

Torrens 2022-1 Retention Pool Statistics

Loan Pool Data as at Close of Business Monday, 31 March 2025

Summary of Portfolio	
Number Of Housing Loans:	57
Housing Loan Pool Size:	\$14,031,872.42
Average Housing Loan Balance:	\$246,173.20
Maximum Housing Loan Balance:	\$742,320.38
Minimum Housing Loan Balance:	-
Loan Seasoning / Term to Maturity	
Maximum Remaining Term to Maturity in months	316
Weighted Average Remaining Term to Maturity in months	253
Weighted Average Seasoning in months	99
Loan-to-Value Ratio (LVR)	
Maximum Current LVR	84.00%
Weighted Average Original LVR	72.44%
Weighted Average Current LVR *	56.58%
Weighted Average Current LVR based on RBA Guidelines **	56.58%
Weighted Average Fixed Rate	5.59%
Weighted Average Variable Rate	6.21%
Weighted Average Rate	6.12%
* The Weighted Average Current LVR is calculated based on the definitions stated within the TORRENS trust transaction documents	
** The Weighted Average Current LVR Based on RBA Guidelines is calculated based on the RBA's Securitisation System Reporting Guidance	

Summary of Year of Origination					
Year Of Origination	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Loans Prior to 2000	-	-	0.00%	-	0.00%
2000	-	-	0.00%	-	0.00%
2001	-	-	0.00%	-	0.00%
2002	-	-	0.00%	-	0.00%
2003	-	-	0.00%	-	0.00%
2004	3	141,261.05	16.52%	47,087.02	1.01%
2005	4	313,547.43	26.73%	78,386.86	2.23%
2006	7	1,000,405.21	44.58%	142,915.03	7.13%
2007	6	1,097,782.08	49.41%	182,963.68	7.82%
2008	1	36,997.41	12.00%	36,997.41	0.26%
2009	3	548,577.98	35.76%	182,859.33	3.91%
2010	1	84,084.92	42.00%	84,084.92	0.60%
2011	2	410,521.20	61.00%	205,260.60	2.93%
2012	1	229,994.47	32.00%	229,994.47	1.64%
2013	-	-	0.00%	-	0.00%
2014	1	31,805.20	17.00%	31,805.20	0.23%
2015	-	-	0.00%	-	0.00%
2016	-	-	0.00%	-	0.00%
2017	-	-	0.00%	-	0.00%
2018	3	584,502.18	40.54%	194,834.06	4.17%
2019	7	2,923,826.58	68.61%	417,689.51	20.84%
2020	10	3,576,374.39	58.71%	357,637.44	25.49%
2021	8	3,052,192.32	63.42%	381,524.04	21.75%
2022	-	-	0.00%	-	0.00%
2023	-	-	0.00%	-	0.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Geographic Distribution					
Region	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
South Australia					
Metro	6	487,372.66	39.18%	81,228.78	3.47%
Non Metro	1	13,254.91	55.00%	13,254.91	0.09%
Northern Territory					
Metro	-	-	0.00%	-	0.00%
Non Metro	-	-	0.00%	-	0.00%
New South Wales					
Metro	13	2,975,968.68	53.08%	228,920.67	21.21%
Non Metro	4	1,663,840.02	52.41%	415,960.01	11.86%
Victoria					
Metro	10	2,613,659.80	52.75%	261,365.98	18.63%
Non Metro	2	525,098.34	63.16%	262,549.17	3.74%
Queensland					
Metro	6	2,070,387.65	59.96%	345,064.61	14.75%
Non Metro	5	1,690,404.29	72.29%	338,080.86	12.05%
Western Australia					
Metro	3	340,035.86	38.81%	113,345.29	2.42%
Non Metro	3	419,226.92	37.94%	139,742.31	2.99%
Tasmania					
Metro	3	562,104.43	53.60%	187,368.14	4.01%
Non Metro	-	-	0.00%	-	0.00%
Australian Capital Territory					
Metro	1	670,518.86	78.00%	670,518.86	4.78%
Non Metro	-	-	0.00%	-	0.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Balance Outstanding					
Current Loan Balance	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
\$0 to \$50,000	8	215,871.39	18.75%	26,983.92	1.54%
\$50,000.01 to \$100,000	6	457,343.24	30.30%	76,223.87	3.26%
\$100,000.01 to \$150,000	9	1,176,189.72	33.55%	130,687.75	8.38%
\$150,000.01 to \$200,000	9	1,612,449.59	47.54%	179,161.07	11.49%
\$200,000.01 to \$250,000	6	1,341,025.81	48.34%	223,504.30	9.56%
\$250,000.01 to \$300,000	2	584,803.68	60.41%	292,401.84	4.17%
\$300,000.01 to \$350,000	1	320,511.52	69.00%	320,511.52	2.28%
\$350,000.01 to \$400,000	3	1,143,050.41	59.90%	381,016.80	8.15%
\$400,000.01 to \$450,000	3	1,269,755.00	53.37%	423,251.67	9.05%
