

SMHL SERIES SECURITISATION FUND 2018-2



Monthly Investment Report as at 27 November 2023

Contact: Investor Reporting
Phone: +61 3 9708 3113
Email: me.investorreporting@mebank.com.au
Website: mebank.com.au
Bloomberg Screen: SMHL <MTGE>

Summary

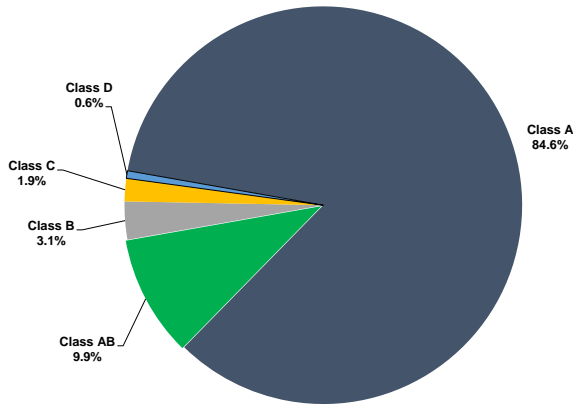
Fund: SMHL Series Securitisation Fund 2018-2
 Cut-Off Date: 16 November 2023
 Payment Date: 27 November 2023
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2018-2
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Commonwealth Bank of Australia (ABN 48 123 123 124)
 Macquarie Bank Limited (ABN 46 008 583 542)
 National Australia Bank Limited (ABN 12 004 044 937)
 Arranger: National Australia Bank Limited (ABN 12 004 044 937)
 Trust Manager: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")
 Security Trustee: Perpetual Trustee Company Limited (ABN 42 000 001 007)
 Liquidity Facility Provider: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")
 Redraw Facility Provider: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")
 Interest Rate Swap Provider: National Australia Bank Limited (ABN 12 004 044 937)
 Issue Date: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Legal Final Maturity Date: 16 August 2018
 September 2050

Security Classes

Class Name :	A	AB	B	C	D	E
ISIN:	AU3FN0043808	AU3FN0043816	AU3FN0043824	AU3FN0043832	AU3FN0043840	AU3FN0043857
Rating Agency:	S&P / Moody's	S&P	S&P	S&P	S&P	S&P
Rating:	AAA(sf) / Aaa(sf)	AAA(sf)	AA(sf)	A(sf)	BBB(sf)	NR
Currency:	AUD	AUD	AUD	AUD	AUD	AUD
Original Balance at Issue:	1,150,000,000.00	60,000,000.00	18,750,000.00	11,250,000.00	3,750,000.00	6,250,000.00
Base Rate:	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW
Margin above base rate:	1.11%	1.70%	1.80%	2.45%	3.25%	5.75%
Expected Average Life to call:	2.7 years	4.8 years	4.8 years	4.8 years	4.8 years	4.8 years
Distribution Frequency:	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Coupon Type:	Floating	Floating	Floating	Floating	Floating	Floating
Principal payment type:	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through

Bond Factors as at 27 November 2023

Fund:	0.12477143
Class A	0.11350982
Class AB	0.25427988
Class B	0.25427988
Class C	0.25427988
Class D	0.25427988
Class E	0.25427988



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt	Coupon Rate
				26 October 2023 27 November 2023	28 March 2022 27 November 2023
Class A	133,311,200.80	2,774,903	130,536,298.02	614,742.14	5.260%
Class AB	15,581,117.28	324,324	15,256,792.80	79,909.19	5.850%
Class B	4,869,099.15	101,351	4,767,747.75	25,398.50	5.950%
Class C	2,921,459.49	60,811	2,860,648.65	16,903.93	6.600%
Class D	973,819.83	20,270	953,549.55	6,317.65	7.400%
Class E	1,623,033.05	33,784	1,589,249.25	14,086.75	9.900%
Total Portfolio	159,279,730	3,315,444	155,964,286	757,358	

