

SMHL SERIES SECURITISATION FUND 2018-2

Monthly Investment Report as at 28 November 2022



SMHL™

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Bloomberg Screen: SMHL <MTGE>

Summary

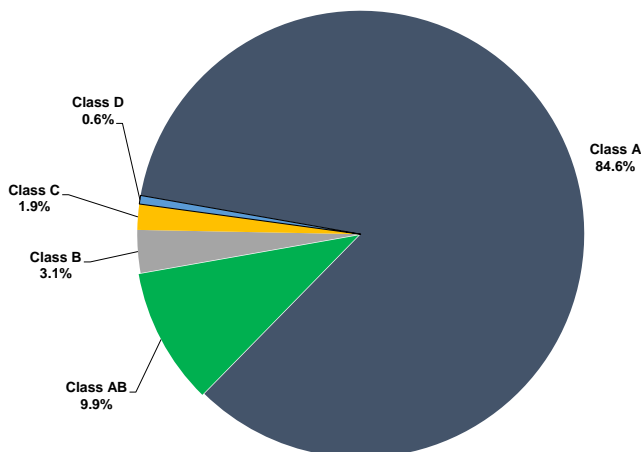
Fund: SMHL Series Securitisation Fund 2018-2
 Cut-Off Date: 17 November 2022
 Payment Date: 28 November 2022
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2018-2
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Commonwealth Bank of 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)
 Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Issue Date: 16 August 2018
 Legal Final Maturity Date: 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	
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 28 November 2022

Fund:	0.18285591
Class A	0.16635172
Class AB	0.37265405
Class B	0.37265405
Class C	0.37265405
Class D	0.37265405
Class E	0.37265405



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate
				26 October 2022	28 November 2022	28 March 2022
Class A	197,240,780.33	5,936,301	191,304,479.09	698,151.30		3.915%
Class AB	23,053,064.66	693,822	22,359,242.94	93,895.45		4.505%
Class B	7,204,082.70	216,819	6,987,263.42	29,993.66		4.605%
Class C	4,322,449.62	130,092	4,192,358.05	20,536.37		5.255%
Class D	1,440,816.54	43,364	1,397,452.68	7,887.58		6.055%
Class E	2,401,360.90	72,273	2,329,087.81	18,573.70		8.555%
Total Portfolio	235,662,555	7,092,671	228,569,884	869,038		

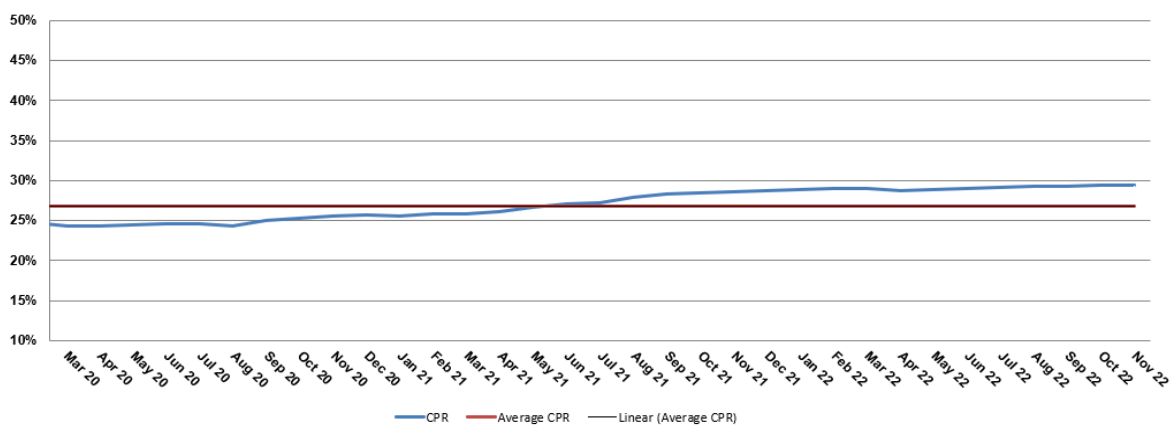
European CRR invested amount (as per Article 405) \$ 21,662,302 9.48%