\$450,000.01 to \$500,000	2	953,690.06	63.03%	476,845.03	6.80%
\$500,000.01 to \$750,000	8	4,957,182.00	68.84%	619,647.75	35.33%
Greater than \$750,000	-	-	0.00%	-	0.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Current Loan to Value Ratio					
Current LVR (%)	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
0 to 10	4	243,830.68	7.22%	60,957.67	1.74%
11 to 20	6	392,282.55	17.75%	65,380.43	2.80%
21 to 30	4	436,469.77	23.10%	109,117.44	3.11%
31 to 40	9	1,687,745.85	36.05%	187,527.32	12.03%
41 to 50	7	1,294,722.67	44.99%	184,960.38	9.23%
51 to 55	8	2,168,972.32	53.70%	271,121.54	15.46%
56 to 60	3	1,131,729.04	57.27%	377,243.01	8.07%
61 to 65	3	470,619.69	61.00%	156,873.23	3.35%
66 to 70	6	2,789,042.70	67.42%	464,840.45	19.88%
71 to 75	4	1,842,653.12	71.26%	460,663.28	13.13%
76 to 80	2	1,040,518.86	78.71%	520,259.43	7.42%
81 to 85	1	533,285.17	84.00%	533,285.17	3.80%
86 to 90	-	-	0.00%	-	0.00%
91 to 95	-	-	0.00%	-	0.00%
96 to 100	-	-	0.00%	-	0.00%
Over 100	-	-	0.00%	-	0.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Year of Maturity					
Year of Maturity	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
2027	-	-	-	-	-
2028	2	54,924.88	23.31%	27,462.44	0.39%
2029	1	31,923.98	4.00%	31,923.98	0.23%
2030	3	244,586.18	21.07%	81,528.73	1.74%
2031	-	-	0.00%	-	0.00%
2032	-	-	0.00%	-	0.00%
2033	-	-	0.00%	-	0.00%
2034	-	-	0.00%	-	0.00%
2035	2	155,178.64	30.24%	77,589.32	1.11%
2036	7	1,000,405.21	44.58%	142,915.03	7.13%
2037	5	931,669.31	49.84%	186,333.86	6.64%
2038	3	433,104.65	36.04%	144,368.22	3.09%
2039	4	742,978.66	42.36%	185,744.67	5.29%
2040	2	155,848.72	25.88%	77,924.36	1.11%
2041	1	216,120.52	61.00%	216,120.52	1.54%
2042	1	373,856.35	57.00%	373,856.35	2.66%
2043	1	220,139.72	33.00%	220,139.72	1.57%
2044	1	141,226.03	8.00%	141,226.03	1.01%
2045	-	-	0.00%	-	0.00%
2046	1	192,612.99	55.00%	192,612.99	1.37%
2047	-	-	0.00%	-	0.00%
2048	1	171,749.47	34.00%	171,749.47	1.22%
2049	8	3,457,845.83	66.97%	432,230.73	24.64%
2050	7	2,989,528.21	62.56%	427,075.46	21.31%
2051	7	2,518,173.07	64.57%	359,739.01	17.95%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Property Ownership Type					
Loan Purpose	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Owner Occupied	36	9,069,846.40	57%	251,940.18	64.64%
Investment	21	4,962,026.02	56%	236,286.95	35.36%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Amortisation Type					
Payment Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Principal & Interest	56	13,661,872.42	56%	243,962.01	97.36%
Interest Only	1	370,000.00	80%	370,000.00	2.64%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Mortgage Insurer Distribution					
Mortgage Insurer	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
QBE	22	3,157,266.79	45.27%	143,512.13	22.50%
Hellia	2	656,287.81	72.57%	328,143.91	4.68%
Insurable	33	10,218,317.82	59.05%	309,645.99	72.82%
	-	-	-	-	-
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Product					
Loan Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Standard Housing Loan					
Variable	47	12,035,804.21	56.59%	256,080.94	85.77%
Fixed 1 year	2	461,577.58	47.80%	230,788.79	3.29%
Fixed 2 year	2	932,479.23	66.88%	466,239.62	6.65%
Fixed 3 year	4	457,827.99	46.37%	114,457.00	3.26%
Fixed 4 year	-	-	0.00%	-	0.00%
Fixed 5 year	2	144,183.41	49.92%	72,091.71	1.03%
Line of Credit					
Variable	-	-	0.00%	-	0.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Origination Channel					
Ledger	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Retail	-	-	0.00%	-	0.00%
Third Party Banking	57	14,031,872.42	56.58%	246,173.20	100.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Current Interest Rate					
Interest Rate Band	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
0.00% - 1.00%	1	(1,083.13)	0.00%	(1,083.13)	-0.01%