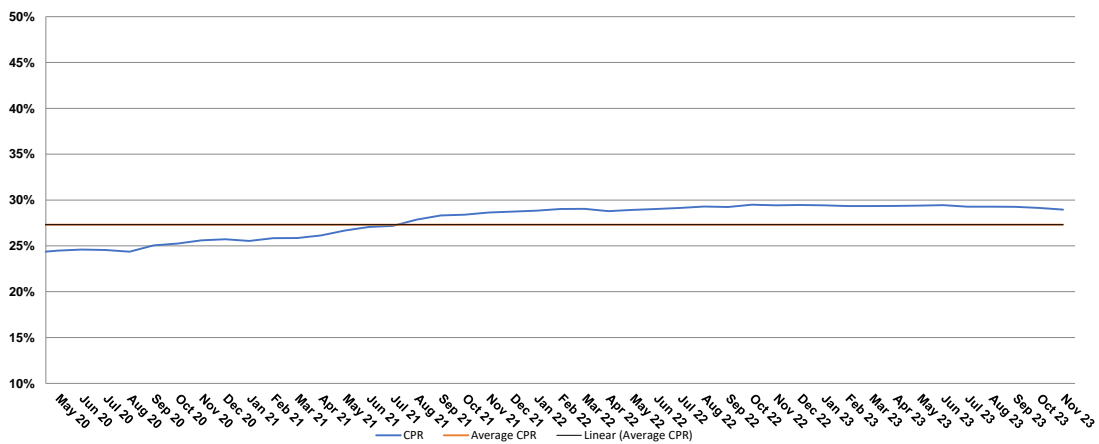
European CRR invested amount (as per Article 405) \$ 18,714,235

Pool Details

Number of Loans	2,082
Average Loan Size	74,911
Maximum Loan Size	751,126
Weighted Average LVR	43.15%
Maximum LVR	103.22%
WA Seeding (months)	158
WA Term to Maturity (years)	16
Full Documentation Loans	100.00%
WA Interest Rate	7.39%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	17 October 2023 to 16 November 2023	17 August 2023 to 16 November 2023	16 August 2018 to 16 November 2023
Repayment Analysis			
Balance @ Determination Date	159,279,730	168,945,609	1,250,000,000
Substitution	-	-	-
Scheduled Repayments	(1,040,282)	(2,898,992)	(137,045,157)
Prepayments	(3,455,326)	(13,364,497)	(1,162,460,898)
Redraw Advances	1,180,164	3,282,166	205,470,341
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	155,964,286	155,964,286	155,964,286
CPR	15.95%	22.02%	28.95%
SMM	1.44%	2.05%	2.81%



Current Position

Geographical Location			
VIC	- Metro	34,431,008	22%
	- Non Metro	8,203,563	5%
NSW	- Metro	17,907,726	11%
	- Non Metro	13,884,645	9%
QLD	- Metro	14,787,545	9%
	- Non Metro	9,283,017	6%
SA	- Metro	6,636,827	4%
	- Non Metro	112,376	0%
WA	- Metro	23,735,162	15%
	- Non Metro	1,208,787	1%
TAS	- Metro	4,411,785	3%
	- Non Metro	3,457,182	2%
NT	- Metro	2,594,796	2%
	- Non Metro	466,472	0%
ACT	- Metro	14,843,396	10%
	- Non Metro	-	0%

TOTAL 155,964,286 100%

Loan Purpose ¹			
Refinance		42,471,974	27%
ReDecation		-	0%
Purchase		51,583,693	33%
Construction		5,600,019	4%
Equity Release		56,308,600	36%

TOTAL 155,964,286 100%

Loan Term			
<=5 yrs		-	0%
>5 & <=10yrs		2,420,597	2%
>10 & <=15yrs		4,044,129	3%
>15 & <=20yrs		17,370,348	11%
>20 & <=25yrs		26,658,113	17%
>25yrs		105,471,099	67%

TOTAL 155,964,286 100%

Owner/Investment split ¹			
Owner Occupied		127,760,379	82%
Investment		28,203,907	18%