Pool Details

Number of Loans	2,692
Average Loan Size	84,907
Maximum Loan Size	765,710
Weighted Average LVR	45.71%
Maximum LVR	100.67%
WA Seeding (months)	146
WA Term to Maturity (years)	17
Full Documentation Loans	100.00%
WA Interest Rate	5.86%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	17 October 2022 to 17 November 2022	17 August 2022 to 17 November 2022	16 August 2018 to 17 November 2022
Repayment Analysis			
Balance @ Determination Date	235,662,555	254,822,684	1,250,000,000
Substitution	-	-	-
Scheduled Repayments	(1,299,556)	(3,583,224)	(124,064,793)
Prepayments	(7,554,262)	(26,672,187)	(1,085,759,902)
Redraw Advances	1,761,147	4,002,612	188,394,578
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	228,569,884	228,569,884	228,569,884
CPR	25.94%	31.36%	29.42%
SMM	2.47%	3.09%	2.86%



Current Position

Geographical Location

VIC	- Metro	50,255,240	22%
	- Non Metro	13,146,859	6%
NSW	- Metro	22,823,619	10%
	- Non Metro	20,798,571	9%
QLD	- Metro	21,555,401	9%
	- Non Metro	12,722,858	6%
SA	- Metro	10,933,014	5%
	- Non Metro	210,931	0%
WA	- Metro	37,217,058	16%
	- Non Metro	1,665,981	1%
TAS	- Metro	5,432,974	2%
	- Non Metro	4,885,497	2%
NT	- Metro	4,331,105	2%
	- Non Metro	477,941	0%
ACT	- Metro	22,112,834	10%
	- Non Metro	-	0%
TOTAL		228,569,884	100%

Loan Purpose¹

Refinance	63,119,526	28%
ReDecation	-	0%
Purchase	78,061,328	34%
Construction	7,834,829	3%
Equity Release	79,554,201	35%
TOTAL	228,569,884	100%

Loan Term

<=5 yrs	47,912	0%
>5 & <=10yrs	4,904,475	2%
>10 & <=15yrs	5,821,127	3%
>15 & <=20yrs	23,431,704	10%
>20 & <=25yrs	42,359,002	19%
>25yrs	152,101,488	66%
TOTAL	228,569,884	100%

Owner/Investment split¹

Owner Occupied	183,504,479	80%
Investment	45,065,405	20%
TOTAL	228,569,884	100%

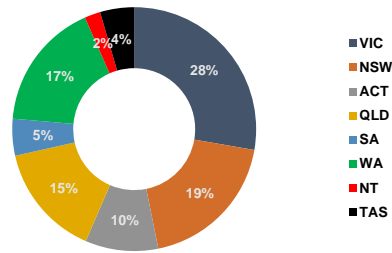
Interest Rate Exposure

> 8.00%	499,051	0%
> 7.00% & <= 8.00%	64,402,428	28%
> 6.00% & <= 7.00%	49,407,959	22%
> 5.00% & <= 6.00%	62,426,040	27%
<= 5.00%	51,834,407	23%
TOTAL	228,569,884	100%

Loan to Value Ratio

>95%	553,670	0%
>90% & <= 95%	216,491	0%
>85% & <= 90%	1,066,132	0%
>80% & <= 85%	5,284,260	2%
>75% & <= 80%	5,799,784	3%
>70% & <= 75%	9,444,427	4%
>65% & <= 70%	17,888,611	8%
>60% & <= 65%	17,821,538	8%
>55% & <= 60%	22,034,840	10%
>50% & <= 55%	18,591,232	8%
>45% & <= 50%	18,371,234	8%
>40% & <= 45%	22,625,279	10%
>35% & <= 40%	22,891,843	10%
>30% & <= 35%	15,137,149	7%
>25% & <= 30%	12,164,898	5%
<=25%	38,678,498	17%
TOTAL	228,569,884	100%

