

## Investor Report - Think Tank Residential Series 2022-2

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

Payment Date of 10-May-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**

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 2022-2 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");
- (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	133,985,714.21		9,842,541.61	124,143,172.60	41.4%	0.00	0.00	665,707.10	665,707.10
Class A2	26,797,142.84		1,968,508.32	24,828,634.52	41.4%	0.00	0.00	147,457.70	147,457.70
Class B	12,500,000.00		0.00	12,500,000.00	100.0%	0.00	0.00	74,948.63	74,948.63
Class C	11,000,000.00		0.00	11,000,000.00	100.0%	0.00	0.00	72,735.62	72,735.62
Class D	7,000,000.00		0.00	7,000,000.00	100.0%	0.00	0.00	48,875.34	48,875.34
Class E	4,500,000.00		0.00	4,500,000.00	100.0%	0.00	0.00	38,817.12	38,817.12
Class F	2,500,000.00		0.00	2,500,000.00	100.0%	0.00	0.00	24,236.30	24,236.30
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	1,338,044.19
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income <sup>(1)</sup>	54,076.28
<b>Total Available Income</b>	<b>1,392,120.47</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	12,985,808.26
Principal from the sale of Mortgage Loans	0.00
Other Principal	-29,735.37
<b>Total Principal Collections</b>	<b>12,956,072.89</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)	69,732.13
Senior Expenses - Items 5.8(f)	2,470.57
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1-S Interest	0.00
Class A1-L Interest	665,707.10
Class A2 Interest	147,457.70
Class B Interest	74,948.63
Class C Interest	72,735.62
Class D Interest	48,875.34
Class E Interest	38,817.12
Class F Interest	24,236.30
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	215,711.88

## 5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	1,145,022.96
Class A1-S Principal Payment	0.00
Class A1-L Principal Payment	9,842,541.61
Class A2 Principal Payment	1,968,508.32
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	200,931,749.50
Plus: Capitalised Charges	-13,429.25
Plus: Further Advances / Redraws	1,145,022.96
Less: Principal Collections	12,956,072.89
Loan Balance at End of Collection Period	189,107,270.32

### b. Repayments

Principal received on Mortgage Loans during Collection Period	12,956,072.89
Scheduled Principal Payments received	219,285.04
Unscheduled Principal Payments received - Redraw	11,591,764.89
CPR (%) - Total Repayments	51.0%

### c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.62%	7.86%	OK
Test (b)			
Bank Bill Rate plus 3.25%	7.55%	7.86%	OK

### d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	4	2	3	9
Balance Outstanding	1,927,968	1,108,525	2,203,500	5,239,993
% Portfolio Balance	1.02%	0.59%	1.17%	2.77%

### 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	2,974,242.86
Limit available_Next Payment Date	2,797,077.11
Outstanding Liquidity draws	0.00

## Summary ●●

Loans	320
Facilities	310
Borrower Groups	293
Balance	189,107,270
Avg Loan Balance	590,960
Max Loan Balance	1,961,047
Avg Facility Balance	610,023
Max Facility Balance	1,961,047
Avg Group Balance	645,417
Max Group Balance	2,463,358
WA Current LVR	65.8%
Max Current LVR	87.6%
WA Yield	7.86%
WA Seasoning (months)	26.4
% IO	17.7%
% Investor	50.1%
% SMSF	12.1%
WA Interest Cover (UnStressed)	1.96

## Current Loan/Facility LVR ●●

	Number		Balance	
	Amount	%	Amount	%
0% <= 40%	54	16.9%	14,652,071	7.7%
> 40% <= 50%	30	9.4%	18,346,437	9.7%
> 50% <= 55%	14	4.4%	7,367,856	3.9%
> 55% <= 60%	19	5.9%	11,590,448	6.1%
> 60% <= 65%	26	8.1%	14,451,859	7.6%
> 65% <= 70%	22	6.9%	19,268,593	10.2%
> 70% <= 75%	49	15.3%	35,705,906	18.9%
> 75% <= 80%	101	31.6%	63,987,203	33.8%
> 80% <= 85%	4	1.3%	2,948,111	1.6%
> 85% <= 100%	1	0.3%	788,786	0.4%
<b>Total</b>	<b>320</b>	<b>100.0%</b>	<b>189,107,270</b>	<b>100%</b>

