

SMHL SERIES SECURITISATION FUND 2018-2



Monthly Investment Report as at 26 September 2023

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

Summary

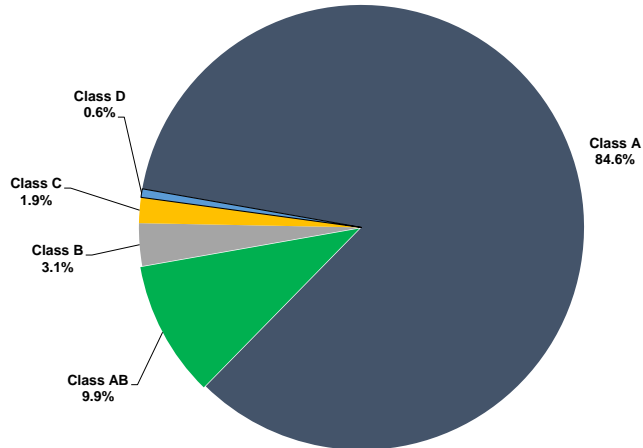
Fund: SMHL Series Securitisation Fund 2018-2
 Cut-Off Date: 15 September 2023
 Payment Date: 26 September 2023
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2018-2
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Commonwealth Bank 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)
 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	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 26 September 2023

Fund:	0.13073692
Class A	0.11893688
Class AB	0.26643734
Class B	0.26643734
Class C	0.26643734
Class D	0.26643734
Class E	0.26643734



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate
				28 August 2023	26 September 2023	28 March 2022
Class A	141,401,181.52	4,623,770	136,777,411.13	580,267.83		5.165%
Class AB	16,526,656.27	540,416	15,986,240.25	75,567.57		5.755%
Class B	5,164,580.09	168,880	4,995,700.08	24,025.20		5.855%
Class C	3,098,748.05	101,328	2,997,420.05	16,015.43		6.505%
Class D	1,032,916.02	33,776	999,140.02	5,995.02		7.305%
Class E	1,721,526.70	56,293	1,665,233.36	13,411.16		9.805%
Total Portfolio	168,945,609	5,524,464	163,421,145	715,282		

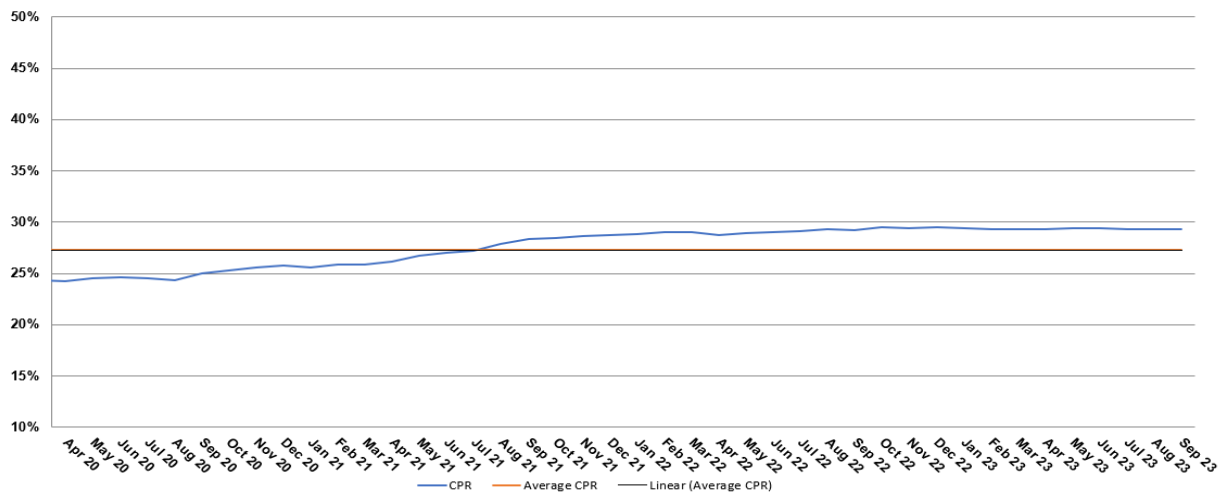
European CRR invested amount (as per Article 405) \$ 19,657,383 12.03%

Pool Details

Number of Loans	2,148
Average Loan Size	76,081
Maximum Loan Size	753,111
Weighted Average LVR	43.47%
Maximum LVR	93.67%
WA Seeding (months)	157
WA Term to Maturity (years)	16
Full Documentation Loans	100.00%
WA Interest Rate	7.17%

Principal Collections & Prepayment Analysis

Repayment Analysis	Monthly	Quarterly	Since inception
	17 August 2023 to 15 September 2023	15 June 2023 to 15 September 2023	16 August 2018 to 15 September 2023
Balance @ Determination Date Substitution	168,945,609	179,442,978	1,250,000,000
Scheduled Repayments	(924,121)	(3,233,087)	(135,070,287)
Prepayments	(5,679,797)	(16,614,697)	(1,154,776,198)
Redraw Advances	1,079,454	3,825,951	203,267,629
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	163,421,145	163,421,145	163,421,145
CPR	28.33%	25.91%	29.26%
SMM	2.74%	2.47%	2.84%



