

# SMHL Series Securitisation Fund 2019-1

Monthly Investment Report as at 17 April 2023



**SMHL**™

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**Bloomberg Screen:** SMHL <MTGE>

## Summary

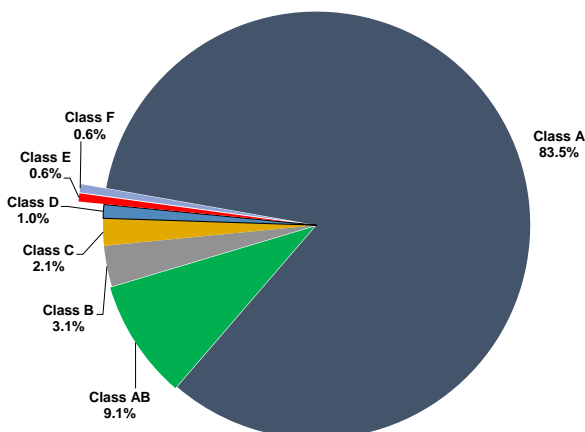
Fund: SMHL Series Securitisation Fund 2019-1  
 Cut-Off Date: 04 April 2023  
 Payment Date: 17 April 2023  
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2019-1  
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)  
 Commonwealth Bank of Australia (ABN 48 123 123 124)  
 MUFG Securities EMEA PLC (ARBN 612 776 299)  
 National Australia Bank Limited (ABN 12 004 044 937)  
 Westpac Banking Corporation (ABN 33 007 457 141)  
 Arranger: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)  
 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)  
 Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)  
 Issue Date: 12 June 2019  
 Legal Final Maturity Date: July 2051

## Security Classes

Class Name :	A	AB	B	C	D	E	F
ISIN:	AU3FN0048476	AU3FN0048484	AU3FN0048492	AU3FN0048500	AU3FN0048518	AU3FN0048526	AU3FN0048534
Rating Agency:	S&P / Moody's	S&P / Moody's	S&P / Moody's	S&P / Moody's	S&P / Moody's	S&P / Moody's	S&P / Moody's
Rating:	AAA(sf) / Aaa(sf)	AAA / NR	AA / NR	A / NR	BBB / NR	BB / NR	NR / NR
Currency:	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Original Balance at Issue:	1,610,000,000.00	77,000,000.00	26,250,000.00	17,500,000.00	8,750,000.00	5,250,000.00	5,250,000.00
Base Rate:	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW
Margin above base rate:	1.05%	1.85%	2.00%	2.50%	3.30%	4.60%	6.00%
Expected Average Life to call:	2.80	5.00	5.00	5.00	5.00	5.00	5.00
Distribution 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

## Bond Factors as at 17 April 2023

Fund:	0.29484114
Class A	0.26772297
Class AB	0.60670010
Class B	0.60670010
Class C	0.60670010
Class D	0.60670010
Class E	0.60670010
Class F	0.60670010



## Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate
				15 March 2023 17 April 2023	15 March 2023 17 April 2023	
Class A	443,204,402.60	12,170,420	431,033,983	1,859,273		4.640%
Class AB	48,034,950.66	1,319,043	46,715,908	236,253		5.440%
Class B	16,375,551.36	449,674	15,925,878	82,762		5.590%
Class C	10,917,034.24	299,782	10,617,252	60,109		6.090%
Class D	5,458,517.12	149,891	5,308,626	34,003		6.890%
Class E	3,275,110.27	89,935	3,185,176	24,251		8.190%
Class F	3,275,110.27	89,935	3,185,176	28,397		9.590%
<b>Total Portfolio</b>	<b>530,540,677</b>	<b>14,568,679</b>	<b>515,971,997</b>	<b>2,325,047</b>		
European CRR invested amount (as per Article 405)			32,354,031.14			