Geographical Location



Loan Security²

House	198,327,335	87%
Land	228,526	0%
Apartment Unit	5,466,844	2%
Townhouse	19,219,361	8%
Other	3,522,833	2%
	1,804,985	1%
TOTAL	228,569,884	100%

Interest Option

Variable	204,294,361	89%
Fixed <3 years	24,275,523	11%
Fixed >3 years	-	0%
TOTAL	228,569,884	100%

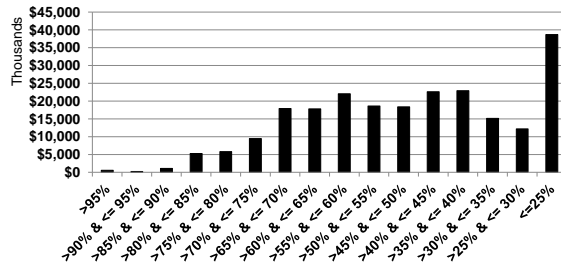
Mortgage Insurance

Genworth Financial	97,085,880	42%
HLIC Govt	2,359	0%
Uninsured	131,481,645	58%
TOTAL	228,569,884	100%

Loan Size

>\$250,000	72,601,560	32%
>\$200,000 & <=\$250,000	35,087,959	15%
>\$150,000 & <=\$200,000	37,123,523	16%
>\$100,000 & <=\$150,000	37,716,125	17%
>\$50,000 & <=\$100,000	30,589,594	13%
<= \$50,000	15,451,123	7%
TOTAL	228,569,884	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.

Arrears

	17 November 2022	17 October 2022	13 September 2022
30-59 days			
Number of loans	7	6	6
Outstanding Balance (\$)	781,567	1,043,810	837,549
% of Pool Outstanding Balance	0.34%	0.44%	0.34%
60-89 days			
Number of loans	4	5	3
Outstanding Balance (\$)	490,165	892,631	528,824
% of Pool Outstanding Balance	0.21%	0.38%	0.21%
90+ days			
Number of loans	23	21	20
Outstanding Balance (\$)	3,394,526	3,007,983	2,982,364
% of Pool Outstanding Balance	1.49%	1.28%	1.21%
TOTAL Delinquencies			
Number of loans	34	32	29
Outstanding Balance (\$)	4,666,258	4,944,424	4,348,737
% of Pool Outstanding Balance	2.04%	2.10%	1.76%
Pool Information			
Number of loans	2,692	2,754	2,841
Outstanding Balance (\$ m)	229	236	247

Repayment Holiday COVID-19

	17 November 2022	17 October 2022	13 September 2022
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	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	3	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	2,326,546
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	(74,792)
Closing Outstanding Balance	<u>2,251,754</u>

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

Notional Swaps

Notional Swaps Value	25,000,000
% of fixed rate home loans	103.0%

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	5,640,483	26%
	- Non Metro	1,628,193	8%
NSW	- Metro	3,248,255	15%
	- Non Metro	1,615,372	7%
QLD	- Metro	1,080,868	5%
	- Non Metro	1,482,558	7%
SA	- Metro	898,000	4%
	- Non Metro	71,217	0%
WA	- Metro	3,289,461	15%
	- Non Metro	-	0%
TAS	- Metro	1,025,355	5%
	- Non Metro	552,121	3%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	1,130,420	5%
	- Non Metro	-	0%
TOTAL		21,662,302	100%