## Current Facility Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	14	4.5%	366,816	0.2%
> 100,000 <= 200,000	15	4.8%	2,433,149	1.3%
> 200,000 <= 300,000	24	7.7%	6,325,040	3.3%
> 300,000 <= 400,000	30	9.7%	10,611,682	5.6%
> 400,000 <= 500,000	45	14.5%	20,400,979	10.8%
> 500,000 <= 1,000,000	147	47.4%	102,918,720	54.4%
> 1,000,000 <= 1,500,000	31	10.0%	38,650,533	20.4%
> 1,500,000 <= 2,000,000	4	1.3%	7,400,352	3.9%
> 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>310</b>	<b>100%</b>	<b>189,107,270</b>	<b>100%</b>

## Property State ●●

	Number		Balance	
	Amount	%	Amount	%
NSW	135	42.2%	90,377,295	47.8%
ACT	4	1.3%	2,040,667	1.1%
VIC	121	37.8%	75,370,753	39.9%
QLD	39	12.2%	14,282,718	7.6%
SA	4	1.3%	1,712,573	0.9%
WA	12	3.8%	2,995,241	1.6%
TAS	5	1.6%	2,328,023	1.2%
NT	0	0.0%	0	0.0%
<b>Total</b>	<b>320</b>	<b>100%</b>	<b>189,107,270</b>	<b>100%</b>

## Property Location ●●

	Number		Balance	
	Amount	%	Amount	%
Metro	289	90.3%	173,443,390	91.7%
Non metro	31	9.7%	13,335,857	7.1%
Inner City	0	0.0%	2,328,023	1.2%
<b>Total</b>	<b>320</b>	<b>100%</b>	<b>189,107,270</b>	<b>100%</b>

## Current Loan Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	19	5.9%	801,233	0.4%
> 100,000 <= 200,000	17	5.3%	2,781,518	1.5%
> 200,000 <= 300,000	28	8.8%	7,228,058	3.8%
> 300,000 <= 400,000	29	9.1%	10,250,161	5.4%
> 400,000 <= 500,000	46	14.4%	20,833,353	11.0%
> 500,000 <= 1,000,000	147	45.9%	102,333,116	54.1%
> 1,000,000 <= 1,500,000	30	9.4%	37,479,478	19.8%
> 1,500,000 <= 2,000,000	4	1.3%	7,400,352	3.9%
> 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>320</b>	<b>100%</b>	<b>189,107,270</b>	<b>100%</b>

## Current Group Balance ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 100,000	13	4.4%	330,973	0.2%
> 100,000 <= 200,000	14	4.8%	2,249,218	1.2%
> 200,000 <= 300,000	21	7.2%	5,608,820	3.0%
> 300,000 <= 400,000	27	9.2%	9,509,228	5.0%
> 400,000 <= 500,000	39	13.3%	17,674,232	9.3%
> 500,000 <= 1,000,000	137	46.8%	96,245,357	50.9%
> 1,000,000 <= 1,500,000	34	11.6%	42,271,652	22.4%
> 1,500,000 <= 2,000,000	7	2.4%	12,754,434	6.7%
> 2,000,000 <= 2,500,000	1	0.3%	2,463,358	1.3%
> 2,500,000 <= 5,000,000	0	0.0%	0	0.0%
<b>Total</b>	<b>293</b>	<b>100%</b>	<b>189,107,270</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	111	34.7%	73,278,862	38.7%
> 24 <= 30	155	48.4%	84,262,068	44.6%
> 30 <= 36	51	15.9%	30,452,218	16.1%
> 36 <= 42	2	0.6%	947,680	0.5%
> 42 <= 48	1	0.3%	166,443	0.1%
> 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>320</b>	<b>100%</b>	<b>189,107,270</b>	<b>100%</b>