## Pool Details

Number of Loans	3,769
Average Loan Size	136,899
Maximum Loan Size	838,943
Weighted Average LVR	52.14%
Maximum LVR	124.91%
WA Seeding (months)	107
WA Term to Maturity (years)	19
Full Documentation Loans	100.00%
WA Interest Rate	5.50%

## Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	15 March 2023 to 17 April 2023	16 January 2023 to 17 April 2023	12 June 2019 to 17 April 2023
<b>Repayment Analysis</b>			
Balance @ Determination Date	530,540,677	568,176,117	1,750,000,000
Substitution	-	-	-
Scheduled Repayments	(2,458,884)	(9,990,112)	(172,340,058)
Prepayments	(14,681,517)	(51,133,799)	(1,238,710,576)
Redraw Advances	2,571,723	8,919,792	177,022,632
Principal Draws / (Repayment of Principal Draws)	-	-	-
<b>Closing Balance</b>	<b>515,971,997</b>	<b>515,971,997</b>	<b>515,971,997</b>
CPR	24.30%	20.49%	21.55%
SMM	2.29%	1.89%	2.00%

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## Current Position

### Geographical Location

VIC	- Metro	107,656,443	21%
	- Non Metro	29,398,117	6%
NSW	- Metro	70,518,168	14%
	- Non Metro	32,834,148	6%
QLD	- Metro	41,186,490	8%
	- Non Metro	28,177,857	5%
SA	- Metro	32,253,730	6%
	- Non Metro	1,239,340	0%
WA	- Metro	97,082,879	19%
	- Non Metro	3,537,468	1%
TAS	- Metro	18,041,827	4%
	- Non Metro	8,012,159	2%
NT	- Metro	3,003,601	1%
	- Non Metro	692,882	0%
ACT	- Metro	42,336,888	8%
	- Non Metro	-	0%

**TOTAL** **515,971,997** **100%**

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

Refinance	212,982,135	41%
Renovation	-	0%
Property Purchase	196,520,542	38%
Construction	29,007,318	6%
Equity Release	77,462,002	15%

**TOTAL** **515,971,997** **100%**

### Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	423,590	0%
>10 & <=15yrs	3,243,513	1%
>15 & <=20yrs	13,153,868	3%
>20 & <=25yrs	57,274,627	11%
>25yrs	441,876,400	85%

**TOTAL** **515,971,997** **100%**

### Owner/Investment split <sup>1</sup>

Owner Occupied	373,626,605	72%
Investment	142,345,393	28%

**TOTAL** **515,971,997** **100%**

### Interest Rate Exposure

> 8.00%	22,334,413	4%
> 7.00% & <= 8.00%	82,849,257	16%
> 6.00% & <= 7.00%	129,533,348	25%
> 5.00% & <= 6.00%	153,294,000	30%
<= 5.00%	127,960,980	25%

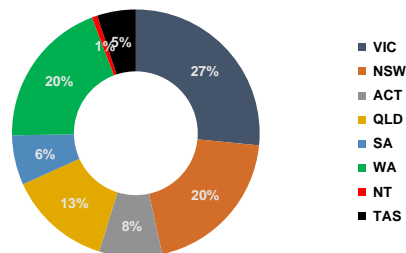
**TOTAL** **515,971,997** **100%**

### Loan to Value Ratio

>95%	891,798	0%
>90% & <= 95%	194,112	0%
>85% & <= 90%	2,543,673	0%
>80% & <= 85%	16,229,328	3%
>75% & <= 80%	34,224,927	7%
>70% & <= 75%	45,851,956	9%
>65% & <= 70%	49,519,364	10%
>60% & <= 65%	47,327,103	9%
>55% & <= 60%	50,623,056	10%
>50% & <= 55%	54,275,705	11%
>45% & <= 50%	44,177,342	9%
>40% & <= 45%	35,289,211	7%
>35% & <= 40%	29,985,982	6%
>30% & <= 35%	25,550,410	5%
>25% & <= 30%	28,609,419	6%
<=25%	50,678,610	10%

