

SMHL SERIES SECURITISATION FUND 2016-1

Monthly Investment Report as at 28 February 2022



SMHL[®]

Contact: Investor Reporting
Phone: +61 3 9708 3113
Email: me.investorreporting@mebank.com.au
Website: mebank.com.au

Bloomberg Screen: SMHL <MTGE>

Summary

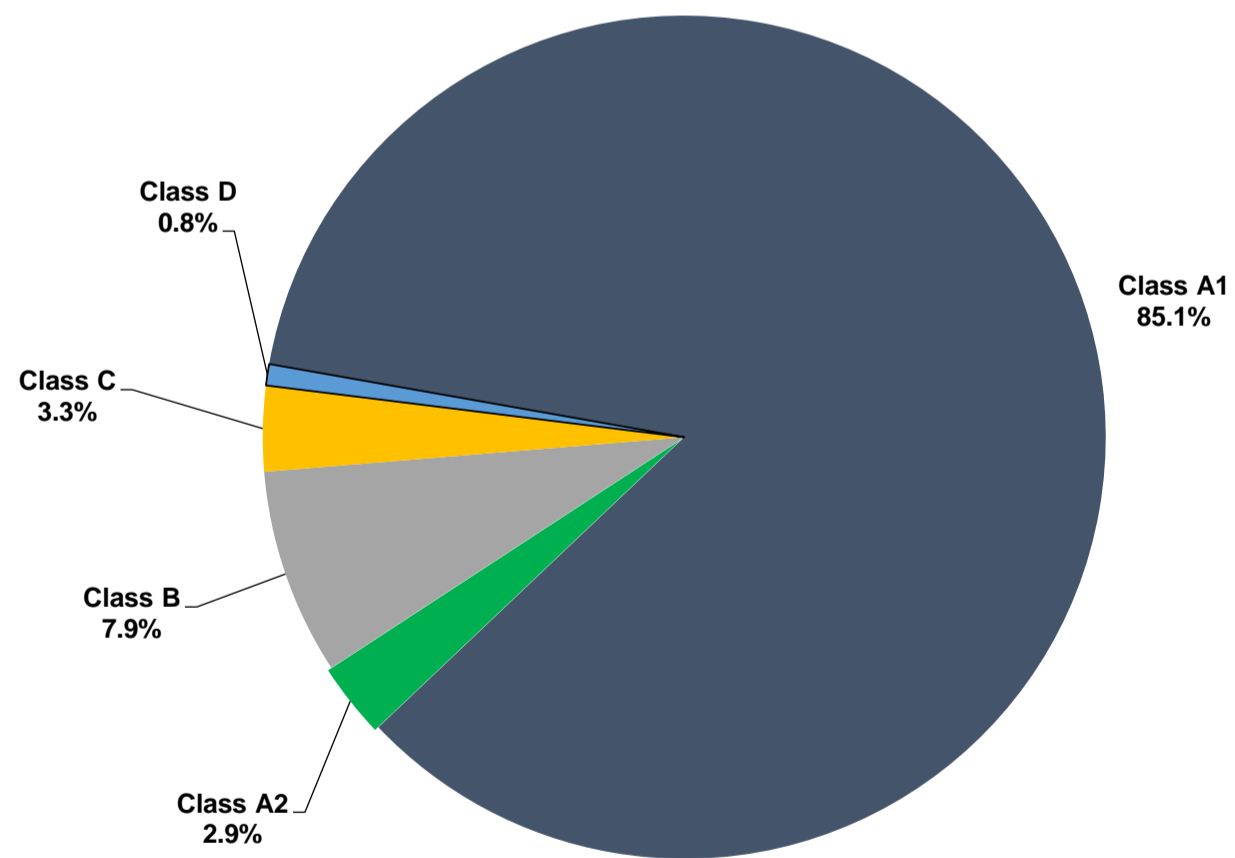
Fund: SMHL Series Securitisation Fund 2016-1
 Cut-Off Date: 21 February 2022
 Payment Date: 28 February 2022
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2016-1
 Joint Lead Managers: Westpac Banking Corporation (ABN 33 007 457 141)
 Macquarie Bank Limited (ABN 46 008 583 542)
 Commonwealth Bank of Australia (ABN 48 123 123 124)
 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: Australia and New Zealand Banking Group Limited
 National Australia Bank Limited (ABN 12 004 044 937)
 Issue Date: 24 October 2016
 Legal Final Maturity Date: April 2048