## Arrears (Days Past Due) ●●

	Number		Balance	
	Amount	%	Amount	%
0 <= 30	311	97.2%	183,867,278	97.2%
> 30 <= 60	4	1.3%	1,927,968	1.0%
> 60 <= 90	2	0.6%	1,108,525	0.6%
> 90 <= 120	1	0.3%	846,024	0.4%
> 120 <= 150	1	0.3%	568,689	0.3%
> 150 <= 1000	1	0.3%	788,786	0.4%
<b>Total</b>	<b>320</b>	<b>100%</b>	<b>189,107,270</b>	<b>100%</b>

	Number		Balance	
	Amount	%	Amount	%
Full Doc	119	37.2%	71,513,758	37.8%
Mid Doc	149	46.6%	94,790,320	50.1%
Quick Doc	0	0.0%	0	0.0%
SMSF	52	16.3%	22,803,193	12.1%
SMSF NR	0	0.0%	0	0.0%
Lease Doc	0	0.0%	0	0.0%
Total	320	100%	189,107,270	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	320	100.0%	189,107,270	100.0%
Total	320	100%	189,107,270	100%

	Number		Balance	
	Amount	%	Amount	%
Variable	320	100.0%	189,107,270	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	320	100%	189,107,270	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	2.5%	4,146,470	2.2%
> 7.0% <= 7.5%	65	20.3%	39,965,178	21.1%
> 7.5% <= 8.0%	146	45.6%	86,884,048	45.9%
> 8.0% <= 8.5%	64	20.0%	38,710,166	20.5%
> 8.5% <= 9.0%	23	7.2%	12,119,932	6.4%
> 9.0% <= 15.0%	14	4.4%	7,281,475	3.9%
Total	320	100%	189,107,270	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	1.3%	2,671,674	1.4%
> 2.00 <= 2.25	18	5.6%	9,889,954	5.2%
> 2.25 <= 2.50	11	3.4%	4,198,735	2.2%
> 2.50 <= 2.75	3	0.9%	1,076,475	0.6%
> 2.75 <= 3.00	6	1.9%	3,175,250	1.7%
> 3.00 <= 3.25	5	1.6%	2,500,062	1.3%
> 3.25 <= 3.50	2	0.6%	515,679	0.3%
> 3.50 <= 3.75	4	1.3%	1,284,073	0.7%
> 3.75 <= 4.00	4	1.3%	2,087,489	1.1%
> 4.00 <= 4.25	3	0.9%	2,253,040	1.2%
> 4.25 <= 100	74	23.1%	39,995,894	21.1%
NA	186	58.1%	119,459,946	63%
Total	320	100%	189,107,270	100%

	Number		Balance	
	Amount	%	Amount	%
NCCP regulated loans	222	69.4%	136,031,064	71.9%
Non NCCP loans	98	30.6%	53,076,207	28.1%
Total	320	100%	189,107,270	100%

	Number		Balance	
	Amount	%	Amount	%
Apartment	29	9.1%	14,850,271	7.9%
High Density Apartment	0	0.0%	0	0.0%
House	291	90.9%	174,257,000	92.1%
Total	320	100%	189,107,270	100%

	Number		Balance	
	Amount	%	Amount	%
PAYG	50	15.6%	26,338,261	13.9%
Months Self Employed				
0 < 12	12	0.0%	0	0.0%
12 <= 24	24	0.0%	0	0.0%
24 <= 36	36	21.6%	11,272,895	6.0%
36 <= 48	48	25.0%	12,443,353	6.6%
48 <= 60	60	24.0%	15,790,136	8.3%
60 <= 900	900	283.4%	123,262,625	65.2%
Total	320	100%	189,107,270	100%