**TOTAL** **515,971,997** **100%**

### Geographical Location



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

House	410,110,938	79%
Land	16,767,063	3%
Apartment	31,992,300	6%
Unit	38,794,958	8%
Townhouse	14,858,153	3%
Other	3,448,586	1%

**TOTAL** **515,971,997** **100%**

### Interest Option

Variable	377,332,731	73%
Fixed <3 years	138,639,266	27%
Fixed >3 years	-	0%

**TOTAL** **515,971,997** **100%**

### Mortgage Insurance

Genworth	170,775,150	33%
HLIC Govt	-	0%
Uninsured	309,727,292	61%
QBE	30,937,238	6%
Dual Insured	4,532,318	1%

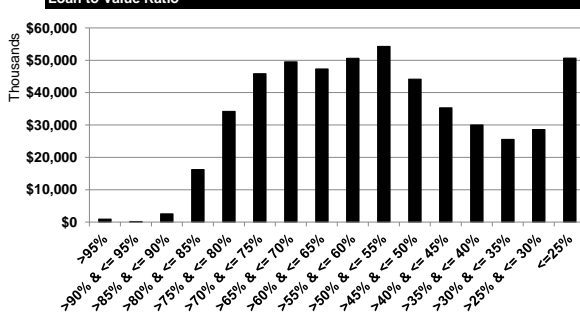
**TOTAL** **515,971,997** **100%**

### Loan Size

>\$250,000	266,890,314	53%
>\$200,000 & <\$250,000	66,514,945	13%
>\$150,000 & <\$200,000	64,374,794	12%
>\$100,000 & <\$150,000	53,721,415	10%
>\$50,000 & <\$100,000	43,119,225	8%
<= \$50,000	21,351,305	4%

**TOTAL** **515,971,997** **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.

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

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 Series Securitisation Fund 2019-1 in Q1 2022.

## Arrears

	17 April 2023	15 March 2023	15 February 2023
<b>30-59 days</b>			
Number of loans	17	9	10
Outstanding Balance (\$)	2,397,172	1,529,165	1,353,487
% of Pool Outstanding Balance	0.46%	0.29%	0.25%
<b>60-89 days</b>			
Number of loans	5	7	6
Outstanding Balance (\$)	699,366	850,356	387,119
% of Pool Outstanding Balance	0.14%	0.16%	0.07%
<b>90+ days</b>			
Number of loans	31	28	25
Outstanding Balance (\$)	4,984,467	4,909,962	4,800,230
% of Pool Outstanding Balance	0.97%	0.93%	0.88%
<b>TOTAL Delinquencies</b>			
Number of loans	53	44	41
Outstanding Balance (\$)	8,081,005	7,289,484	6,540,835
% of Pool Outstanding Balance	1.57%	1.37%	1.20%
<b>Pool Information</b>			
Number of loans	3,769	3,835	3,889
Outstanding Balance (\$ m)	516	531	544

## Repayment Holiday COVID-19

	17 April 2023	15 March 2023	15 February 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	4	957,044
Proceeds of sale	1	240,077
Loss on sale of property	1	7,630
Claims submitted to Insurer	1	97,894
Claims paid by Insurer	1	89,820
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	1	7,630
Claims Reduced/Denied by Insurers	1	7,630

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 466334) 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	5,256,435
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	(146,426)
Closing Outstanding Balance	<u>5,110,009</u>

### Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

## Notional Swaps

Notional Swaps Value	129,500,000
Notional Swap to Fixed Home Loans	93.41%

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 2019-1. 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 2019-1 (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 2019-1 (CRD)

