

SMHL Series Securitisation Fund 2019-1



Monthly Investment Report as at 17 July 2023

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Bloomberg Screen: SMHL <MTGE>

Summary

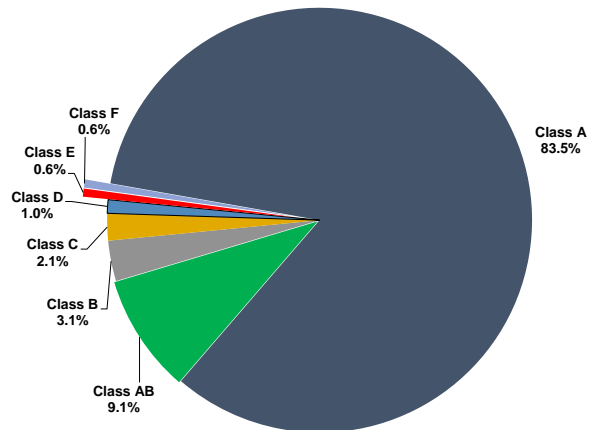
Fund: SMHL Series Securitisation Fund 2019-1
 Cut-Off Date: 06 July 2023
 Payment Date: 17 July 2023
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2019-1
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Commonwealth Bank of Australia (ABN 48 123 123 124)
 MUFG Securities EMEA PLC (ARBN 612 776 299)
 National Australia Bank Limited (ABN 12 004 044 937)
 Westpac Banking Corporation (ABN 33 007 457 141)
 Arranger: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 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)
 Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Issue Date: 12 June 2019
 Legal Final Maturity Date: July 2051

Security Classes

Class Name :	A	AB	B	C	D	E	F
ISIN:	AU3FN0048476	AU3FN0048484	AU3FN0048492	AU3FN0048500	AU3FN0048518	AU3FN0048526	AU3FN0048534
Rating Agency:	S&P / Moody's	S&P / Moody's	S&P / Moody's	S&P / Moody's	S&P / Moody's	S&P / Moody's	S&P / Moody's
Rating:	AAA(sf) / Aaa(sf)	AAA / NR	AA / NR	A / NR	BBB / NR	BB / NR	NR / NR
Currency:	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Original Balance at Issue:	1,610,000,000.00	77,000,000.00	26,250,000.00	17,500,000.00	8,750,000.00	5,250,000.00	5,250,000.00
Base Rate:	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW
Margin above base rate:	1.05%	1.85%	2.00%	2.50%	3.30%	4.60%	6.00%
Expected Average Life to call:	2.80	5.00	5.00	5.00	5.00	5.00	5.00
Distribution 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

Bond Factors as at 17 July 2023

Fund:	0.26593254
Class A	0.24147325
Class AB	0.54721433
Class B	0.54721433
Class C	0.54721433
Class D	0.54721433
Class E	0.54721433
Class F	0.54721433



Portfolio Structure

	Opening Balance	Principal Pass- Through	Closing Balance	Current Interest Amt	Coupon Rate
				15 Jun 2023 17 July 2023	15 Jun 2023 17 July 2023
Class A	407,134,949.08	18,363,015	388,771,934	1,827,498	5.120%
Class AB	44,125,706.05	1,990,203	42,135,504	229,015	5.920%
Class B	15,042,854.34	678,478	14,364,376	80,051	6.070%
Class C	10,028,569.56	452,319	9,576,251	57,764	6.570%
Class D	5,014,284.78	226,159	4,788,125	32,399	7.370%
Class E	3,008,570.87	135,696	2,872,875	22,868	8.670%
Class F	3,008,570.87	135,696	2,872,875	26,561	10.070%
Total Portfolio	487,363,506	21,981,565	465,381,940	2,276,156	
European CRR invested amount (as per Article 405)			29,228,367.26	6.28%	