TOTAL 155,964,286 100%

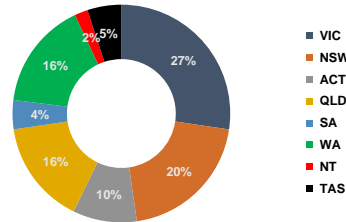
Interest Rate Exposure			
> 8.00%		51,456,090	33%
> 7.00% & <= 8.00%		34,477,260	22%
> 6.00% & <= 7.00%		68,542,275	44%
> 5.00% & <= 6.00%		1,713,896	1%
<= 5.00%		225,234	0%

TOTAL 155,964,286 100%

Loan to Value Ratio			
>95%		247,736	0%
>90% & <= 95%		516,107	0%
>85% & <= 90%		-	0%
>80% & <= 85%		2,195,381	1%
>75% & <= 80%		2,934,340	2%
>70% & <= 75%		4,488,660	3%
>65% & <= 70%		12,279,949	8%
>60% & <= 65%		10,345,524	7%
>55% & <= 60%		13,815,822	9%
>50% & <= 55%		13,302,048	9%
>45% & <= 50%		11,660,948	7%
>40% & <= 45%		13,733,280	9%
>35% & <= 40%		17,277,825	11%
>30% & <= 35%		11,457,103	7%
>25% & <= 30%		10,951,822	7%
<=25%		30,757,741	20%

TOTAL 155,964,286 100%

Geographical Location



Loan Security ²

House	136,111,728	87%
Land	218,622	0%
Apartment	5,609,089	4%
Unit	10,351,927	7%
Townhouse	2,211,747	1%
Other	1,461,173	1%

TOTAL 155,964,286 100%

Interest Option

Variable	155,964,286	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%

TOTAL 155,964,286 100%

Mortgage Insurance ³

Genworth Financial	64,894,873	42%
HLIC Govt	948	0%
Uninsured	91,068,464	58%

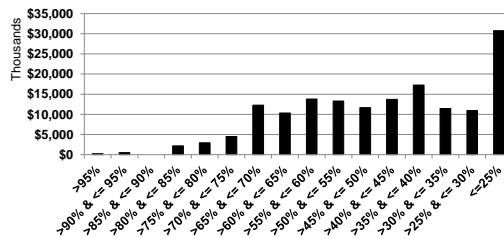
TOTAL 155,964,286 100%

Loan Size

>\$250,000	45,690,360	29%
>\$200,000 & <=\$250,000	22,642,962	15%
>\$150,000 & <=\$200,000	26,045,048	17%
>\$100,000 & <=\$150,000	26,915,380	17%
>\$50,000 & <=\$100,000	23,245,306	15%
<=\$50,000	11,425,229	7%

TOTAL 155,964,286 100%

Loan to Value Ratio



1 - Due to a recent review of the classification of investor lending, the Bank has now agreed a definition of investor lending which will be applied across all areas of the Bank to undertake reporting, monitoring and analysis. The bank has decided to move away from the historic "loan security" classification to a "loan purpose" classification. This classification is based upon each customer's advice to the Bank as to the purpose of the loan, and takes account that customers are unlikely to choose "investment" as an option when it is not the case, given the higher pricing attached to investment loans.

2 - The Bank has also decided to move away from the "Primary Security" classification to a new methodology of determining the maximum security by using the highest valued security property. This change will drive alignment across the investor reported data and RBA reporting requirements.

This change is effective from 1 March 2016. Feel free to contact Investor Reporting team to discuss the matter.

3 - As of November 2022, Genworth have changed their name to Helia and all references to Genworth or Helia are interchangeable. There is no change to LMI cover.

Arrears

	16 November 2023	17 October 2023	15 September 2023
30-59 days			
Number of loans	4	7	3
Outstanding Balance (\$)	834,634	1,347,680	481,628
% of Pool Outstanding Balance	0.54%	0.85%	0.29%
60-89 days			
Number of loans	2	1	7
Outstanding Balance (\$)	329,960	84,601	950,938
% of Pool Outstanding Balance	0.21%	0.05%	0.58%
90+ days			
Number of loans	8	12	13
Outstanding Balance (\$)	954,201	1,736,977	2,239,906
% of Pool Outstanding Balance	0.61%	1.09%	1.37%
TOTAL Delinquencies			
Number of loans	14	20	23
Outstanding Balance (\$)	2,118,795	3,169,259	3,672,472
% of Pool Outstanding Balance	1.36%	1.99%	2.25%
Pool Information			
Number of loans	2,082	2,117	2,148
Outstanding Balance (\$ m)	156	159	163

