

SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 25 September 2023



SMHL™

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Bloomberg Screen: SMHL <MTGE>

Summary

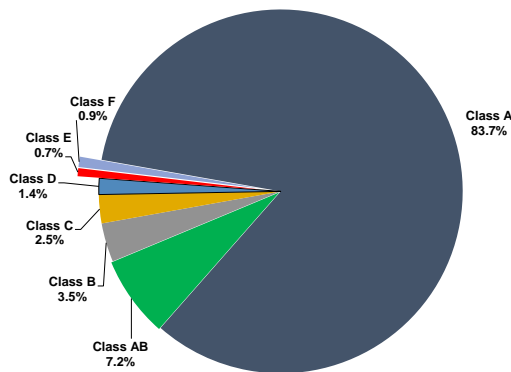
Trust:	SMHL Securitisation Trust 2020-1
Collection Period end date:	31-August-23
Payment Date:	25 September 2023
Issuer and Trustee:	Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1
Joint Lead Managers:	Australia and New Zealand Banking Group (ABN 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 25 September 2023

Fund:	0.39791032
Class A	0.36204212
Class AB	0.81039456
Class B	0.81039456
Class C	0.81039456
Class D	0.81039456
Class E	0.81039456
Class F	0.81039456



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt	Current Interest Rate
				23 August 2023 25 September 2023	23 August 2023 25 September 2023
Class A	344,179,735.65	11,100,982	333,078,753.83	1,479,642.83	4.755%
Class AB	29,727,831.88	958,825	28,769,006.92	145,271.36	5.405%
Class B	14,235,863.15	459,156	13,776,707.54	74,714.88	5.805%
Class C	10,467,546.44	337,614	10,129,932.01	58,722.94	6.205%
Class D	5,861,826.00	189,064	5,672,761.93	39,509.51	7.455%
Class E	2,930,913.00	94,532	2,836,380.96	24,921.99	9.405%
Class F	3,768,316.72	121,541	3,646,775.52	37,664.07	11.055%
Total Portfolio	411,172,033	13,261,714	397,910,319	1,860,448	
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			33,104,630.61	8.32%	

Pool Details

Number of Loans	2,044
Average Loan Size	194,672
Maximum Loan Size	1,296,932
Weighted Average LVR	56.32%
Maximum LVR	91.09%
WA Seeding (months)	62
WA Term to Maturity (years)	23
Full Documentation Loans	100.00%
WA Interest Rate	5.73%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	31-July-23 to 31-August-23	31-July-23 to 31-August-23	17 December 2020 to 31-August-23
Repayment Analysis			
Balance @ Determination Date	411,172,033	433,039,955	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,029,006)	(6,215,155)	(81,565,556)
Prepayments	(12,454,889)	(34,081,943)	(587,422,930)
Redraw Advances	1,222,181	5,167,461	66,898,804
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	397,910,319	397,910,319	397,910,319
CPR	28.40%	24.37%	25.04%
SMM	2.75%	2.30%	2.37%

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Current Position

Geographical Location

VIC	- Metro	101,378,319	25%
	- Non Metro	30,680,398	8%
NSW	- Metro	55,895,509	14%
	- Non Metro	28,654,016	7%
QLD	- Metro	37,432,648	9%
	- Non Metro	28,119,552	7%
SA	- Metro	24,455,489	6%
	- Non Metro	2,277,593	1%
WA	- Metro	46,075,127	12%
	- Non Metro	1,726,727	0%
TAS	- Metro	14,144,266	4%
	- Non Metro	3,985,162	1%
NT	- Metro	2,504,211	1%
	- Non Metro	-	0%
ACT	- Metro	20,581,303	5%
	- Non Metro	-	0%

TOTAL		397,910,319	100%
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Loan Purpose ^{1,3}

Refinance	190,596,385	48%
Renovation		0%
Property Purchase	171,499,176	43%
Construction	24,366,091	6%
Equity Release	11,448,666	3%

TOTAL	397,910,319	100%
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Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	1,454,971	0%
>10 & <=15yrs	6,399,521	2%
>15 & <=20yrs	25,612,142	6%
>20 & <=25yrs	41,251,240	10%
>25yrs	323,192,444	82%

TOTAL	397,910,319	100%
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Owner/Investment split ⁴

Owner Occupied	318,854,463	80%
Investment	79,055,856	20%

TOTAL	397,910,319	100%
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Interest Rate Exposure

