

SMHL SERIES SECURITISATION FUND 2018-2



Monthly Investment Report as at 29 January 2024

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Bloomberg Screen: SMHL <MTGE>

Summary

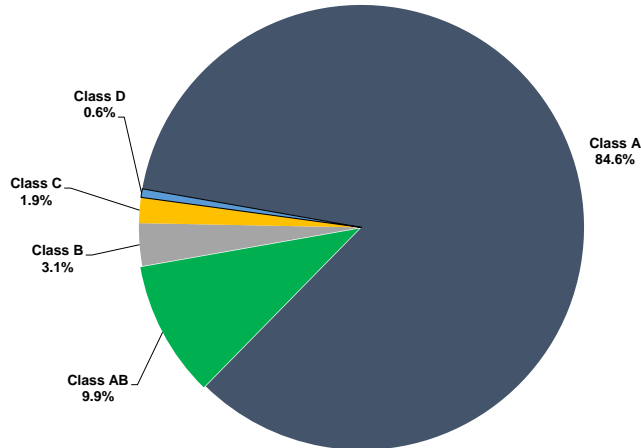
Fund: SMHL Series Securitisation Fund 2018-2
 Cut-Off Date: 17 January 2024
 Payment Date: 29 January 2024
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2018-2
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Commonwealth Bank of Australia (ABN 48 123 123 124)
 Macquarie Bank Limited (ABN 46 008 583 542)
 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: National Australia Bank Limited (ABN 12 004 044 937)
 Issue Date: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 16 August 2018
 Legal Final Maturity Date: September 2050

Security Classes

Class Name :	A	AB	B	C	D	E
ISIN:	AU3FN0043808	AU3FN0043816	AU3FN0043824	AU3FN0043832	AU3FN0043840	AU3FN0043857
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:	1,150,000,000.00	60,000,000.00	18,750,000.00	11,250,000.00	3,750,000.00	6,250,000.00
Base Rate:	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW
Margin above base rate:	1.11%	1.70%	1.80%	2.45%	3.25%	5.75%
Expected Average Life to call:	2.7 years	4.8 years	4.8 years	4.8 years	4.8 years	4.8 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 29 January 2024

Fund:	0.11723316
Class A	0.10665194
Class AB	0.23891715
Class B	0.23891715
Class C	0.23891715
Class D	0.23891715
Class E	0.23891715



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate
				27 December 2023 29 January 2024	28 March 2022 29 January 2024	
Class A	127,212,634.37	4,562,900	122,649,734.49	623,146.73		5.418%
Class AB	14,868,330.37	533,302	14,335,028.76	80,763.14		6.008%
Class B	4,646,353.24	166,657	4,479,696.49	25,658.56		6.108%
Class C	2,787,811.95	99,994	2,687,817.89	17,033.45		6.758%
Class D	929,270.65	33,331	895,939.30	6,349.95		7.558%
Class E	1,548,784.41	55,552	1,493,232.16	14,083.92		10.058%
Total Portfolio	151,993,185	5,451,736	146,541,449	767,036		

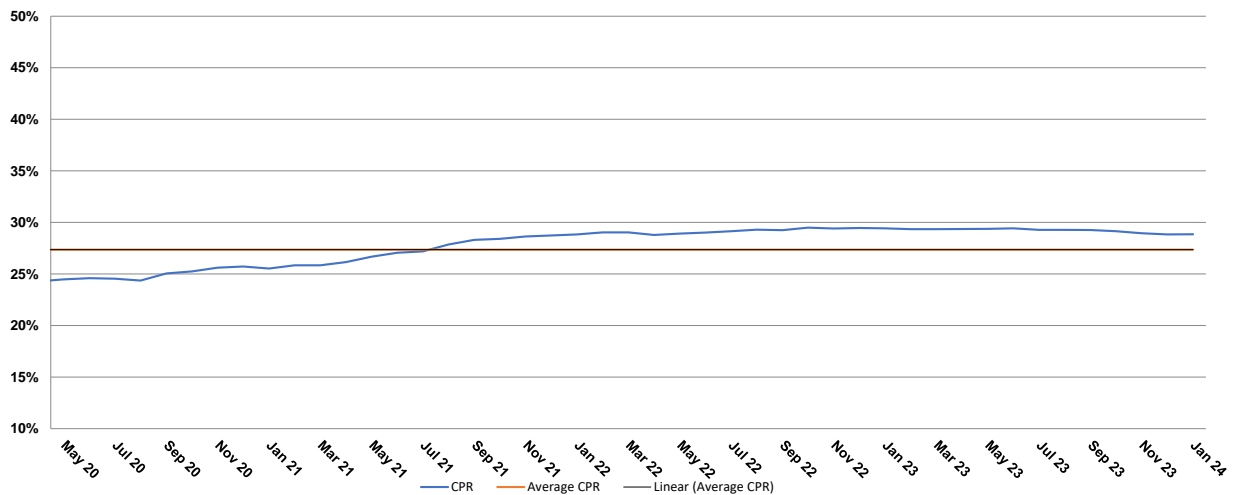
European CRR invested amount (as per Article 405) \$ 18,208,846 12.43%