Current Position

Geographical Location

VIC	- Metro	35,914,159	22%
	- Non Metro	8,666,279	5%
NSW	- Metro	18,197,016	11%
	- Non Metro	14,938,011	9%
QLD	- Metro	15,268,681	9%
	- Non Metro	9,237,827	6%
SA	- Metro	7,018,300	4%
	- Non Metro	114,229	0%
WA	- Metro	25,741,975	16%
	- Non Metro	1,241,392	1%
TAS	- Metro	4,378,531	3%
	- Non Metro	3,490,110	2%
NT	- Metro	3,161,680	2%
	- Non Metro	468,276	0%
ACT	- Metro	15,584,679	10%
	- Non Metro	-	0%
TOTAL		163,421,145	100%

Loan Purpose ¹

Refinance	44,217,609	27%
ReDecation	-	0%
Purchase	53,819,667	33%
Construction	5,740,921	4%
Equity Release	59,642,948	36%
TOTAL	163,421,145	100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	2,650,139	2%
>10 & <=15yrs	4,533,192	3%
>15 & <=20yrs	17,810,241	11%
>20 & <=25yrs	28,662,899	18%
>25yrs	109,764,674	66%
TOTAL	163,421,145	100%

Owner/Investment split ¹

Owner Occupied	133,947,728	82%
Investment	29,473,417	18%
TOTAL	163,421,145	100%

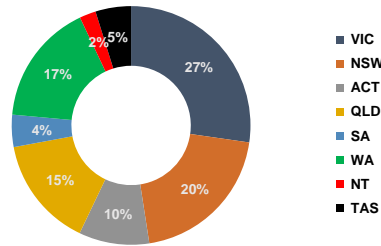
Interest Rate Exposure

> 8.00%	51,318,835	31%
> 7.00% & <= 8.00%	35,661,201	22%
> 6.00% & <= 7.00%	54,774,205	34%
> 5.00% & <= 6.00%	21,873,684	13%
<= 5.00%	206,781	0%
TOTAL	163,421,145	100%

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	738,443	0%
>85% & <= 90%	-	0%
>80% & <= 85%	2,204,999	1%
>75% & <= 80%	3,307,681	2%
>70% & <= 75%	5,200,857	3%
>65% & <= 70%	13,441,116	8%
>60% & <= 65%	11,509,679	7%
>55% & <= 60%	13,561,968	8%
>50% & <= 55%	13,929,829	9%
>45% & <= 50%	12,642,151	8%
>40% & <= 45%	15,203,778	9%
>35% & <= 40%	17,145,942	10%
>30% & <= 35%	12,851,312	8%
>25% & <= 30%	9,835,536	6%
<=25%	31,847,853	21%
TOTAL	163,421,145	100%

Geographical Location



Loan Security ²

House	143,344,611	89%
Land	220,953	0%
Apartment Unit	5,686,272	3%
Townhouse	10,444,838	6%
Other	2,236,771	1%
TOTAL	163,421,145	100%

Interest Option

Variable	163,421,145	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%
TOTAL	163,421,145	100%

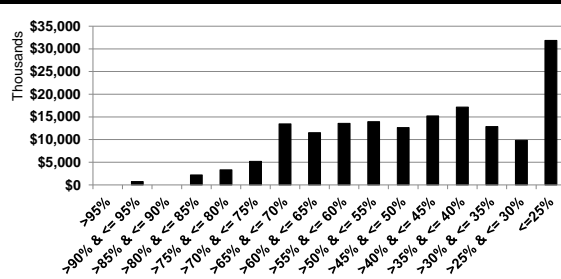
Mortgage Insurance ³

Genworth Financial	67,413,949	41%
HLIC Govt	1,001	0%
Uninsured	96,006,195	59%
TOTAL	163,421,145	100%

Loan Size

>\$250,000	48,913,721	30%
>\$200,000 & <\$250,000	23,124,406	14%
>\$150,000 & <\$200,000	26,766,074	16%
>\$100,000 & <\$150,000	28,843,191	18%
>\$50,000 & <\$100,000	24,065,848	15%
<= \$50,000	11,707,905	7%
TOTAL	163,421,145	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 - As of November 2022, Genworth has changed their name to Helia and all references to Genworth or Helia are interchangeable. There is no change to LMI cover.

