

SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 23 October 2023



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Bloomberg Screen: SMHL <MTGE>

Summary

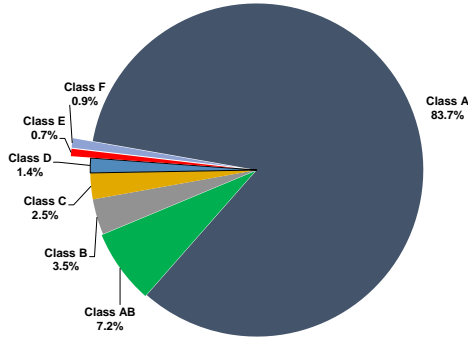
Trust: SMHL Securitisation Trust 2020-1
 Collection Period end date: 30-September-23
 Payment Date: 23 October 2023
 Issuer and Trustee: Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1
 Joint Lead Managers: Australia and New Zealand Banking Group (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")
 ANZ
 Arranger: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")
 Manager: P.T. Limited (ABN 67 004 454 666)
 Security Trustee: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")
 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")
 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	BBSW (1 month) + Class	BBSW (1 month) + Class
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 October 2023

Fund:	0.38909997
Class A	0.35402595
Class AB	0.79245117
Class B	0.79245117
Class C	0.79245117
Class D	0.79245117
Class E	0.79245117
Class F	0.79245117



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt	Current Interest Rate
				25 September 2023 23 October 2023	25 September 2023 23 October 2023
Class A	333,078,753.83	7,374.878	325,703,875.95	1,214,987.34	4.755%
Class AB	28,769,006.92	636,990	28,132,016.69	119,287.18	5.405%
Class B	13,776,707.54	305,038	13,471,669.96	61,350.81	5.805%
Class C	10,129,932.01	224,292	9,905,639.68	48,219.25	6.205%
Class D	5,672,761.93	125,604	5,547,158.22	32,442.42	7.455%
Class E	2,836,380.96	62,802	2,773,579.11	20,464.12	9.405%
Class F	3,646,775.52	80,745	3,566,030.28	30,926.93	11.055%
Total Portfolio	397,910,319	8,810,349	389,099,970	1,527,678	
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			31,784,721.08		

Pool Details

Number of Loans	2,011
Average Loan Size	193,486
Maximum Loan Size	1,294,708
Weighted Average LVR	56.11%
Maximum LVR	91.09%
WA Seeding (months)	63
WA Term to Maturity (years)	23
Full Documentation Loans	100.00%
WA Interest Rate	5.80%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since Inception
	31-August-23 to 30-September-23	31-August-23 to 30-September-23	17 December 2020 to 30-September-23
Repayment Analysis			
Balance @ Determination Date	397,910,319	422,440,473	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,003,050)	(6,118,972)	(83,568,606)
Prepayments	(8,386,346)	(32,182,525)	(595,809,276)
Redraw Advances	1,579,047	4,960,993	68,477,851
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	389,099,970	389,099,970	389,099,970
CPR	18.79%	23.59%	24.86%
SMM	1.72%	2.22%	2.35%

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Current Position

Geographical Location			
VIC	- Metro	99,640,536	26%
	- Non Metro	30,077,128	8%
NSW	- Metro	53,587,599	14%
	- Non Metro	27,714,670	7%
QLD	- Metro	36,857,274	9%
	- Non Metro	28,078,047	7%
SA	- Metro	23,862,169	6%
	- Non Metro	2,280,554	1%
WA	- Metro	45,001,304	12%
	- Non Metro	1,711,938	0%
TAS	- Metro	13,892,765	4%
	- Non Metro	3,579,808	1%
NT	- Metro	2,492,168	1%
	- Non Metro	-	0%
ACT	- Metro	20,324,009	5%
	- Non Metro	-	0%
TOTAL		389,099,970	100%

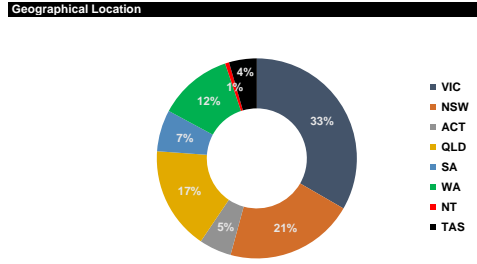
Loan Purpose ^{1,3}			
Refinance	185,926,879	48%	
Renovation	167,747,097	43%	
Property Purchase	24,097,013	6%	
Equity Release	11,328,981	3%	
TOTAL	389,099,970	100%	