Security Classes

Class Name :	A1	A2	B	C	D	E
ISIN:	AU3FN0032785	AU3FN0032793	AU3FN0032801	AU3FN0032819	AU3FN0032827	AU3FN0032835
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:	1,380,000,000.00	46,500,000.00	43,500,000.00	18,000,000.00	4,500,000.00	7,500,000.00
Base Rate:	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW
Margin above base rate:	1.18%	1.75%	2.50%	3.15%	4.15%	6.15%
Expected Average Life to call:	2.7 years	2.7 years	5.6 years	5.6 years	5.6 years	5.6 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 February 2022

Fund:	0.11888539
Class A1	0.10854716
Class A2	0.10854716
Class B	0.31953152
Class C	0.31953152
Class D	0.31953152
Class E	0.31953152



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate	
				27 January 2022 28 February 2022	27 January 2022 28 February 2022		
Class A1	154,459,228.62	4,664,151	149,795,077.86	161,470.41		1.192%	
Class A2	5,204,604.44	157,162	5,047,442.84	8,041.73		1.762%	
Class B	14,332,412.04	432,791	13,899,621.26	31,569.32		2.512%	
Class C	5,930,653.26	179,086	5,751,567.42	16,442.83		3.162%	
Class D	1,482,663.31	44,771	1,437,891.85	5,410.58		4.162%	
Class E	2,471,105.52	74,619	2,396,486.42	13,350.52		6.162%	
Total Portfolio	183,880,667	5,552,580	178,328,088	236,285			

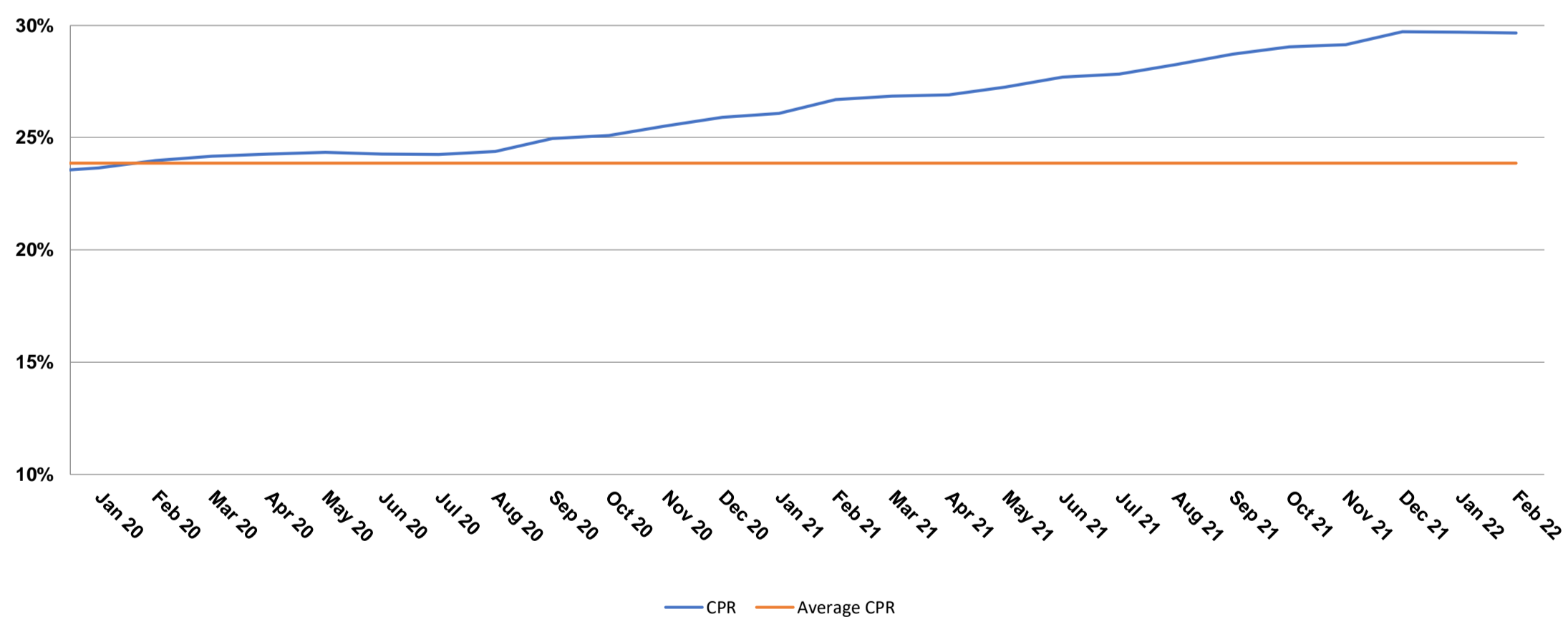
European CRR invested amount (as per Article 405) \$ 16,180,874.58