Pool Details

Number of Loans	3,519
Average Loan Size	132,248
Maximum Loan Size	822,941
Weighted Average LVR	51.74%
Maximum LVR	124.13%
WA Seeding (months)	109
WA Term to Maturity (years)	18
Full Documentation Loans	100.00%
WA Interest Rate	5.93%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	15 June 2023 to 17 July 2023	17 April 2023 to 17 July 2023	12 June 2019 to 17 July 2023
Repayment Analysis			
Balance @ Determination Date	487,363,506	530,540,677	1,750,000,000
Substitution	-	-	-
Scheduled Repayments	(2,397,068)	(9,765,234)	(179,646,408)
Prepayments	(22,732,105)	(66,117,214)	(1,290,146,273)
Redraw Advances	3,147,607	10,723,712	185,174,621
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	465,381,940	465,381,940	465,381,940
CPR	39.02%	29.70%	21.70%
SMM	4.04%	2.89%	2.02%

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Current Position

Geographical Location			
VIC	- Metro	95,742,478	21%
	- Non Metro	26,350,566	6%
NSW	- Metro	65,044,245	14%
	- Non Metro	28,811,223	6%
QLD	- Metro	36,384,380	8%
	- Non Metro	25,506,669	5%
SA	- Metro	30,275,859	7%
	- Non Metro	1,042,354	0%
WA	- Metro	87,842,259	19%
	- Non Metro	3,351,603	1%
TAS	- Metro	17,322,961	4%
	- Non Metro	7,221,519	2%
NT	- Metro	2,410,868	1%
	- Non Metro	103,825	0%
ACT	- Metro	37,971,130	8%
	- Non Metro	-	0%
TOTAL		465,381,940	100%

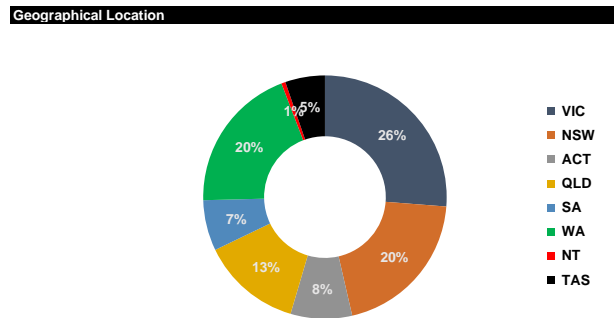
Loan Purpose ^{1,3}		
Refinance	191,995,077	41%
Renovation	-	0%
Property Purchase	179,008,561	38%
Construction	26,496,391	6%
Equity Release	67,881,912	15%
TOTAL	465,381,940	100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	319,419	0%
>10 & <=15yrs	3,191,021	1%
>15 & <=20yrs	11,908,294	3%
>20 & <=25yrs	50,336,340	11%
>25yrs	399,626,866	85%
TOTAL	465,381,940	100%

Owner/Investment split ¹		
Owner Occupied	337,164,978	72%
Investment	128,216,962	28%
TOTAL	465,381,940	100%

Interest Rate Exposure		
> 8.00%	69,791,844	15%
> 7.00% & <= 8.00%	79,402,849	17%
> 6.00% & <= 7.00%	138,115,125	29%
> 5.00% & <= 6.00%	76,830,385	17%
<= 5.00%	101,241,737	22%
TOTAL	465,381,940	100%

Loan to Value Ratio		
>95%	362,468	0%
>90% & <= 95%	192,488	0%
>85% & <= 90%	2,196,103	0%
>80% & <= 85%	14,240,666	3%
>75% & <= 80%	28,955,842	6%
>70% & <= 75%	38,150,199	8%
>65% & <= 70%	44,242,715	10%
>60% & <= 65%	45,054,801	10%
>55% & <= 60%	45,823,972	10%
>50% & <= 55%	48,160,918	10%
>45% & <= 50%	38,495,628	8%
>40% & <= 45%	31,330,120	7%
>35% & <= 40%	26,290,288	6%
>30% & <= 35%	29,288,995	6%
>25% & <= 30%	24,724,053	5%
<=25%	47,872,683	10%
TOTAL	465,381,940	100%

