●●				
	Number		Balance	
	Amount	%	Amount	%
P&I	304	85.6%	158,111,282	81.8%
<i>IO Term Remaining (yrs)</i>				
0 <= 1	5	1.4%	4,626,256	2.4%
> 1 <= 2	0	0.0%	0	0.0%
> 2 <= 3	46	13.0%	30,455,724	15.8%
> 3 <= 4	0	0.0%	0	0.0%
> 4 <= 5	0	0.0%	0	0.0%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>

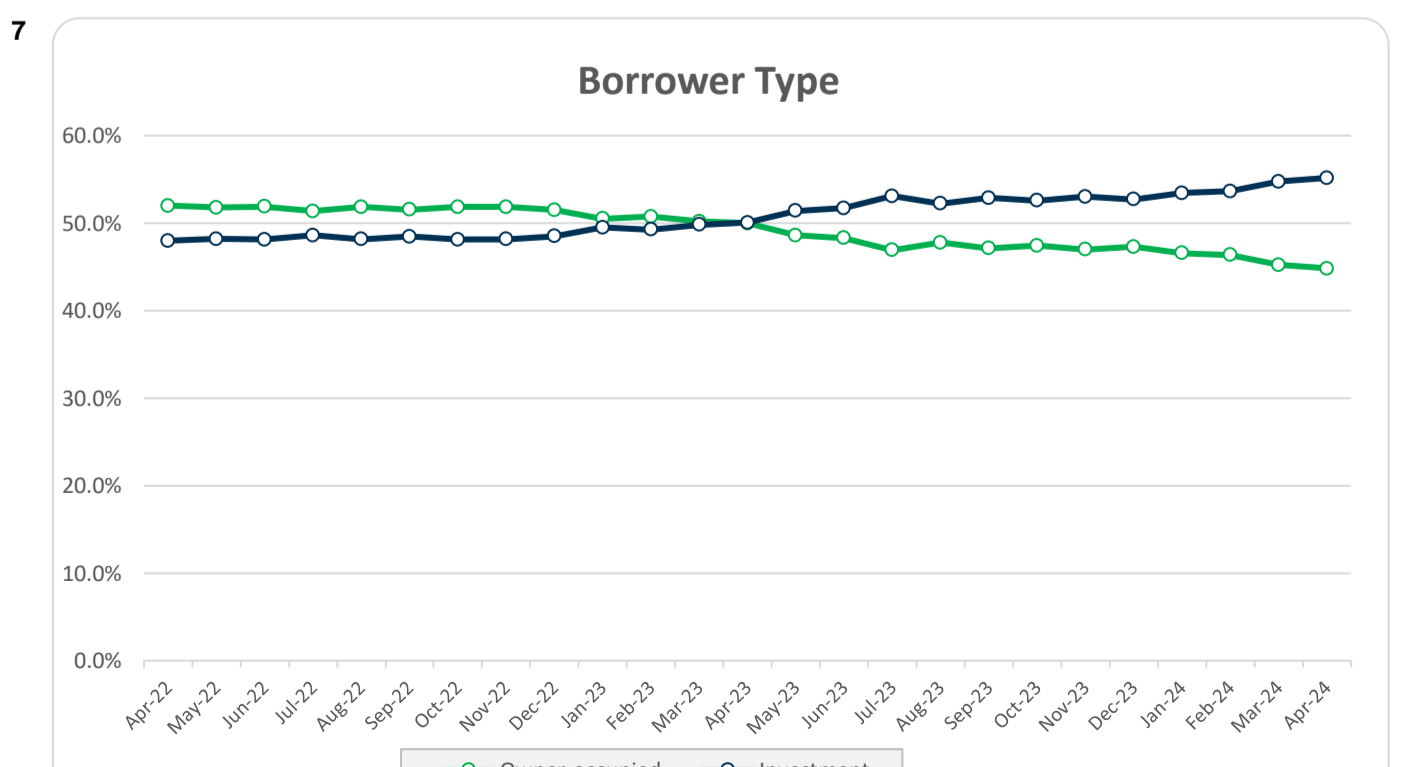
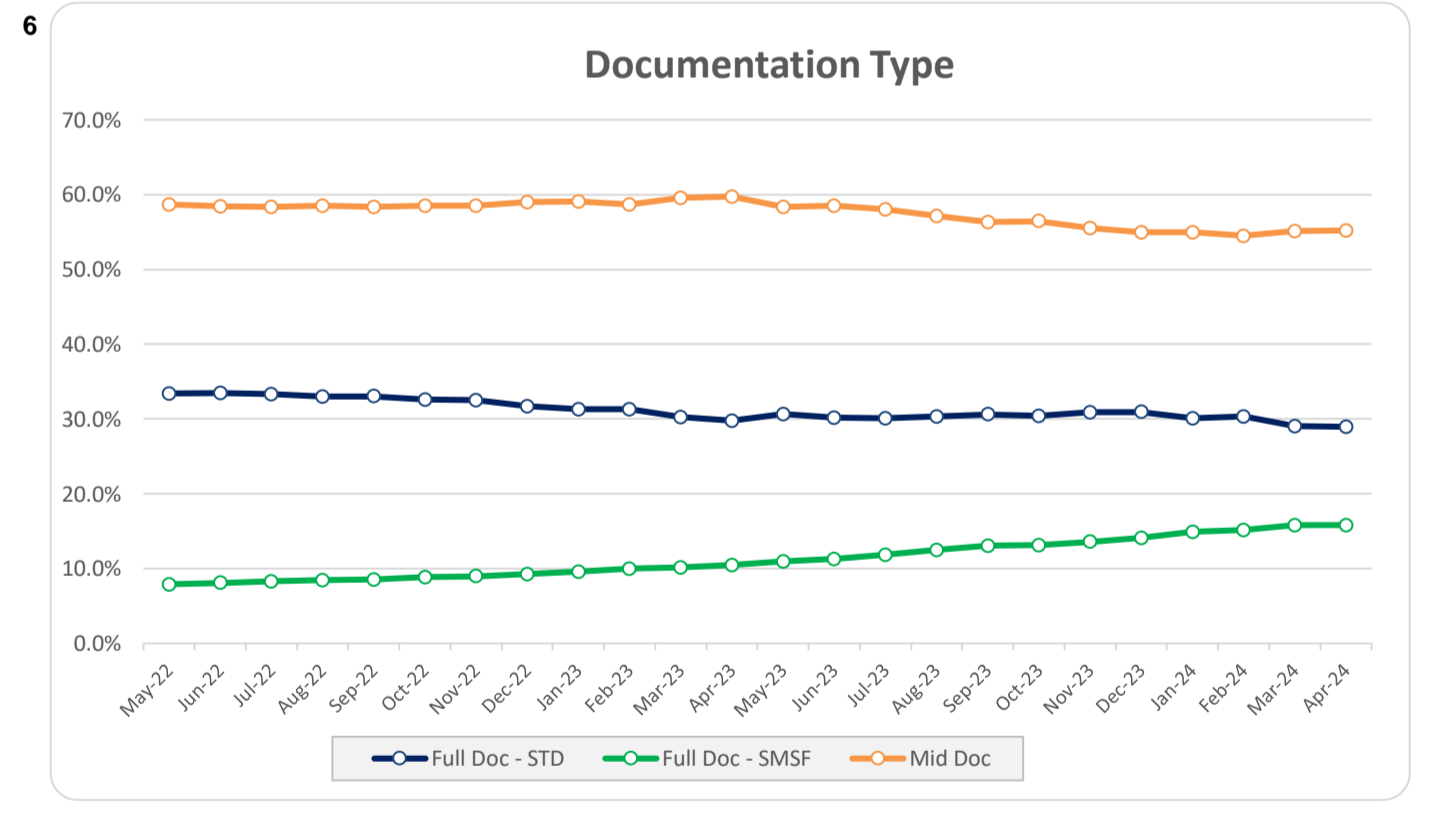
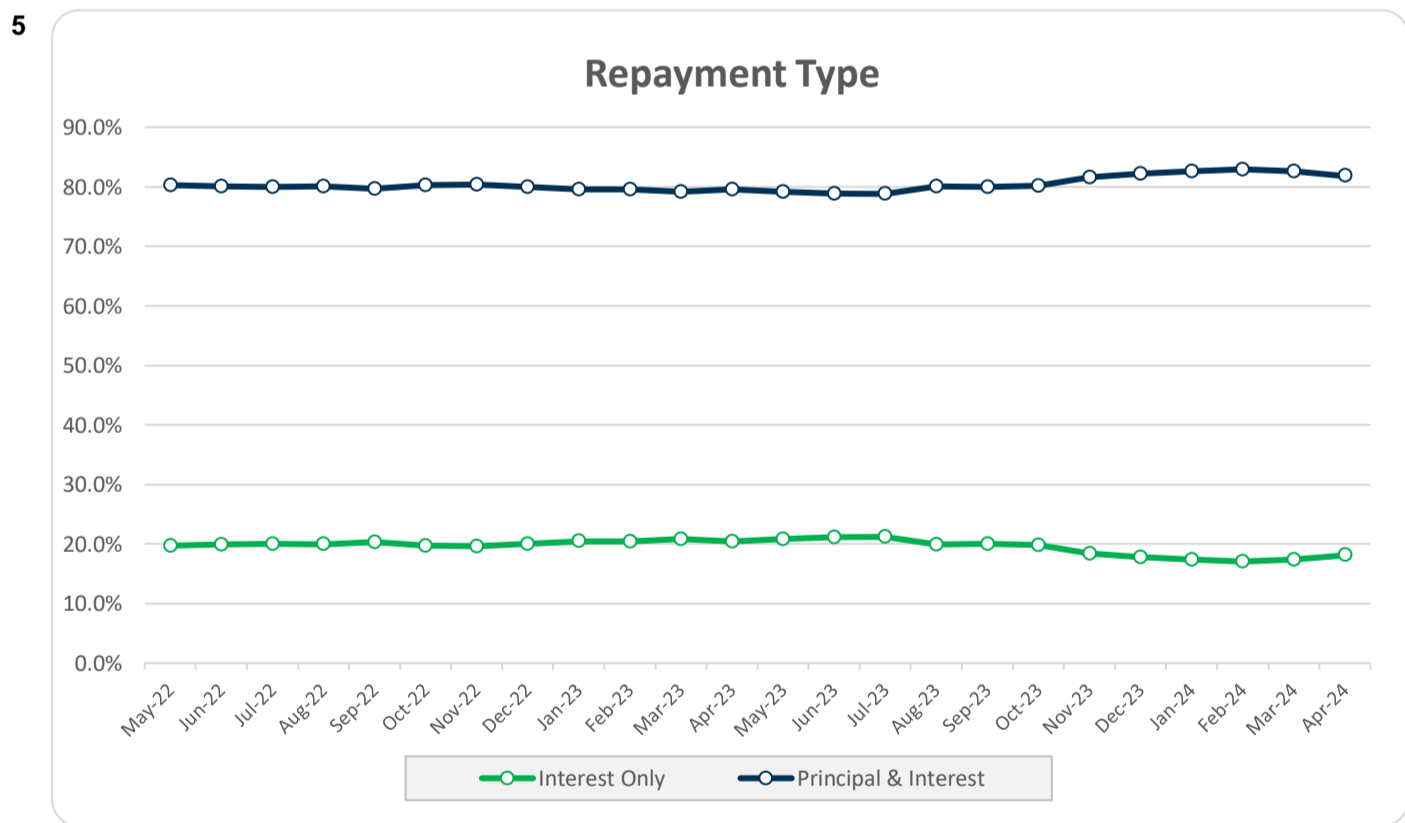
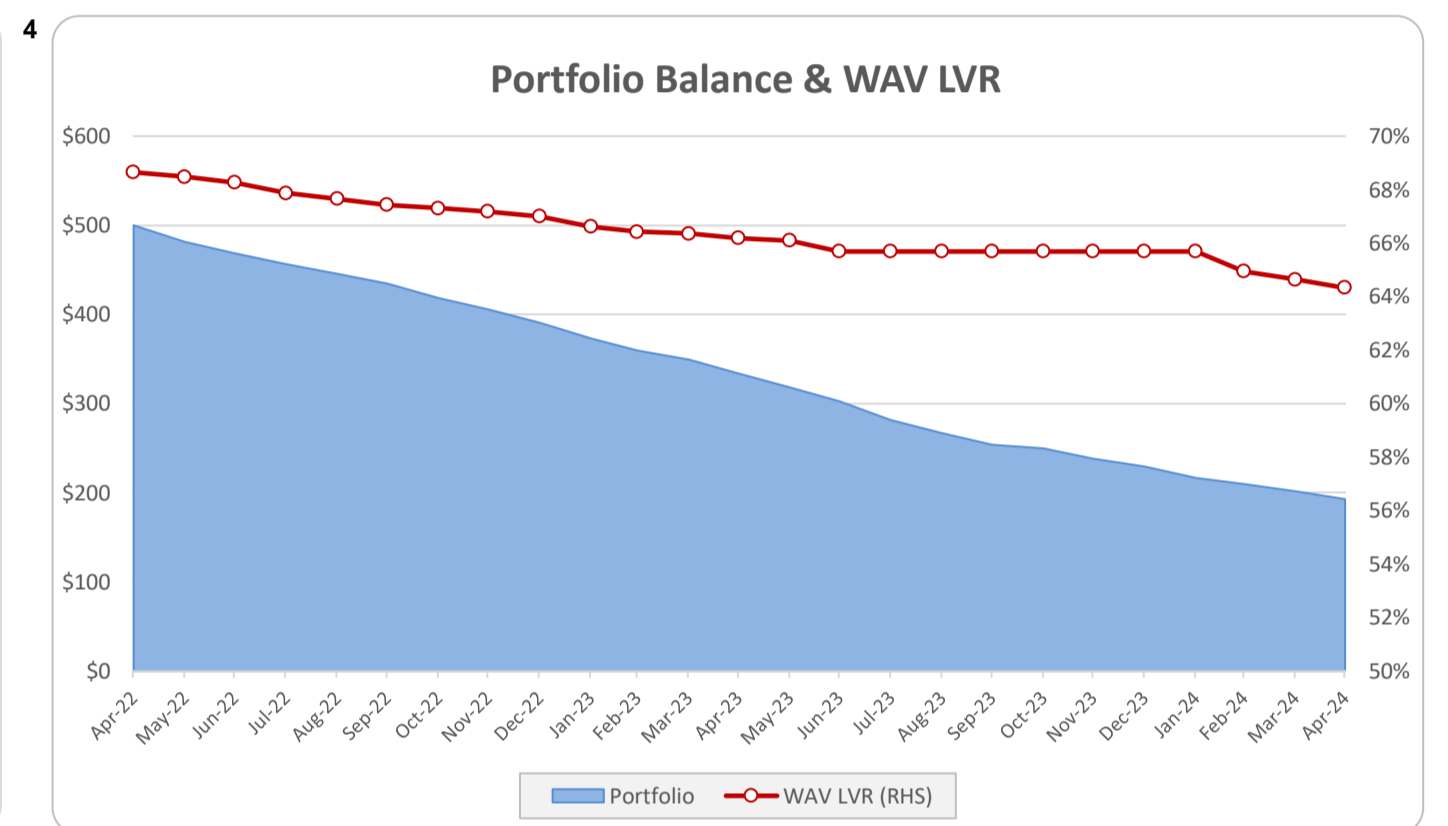
Loan Purpose ●●				
	Number		Balance	
	Amount	%	Amount	%