1.00% - 2.00%	-	-	0.00%	-	0.00%
2.00% - 3.00%	1	60,098.49	61.00%	60,098.49	0.43%
3.00% - 4.00%	1	216,120.52	61.00%	216,120.52	1.54%
4.00% - 5.00%	-	-	0.00%	-	0.00%
5.00% - 6.00%	26	7,807,619.90	58.90%	300,293.07	55.64%
6.00% - 10.00%	28	5,949,116.64	53.32%	212,468.45	42.40%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Arrears					
Days in Arrears	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
0 Days	54	13,694,700.78	56.80%	253,605.57	97.60%
1 to 30 Days	1	120,725.06	24.00%	120,725.06	0.86%
31 to 60 Days	2	216,446.58	60.51%	108,223.29	1.54%
61 to 90 Days	-	-	0.00%	-	0.00%
91+ Days	-	-	0.00%	-	0.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Loan Seasoning					
Months of Seasoning	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
3 months or less	-	-	0.00%	-	0.00%
4 to 6 months	-	-	0.00%	-	0.00%
7 to 9 months	-	-	0.00%	-	0.00%
10 to 12 months	-	-	0.00%	-	0.00%
13 to 18 months	-	-	0.00%	-	0.00%
19 to 24 months	-	-	0.00%	-	0.00%
25 to 30 months	-	-	0.00%	-	0.00%
31 to 36 months	-	-	0.00%	-	0.00%
37 to 42 months	-	-	0.00%	-	0.00%
43 to 48 months	3	664,107.84	56.63%	221,369.28	4.73%
49 to 54 months	10	4,393,932.92	63.49%	439,393.29	31.31%
55 to 60 months	5	1,570,525.95	55.35%	314,105.19	11.19%
More than 60 months	39	7,403,305.71	52.73%	189,828.35	52.76%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Income Type					
Income Verification Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Verified Income	57	14,031,872.42	56.58%	246,173.20	100.00%
Stated Income	-	-	0.00%	-	0.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Loan Purpose					
Loan Purpose	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
New/Established Property	-	-	0.00%	-	0.00%
Construction	-	-	0.00%	-	0.00%
Established Property	-	-	0.00%	-	0.00%
Refinance	-	-	0.00%	-	0.00%
Additions and Alterations	-	-	0.00%	-	0.00%
Home Equity	-	-	0.00%	-	0.00%
Other	57	14,031,872.42	56.58%	246,173.20	100.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Term Remaining					
Repayment Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Interest Only Term Remaining					
1 year or less	1	370,000.00	80.00%	370,000.00	2.64%
1 to 2 years	-	-	0.00%	-	0.00%
2 to 3 years	-	-	0.00%	-	0.00%
3 to 4 years	-	-	0.00%	-	0.00%
4 to 5 years	-	-	0.00%	-	0.00%
5 to 6 years	-	-	0.00%	-	0.00%
6 to 7 years	-	-	0.00%	-	0.00%
7 to 8 years	-	-	0.00%	-	0.00%
8 to 9 years	-	-	0.00%	-	0.00%
9 to 10 years	-	-	0.00%	-	0.00%
10 years or greater	-	-	0.00%	-	0.00%
Principal & Interest Term Remaining					
1 year or less	-	-	0.00%	-	0.00%
1 to 5 years	6	331,435.04	19.80%	55,239.17	2.36%
5 to 10 years	-	-	0.00%	-	0.00%
10 to 15 years	21	3,263,336.47	43.76%	155,396.97	23.26%
15 to 20 years	6	1,107,191.34	42.38%	184,531.89	7.89%
20 to 25 years	9	3,452,208.29	63.27%	383,578.70	24.60%
25 to 30 years	14	5,507,701.28	63.48%	393,407.23	39.25%
30 years or greater	-	-	0.00%	-	0.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%

Summary of Term Remaining					
Rate Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Fixed Term Remaining					
1 year or less	5	1,248,627.00	64.74%	249,725.40	8.90%
1 to 2 years	4	663,356.29	42.94%	165,839.07	4.73%
2 to 3 years	-	-	0.00%	-	0.00%
3 to 4 years	1	84,084.92	42.00%	84,084.92	0.60%
4 to 5 years	-	-	0.00%	-	0.00%
5 Years or greater	-	-	0.00%	-	0.00%
Variable Term Remaining					
1 year or less	-	-	0.00%	-	0.00%
1 to 5 years	5	293,791.31	19.64%	58,758.26	2.09%
5 to 10 years	-	-	0.00%	-	0.00%
10 to 15 years	17	2,617,869.06	44.81%	153,992.30	18.66%
15 to 20 years	4	806,985.90	37.43%	201,746.48	5.75%
20 to 25 years	9	3,288,923.12	61.79%	365,435.90	23.44%
25 to 30 years	12	5,028,234.82	64.55%	419,019.57	35.83%
30 years or greater	-	-	0.00%	-	0.00%
TOTAL	57	14,031,872.42	56.58%	246,173.20	100.00%