> 8.00%	13,522,667	3%
> 7.00% & <= 8.00%	63,046,452	16%
> 6.00% & <= 7.00%	130,006,082	33%
> 5.00% & <= 6.00%	114,272,521	29%
<= 5.00%	77,062,596	19%

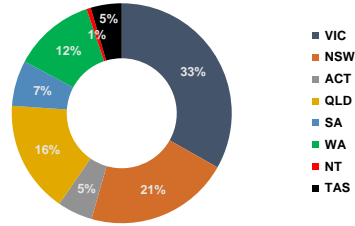
TOTAL	397,910,319	100%
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Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	219,523	0%
>85% & <= 90%	2,227,598	1%
>80% & <= 85%	15,132,673	4%
>75% & <= 80%	28,630,323	7%
>70% & <= 75%	41,427,092	10%
>65% & <= 70%	61,612,877	16%
>60% & <= 65%	56,452,483	14%
>55% & <= 60%	44,252,649	11%
>50% & <= 55%	29,787,982	7%
>45% & <= 50%	18,649,192	5%
>40% & <= 45%	26,873,372	7%
>35% & <= 40%	15,275,797	4%
>30% & <= 35%	15,641,373	4%
>25% & <= 30%	13,224,250	3%
<=25%	28,503,134	7%

TOTAL	397,910,319	100%
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Geographical Location



Loan Security ²

House	306,844,706	77%
Land	312,654	0%
Apartment	46,202,713	12%
Unit	17,827,957	4%
Townhouse	19,458,589	5%
Other	7,263,700	2%

TOTAL	397,910,319	100%
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Interest Option

Variable	304,368,831	76%
Fixed <3 years	93,541,488	24%
Fixed >3 years	-	0%

TOTAL	397,910,319	100%
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Mortgage Insurance ⁴

Genworth	27,428,520	7%
Uninsured	337,359,638	85%
QBE	33,122,160	8%

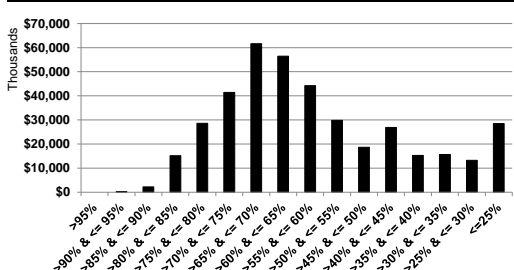
Dual Insured	-	0%
TOTAL	397,910,319	100%

Loan Size

>\$250,000	254,292,002	64%
>\$200,000 & <=\$250,000	47,312,641	12%
>\$150,000 & <=\$200,000	42,326,702	11%
>\$100,000 & <=\$150,000	28,640,816	7%
>\$50,000 & <=\$100,000	17,782,303	4%
<=\$50,000	7,555,854	2%

TOTAL	397,910,319	100%
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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 2020-21 in Q1 2022.

4 - Please note, As of November 2022, Genworth have changed their name to Hella and all references to Genworth or Hella are interchangeable. There is no change to LMI cover

Arrears

	31-August-23	31-July-23	30-June-23
30-59 days			
Number of loans	1	1	0
Outstanding Balance (\$)	241,933	396,793	0
% of Pool Outstanding Balance	0.06%	0.10%	0.00%
60-89 days			
Number of loans	2	5	4
Outstanding Balance (\$)	734,269	1,694,983	1,378,178
% of Pool Outstanding Balance	0.18%	0.41%	0.33%
90+ days			
Number of loans	11	10	13
Outstanding Balance (\$)	3,899,021	3,318,141	3,974,293
% of Pool Outstanding Balance	0.98%	0.81%	0.94%
TOTAL Delinquencies			
Number of loans	14	16	17
Outstanding Balance (\$)	4,875,222	5,409,917	5,352,470
% of Pool Outstanding Balance	1.23%	1.32%	1.27%
Pool Information			
Number of loans	2,044	2,096	2,146
Outstanding Balance (\$ m)	398	411	422

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)	4,111,720
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(132,617)
Closing Outstanding Balance (collateral posted)	<u>3,979,103</u>