Loan Term			
<=5 yrs	-	0%	
>5 & <=10yrs	1,407,148	0%	
>10 & <=15yrs	6,236,082	2%	
>15 & <=20yrs	24,543,274	6%	
>20 & <=25yrs	40,021,368	10%	
>25yrs	316,892,099	82%	
TOTAL	389,099,970	100%	

Owner/Investment split ¹			
Owner Occupied	311,920,762	80%	
Investment	77,179,208	20%	
TOTAL	389,099,970	100%	

Interest Rate Exposure			
> 8.00%	13,891,850	4%	
> 7.00% & <= 8.00%	60,916,014	16%	
> 6.00% & <= 7.00%	130,419,751	33%	
> 5.00% & <= 6.00%	116,119,286	30%	
<= 5.00%	67,753,068	17%	
TOTAL	389,099,970	100%	

Loan to Value Ratio			
>95%	-	0%	
>90% & <= 95%	219,523	0%	
>85% & <= 90%	2,553,034	1%	
>80% & <= 85%	11,614,387	3%	
>75% & <= 80%	29,378,799	8%	
>70% & <= 75%	39,948,491	10%	
>65% & <= 70%	63,356,619	18%	
>60% & <= 65%	51,879,797	13%	
>55% & <= 60%	44,444,817	11%	
>50% & <= 55%	28,377,023	7%	
>45% & <= 50%	20,289,936	5%	
>40% & <= 45%	24,982,042	6%	
>35% & <= 40%	15,063,627	4%	
>30% & <= 35%	15,624,545	4%	
>25% & <= 30%	13,310,388	3%	
<=25%	28,056,941	7%	
TOTAL	389,099,970	100%	

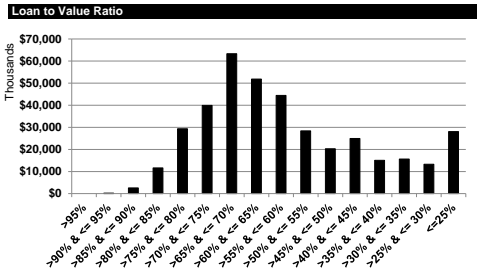


Loan Security ²			
House	300,039,153	77%	
Land	297,962	0%	
Apartment	45,754,818	12%	
Unit	16,826,379	4%	
Townhouse	19,250,844	5%	
Other	6,930,814	2%	
TOTAL	389,099,970	100%	

Interest Option			
Variable	304,519,572	78%	
Fixed <3 years	84,580,398	22%	
Fixed >3 years	-	0%	
TOTAL	389,099,970	100%	

Mortgage Insurance ⁴			
Genworth	26,547,351	7%	
Uninsured	329,503,020	85%	
QBE	33,049,599	8%	
Dual Insured	-	0%	
TOTAL	389,099,970	100%	

Loan Size			
>\$250,000	246,223,656	64%	
>\$200,000 & <=\$250,000	48,347,672	12%	
>\$150,000 & <=\$200,000	40,682,572	10%	
>\$100,000 & <=\$150,000	28,891,470	7%	
>\$50,000 & <=\$100,000	17,697,323	5%	
<=\$50,000	7,257,276	2%	
TOTAL	389,099,970	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. 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.

4 - Please note, 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

30-59 days	30-September-23	31-August-23	31-July-23
Number of loans	3	1	1
Outstanding Balance (\$)	970,275	241,933	396,793
% of Pool Outstanding Balance	0.25%	0.06%	0.10%
60-89 days			
Number of loans	1	2	5
Outstanding Balance (\$)	139,140	734,269	1,694,983
% of Pool Outstanding Balance	0.04%	0.18%	0.41%
90+ days			
Number of loans	10	11	10
Outstanding Balance (\$)	3,606,061	3,899,021	3,318,141
% of Pool Outstanding Balance	0.93%	0.98%	0.81%
TOTAL Delinquencies			
Number of loans	14	14	16
Outstanding Balance (\$)	4,715,476	4,875,222	5,409,917
% of Pool Outstanding Balance	1.21%	1.23%	1.32%
Pool Information			
Number of loans	2,011	2,044	2,096
Outstanding Balance (\$ m)	389	398	411

Foreclosure & Mortgage Insurance claims since inception

	<u>Loan count</u>	<u>Amount</u>
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)	3,979,103
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(88,103)
Closing Outstanding Balance (collateral posted)	<u>3,891,000</u>