Pool Details

Number of Loans	2,481
Average Loan Size	71,878
Maximum Loan Size	765,409
Weighted Average LVR	47.49%
Maximum LVR	112.63%
WA Seeding (months)	141
WA Term to Maturity (years)	17
Full Documentation Loans	100.00%
WA Interest Rate	3.92%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	19 January 2022 to 21 February 2022	20 December 2021 to 21 February 2022	24 October 2016 to 21 February 2022
Repayment Analysis			
Balance @ Determination Date	183,880,667	198,852,270	1,500,000,000
Substitution	-	-	-
Bond uplift / Redemption	-	-	-
Scheduled Repayments	(821,052)	(2,510,051)	(153,892,605)
Prepayments	(5,997,049)	(21,565,355)	(1,417,265,607)
Redraw Advances	1,265,521	3,551,224	249,486,299
Closing Balance	178,328,088	178,328,088	178,328,088
CPR*	26.97%	31.82%	29.66%
SMM	2.58%	3.14%	2.89%



Current Position

Geographical Location

VIC	- Metro	33,022,268	19%
	- Non Metro	11,672,777	7%
NSW	- Metro	18,929,062	11%
	- Non Metro	14,752,290	8%
QLD	- Metro	16,081,724	9%
	- Non Metro	12,678,038	7%
SA	- Metro	7,573,990	4%
	- Non Metro	172,540	0%
WA	- Metro	32,590,157	18%
	- Non Metro	1,903,498	1%
TAS	- Metro	6,382,817	4%
	- Non Metro	4,075,842	2%
NT	- Metro	2,125,208	1%
	- Non Metro	-	0%
ACT	- Metro	16,367,877	9%
	- Non Metro	-	0%

TOTAL 178,328,088 100%

Loan Purpose ¹

Refinance	48,288,345	27%
Renovation	-	0%
Purchase	67,148,788	38%
Construction	7,087,360	4%
Equity Release	55,803,594	31%

TOTAL 178,328,088 100%

Loan Term

<=5 yrs	47	0%
>5 & <=10yrs	846,246	0%
>10 & <=15yrs	8,244,457	5%
>15 & <=20yrs	9,006,146	5%
>20 & <=25yrs	30,526,659	17%
>25yrs	129,704,534	73%

TOTAL 178,328,088 100%

Owner/Investment split ¹

Owner Occupied	136,960,492	77%
Investment	41,367,596	23%

TOTAL 178,328,088 100%

Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	-	0%
> 5.00% & <= 6.00%	15,724,417	9%
<= 5.00%	162,603,671	91%