Redraw Funding Facility

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

Excess Income Reserve

Nil

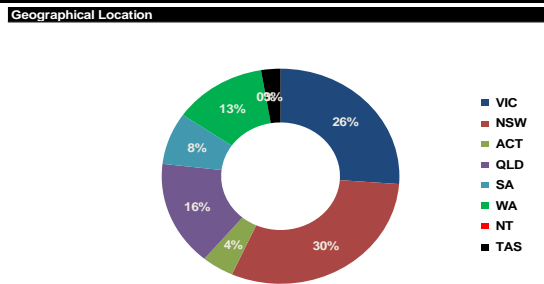
Notional Swaps

Notional Swaps Value	91,000,000
% of fixed rate home loans	97%

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	6,686,946 20%
	- Non Metro	1,972,474 6%
NSW	- Metro	6,583,445 20%
	- Non Metro	3,534,004 11%
QLD	- Metro	3,944,241 12%
	- Non Metro	1,273,080 4%
SA	- Metro	2,586,944 8%
	- Non Metro	- 0%
WA	- Metro	4,015,500 12%
	- Non Metro	193,567 1%
TAS	- Metro	686,941 2%
	- Non Metro	184,743 1%
NT	- Metro	- 0%
	- Non Metro	- 0%
ACT	- Metro	1,442,744 4%
	- Non Metro	- 0%
TOTAL		33,104,631 100%



Loan Purpose ^{1,3}		
Refinance	13,308,712	40%
Renovation	-	0%
Property Purchase	14,598,313	44%
Construction	4,862,196	15%
Equity Release	335,410	1%
TOTAL	33,104,631	100%

Loan Security ²		
House	26,813,571	81%
Land	-	0%
Apartment	3,274,100	10%
Unit	-	0%
Townhouse	2,604,514	8%
Other	412,446	1%
TOTAL	33,104,631	100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	-	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	401,365	1%
>20 & <=25yrs	1,767,250	5%
>25yrs	30,936,016	94%
TOTAL	33,104,631	100%

Interest Option		
Variable	24,817,462	75%
Fixed <3 years	8,287,169	25%
Fixed >3 years	-	0%
TOTAL	33,104,631	100%

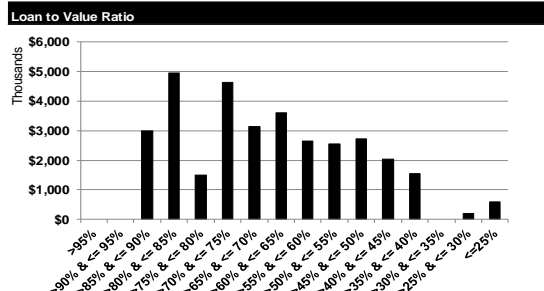
Owner/Investment split ¹		
Owner Occupied	27,135,350	82%
Investment	5,969,281	18%
TOTAL	33,104,631	100%

Mortgage Insurance ⁴		
Genworth	870,309	3%
HLIC Govt	-	0%
Uninsured	22,458,454	70%
QBE	9,000,361	27%
Dual Insured	775,506	2%
TOTAL	33,104,631	100%

Interest Rate Exposure		
> 8.00%	397,498	1%
> 7.00% & <= 8.00%	4,676,807	14%
> 6.00% & <= 7.00%	10,832,162	33%
> 5.00% & <= 6.00%	10,849,707	33%
<= 5.00%	6,348,457	19%
TOTAL	33,104,631	100%

Loan Size		
>\$250,000	26,758,051	81%
>\$200,000 & <=\$250,000	2,281,529	7%
>\$150,000 & <=\$200,000	1,976,107	6%
>\$100,000 & <=\$150,000	1,174,047	4%
>\$50,000 & <=\$100,000	755,073	2%
<= \$50,000	159,823	0%
TOTAL	33,104,631	100%

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	2,987,578	9%
>80% & <= 85%	4,953,854	15%
>75% & <= 80%	1,494,157	5%
>70% & <= 75%	4,626,129	14%
>65% & <= 70%	3,130,104	9%
>60% & <= 65%	3,603,254	11%
>55% & <= 60%	2,644,763	8%
>50% & <= 55%	2,562,817	8%
>45% & <= 50%	2,731,394	8%
>40% & <= 45%	2,031,083	6%
>35% & <= 40%	1,545,538	5%
>30% & <= 35%	-	0%
>25% & <= 30%	194,439	1%
<=25%	599,519	2%
TOTAL	33,104,631	100%



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