Repayment Holiday COVID-19

	16 November 2023	17 October 2023	15 September 2023
Number of loans	0	0	0
Outstanding Balance (\$)	0	0	0
% of Pool Outstanding Balance	0.00%	0.00%	0.00%

Foreclosure & Mortgage Insurance claims since Inception

	<u>Loan count</u>	<u>Amount</u>
Outstanding Balance of Defaulted Loans	3	1,362,931
Proceeds of sale	3	797,519
Loss on sale of property	2	14,128
Claims submitted to Insurer	3	242,072
Claims paid by Insurer	3	240,019
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	3	119,170
Claims Reduced/Denied by Insurers	0	0

Any insured housing loan held by the fund is insured under one of the following:

* master policy with the Commonwealth of Australia dated July 4th, 1994;

* master policy with GE Mortgage Insurance Pty Limited (formerly Housing Loans Insurance Corporation Pty Limited (ACN 071 466 334) dated 12 Dec.1997;

* master policy with GE Capital Mortgage Insurance Corporation (Australia) Pty Limited (ACN 081 488 440) and GE Mortgage Insurance Pty Limited (ACN 071 466 334) which is effective from October 25,1999.

For further details on the above mortgage Insurance policies reference should be made to the Offering circular and the Transaction Documents. Please note that limitations and exclusions apply with the mortgage Insurance policies, including timely payment cover* for a limited period.

Facilities & Reserve

Liquidity Facility

Opening Balance	1,575,428
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	(25,327)
Closing Outstanding Balance	1,550,101

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

Notional Swaps

Notional Swaps Value	-
% of fixed rate home loans	0.0%

Neither Members Equity Bank Limited nor any associate of Members Equity Bank Limited (including ME Portfolio Management Limited) in any way stands behind the capital value and/or the performance of the Bonds or the assets of SMHL Securitisation Fund 2018-2. Members Equity Bank Limited does not stand behind the obligations of ME Portfolio Management Limited. The Bonds do not represent deposits or other liabilities of Members Equity Bank Limited or associates of Members Equity Bank Limited including ME Portfolio Management Limited. Members Equity Bank Limited does not guarantee the payment of interest or the repayment of principal due on the Bonds or the performance of the assets of SMHL Securitisation Fund 2018-2 (except to the limited extent provided in the transaction documents). The holding of the Bonds is subject to investment risk, including possible delays in repayment and loss of income and principal invested.

Current Position - SMHL SERIES SECURITISATION FUND 2018-2 CRD

Geographical Location			
VIC	- Metro	5,121,945	27%
	- Non Metro	1,331,038	7%
NSW	- Metro	3,267,023	17%
	- Non Metro	1,392,418	7%
QLD	- Metro	740,676	4%
	- Non Metro	1,264,268	7%
SA	- Metro	348,438	2%
	- Non Metro	1,020	0%
WA	- Metro	2,839,419	15%
	- Non Metro	-	0%
TAS	- Metro	966,664	5%
	- Non Metro	317,788	2%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	1,125,578	6%
	- Non Metro	-	0%
TOTAL		18,714,235	100%

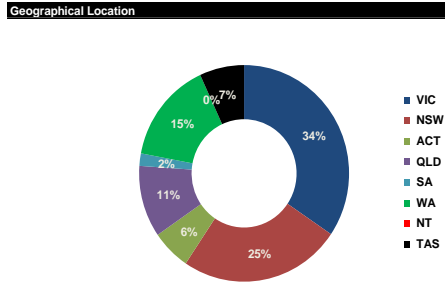
Loan Purpose ¹			
Refinance	5,062,064	27%	
Renovation	-	0%	
Purchase	6,321,552	34%	
Construction	1,474,618	8%	
Equity Release	5,856,001	31%	
TOTAL	18,714,235	100%	