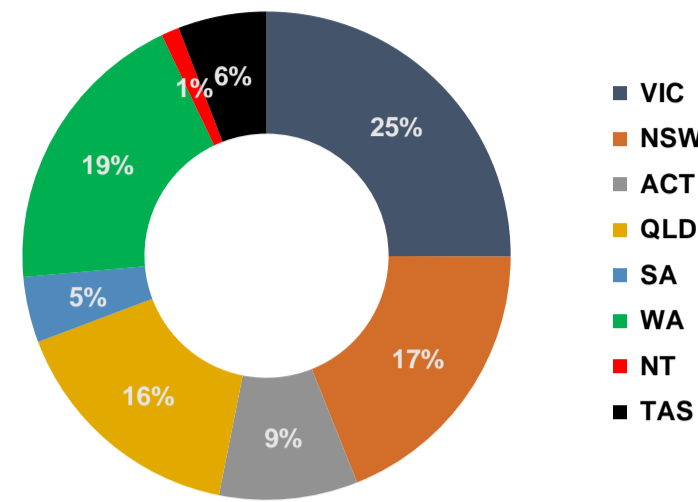
TOTAL 178,328,088 100%

Loan to Value Ratio

>95%	890,577	0%
>90% & <= 95%	1,079,552	1%
>85% & <= 90%	2,933,509	2%
>80% & <= 85%	5,009,204	3%
>75% & <= 80%	5,535,538	3%
>70% & <= 75%	13,969,293	8%
>65% & <= 70%	14,792,774	8%
>60% & <= 65%	11,938,500	7%
>55% & <= 60%	12,693,960	7%
>50% & <= 55%	14,660,464	8%
>45% & <= 50%	13,663,575	8%
>40% & <= 45%	13,945,048	8%
>35% & <= 40%	14,346,495	8%
>30% & <= 35%	9,026,078	5%
>25% & <= 30%	11,934,709	7%
<=25%	31,908,811	17%

TOTAL 178,328,088 100%

Geographical Location



Loan Security ²

House	150,487,754	84%
Land	25,035	0%
Apartment	3,774,677	2%
Unit	20,634,996	12%
Townhouse	3,405,626	2%
Other	-	0%

TOTAL 178,328,088 100%

Interest Option

Variable	178,328,088	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%

TOTAL 178,328,088 100%

Mortgage Insurance

Genworth Financial	108,271,395	61%
HLIC Govt	-	0%
Uninsured	70,056,693	39%
QBE	-	0%

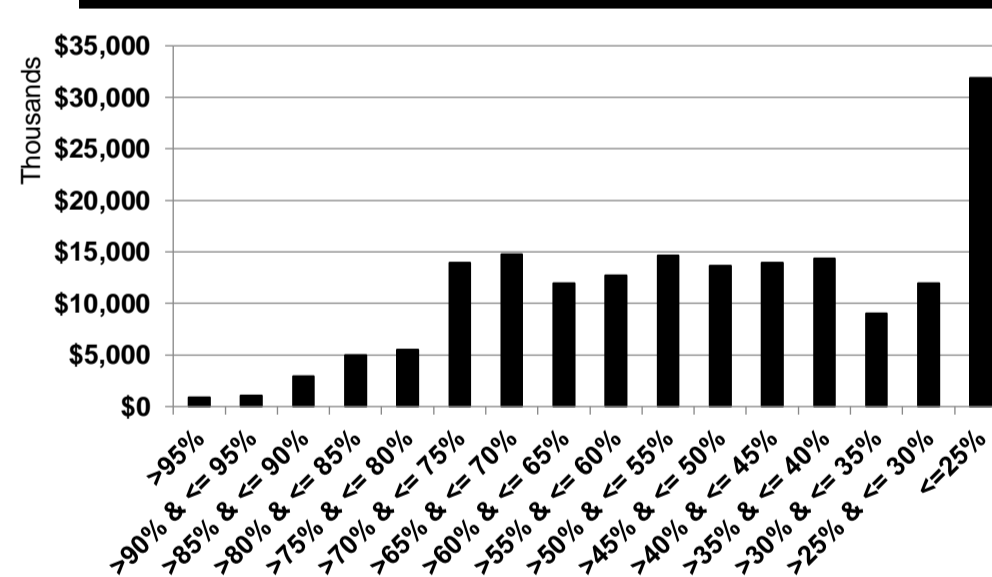
TOTAL 178,328,088 100%

Loan Size

>\$250,000	52,246,795	29%
>\$200,000 & <\$250,000	26,454,646	15%
>\$150,000 & <\$200,000	26,160,363	15%
>\$100,000 & <\$150,000	30,642,154	17%
>\$50,000 & <\$100,000	27,280,102	15%
<= \$50,000	15,544,027	9%