Redraw Funding Facility

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

Excess Income Reserve

Nil

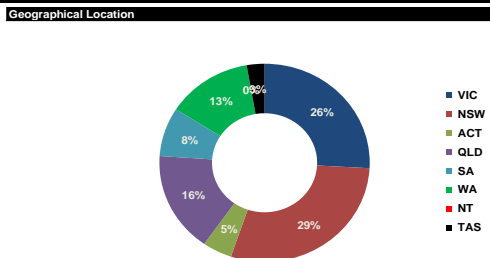
Notional Swaps

Notional Swaps Value	91,000,000
% of fixed rate home loans	108%

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	6,253,383	20%
	- Non Metro	1,969,838	6%
NSW	- Metro	5,795,415	18%
	- Non Metro	3,522,926	11%
QLD	- Metro	3,930,076	12%
	- Non Metro	1,269,173	4%
SA	- Metro	2,539,158	8%
	- Non Metro	-	0%
WA	- Metro	3,998,930	13%
	- Non Metro	193,364	1%
TAS	- Metro	685,058	2%
	- Non Metro	184,490	1%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	1,442,910	5%
	- Non Metro	-	0%
TOTAL		31,784,721	100%



Loan Purpose ^{1,3}			
Refinance	12,815,282	40%	
Renovation	-	0%	
Property Purchase	14,558,901	46%	
Construction	4,075,063	13%	
Equity Release	335,476	1%	
TOTAL	31,784,721	100%	

Loan Security ²			
House	25,506,366	81%	
Land	-	0%	
Apartment	3,265,228	10%	
Unit	-	0%	
Townhouse	2,601,739	8%	
Other	411,399	1%	
TOTAL	31,784,721	100%	

Loan Term			
<=5 yrs	-	0%	
>5 & <=10yrs	-	0%	
>10 & <=15yrs	-	0%	
>15 & <=20yrs	399,753	1%	
>20 & <=25yrs	1,763,912	6%	
>25yrs	29,621,155	93%	
TOTAL	31,784,721	100%	

Interest Option			
Variable	23,126,106	73%	
Fixed <3 years	8,658,615	27%	
Fixed >3 years	-	0%	
TOTAL	31,784,721	100%	

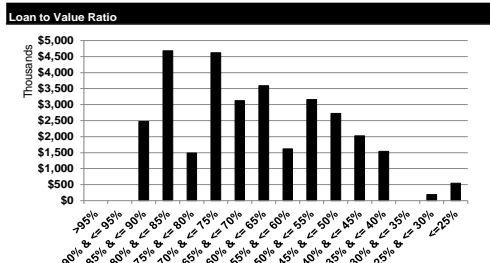
Owner/Investment split ¹			
Owner Occupied	25,871,258	81%	
Investment	5,913,463	19%	
TOTAL	31,784,721	100%	

Mortgage Insurance ⁴			
Genworth	867,613	3%	
HLIC Govt	-	0%	
Uninsured	21,936,409	69%	
QBE	8,980,699	28%	
Dual Insured	-	0%	
TOTAL	31,784,721	100%	

Interest Rate Exposure			
> 8.00%	-	0%	
> 7.00% & <= 8.00%	4,236,005	13%	
> 6.00% & <= 7.00%	10,342,111	33%	
> 5.00% & <= 6.00%	10,482,601	33%	
<= 5.00%	6,724,005	21%	
TOTAL	31,784,721	100%	

Loan Size			
>\$250,000	25,662,275	81%	
>\$200,000 & <\$250,000	2,277,548	7%	
>\$150,000 & <\$200,000	1,808,415	6%	
>\$100,000 & <\$150,000	1,172,633	4%	
>\$50,000 & <\$100,000	747,043	2%	
<= \$50,000	116,806	0%	
TOTAL	31,784,721	100%	

Loan to Value Ratio			
>95%	-	0%	
>90% & <= 95%	-	0%	
>85% & <= 90%	2,471,567	8%	
>80% & <= 85%	4,679,027	15%	
>75% & <= 80%	1,491,854	5%	
>70% & <= 75%	4,619,153	15%	
>65% & <= 70%	3,122,233	10%	
>60% & <= 65%	3,592,410	11%	
>55% & <= 60%	1,617,228	5%	
>50% & <= 55%	3,161,237	10%	
>45% & <= 50%	2,726,152	9%	
>40% & <= 45%	2,026,444	6%	
>35% & <= 40%	1,539,004	5%	
>30% & <= 35%	-	0%	
>25% & <= 30%	192,546	1%	
<=25%	545,866	2%	
TOTAL	31,784,721	100%	



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