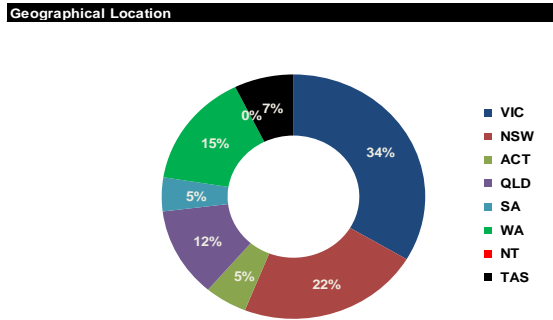
Loan Purpose ¹			
Refinance	6,032,091	28%	
Renovation	-	0%	
Purchase	6,899,888	32%	
Construction	1,737,500	8%	
Equity Release	6,992,822	32%	
TOTAL	21,662,302	100%	

Loan Term			
<=5 yrs	28,161	0%	
>5 & <=10yrs	384,922	2%	
>10 & <=15yrs	1,471,747	7%	
>15 & <=20yrs	2,022,559	9%	
>20 & <=25yrs	4,118,832	19%	
>25yrs	13,636,080	63%	
TOTAL	21,662,302	100%	

Owner/Investment split ¹			
Owner Occupied	16,745,136	77%	
Investment	4,917,166	23%	
TOTAL	21,662,302	100%	

Interest Rate Exposure			
> 8.00%	-	0%	
> 7.00% & <= 8.00%	4,114,593	19%	
> 6.00% & <= 7.00%	3,635,530	17%	
> 5.00% & <= 6.00%	5,510,684	25%	
<= 5.00%	8,401,495	39%	
TOTAL	21,662,302	100%	

Loan to Value Ratio			
>95%	-	0%	
>90% & <= 95%	-	0%	
>85% & <= 90%	-	0%	
>80% & <= 85%	-	0%	
>75% & <= 80%	-	0%	
>70% & <= 75%	347,053	2%	
>65% & <= 70%	877,185	4%	
>60% & <= 65%	3,170,145	15%	
>55% & <= 60%	1,336,915	6%	
>50% & <= 55%	2,896,708	13%	
>45% & <= 50%	3,132,908	14%	
>40% & <= 45%	712,659	3%	
>35% & <= 40%	2,233,222	10%	
>30% & <= 35%	1,129,960	5%	
>25% & <= 30%	1,841,079	8%	
<=25%	3,984,468	20%	
TOTAL	21,662,302	100%	

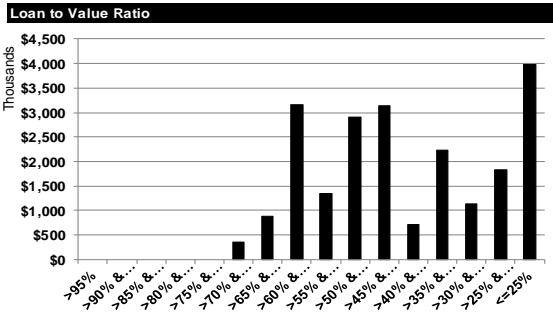


Loan Security ²			
House	18,866,186	87%	
Land	-	0%	
Apartment	433,168	2%	
Unit	1,925,653	9%	
Townhouse	60,820	0%	
Other	376,474	2%	
TOTAL	21,662,302	100%	

Interest Option			
Variable	13,634,158	63%	
Fixed <3 years	7,417,098	34%	
Fixed >3 years	611,046	3%	
TOTAL	21,662,302	100%	

Mortgage Insurance			
Genworth Financial	8,426,085	39%	
HLIC Govt	-	0%	
Uninsured	13,236,201	61%	
QBE	16	0%	
TOTAL	21,662,302	100%	

Loan Size			
>\$250,000	9,112,922	42%	
>\$200,000 & <\$250,000	1,292,902	6%	
>\$150,000 & <\$200,000	3,954,873	18%	
>\$100,000 & <\$150,000	3,624,218	17%	
>\$50,000 & <\$100,000	2,454,678	11%	
<= \$50,000	1,222,709	6%	
TOTAL	21,662,302	100%	



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