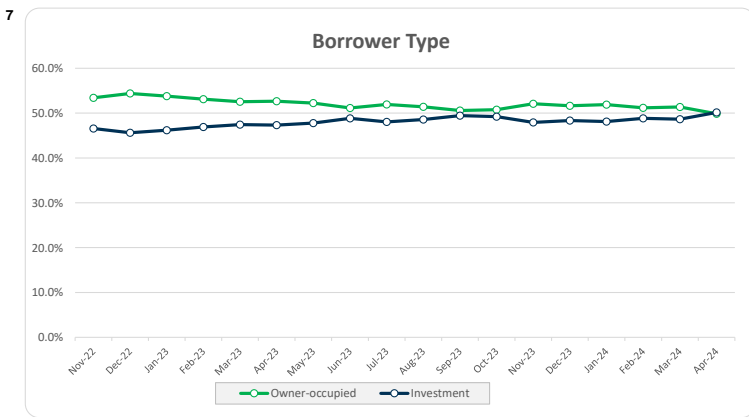
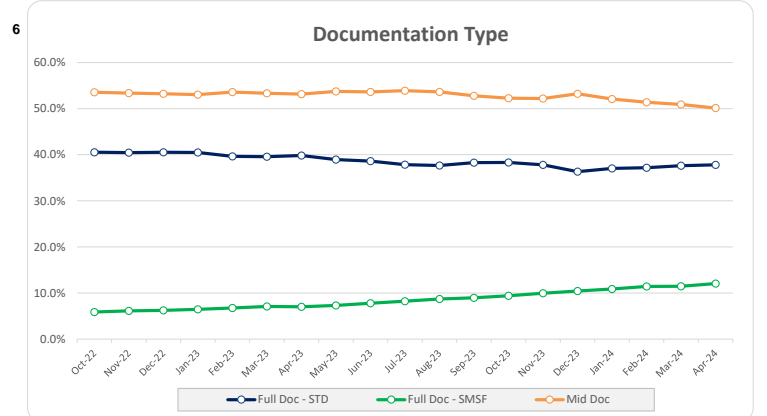
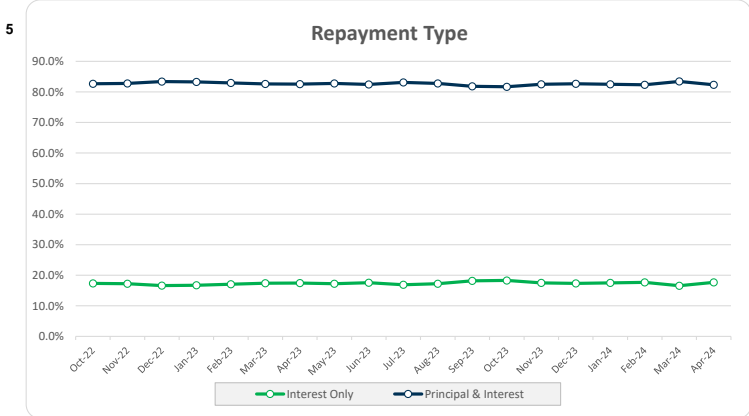
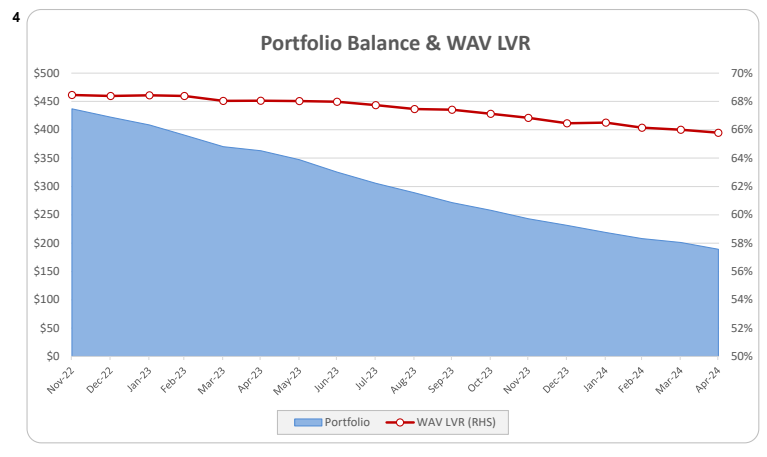
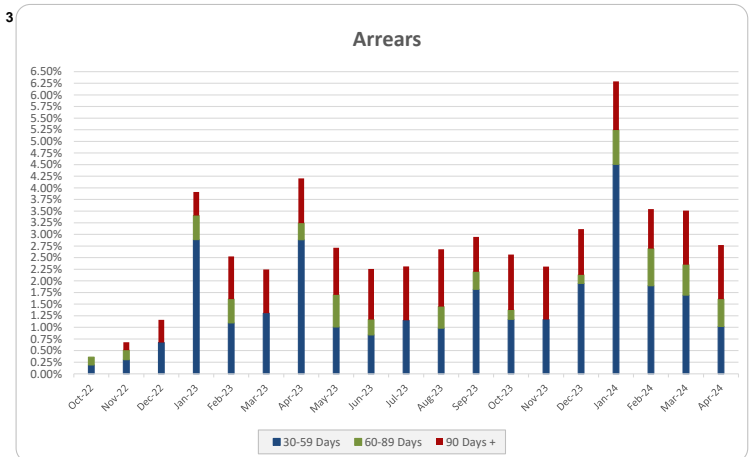
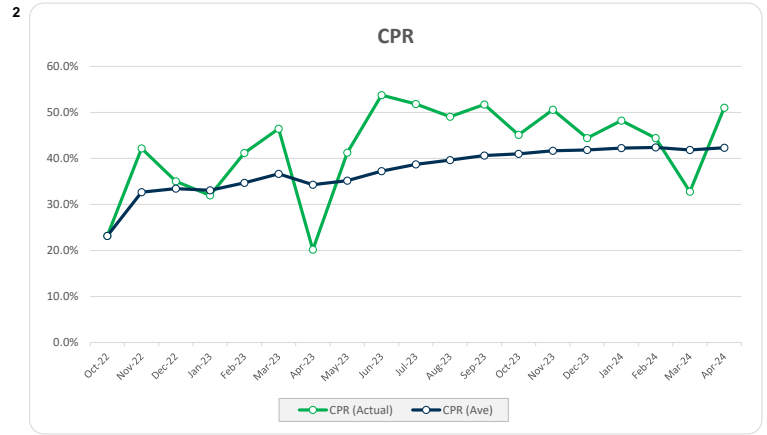
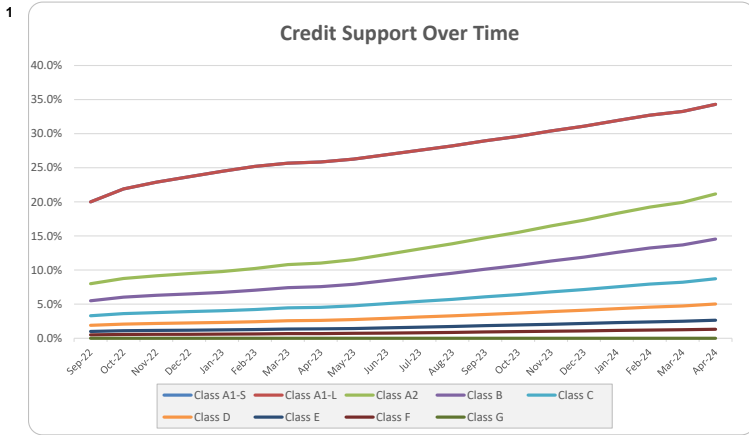
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	Amount	%	Amount	%
0 <= 15	180	1.0%	177,038	0.1%
> 15 <= 20	240	7.4%	3,920,430	2.1%
> 20 <= 25	300	21.6%	10,153,275	5.4%
> 25 <= 30	360	291.0%	174,856,528	92.5%
Total	320	100%	189,107,270	100%