Pool Details

Number of Loans	2,012
Average Loan Size	72,834
Maximum Loan Size	752,674
Weighted Average LVR	43.56%
Maximum LVR	101.95%
WA Seeding (months)	161
WA Term to Maturity (years)	16
Full Documentation Loans	100.00%
WA Interest Rate	7.37%

Principal Collections & Prepayment Analysis

Repayment Analysis	Monthly	Quarterly	Since inception
	14 December 2023 to 17 January 2024	17 October 2023 to 17 January 2024	16 August 2018 to 17 January 2024
Balance @ Determination Date	151,993,185	159,279,730	1,250,000,000
Substitution	-	-	-
Scheduled Repayments	(1,015,805)	(2,924,918)	(138,929,793)
Prepayments	(5,500,014)	(13,466,699)	(1,172,472,271)
Redraw Advances	1,064,083	3,653,336	207,943,513
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	146,541,449	146,541,449	146,541,449
CPR	30.08%	22.74%	28.86%
SMM	2.94%	2.13%	2.80%



Current Position

Geographical Location			
VIC	- Metro	32,336,744	22%
	- Non Metro	7,868,188	5%
NSW	- Metro	16,842,656	11%
	- Non Metro	13,481,479	9%
QLD	- Metro	13,734,771	9%
	- Non Metro	8,587,312	6%
SA	- Metro	5,965,664	4%
	- Non Metro	121,937	0%
WA	- Metro	23,346,269	16%
	- Non Metro	1,075,636	1%
TAS	- Metro	4,031,932	3%
	- Non Metro	3,109,974	2%
NT	- Metro	2,131,570	1%
	- Non Metro	464,503	0%
ACT	- Metro	13,442,813	9%
	- Non Metro	-	0%

TOTAL 146,541,449 100%

Loan Purpose ¹		
Refinance	40,557,400	28%
ReDecation	-	0%
Purchase	48,127,816	33%
Construction	5,511,279	4%
Equity Release	52,344,953	35%

TOTAL 146,541,449 100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	2,288,236	2%
>10 & <=15yrs	3,506,304	2%
>15 & <=20yrs	16,280,248	11%
>20 & <=25yrs	25,227,408	17%
>25yrs	99,239,253	68%

TOTAL 146,541,449 100%

Owner/Investment split ¹		
Owner Occupied	120,405,775	82%
Investment	26,135,675	18%

TOTAL 146,541,449 100%

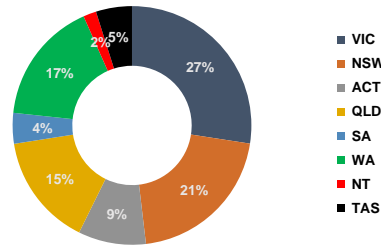
Interest Rate Exposure		
> 8.00%	47,842,258	33%
> 7.00% & <= 8.00%	30,766,076	21%
> 6.00% & <= 7.00%	66,459,400	45%
> 5.00% & <= 6.00%	1,704,292	1%
<= 5.00%	230,577	0%

TOTAL 146,541,449 100%

Loan to Value Ratio		
>95%	244,692	0%
>90% & <= 95%	518,359	0%
>85% & <= 90%	-	0%
>80% & <= 85%	1,896,360	1%
>75% & <= 80%	2,969,438	2%
>70% & <= 75%	3,892,712	3%
>65% & <= 70%	10,964,640	7%
>60% & <= 65%	9,951,047	7%
>55% & <= 60%	13,466,284	9%
>50% & <= 55%	12,640,309	9%
>45% & <= 50%	12,016,194	8%
>40% & <= 45%	12,754,649	9%
>35% & <= 40%	15,875,487	11%
>30% & <= 35%	10,910,692	7%
>25% & <= 30%	9,624,808	7%
<=25%	28,815,778	20%

TOTAL 146,541,449 100%

Geographical Location



Loan Security ²

House	127,725,040	87%
Land	217,610	0%
Apartment Unit	5,272,104	4%
Townhouse	9,836,198	7%
Other	2,190,987	1%
TOTAL	146,541,449	100%

