

SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 23 January 2023



SMHL

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Bloomberg Screen: SMHL <MTGE>

Summary

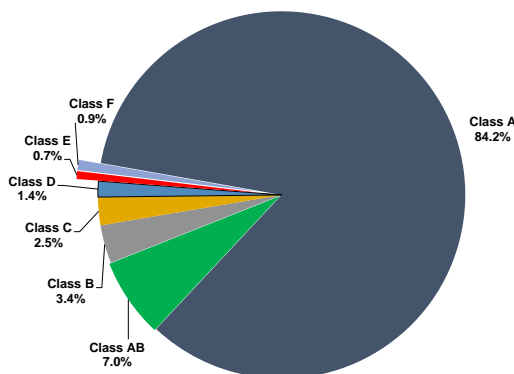
Trust: SMHL Securitisation Trust 2020-1
 Collection Period end date: 31 December 2022
 Payment Date: 23 January 2023
 Issuer and Trustee: Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1
 Joint Lead Managers: Australia and New Zealand Banking Group (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)
 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")
 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 January 2023

Fund:	0.49100813
Class A	0.44674797
Class AB	1.00000000
Class B	1.00000000
Class C	1.00000000
Class D	1.00000000
Class E	1.00000000
Class F	1.00000000



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt	Current Interest Rate
				23 December 2022 23 January 2023	23 December 2022 23 January 2023
Class A	425,981,774.58	14,973,644	411,008,130.90	1,346,882.02	3.723%
Class AB	35,500,000.00	-	35,500,000.00	131,842.92	4.373%
Class B	17,000,000.00	-	17,000,000.00	68,911.39	4.773%
Class C	12,500,000.00	-	12,500,000.00	54,916.71	5.173%
Class D	7,000,000.00	-	7,000,000.00	38,184.87	6.423%
Class E	3,500,000.00	-	3,500,000.00	24,889.01	8.373%
Class F	4,500,000.00	-	4,500,000.00	38,306.32	10.023%
Total Portfolio	505,981,775	14,973,644	491,008,131	1,703,933	
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			39,026,996.76		

Pool Details

Number of Loans	2,414
Average Loan Size	203,400
Maximum Loan Size	1,312,188
Weighted Average LVR	58.15%
Maximum LVR	91.09%
WA Seeding (months)	54
WA Term to Maturity (years)	23
Full Documentation Loans	100.00%
WA Interest Rate	4.89%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	30 November 2022 to 31 December 2022	30 November 2022 to 31 December 2022	17 December 2020 to 31 December 2022
Repayment Analysis			
Balance @ Determination Date	505,981,775	532,683,844	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,249,112)	(6,802,038)	(64,450,366)
Prepayments	(13,851,779)	(40,674,940)	(497,092,667)
Redraw Advances	1,127,247	5,801,266	52,551,164
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	491,008,131	491,008,131	491,008,131
CPR	26.44%	23.91%	25.75%
SMM	2.53%	2.25%	2.45%

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Current Position

Geographical Location			
VIC	- Metro	127,927,600	26%
	- Non Metro	36,568,084	7%
NSW	- Metro	63,067,453	13%
	- Non Metro	35,312,064	7%
QLD	- Metro	50,625,345	10%
	- Non Metro	34,969,766	7%
SA	- Metro	28,867,560	6%
	- Non Metro	2,784,226	1%
WA	- Metro	55,050,608	11%
	- Non Metro	2,260,401	0%
TAS	- Metro	17,567,226	4%
	- Non Metro	5,272,074	1%
NT	- Metro	2,877,020	1%
	- Non Metro	-	0%
ACT	- Metro	27,858,703	6%
	- Non Metro	-	0%
TOTAL		491,008,131	100%

Loan Purpose ^{1,3}			
Refinance	239,753,866	49%	
Renovation		0%	
Property Purchase	206,845,646	42%	
Construction	30,170,643	6%	
Equity Release	14,237,974	3%	
TOTAL	491,008,131	100%	

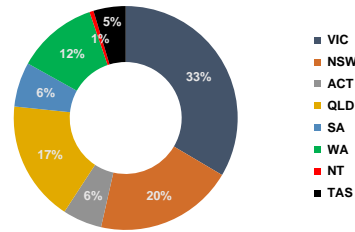
Loan Term			
<=5 yrs	-	0%	
>5 & <=10yrs	1,963,489	0%	
>10 & <=15yrs	8,627,185	2%	
>15 & <=20yrs	31,744,814	6%	
>20 & <=25yrs	52,215,680	11%	
>25yrs	396,456,963	81%	
TOTAL	491,008,131	100%	