	Number		Balance	
	Amount	%	Amount	%
P&I	268	83.8%	155,640,060	82.3%
IO Term Remaining (yrs)				
0 <= 1	5	1.6%	3,355,123	1.8%
> 1 <= 2	1	0.3%	444,000	0.2%
> 2 <= 3	19	5.9%	12,000,986	6.3%
> 3 <= 4	27	8.4%	17,667,102	9.3%
> 4 <= 5	0	0.0%	0	0.0%
Total	320	100%	189,107,270	100%

	Number		Balance	
	Amount	%	Amount	%
Purchase	177	55.3%	106,809,074	56.5%
Refinance - no takeout	68	21.3%	36,927,766	19.5%
Refinance - Equity Takeout	75	23.4%	45,370,430	24.0%
Refinance - Debt Consolidation	0	0.0%	0	0.0%
Total	320	100%	189,107,270	100%

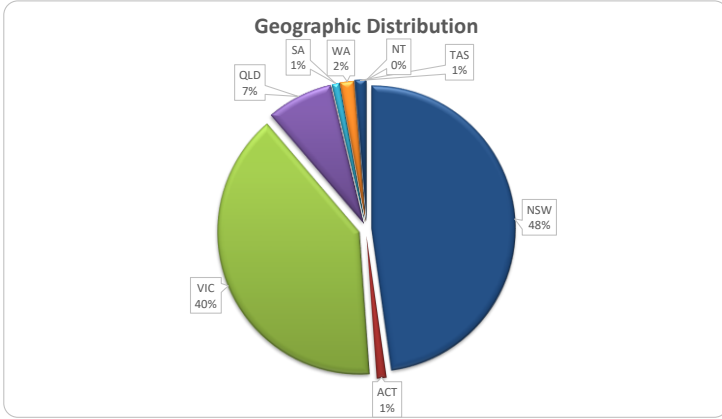
	Number		Balance	
	Amount	%	Amount	%
Accommodation and Food Services	23	7.2%	11,714,866	6.2%
Administrative and Support Services	2	0.6%	1,542,788	0.8%
Agriculture, Forestry and Fishing	0	0.0%	0	0.0%
Arts and Recreation Services	13	4.1%	10,705,947	5.7%
Construction	99	30.9%	64,124,245	33.9%
Education and Training	7	2.2%	3,270,072	1.7%
Electricity Gas Water and Waste Services	3	0.9%	2,062,690	1.1%
Financial and Insurance Services	19	5.9%	10,922,559	5.8%
Health Care and Social Assistance	13	4.1%	6,299,860	3.3%
Information Media and Telecommunications	20	6.3%	13,099,869	6.9%
Manufacturing	9	2.8%	4,104,423	2.2%
Mining	1	0.3%	281,745	0.1%
Other Services	42	13.1%	24,765,202	13.1%
Professional, Scientific and Technical Services	23	7.2%	12,524,167	6.6%
Public Administration and Safety	2	0.6%	681,463	0.4%
Rental, Hiring and Real Estate Services	3	0.9%	1,905,888	1.0%
Retail Trade	15	4.7%	7,134,967	3.8%
Transport, Postal and Warehousing	22	6.9%	10,877,289	5.8%
Wholesale Trade	4	1.3%	3,089,242	1.6%
Total	320	100%	189,107,270	100%

	Number		Balance	
	Amount	%	Amount	%
0	320	100.0%	189,107,270	100.0%
1	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3	0	0.0%	0	0.0%
Total	320	100%	189,107,270	100%

