

SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 23 February 2023



SMHL

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Bloomberg Screen: SMHL <MTGE>

Summary

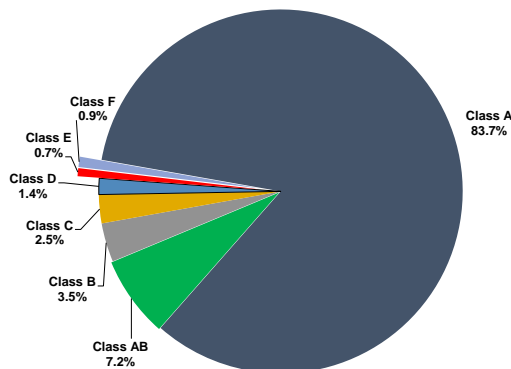
Trust:	SMHL Securitisation Trust 2020-1
Collection Period end date:	31 January 2023
Payment Date:	23 February 2023
Issuer and Trustee:	Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1
Joint Lead Managers:	Australia and New Zealand Banking Group (ABN 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)
Service:	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 Margin	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 February 2023

Fund:	0.48316984
Class A	0.43961623
Class AB	0.98403633
Class B	0.98403633
Class C	0.98403633
Class D	0.98403633
Class E	0.98403633
Class F	0.98403633



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Current Interest Rate	
				23 January 2023	23 February 2023	23 January 2023	23 February 2023
Class A	411,008,130.90	6,561,200	404,446,930.81	1,332,874.61		3.818%	
Class AB	35,500,000.00	566,710	34,933,289.55	134,722.31		4.468%	
Class B	17,000,000.00	271,382	16,728,617.53	70,290.25		4.868%	
Class C	12,500,000.00	199,546	12,300,454.07	55,930.58		5.268%	
Class D	7,000,000.00	111,746	6,888,254.28	38,752.63		6.518%	
Class E	3,500,000.00	55,873	3,444,127.14	25,172.89		8.468%	
Class F	4,500,000.00	71,837	4,428,163.46	38,671.31		10.118%	
Total Portfolio	491,008,131	7,838,294	483,169,837	1,696,415			
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			37,770,624.37	7.82%			

Pool Details

Number of Loans	2,377
Average Loan Size	203,269
Maximum Loan Size	1,309,563
Weighted Average LVR	57.96%
Maximum LVR	91.09%
WA Seeding (months)	55
WA Term to Maturity (years)	23
Full Documentation Loans	100.00%
WA Interest Rate	4.87%

Principal Collections & Prepayment Analysis

Repayment Analysis	Monthly	Quarterly	Since inception
	31 December 2022 to 31 January 2023	31 December 2022 to 31 January 2023	17 December 2020 to 31 January 2023
Balance @ Determination Date	491,008,131	518,068,405	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,241,176)	(6,760,056)	(66,691,542)
Prepayments	(7,389,124)	(33,588,081)	(504,481,791)
Redraw Advances	1,792,006	5,449,568	54,343,170
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	483,169,837	483,169,837	483,169,837
CPR	12.91%	20.17%	25.29%
SMM	1.15%	1.86%	2.40%

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Current Position

Geographical Location

VIC	- Metro	126,663,652	26%
	- Non Metro	36,496,667	8%
NSW	- Metro	62,736,103	13%
	- Non Metro	35,170,120	7%
QLD	- Metro	47,860,531	10%
	- Non Metro	34,759,986	7%
SA	- Metro	28,734,863	6%
	- Non Metro	2,775,984	1%
WA	- Metro	53,975,069	11%
	- Non Metro	1,992,206	0%
TAS	- Metro	17,155,450	4%
	- Non Metro	5,011,559	1%
NT	- Metro	2,865,697	1%
	- Non Metro	-	0%
ACT	- Metro	26,971,951	6%
	- Non Metro	-	0%

TOTAL 483,169,837 100%

Loan Purpose ^{1,3}

Refinance	235,803,201	49%
Renovation		0%
Property Purchase	203,522,421	42%
Construction	29,995,720	6%
Equity Release	13,848,493	3%

TOTAL 483,169,837 100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	2,042,834	0%
>10 & <=15yrs	8,581,866	2%
>15 & <=20yrs	31,011,576	6%
>20 & <=25yrs	51,746,894	11%
>25yrs	389,786,668	81%