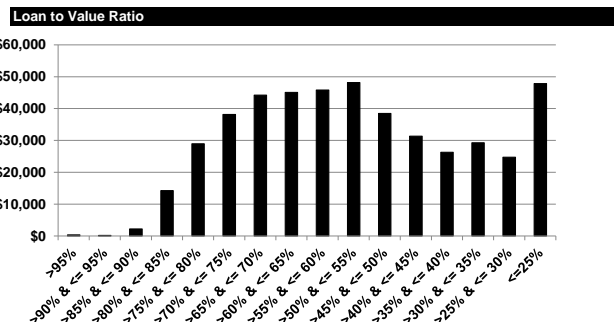


Loan Security ²		
House	367,893,973	79%
Land	15,660,937	3%
Apartment	29,502,972	6%
Unit	35,151,889	8%
Townhouse	13,758,758	3%
Other	3,413,411	1%
TOTAL	465,381,940	100%

Interest Option		
Variable	350,630,303	75%
Fixed <3 years	114,751,637	25%
Fixed >3 years	-	0%
TOTAL	465,381,940	100%

Mortgage Insurance ⁴		
Genworth	152,417,560	33%
HLIC Govt	-	0%
Uninsured	281,425,691	61%
QBE	27,374,024	6%
Dual Insured	4,164,665	1%
TOTAL	465,381,940	100%

Loan Size		
>\$250,000	238,928,748	52%
>\$200,000 & <\$250,000	59,574,300	13%
>\$150,000 & <\$200,000	59,999,214	13%
>\$100,000 & <\$150,000	48,627,656	10%
>\$50,000 & <\$100,000	38,925,718	8%
<= \$50,000	19,326,304	4%
TOTAL	465,381,940	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.

This change is effective from 1 March 2016. Feel free to contact Investor Reporting team to discuss the matter.

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 Series Securitisation Fund 2019-1 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

	17 July 2023	15 June 2023	15 May 2023
30-59 days			
Number of loans	10	9	10
Outstanding Balance (\$)	1,602,176	846,142	1,659,699
% of Pool Outstanding Balance	0.34%	0.17%	0.33%
60-89 days			
Number of loans	5	4	8
Outstanding Balance (\$)	886,913	890,643	1,392,995
% of Pool Outstanding Balance	0.19%	0.18%	0.28%
90+ days			
Number of loans	37	39	33
Outstanding Balance (\$)	6,106,621	6,607,547	5,412,291
% of Pool Outstanding Balance	1.31%	1.36%	1.08%
TOTAL Delinquencies			
Number of loans	52	52	51
Outstanding Balance (\$)	8,595,710	8,344,332	8,464,984
% of Pool Outstanding Balance	1.85%	1.71%	1.69%
Pool Information			
Number of loans	3,519	3,620	3,693
Outstanding Balance (\$ m)	465	487	501

Repayment Holiday COVID-19

	17 July 2023	15 June 2023	15 May 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	4	957,044
Proceeds of sale	2	802,464
Loss on sale of property	1	7,630
Claims submitted to Insurer	2	97,894
Claims paid by Insurer	1	89,820
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	1	7,630
Claims Reduced/Denied by Insurers	1	7,630

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	4,807,663
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	(214,788)
Closing Outstanding Balance	<u>4,592,875</u>

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

Notional Swaps

Notional Swaps Value	101,500,000
Notional Swap to Fixed Home Loans	88.45%

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 2019-1. 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 2019-1 (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 principal invested.

Current Position - SMHL SERIES SECURITISATION FUND 2019-1 (CRD)

Geographical Location		
VIC	- Metro	6,560,719 22%
	- Non Metro	1,059,618 4%
NSW	- Metro	6,996,183 24%
	- Non Metro	1,697,398 6%
QLD	- Metro	876,497 3%
	- Non Metro	1,232,412 4%
SA	- Metro	2,630,563 9%
	- Non Metro	58,077 0%
WA	- Metro	4,289,323 15%
	- Non Metro	- 0%
TAS	- Metro	844,756 3%
	- Non Metro	475,539 2%
NT	- Metro	- 0%
	- Non Metro	- 0%
ACT	- Metro	2,507,283 9%
	- Non Metro	- 0%
TOTAL		29,228,367 100%