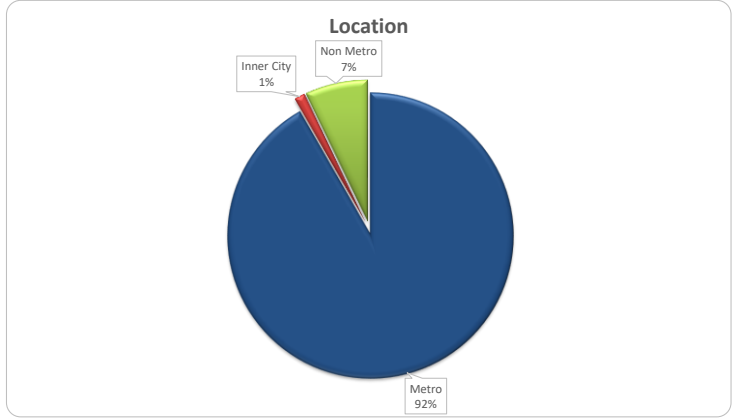


Think Tank Residential Series 2022-2: Current Charts

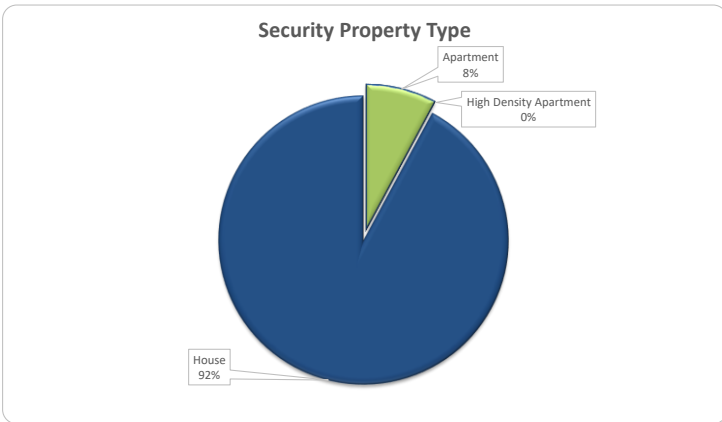
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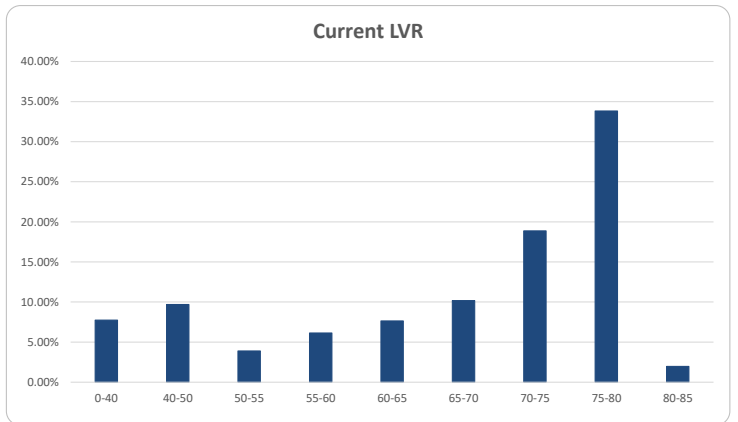
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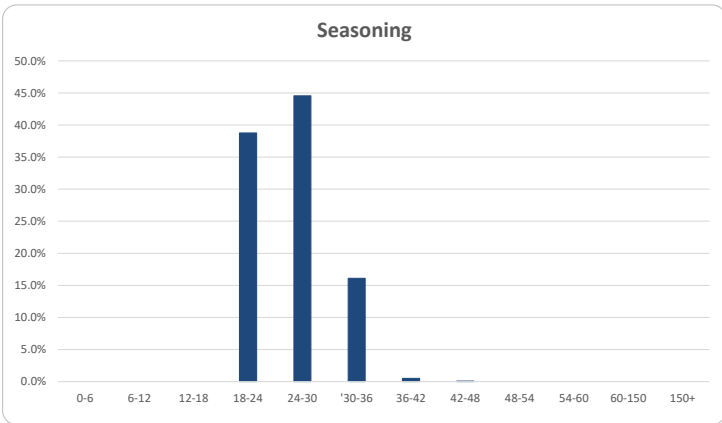
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