

# SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 23 June 2023



# SMHL

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**Bloomberg Screen:** SMHL <MTGE>

## Summary

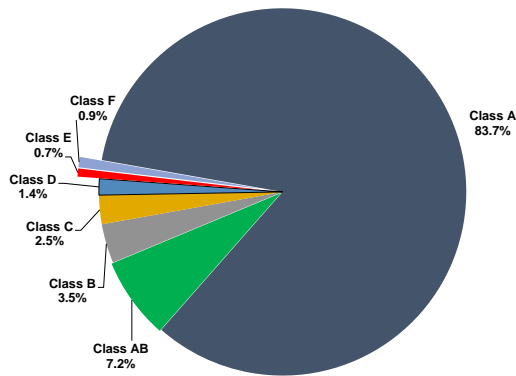
Trust: SMHL Securitisation Trust 2020-1  
 Collection Period end date: 31-May-23  
 Payment Date: 23 June 2023  
 Issuer and Trustee: Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1  
 Joint Lead Managers: Australia and New Zealand Banking Group (ABN 11 005 357 522) ("ANZ")  
 Commonwealth Bank of Australia (ABN 48 123 123 124) ("CBA")  
 MUFG Securities Americas Inc. (ARBN 612 562 008) ("MUFG")  
 National Australia Bank Limited (ABN 12 004 044 937) ("NAB")  
 Arranger: ANZ  
 Manager: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")  
 Security Trustee: P.T. Limited (ABN 67 004 454 666)  
 Servicer: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")  
 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) ("NAB")  
 Australia and New Zealand Banking Group (ABN 11 005 357 522) ("ANZ")  
 Closing Date: 17 December 2020  
 Legal Final Maturity Date: The Payment Date falling in December 2052

## Security Classes

Class Name :	A	AB	B	C	D	E	F
ISIN / Common Code:	AU3FN0056990 / 226556109	AU3SG0002355 / 226556117	AU3FN0057006 / 226556125	AU3FN0057030 / 226556133	AU3FN0057014 / 226556141	AU3FN0057022 / 226556150	AU3FN0057139 / 226556168
Rating Agency:	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch
Expected Ratings:	AAA(sf) / AAAsf	AAA(sf) / Unrated	AA(sf) / Unrated	A(sf)/Unrated	BBB(sf) / Unrated	BB(sf) / Unrated	Unrated / Unrated
Denomination:	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	920,000,000.00	35,500,000.00	17,000,000.00	12,500,000.00	7,000,000.00	3,500,000.00	4,500,000.00
Interest Rate:	BBSW (1 month) + Class Margin + (from the first Call Option Date)	BBSW (1 month) + Class Margin + (from the first Call	BBSW (1 month) + Class	BBSW (1 month) + Class	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin
Class Margin:	0.70%	1.35%	1.75%	2.15%	3.40%	5.35%	7.00%
Expected Average Life:	2.7 years	4.9 years	4.9 years	4.9 years	4.9 years	4.9 years	4.9 years
Interest frequency:	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Coupon Type:	Floating	Floating	Floating	Floating	Floating	Floating	Floating
Principal payment type:	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through

### Note Factors as at 23 June 2023

Fund:	0.43303996
Class A	0.39400513
Class AB	0.88194050
Class B	0.88194050
Class C	0.88194050
Class D	0.88194050
Class E	0.88194050
Class F	0.88194050



## Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Current Interest Rate	
				23 May 2023	23 June 2023	23 May 2023	23 June 2023
Class A	373,858,006.34	11,373,291	362,484,715.01	1,434,030.20		4.516%	
Class AB	32,291,232.77	982,345	31,308,887.62	141,688.00		5.166%	
Class B	15,463,407.24	470,419	14,992,988.44	73,103.91		5.566%	
Class C	11,370,152.38	345,896	11,024,256.21	57,615.61		5.966%	
Class D	6,367,285.33	193,702	6,173,583.48	39,024.53		7.216%	
Class E	3,183,642.67	96,851	3,086,791.74	24,784.90		9.166%	
Class F	4,093,254.86	124,523	3,968,732.23	37,602.47		10.816%	
<b>Total Portfolio</b>	<b>446,626,982</b>	<b>13,587,027</b>	<b>433,039,955</b>	<b>1,807,850</b>			
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			37,027,354.09				

## Pool Details

Number of Loans	2,189
Average Loan Size	197,825
Maximum Loan Size	1,302,275
Weighted Average LVR	56.88%
Maximum LVR	91.09%
WA Seeding (months)	59
WA Term to Maturity (years)	23
Full Documentation Loans	100.00%
WA Interest Rate	5.45%

## Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	30-Apr-23 to 31-May-23	30-Apr-23 to 31-May-23	17 December 2020 to 31-May-23
<b>Repayment Analysis</b>			
Balance @ Determination Date	446,626,982	470,012,157	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,120,183)	(6,467,312)	(75,350,401)
Prepayments	(13,873,487)	(36,128,600)	(553,340,987)
Redraw Advances	2,406,643	5,623,710	61,731,343
Principal Draws / (Repayment of Principal Draws)	-	-	-
<b>Closing Balance</b>	<b>433,039,955</b>	<b>433,039,955</b>	<b>433,039,955</b>
CPR	26.92%	23.74%	25.10%
SMM	2.58%	2.23%	2.38%

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## Current Position

### Geographical Location

VIC	- Metro	112,456,684	26%
	- Non Metro	33,488,441	8%
NSW	- Metro	59,012,758	14%
	- Non Metro	30,336,546	7%
QLD	- Metro	41,243,990	10%
	- Non Metro	31,133,679	7%
SA	- Metro	26,013,418	6%
	- Non Metro	2,548,074	1%
WA	- Metro	49,267,434	11%
	- Non Metro	1,776,131	0%
TAS	- Metro	15,231,971	4%
	- Non Metro	4,405,962	1%
NT	- Metro	2,819,923	1%
	- Non Metro	-	0%
ACT	- Metro	23,304,944	5%
	- Non Metro	-	0%

**TOTAL** 433,039,955 100%

### Loan Purpose<sup>1,3</sup>

Refinance	209,281,237	48%
Renovation		0%
Property Purchase	184,477,923	43%
Construction	27,030,926	6%
Equity Release	12,249,869	3%

**TOTAL** 433,039,955 100%

### Loan Term

<=5 yrs	20,178	0%
>5 & <=10yrs	1,644,733	0%
>10 & <=15yrs	7,328,558	2%
>15 & <=20yrs	27,796,760	6%
>20 & <=25yrs	46,746,066	11%
>25yrs	349,503,660	81%

**TOTAL** 433,039,955 100%

### Owner/Investment split<sup>4</sup>

Owner Occupied	346,379,930	80%
Investment	86,660,024	20%

**TOTAL** 433,039,955 100%

### Interest Rate Exposure

> 8.00%	12,063,619	3%
> 7.00% & <= 8.00%	43,591,548	10%
> 6.00% & <= 7.00%	127,586,519	29%
> 5.00% & <= 6.00%	151,886,384	35%
<= 5.00%	97,911,886	23%

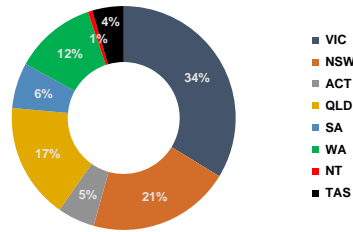
**TOTAL** 433,039,955 100%

### Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	219,523	0%
>85% & <= 90%	4,223,142	1%
>80% & <= 85%	16,969,540	4%
>75% & <= 80%	31,444,661	7%
>70% & <= 75%	48,253,218	11%
>65% & <= 70%	69,944,891	17%
>60% & <= 65%	57,512,397	13%
>55% & <= 60%	49,421,326	11%
>50% & <= 55%	26,937,725	6%
>45% & <= 50%	25,800,160	6%
>40% & <= 45%	23,882,279	6%
>35% & <= 40%	17,450,018	4%
>30% & <= 35%	18,966,829	4%
>25% & <= 30%	13,619,719	3%
<=25%	28,394,529	7%

**TOTAL** 433,039,955 100%

### Geographical Location



### Loan Security<sup>2</sup>

House	335,015,310	77%
Land	273,545	0%
Apartment	51,722,265	12%
Unit	18,768,600	4%
Townhouse	19,862,891	5%
Other	7,397,343	2%

**TOTAL** 433,039,955 100%

### Interest Option

Variable	319,954,449	74%
Fixed <3 years	113,085,506	26%
Fixed >3 years	-	0%

**TOTAL** 433,039,955 100%

### Mortgage Insurance

Genworth	29,493,458	7%
Uninsured	366,615,146	84%
QBE	36,931,351	9%
Dual Insured	-	0%