Purchase	187	52.7%	104,029,227	53.8%
Refinance - no takeout	127	35.8%	60,114,765	31.1%
Refinance - Equity Takeout	41	11.5%	29,049,270	15.0%
Refinance - Debt Consolidation	0	0.0%	0	0.0%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>

Borrower Industry ●●				
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	26	7.3%	15,999,354	8.3%
Administrative and Support Services	2	0.6%	1,296,328	0.7%
Agriculture, Forestry and Fishing	1	0.3%	329,050	0.2%
Arts and Recreation Services	8	2.3%	3,873,868	2.0%
Construction	98	27.6%	52,889,141	27.4%
Education and Training	7	2.0%	4,092,933	2.1%
Electricity Gas Water and Waste Services	1	0.3%	497,898	0.3%
Financial and Insurance Services	20	5.6%	8,898,751	4.6%
Health Care and Social Assistance	20	5.6%	10,713,094	5.5%
Information Media and Telecommunications	25	7.0%	11,596,193	6.0%
Manufacturing	20	5.6%	10,037,162	5.2%
Mining	0	0.0%	0	0.0%
Other Services	15	4.2%	10,572,707	5.5%
Professional, Scientific and Technical Services	45	12.7%	25,123,518	13.0%
Public Administration and Safety	7	2.0%	2,572,265	1.3%
Rental, Hiring and Real Estate Services	4	1.1%	4,241,541	2.2%
Retail Trade	17	4.8%	9,159,740	4.7%
Transport, Postal and Warehousing	37	10.4%	19,626,889	10.2%
Wholesale Trade	2	0.6%	1,672,830	0.9%
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>193,193,262</b>	<b>100%</b>

Credit Events ●●				
	Number		Balance	
	Amount	%	Amount	%
0	355	100.0%	193,193,262	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>355</b>	<b>100%</b>	<b>193,193,262</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