TOTAL 178,328,088 100%

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

	21 February 2022	19 January 2022	20 December 2021
30-59 days			
Number of loans	9	8	8
Outstanding Balance (\$)	1,671,692	1,328,258	1,501,617
% of Pool Outstanding Balance	0.94%	0.72%	0.79%
60-89 days			
Number of loans	3	4	2
Outstanding Balance (\$)	528,179	692,782	156,644
% of Pool Outstanding Balance	0.30%	0.38%	0.08%
90+ days			
Number of loans	24	23	26
Outstanding Balance (\$)	5,455,894	5,422,750	6,145,186
% of Pool Outstanding Balance	3.06%	2.95%	3.23%
TOTAL Delinquencies			
Number of loans	36	35	36
Outstanding Balance (\$)	7,655,765	7,443,789	7,803,447
% of Pool Outstanding Balance	4.29%	4.05%	4.11%
Pool Information			
Number of loans	2,481	2,529	2,583
Outstanding Balance (\$ m)	178	184	190

Repayment Holiday COVID-19

	21 February 2022	19 January 2022	20 December 2021
Number of loans	0	0	0
Outstanding Balance (\$)	0	0	0
% of Pool Outstanding Balance	0.00%	0.00%	0.00%

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Foreclosure & Mortgage Insurance claims since inception

	<u>Loan count</u>	<u>Amount</u>
Outstanding Balance of Defaulted Loans	1	306,054
Proceeds of sale	1	268,309
Loss on sale of property	1	39,091
Claims submitted to Insurer	1	39,091
Claims paid by Insurer	1	38,080
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	0	0
Claims 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	1,784,955
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(55,857)
Closing Outstanding Balance	<u>1,729,098</u>

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

Notional Swaps

<u>Notional Swaps Value</u>	-
<u>% of fixed rate home loans</u>	-

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 2016-1. 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 2016-1 (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

Current Position - SMHL SERIES SECURITISATION FUND 2016-1 CRD

Geographical Location			
VIC	- Metro	3,017,672	19%
	- Non Metro	730,219	5%
NSW	- Metro	882,927	5%
	- Non Metro	845,103	5%
QLD	- Metro	1,631,705	10%
	- Non Metro	1,900,062	12%
SA	- Metro	990,401	6%
	- Non Metro	-	0%
WA	- Metro	2,774,996	17%
	- Non Metro	471,201	3%
TAS	- Metro	502,525	3%
	- Non Metro	256,221	2%
NT	- Metro	194,334	1%
	- Non Metro	-	0%
ACT	- Metro	1,983,507	12%
	- Non Metro	-	0%
TOTAL		16,180,875	100%

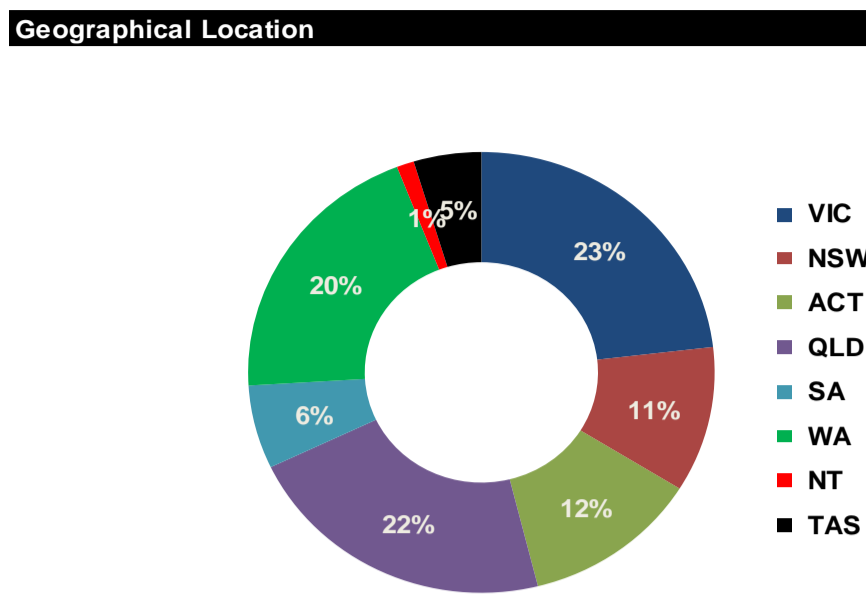
Loan Purpose ¹			
Refinance		6,550,140	40%
Renovation		-	0%
Purchase		7,721,523	49%
Construction		565,553	3%
Equity Release		1,343,659	8%
TOTAL		16,180,875	100%