Arrears

	15 September 2023	17 August 2023	17 July 2023
30-59 days			
Number of loans	3	3	7
Outstanding Balance (\$)	481,628	405,281	732,509
% of Pool Outstanding Balance	0.29%	0.24%	0.42%
60-89 days			
Number of loans	7	7	4
Outstanding Balance (\$)	950,938	898,957	505,155
% of Pool Outstanding Balance	0.58%	0.53%	0.29%
90+ days			
Number of loans	13	15	17
Outstanding Balance (\$)	2,239,906	2,487,471	2,660,537
% of Pool Outstanding Balance	1.37%	1.47%	1.52%
TOTAL Delinquencies			
Number of loans	23	25	28
Outstanding Balance (\$)	3,672,472	3,791,708	3,898,201
% of Pool Outstanding Balance	2.25%	2.24%	2.23%
Pool Information			
Number of loans	2,148	2,194	2,241
Outstanding Balance (\$ m)	163	169	175

Repayment Holiday COVID-19

	15 September 2023	17 July 2023	15 June 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	1,664,582
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	(52,769)
Closing Outstanding Balance	1,611,813

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

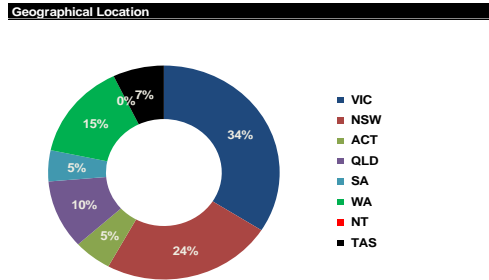
Notional Swaps

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 2016-2 CRD

Geographical Location			
VIC	- Metro	5,112,898	26%
	- Non Metro	1,581,872	8%
NSW	- Metro	3,296,611	17%
	- Non Metro	1,402,138	7%
QLD	- Metro	748,252	4%
	- Non Metro	1,291,643	7%
SA	- Metro	915,359	5%
	- Non Metro	7,284	0%
WA	- Metro	2,850,982	15%
	- Non Metro	-	0%
TAS	- Metro	963,038	5%
	- Non Metro	440,826	2%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	1,046,481	5%
	- Non Metro	-	0%
TOTAL		19,657,383	100%



Loan Term		
<=5 yrs	13,123	0%
>5 & <=10yrs	235,777	1%
>10 & <=15yrs	1,328,381	7%
>15 & <=20yrs	1,780,516	9%
>20 & <=25yrs	3,730,719	19%
>25yrs	12,568,867	64%
TOTAL	19,657,383	100%

Loan Security ²		
House	16,837,627	86%
Land	-	0%
Apartment	409,232	2%
Unit	1,983,967	10%
Townhouse	60,177	0%
Other	366,380	2%
TOTAL	19,657,383	100%

Interest Option		
Variable	12,298,765	63%
Fixed <3 years	7,152,008	36%
Fixed >3 years	206,611	1%
TOTAL	19,657,383	100%

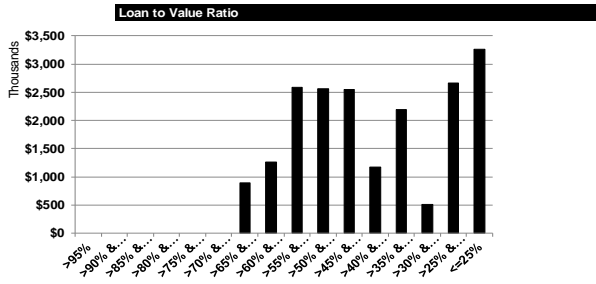
Mortgage Insurance ³		
Genworth Financial	7,140,812	36%
HLIC Govt	-	0%
Uninsured	12,516,556	64%
QBE	16	0%
TOTAL	19,657,383	100%

nt split ¹		
Owner Occupied	15,303,041	78%
Investment	4,354,342	22%
TOTAL	19,657,383	100%

Loan Size		
>\$250,000	6,847,137	35%
>\$200,000 & <=\$250,000	2,115,663	11%
>\$150,000 & <=\$200,000	3,155,784	16%
>\$100,000 & <=\$150,000	4,211,093	21%
>\$50,000 & <=\$100,000	2,374,892	12%
<=\$50,000	952,814	5%
TOTAL	19,657,383	100%

Interest Rate Exposure		
> 8.00%	3,462,011	18%
> 7.00% & <= 8.00%	1,923,734	10%
> 6.00% & <= 7.00%	5,682,730	29%
> 5.00% & <= 6.00%	2,140,096	11%
<= 5.00%	6,448,813	32%
TOTAL	19,657,383	100%

Loan to Value Ratio		
>85%	-	0%
>80% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	-	0%
>70% & <= 75%	-	0%
>65% & <= 70%	888,398	5%
>60% & <= 65%	1,260,303	6%
>55% & <= 60%	2,584,955	13%
>50% & <= 55%	2,567,989	13%
>45% & <= 50%	2,554,703	13%
>40% & <= 45%	1,171,006	6%
>35% & <= 40%	2,195,190	11%
>30% & <= 35%	510,179	3%
>25% & <= 30%	2,667,185	14%
<=25%	3,257,474	16%
TOTAL	19,657,383	100%



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