Owner/Investment split ⁴			
Owner Occupied	391,304,090	80%	
Investment	99,704,041	20%	
TOTAL	491,008,131	100%	

Interest Rate Exposure			
> 8.00%	887,370	0%	
> 7.00% & <= 8.00%	19,023,655	4%	
> 6.00% & <= 7.00%	92,888,202	19%	
> 5.00% & <= 6.00%	195,277,312	40%	
<= 5.00%	182,931,591	37%	
TOTAL	491,008,131	100%	

Loan to Value Ratio			
>95%	-	0%	
>90% & <= 95%	219,523	0%	
>85% & <= 90%	7,387,752	2%	
>80% & <= 85%	24,152,400	5%	
>75% & <= 80%	36,223,738	7%	
>70% & <= 75%	66,052,881	13%	
>65% & <= 70%	79,699,143	17%	
>60% & <= 65%	60,926,247	12%	
>55% & <= 60%	46,061,891	9%	
>50% & <= 55%	32,432,521	7%	
>45% & <= 50%	30,914,494	6%	
>40% & <= 45%	24,244,734	5%	
>35% & <= 40%	19,203,344	4%	
>30% & <= 35%	19,088,002	4%	
>25% & <= 30%	13,511,003	3%	
<=25%	30,890,459	6%	
TOTAL	491,008,131	100%	

Geographical Location



Loan Security ²

House	380,393,384	77%
Land	180,043	0%
Apartment	59,129,520	12%
Unit	20,561,396	4%
Townhouse	22,525,796	5%
Other	8,217,992	2%
TOTAL	491,008,131	100%

Interest Option

Variable	351,820,952	72%
Fixed <3 years	139,187,179	28%
Fixed >3 years	-	0%
TOTAL	491,008,131	100%

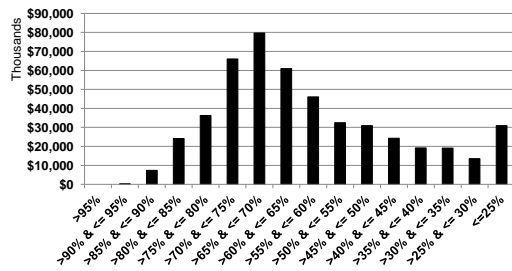
Mortgage Insurance

Genworth	34,968,585	7%
Uninsured	410,972,393	84%
QBE	45,067,153	9%
Dual Insured	-	0%
TOTAL	491,008,131	100%

Loan Size

>\$250,000	317,334,440	65%
>\$200,000 & <=\$250,000	59,456,076	12%
>\$150,000 & <=\$200,000	51,506,417	10%
>\$100,000 & <=\$150,000	33,321,005	7%
>\$50,000 & <=\$100,000	20,200,849	4%
<=\$50,000	9,189,343	2%
TOTAL	491,008,131	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 December 2022	30 November 2022	31 October 2022
30-59 days			
Number of loans	4	5	4
Outstanding Balance (\$)	1,514,061	1,876,417	1,401,777
% of Pool Outstanding Balance	0.31%	0.37%	0.27%
60-89 days			
Number of loans	4	2	2
Outstanding Balance (\$)	1,347,418	544,828	561,730
% of Pool Outstanding Balance	0.27%	0.11%	0.11%
90+ days			
Number of loans	2	4	5
Outstanding Balance (\$)	401,240	1,149,057	1,459,174
% of Pool Outstanding Balance	0.08%	0.23%	0.28%
TOTAL Delinquencies			
Number of loans	10	11	11
Outstanding Balance (\$)	3,262,719	3,570,301	3,422,681
% of Pool Outstanding Balance	0.66%	0.71%	0.66%
Pool Information			
Number of loans	2,414	2,458	2,505
Outstanding Balance (\$ m)	491	506	518

Repayment Holiday COVID-19

	31 December 2022	30 November 2022	31 October 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)	5,059,818
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(149,736)
Closing Outstanding Balance (collateral posted)	<u>4,910,081</u>