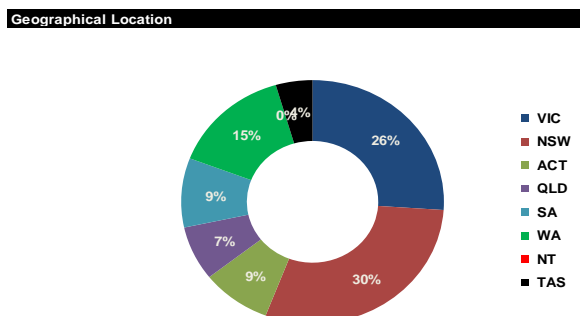
Loan Purpose ^{1,3}		
Refinance	11,644,753	39%
Renovation	-	0%
Property Purchase	12,950,869	45%
Construction	883,749	3%
Equity Release	3,748,996	13%
TOTAL	29,228,367	100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	31,359	0%
>10 & <=15yrs	33,610	0%
>15 & <=20yrs	1,187,765	4%
>20 & <=25yrs	3,653,193	12%
>25yrs	24,322,441	84%
TOTAL	29,228,367	100%

Owner/Investment split ¹		
Owner Occupied	26,185,594	90%
Investment	3,042,773	10%
TOTAL	29,228,367	100%

Interest Rate Exposure		
> 8.00%	3,032,775	10%
> 7.00% & <= 8.00%	6,520,141	22%
> 6.00% & <= 7.00%	8,661,539	30%
> 5.00% & <= 6.00%	4,825,836	17%
<= 5.00%	6,188,076	21%
TOTAL	29,228,367	100%

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	299,461	1%
>75% & <= 80%	1,559,019	5%
>70% & <= 75%	2,373,344	8%
>65% & <= 70%	2,885,638	10%
>60% & <= 65%	7,074,075	25%
>55% & <= 60%	2,104,374	7%
>50% & <= 55%	1,400,077	5%
>45% & <= 50%	3,423,620	12%
>40% & <= 45%	2,399,799	8%
>35% & <= 40%	1,565,149	5%
>30% & <= 35%	1,704,608	6%
>25% & <= 30%	569,922	2%
<=25%	1,869,281	6%
TOTAL	29,228,367	100%

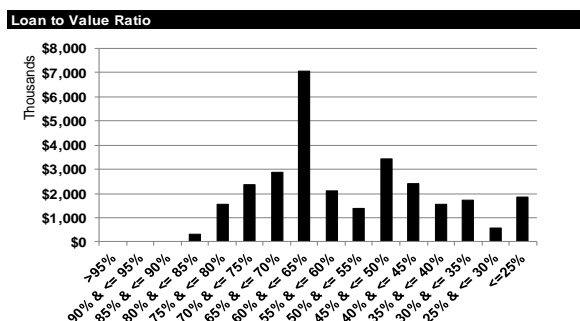


Loan Security ²		
House	22,608,780	78%
Strata Unit	3,272,208	11%
Apartment Unit	2,470,212	8%
Townhouse	877,168	3%
Other	-	0%
TOTAL	29,228,367	100%

Interest Option		
Variable	21,726,388	74%
Fixed <3 years	7,501,979	26%
Fixed >3 years	-	0%
TOTAL	29,228,367	100%

Mortgage Insurance ⁴		
Genworth	9,504,706	33%
HLIC	-	0%
Uninsured	18,200,345	62%
QBE	1,003,789	3%
Dual Insured	519,527	2%
TOTAL	29,228,367	100%

Loan Size		
>\$250,000	16,306,919	56%
>\$200,000 & <=\$250,000	2,190,928	7%
>\$150,000 & <=\$200,000	3,316,486	11%
>\$100,000 & <=\$150,000	3,083,240	11%
>\$50,000 & <=\$100,000	2,595,401	9%
<= \$50,000	1,735,394	6%
TOTAL	29,228,367	100%



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