Loan Term			
<=5 yrs	9,410	0%	
>5 & <=10yrs	221,314	1%	
>10 & <=15yrs	1,312,485	7%	
>15 & <=20yrs	1,807,772	10%	
>20 & <=25yrs	3,557,328	19%	
>25yrs	11,805,925	63%	
TOTAL	18,714,235	100%	

Owner/Investment split ¹			
Owner Occupied	14,574,651	78%	
Investment	4,139,584	22%	
TOTAL	18,714,235	100%	

Interest Rate Exposure			
> 8.00%	3,723,372	20%	
> 7.00% & <= 8.00%	2,867,322	15%	
> 6.00% & <= 7.00%	5,991,337	32%	
> 5.00% & <= 6.00%	318,714	2%	
<= 5.00%	5,813,490	31%	
TOTAL	18,714,235	100%	

Loan to Value Ratio			
>95%	-	0%	
>90% & <= 95%	-	0%	
>85% & <= 90%	-	0%	
>80% & <= 85%	-	0%	
>75% & <= 80%	-	0%	
>70% & <= 75%	-	0%	
>65% & <= 70%	765,699	4%	
>60% & <= 65%	1,180,574	6%	
>55% & <= 60%	1,766,451	9%	
>50% & <= 55%	2,622,278	14%	
>45% & <= 50%	2,582,445	14%	
>40% & <= 45%	1,305,160	7%	
>35% & <= 40%	1,934,815	10%	
>30% & <= 35%	916,614	5%	
>25% & <= 30%	2,357,239	13%	
<=25%	3,282,959	18%	
TOTAL	18,714,235	100%	

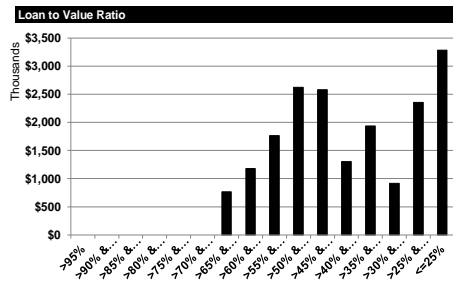


Loan Security ²			
House	15,916,829	85%	
Land	-	0%	
Apartment	411,466	2%	
Unit	1,969,758	11%	
Townhouse	57,722	0%	
Other	358,460	2%	
TOTAL	18,714,235	100%	

Interest Option			
Variable	11,702,042	63%	
Fixed <3 years	6,809,349	36%	
Fixed >3 years	202,844	1%	
TOTAL	18,714,235	100%	

Mortgage Insurance ³			
Genworth Financial	6,784,656	36%	
HLIC Govt	-	0%	
Uninsured	11,929,563	64%	
OBE	16	0%	
TOTAL	18,714,235	100%	

Loan Size			
>\$250,000	6,342,101	34%	
>\$200,000 & <=\$250,000	2,099,398	11%	
>\$150,000 & <=\$200,000	2,970,741	16%	
>\$100,000 & <=\$150,000	3,950,754	21%	
>\$50,000 & <=\$100,000	2,568,175	14%	
<=\$50,000	783,066	4%	
TOTAL	18,714,235	100%	



¹ - Due to a recent review of the classification of investor lending, the Bank has now agreed a definition of investor lending which will be applied across all areas of the Bank to undertake reporting, monitoring and analysis. The Bank has decided to move away from the historic "loan security" classification to a "loan purpose" classification on this securitisation. This classification is based upon each customer's advice to the Bank as to the purpose of the loan, and takes account that customers are unlikely to choose "investment" as an option when it is not the case, given the higher pricing attached to investment loans.

² - The Bank has also decided to move away from the "Primary Security" classification to a new methodology of determining the main security by using the highest valued security property. This change will drive alignment across the investor reported data and RBA reporting requirements.

This change is effective from 1 March 2016. Feel free to contact Investor Reporting team to discuss the matter.

³ - As of November 2022, Genworth have changed their name to Hestia and all references to Genworth or Hestia are interchangeable. There is no change to LMI cover.