Redraw Funding Facility

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

Excess Income Reserve

Nil

Notional Swaps

Notional Swaps Value	122,000,000
% of fixed rate home loans	88%

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	9,447,945 24%
	- Non Metro	2,045,250 5%
NSW	- Metro	6,691,274 17%
	- Non Metro	3,625,747 9%
QLD	- Metro	4,611,350 12%
	- Non Metro	1,296,086 3%
SA	- Metro	2,679,239 7%
	- Non Metro	- 0%
WA	- Metro	5,222,791 13%
	- Non Metro	542,503 1%
TAS	- Metro	699,288 2%
	- Non Metro	186,854 0%
NT	- Metro	- 0%
	- Non Metro	- 0%
ACT	- Metro	1,978,671 5%
	- Non Metro	- 0%
TOTAL		39,026,997 100%

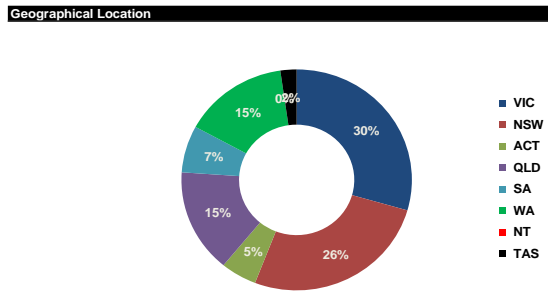
Loan Purpose ^{1,3}		
Refinance	15,355,640	39%
Renovation	-	0%
Property Purchase	17,549,322	45%
Construction	5,784,682	15%
Equity Release	337,353	1%
TOTAL	39,026,997	100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	-	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	396,440	1%
>20 & <=25yrs	1,776,538	5%
>25yrs	36,854,019	94%
TOTAL	39,026,997	100%

Owner/Investment split ¹		
Owner Occupied	32,077,595	82%
Investment	6,949,402	18%
TOTAL	39,026,997	100%

Interest Rate Exposure		
> 8.00%	-	0%
> 7.00% & <= 8.00%	496,149	1%
> 6.00% & <= 7.00%	6,231,228	16%
> 5.00% & <= 6.00%	16,412,905	42%
<= 5.00%	15,886,714	41%
TOTAL	39,026,997	100%

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	4,270,217	11%
>80% & <= 85%	5,353,311	14%
>75% & <= 80%	3,056,236	8%
>70% & <= 75%	4,855,667	12%
>65% & <= 70%	4,639,546	12%
>60% & <= 65%	4,695,936	12%
>55% & <= 60%	2,077,402	5%
>50% & <= 55%	1,542,674	4%
>45% & <= 50%	4,586,420	12%
>40% & <= 45%	561,573	1%
>35% & <= 40%	2,636,848	7%
>30% & <= 35%	228,267	1%
>25% & <= 30%	218,499	1%
<=25%	304,401	1%
TOTAL	39,026,997	100%

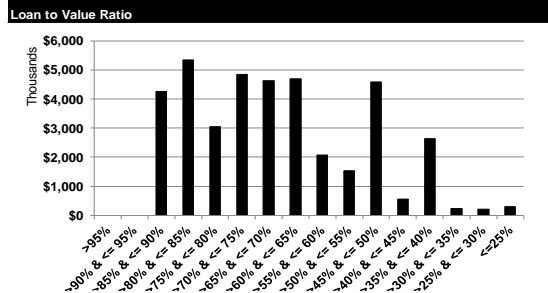


Loan Security ²		
House	30,724,359	79%
Land	-	0%
Apartment	4,273,591	11%
Unit	363,447	1%
Townhouse	3,244,711	8%
Other	420,889	1%
TOTAL	39,026,997	100%

Interest Option		
Variable	27,094,637	69%
Fixed <3 years	11,932,360	31%
Fixed >3 years	-	0%
TOTAL	39,026,997	100%

Mortgage Insurance		
Genworth	1,178,175	3%
HLIC Govt	-	0%
Uninsured	26,123,029	69%
QBE	10,942,541	28%
Dual Insured	783,252	2%
TOTAL	39,026,997	100%

Loan Size		
>\$250,000	32,064,648	83%
>\$200,000 & <\$250,000	2,521,731	6%
>\$150,000 & <\$200,000	2,157,808	6%
>\$100,000 & <\$150,000	1,318,239	3%
>\$50,000 & <\$100,000	773,737	2%
<= \$50,000	190,834	0%
TOTAL	39,026,997	100%



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