Loan Term			
<=5 yrs		-	0%
>5 & <=10yrs		74,822	0%
>10 & <=15yrs		321,058	2%
>15 & <=20yrs		638,074	4%
>20 & <=25yrs		1,959,462	12%
>25yrs		13,187,459	82%
TOTAL		16,180,875	100%

Owner/Investment split ¹			
Owner Occupied		11,209,090	69%
Investment		4,971,785	31%
TOTAL		16,180,875	100%

Interest Rate Exposure			
> 8.00%		-	0%
> 7.00% & <= 8.00%		-	0%
> 6.00% & <= 7.00%		-	0%
> 5.00% & <= 6.00%		633,678	4%
<= 5.00%		15,547,196	96%
TOTAL		16,180,875	100%

Loan to Value Ratio			
>95%		-	0%
>90% & <= 95%		-	0%
>85% & <= 90%		694,008	4%
>80% & <= 85%		613,035	4%
>75% & <= 80%		2,337,321	14%
>70% & <= 75%		341,311	2%
>65% & <= 70%		1,194,754	7%
>60% & <= 65%		2,020,612	12%
>55% & <= 60%		2,662,090	16%
>50% & <= 55%		586,655	4%
>45% & <= 50%		1,065,357	7%
>40% & <= 45%		1,446,297	9%
>35% & <= 40%		747,497	5%
>30% & <= 35%		293,271	2%
>25% & <= 30%		445,294	3%
<=25%		1,733,373	11%
TOTAL		16,180,875	100%

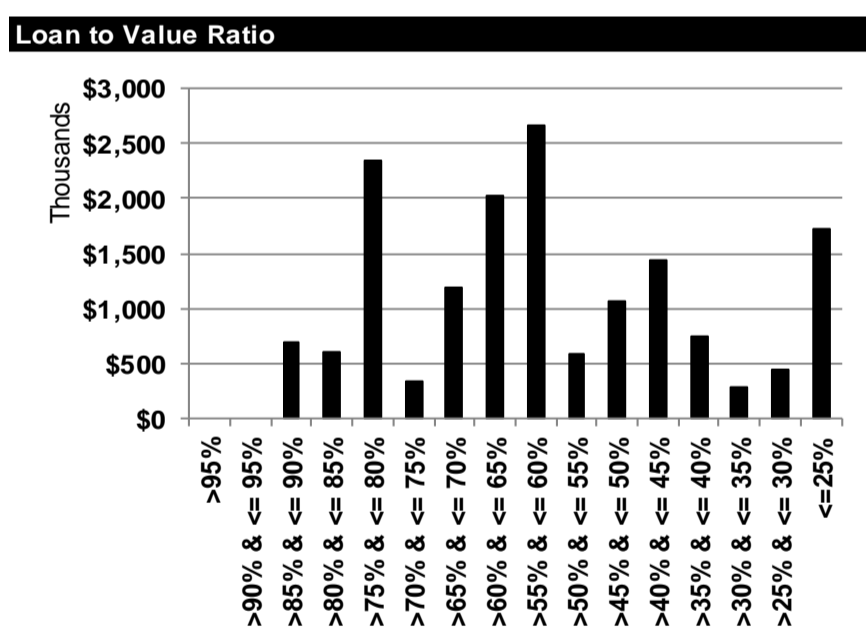


Loan Security ²			
House		14,517,894	90
Land		-	0
Apartment		308,330	2
Unit		1,354,651	8
Townhouse		-	0
Other		-	0
TOTAL		16,180,875	100

Interest Option			
Variable		6,783,126	42
Fixed <3 years		9,397,749	58
Fixed >3 years		-	0
TOTAL		16,180,875	100

Mortgage Insurance			
Genworth Financial		7,480,439	46
HLIC Govt		-	0
Uninsured		8,319,183	52
QBE		381,254	2
TOTAL		16,180,875	100

Loan Size			
>\$250,000		8,440,991	53
>\$200,000 & <\$250,000		1,994,809	12
>\$150,000 & <\$200,000		1,730,658	11
>\$100,000 & <\$150,000		1,646,771	10
>\$50,000 & <\$100,000		1,483,767	9
<= \$50,000		883,879	5
TOTAL		16,180,875	100



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