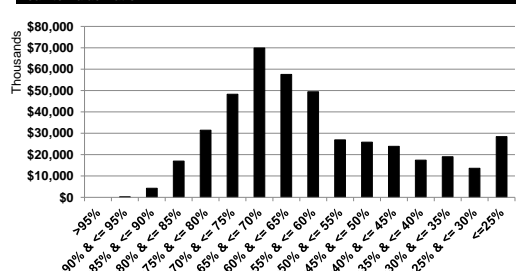
**TOTAL** 433,039,955 100%

### Loan Size

>\$250,000	277,470,541	64%
>\$200,000 & <=\$250,000	50,454,649	12%
>\$150,000 & <=\$200,000	48,327,765	11%
>\$100,000 & <=\$150,000	29,580,788	7%
>\$50,000 & <=\$100,000	18,935,841	4%
<=\$50,000	8,270,372	2%

**TOTAL** 433,039,955 100%

### 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 main security by using the highest valued security property. This change will drive alignment across the investor reported data and RBA reporting requirements.

3 - Please note, further to the letter on ME Bank's Investor Reports page notifying upcoming improvements to the classification and reporting of loan purpose for mortgage loans to 'Equity Release' from 'Other' or 'Renovation', ME anticipates release of the new reporting for SMHL Securitisation Trust 2020-1 in Q1 2022.

## Arrears

	31-May-23	30-Apr-23	31 March 2023
<b>30-59 days</b>			
Number of loans	0	5	4
Outstanding Balance (\$)	0	1,951,804	1,647,052
% of Pool Outstanding Balance	0.00%	0.44%	0.36%
<b>60-89 days</b>			
Number of loans	8	5	1
Outstanding Balance (\$)	2,696,568	1,458,549	298,731
% of Pool Outstanding Balance	0.62%	0.33%	0.07%
<b>90+ days</b>			
Number of loans	9	8	10
Outstanding Balance (\$)	2,649,948	2,367,741	2,907,390
% of Pool Outstanding Balance	0.61%	0.53%	0.64%
<b>TOTAL Delinquencies</b>			
Number of loans	17	18	15
Outstanding Balance (\$)	5,346,516	5,778,094	4,853,174
% of Pool Outstanding Balance	1.23%	1.29%	1.06%
<b>Pool Information</b>			
Number of loans	2,189	2,248	2,294
Outstanding Balance (\$ m)	433	447	457

## Repayment Holiday COVID-19

	31-May-23	30-Apr-23	31 March 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

	Loan count	Amount
Outstanding Balance of Defaulted Loans	0	0
Proceeds of sale	0	0
Loss on sale of property	0	0
Claims submitted to Insurer	0	0
Claims paid by Insurer	0	0
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	0	0
Claims Reduced/Denied by Insurers	0	0

Any insured housing loan held by the fund is insured under a master insurance policy with Genworth Financial Mortgage Insurance Pty Limited (ABN 60 106 974) or QBE Lenders' Mortgage Insurance Limited (ABN 70 000 511 071).

For further details on the mortgage insurance policies reference should be made to the Information Memorandum. 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 (collateral posted)	4,466,270
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(135,870)
Closing Outstanding Balance (collateral posted)	<u>4,330,400</u>

### Redraw Funding Facility

Opening Balance	Nil
Drawn amount	Nil
Closing balance	<u>Nil</u>

### Excess Income Reserve

Nil

## Notional Swaps

Notional Swaps Value	126,000,000
% of fixed rate home loans	111%

Neither Members Equity Bank Limited nor any associate of Members Equity Bank Limited in any way stands behind the capital value and/or the performance of the Bonds or the assets of SMHL Securitisation Trust 2020-1. The Notes do not represent deposits or other liabilities of Members Equity Bank Limited or associates of Members Equity Bank Limited. Members Equity Bank Limited does not guarantee the payment of interest or the repayment of principal due on the Notes or the performance of the assets of SMHL Securitisation Trust 2020-1 (except to the limited extent provided in the transaction documents). The holding of the Notes is subject to investment risk, including possible delays in repayment and loss of income and principal invested.