TOTAL 483,169,837 100%

Owner/Investment split ⁴

Owner Occupied	385,170,005	80%
Investment	97,999,832	20%

TOTAL 483,169,837 100%

Interest Rate Exposure

> 8.00%	886,623	0%
> 7.00% & <= 8.00%	18,120,336	4%
> 6.00% & <= 7.00%	89,432,534	19%
> 5.00% & <= 6.00%	184,568,460	38%
<= 5.00%	190,161,885	39%

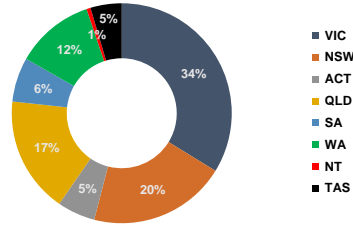
TOTAL 483,169,837 100%

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	219,523	0%
>85% & <= 90%	5,810,686	1%
>80% & <= 85%	24,805,985	5%
>75% & <= 80%	35,398,010	7%
>70% & <= 75%	62,944,291	13%
>65% & <= 70%	76,991,206	16%
>60% & <= 65%	60,725,433	13%
>55% & <= 60%	46,718,288	10%
>50% & <= 55%	33,414,734	7%
>45% & <= 50%	30,437,366	6%
>40% & <= 45%	23,164,872	5%
>35% & <= 40%	19,985,559	4%
>30% & <= 35%	19,274,393	4%
>25% & <= 30%	12,202,270	3%
<=25%	31,077,220	6%

TOTAL 483,169,837 100%

Geographical Location



Loan Security ²

House	373,395,826	77%
Land	178,930	0%
Apartment	58,484,883	12%
Unit	20,755,179	4%
Townhouse	22,052,318	5%
Other	8,302,701	2%

TOTAL 483,169,837 100%

Interest Option

Variable	345,074,697	71%
Fixed <3 years	138,095,140	29%
Fixed >3 years	-	0%

TOTAL 483,169,837 100%

Mortgage Insurance

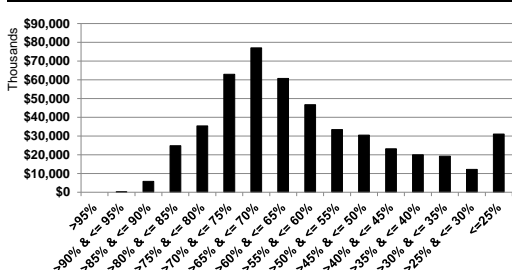
Genworth	34,232,937	7%
Uninsured	403,987,867	84%
QBE	44,949,033	9%
Dual Insured	-	0%

Loan Size

>\$250,000	312,485,990	64%
>\$200,000 & <=\$250,000	57,511,907	12%
>\$150,000 & <=\$200,000	51,776,053	11%
>\$100,000 & <=\$150,000	32,411,769	7%
>\$50,000 & <=\$100,000	20,001,442	4%
<=\$50,000	8,982,676	2%

TOTAL 483,169,837 100%

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 January 2023	31 December 2022	30 November 2022
30-59 days			
Number of loans	2	4	5
Outstanding Balance (\$)	437,295	1,514,061	1,876,417
% of Pool Outstanding Balance	0.09%	0.31%	0.37%
60-89 days			
Number of loans	7	4	2
Outstanding Balance (\$)	2,241,851	1,347,418	544,828
% of Pool Outstanding Balance	0.46%	0.27%	0.11%
90+ days			
Number of loans	3	2	4
Outstanding Balance (\$)	865,504	401,240	1,149,057
% of Pool Outstanding Balance	0.18%	0.08%	0.23%
TOTAL Delinquencies			
Number of loans	12	10	11
Outstanding Balance (\$)	3,544,650	3,262,719	3,570,301
% of Pool Outstanding Balance	0.73%	0.66%	0.71%
Pool Information			
Number of loans	2,377	2,414	2,458
Outstanding Balance (\$ m)	483	491	506

Repayment Holiday COVID-19

	31 January 2023	31 December 2022	30 November 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

	<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)	4,910,081
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(78,383)
Closing Outstanding Balance (collateral posted)	<u>4,831,698</u>

Redraw Funding Facility

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

Excess Income Reserve

Nil

Notional Swaps

Notional Swaps Value	137,000,000
% of fixed rate home loans	99%

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	8,616,434	23%
	- Non Metro	2,042,462	5%
NSW	- Metro	6,674,737	18%
	- Non Metro	3,616,757	10%
QLD	- Metro	4,643,396	12%
	- Non Metro	1,292,454	3%
SA	- Metro	2,673,263	7%
	- Non Metro	-	0%
WA	- Metro	4,805,383	13%
	- Non Metro	542,588	1%
TAS	- Metro	697,879	2%
	- Non Metro	186,609	0%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	1,978,662	5%
	- Non Metro	-	0%
TOTAL		37,770,624	100%