### Geographical Location

VIC	- Metro	6,567,846	20%
	- Non Metro	1,060,426	3%
NSW	- Metro	7,053,709	22%
	- Non Metro	1,782,076	6%
QLD	- Metro	1,512,450	5%
	- Non Metro	1,359,967	4%
SA	- Metro	2,634,320	8%
	- Non Metro	58,626	0%
WA	- Metro	6,487,771	20%
	- Non Metro	-	0%
TAS	- Metro	853,737	3%
	- Non Metro	478,586	1%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	2,504,518	8%
	- Non Metro	-	0%

**TOTAL** 32,354,031 100%

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

Refinance	14,149,547	43%
Renovation	-	0%
Property Purchase	13,522,198	42%
Construction	911,523	3%
Equity Release	3,770,763	12%

**TOTAL** 32,354,031 100%

### Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	32,713	0%
>10 & <=15yrs	36,429	0%
>15 & <=20yrs	1,255,016	4%
>20 & <=25yrs	3,735,245	12%
>25yrs	27,294,628	84%

**TOTAL** 32,354,031 100%

### Owner/Investment split <sup>1</sup>

Owner Occupied	29,399,875	91%
Investment	2,954,156	9%

**TOTAL** 32,354,031 100%

### Interest Rate Exposure

> 8.00%	834,814	3%
> 7.00% & <= 8.00%	3,908,015	12%
> 6.00% & <= 7.00%	8,015,285	25%
> 5.00% & <= 6.00%	10,944,767	33%
<= 5.00%	8,651,150	27%

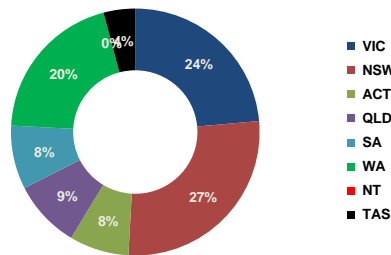
**TOTAL** 32,354,031 100%

### Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	652,607	2%
>75% & <= 80%	1,507,587	5%
>70% & <= 75%	2,530,946	8%
>65% & <= 70%	2,572,537	8%
>60% & <= 65%	6,942,764	22%
>55% & <= 60%	2,173,369	7%
>50% & <= 55%	3,626,037	11%
>45% & <= 50%	3,001,810	9%
>40% & <= 45%	2,835,392	9%
>35% & <= 40%	1,615,189	5%
>30% & <= 35%	1,763,655	5%
>25% & <= 30%	744,185	2%
<=25%	2,387,955	7%

**TOTAL** 32,354,031 100%

### Geographical Location



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

House	25,689,328	79%
Strata Unit	3,283,726	10%
Apartment Unit	2,507,741	8%
Townhouse	873,236	3%
Other	-	0%

**TOTAL** 32,354,031 100%

### Interest Option

Variable	22,504,464	70%
Fixed <3 years	9,849,567	30%
Fixed >3 years	-	0%

**TOTAL** 32,354,031 100%

### Mortgage Insurance

Genworth	9,505,771	28%
HLIC	-	0%
Uninsured	20,968,567	66%
QBE	1,353,995	4%
Dual Insured	525,699	2%

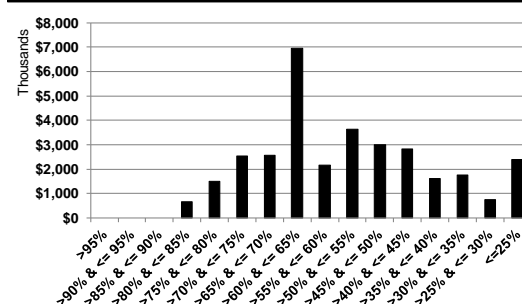
**TOTAL** 32,354,031 100%

### Loan Size

>\$250,000	18,905,994	58%
>\$200,000 & <\$250,000	2,429,536	8%
>\$150,000 & <\$200,000	3,466,249	11%
>\$100,000 & <\$150,000	2,871,366	9%
>\$50,000 & <\$100,000	2,926,061	9%
<= \$50,000	1,754,824	5%

**TOTAL** 32,354,031 100%

### Loan to Value Ratio



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