**Current Position - SMHL Securitisation Trust 2020-1 (CRD)**

Geographical Location		
VIC	- Metro	8,544,902 23%
	- Non Metro	1,975,556 5%
NSW	- Metro	6,611,947 18%
	- Non Metro	3,573,966 10%
QLD	- Metro	4,212,106 11%
	- Non Metro	1,281,741 3%
SA	- Metro	2,718,747 7%
	- Non Metro	- 0%
WA	- Metro	4,753,212 13%
	- Non Metro	549,060 1%
TAS	- Metro	691,422 2%
	- Non Metro	185,497 1%
NT	- Metro	- 0%
	- Non Metro	- 0%
ACT	- Metro	1,929,199 5%
	- Non Metro	- 0%
<b>TOTAL</b>		<b>37,027,354 100%</b>

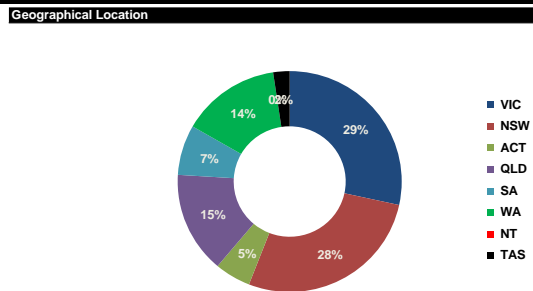
Loan Purpose <sup>1,3</sup>		
Refinance	14,509,814	39%
Renovation	-	0%
Property Purchase	16,461,460	45%
Construction	5,719,733	15%
Equity Release	336,347	1%
<b>TOTAL</b>	<b>37,027,354</b>	<b>100%</b>

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	-	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	397,234	1%
>20 & <=25yrs	1,759,544	5%
>25yrs	34,870,576	94%
<b>TOTAL</b>	<b>37,027,354</b>	<b>100%</b>

Owner/Investment split <sup>1</sup>		
Owner Occupied	30,608,794	83%
Investment	6,418,560	17%
<b>TOTAL</b>	<b>37,027,354</b>	<b>100%</b>

Interest Rate Exposure		
> 8.00%	838,748	2%
> 7.00% & <= 8.00%	1,221,711	3%
> 6.00% & <= 7.00%	12,596,294	34%
> 5.00% & <= 6.00%	14,781,286	41%
<= 5.00%	7,589,315	20%
<b>TOTAL</b>	<b>37,027,354</b>	<b>100%</b>

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	3,395,896	9%
>80% & <= 85%	5,748,305	16%
>75% & <= 80%	2,121,606	6%
>70% & <= 75%	4,669,714	13%
>65% & <= 70%	4,030,516	11%
>60% & <= 65%	4,468,187	12%
>55% & <= 60%	2,231,113	6%
>50% & <= 55%	1,724,043	5%
>45% & <= 50%	3,906,875	11%
>40% & <= 45%	2,145,306	6%
>35% & <= 40%	1,566,863	4%
>30% & <= 35%	380,958	1%
>25% & <= 30%	-	0%
<=25%	637,974	2%
<b>TOTAL</b>	<b>37,027,354</b>	<b>100%</b>

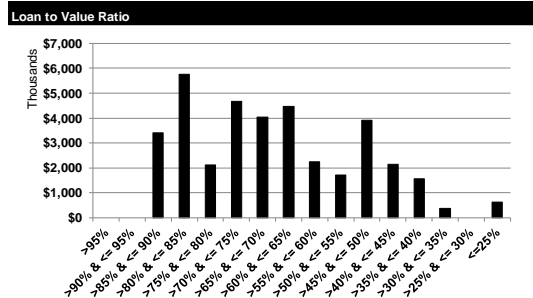


Loan Security <sup>2</sup>		
House	29,382,742	79%
Land	-	0%
Apartment	3,750,716	10%
Unit	267,046	1%
Townhouse	3,211,246	9%
Other	415,604	1%
<b>TOTAL</b>	<b>37,027,354</b>	<b>100%</b>

Interest Option		
Variable	27,377,415	74%
Fixed <3 years	9,649,939	26%
Fixed >3 years	-	0%
<b>TOTAL</b>	<b>37,027,354</b>	<b>100%</b>

Mortgage Insurance		
Genworth	1,162,722	3%
HLIC Govt	-	0%
Uninsured	24,566,753	69%
QBE	10,520,549	28%
Dual Insured	777,330	2%
<b>TOTAL</b>	<b>37,027,354</b>	<b>100%</b>

Loan Size		
>\$250,000	30,049,423	81%
>\$200,000 & <=\$250,000	2,767,314	7%
>\$150,000 & <=\$200,000	1,768,584	5%
>\$100,000 & <=\$150,000	1,449,493	4%
>\$50,000 & <=\$100,000	726,820	2%
<= \$50,000	265,720	1%
<b>TOTAL</b>	<b>37,027,354</b>	<b>100%</b>



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