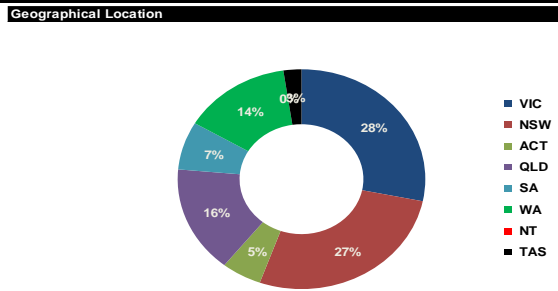
Loan Purpose ^{1,3}			
Refinance	14,952,058	40%	
Renovation	-	0%	
Property Purchase	16,710,521	44%	
Construction	5,770,859	15%	
Equity Release	337,186	1%	
TOTAL	37,770,624	100%	

Loan Term			
<=5 yrs	-	0%	
>5 & <=10yrs	-	0%	
>10 & <=15yrs	-	0%	
>15 & <=20yrs	396,456	1%	
>20 & <=25yrs	1,775,918	5%	
>25yrs	35,598,251	94%	
TOTAL	37,770,624	100%	

Owner/Investment split ¹			
Owner Occupied	31,247,655	83%	
Investment	6,522,969	17%	
TOTAL	37,770,624	100%	

Interest Rate Exposure			
> 8.00%	-	0%	
> 7.00% & <= 8.00%	495,110	1%	
> 6.00% & <= 7.00%	5,650,049	15%	
> 5.00% & <= 6.00%	15,417,503	41%	
<= 5.00%	16,207,962	43%	
TOTAL	37,770,624	100%	

Loan to Value Ratio			
>95%	-	0%	
>90% & <= 95%	-	0%	
>85% & <= 90%	3,862,269	10%	
>80% & <= 85%	5,341,833	14%	
>75% & <= 80%	3,050,926	8%	
>70% & <= 75%	4,846,334	13%	
>65% & <= 70%	4,215,801	11%	
>60% & <= 65%	4,342,273	12%	
>55% & <= 60%	2,072,892	5%	
>50% & <= 55%	1,897,421	5%	
>45% & <= 50%	4,237,583	11%	
>40% & <= 45%	901,961	2%	
>35% & <= 40%	2,098,879	6%	
>30% & <= 35%	-	0%	
>25% & <= 30%	219,560	1%	
<=25%	682,892	2%	
TOTAL	37,770,624	100%	

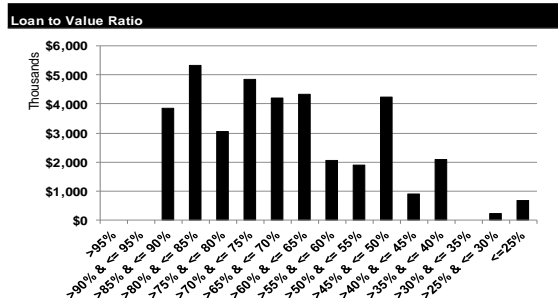


Loan Security ²			
House	29,902,365	79%	
Land	-	0%	
Apartment	3,847,937	10%	
Unit	363,356	1%	
Townhouse	3,237,108	9%	
Other	419,859	1%	
TOTAL	37,770,624	100%	

Interest Option			
Variable	25,865,272	68%	
Fixed <3 years	11,905,353	32%	
Fixed >3 years	-	0%	
TOTAL	37,770,624	100%	

Mortgage Insurance			
Genworth	1,175,332	3%	
HLIC Govt	-	0%	
Uninsured	25,292,251	69%	
QBE	10,521,820	28%	
Dual Insured	781,221	2%	
TOTAL	37,770,624	100%	

Loan Size			
>\$250,000	30,789,535	83%	
>\$200,000 & <\$250,000	2,755,725	7%	
>\$150,000 & <\$200,000	1,963,733	5%	
>\$100,000 & <\$150,000	1,315,494	3%	
>\$50,000 & <\$100,000	772,167	2%	
<= \$50,000	173,971	0%	
TOTAL	37,770,624	100%	



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