Interest Option

Variable	146,541,449	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%

TOTAL 146,541,449 100%

Mortgage Insurance ³

Genworth Financial	61,170,171	42%
HLIC Govt	893	0%
Uninsured	85,370,385	58%

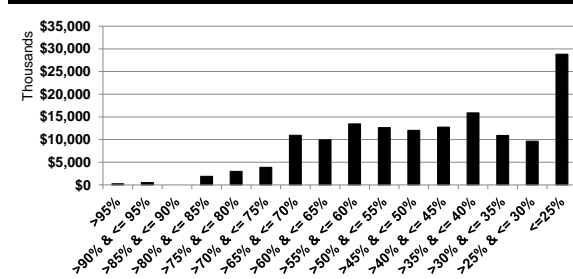
TOTAL 146,541,449 100%

Loan Size

>\$250,000	43,142,977	30%
>\$200,000 & <\$250,000	20,852,452	14%
>\$150,000 & <\$200,000	24,914,581	17%
>\$100,000 & <\$150,000	25,174,916	17%
>\$50,000 & <\$100,000	22,146,617	15%
<= \$50,000	10,309,907	7%

TOTAL 146,541,449 100%

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.

3 - 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 January 2024	14 December 2023	16 November 2023
30-59 days			
Number of loans	18	11	4
Outstanding Balance (\$)	3,032,212	1,803,971	834,634
% of Pool Outstanding Balance	2.07%	1.19%	0.54%
60-89 days			
Number of loans	5	1	2
Outstanding Balance (\$)	1,115,951	245,747	329,960
% of Pool Outstanding Balance	0.76%	0.16%	0.21%
90+ days			
Number of loans	9	9	8
Outstanding Balance (\$)	1,195,428	1,038,868	954,201
% of Pool Outstanding Balance	0.82%	0.68%	0.61%
TOTAL Delinquencies			
Number of loans	32	21	14
Outstanding Balance (\$)	5,343,591	3,088,586	2,118,795
% of Pool Outstanding Balance	3.65%	2.03%	1.36%
Pool Information			
Number of loans	2,012	2,048	2,082
Outstanding Balance (\$ m)	147	152	156

Repayment Holiday COVID-19

	17 January 2024	14 December 2023	16 November 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	3	1,362,931
Proceeds of sale	3	797,519
Loss on sale of property	2	14,128
Claims submitted to Insurer	3	242,072
Claims paid by Insurer	3	240,019
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	3	119,170
Claims Reduced/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 & ReserveLiquidity Facility

Opening Balance	1,509,543
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	(56,083)
Closing Outstanding Balance	1,453,460

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

Notional Swaps

Notional Swaps Value	-
% of fixed rate home loans	0.0%

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 2018-2. 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 2018-2 (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 2018-2 CRD

Geographical Location

VIC	- Metro	5,069,118	28%
	- Non Metro	1,491,507	8%
NSW	- Metro	2,909,011	16%
	- Non Metro	1,381,064	8%
QLD	- Metro	733,546	4%
	- Non Metro	1,172,613	6%
SA	- Metro	341,452	2%
	- Non Metro	36,543	0%
WA	- Metro	2,821,917	16%
	- Non Metro	-	0%
TAS	- Metro	858,248	5%
	- Non Metro	313,808	2%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	1,080,020	6%
	- Non Metro	-	0%

TOTAL 18,208,846 100%

Refinance	5,170,374	28%
Renovation	-	0%
Purchase	5,944,523	33%
Construction	1,382,768	8%
Equity Release	5,711,182	31%

TOTAL 18,208,846 100%

Loan Term

<=5 yrs	6,992	0%
>5 & <=10yrs	209,333	1%
>10 & <=15yrs	1,282,673	7%
>15 & <=20yrs	1,874,530	10%
>20 & <=25yrs	3,538,398	19%
>25yrs	11,296,919	63%

TOTAL 18,208,846 100%

nt split ¹

Owner Occupied	13,917,761	76%
Investment	4,291,085	24%

TOTAL 18,208,846 100%

Interest Rate Exposure

> 8.00%	4,120,413	23%
> 7.00% & <= 8.00%	2,682,741	15%
> 6.00% & <= 7.00%	6,945,696	37%
> 5.00% & <= 6.00%	309,799	2%
<= 5.00%	4,150,196	23%

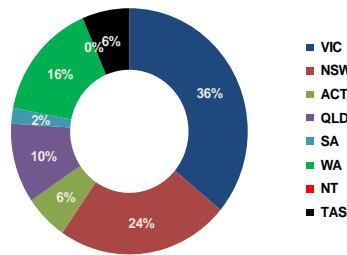
TOTAL 18,208,846 100%

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	-	0%
>70% & <= 75%	-	0%
>65% & <= 70%	849,072	5%
>60% & <= 65%	440,306	2%
>55% & <= 60%	2,567,536	14%
>50% & <= 55%	2,940,812	16%
>45% & <= 50%	1,899,006	10%
>40% & <= 45%	1,405,593	8%
>35% & <= 40%	2,145,578	12%
>30% & <= 35%	1,094,442	6%
>25% & <= 30%	1,369,528	8%
<=25%	3,496,973	19%

TOTAL 18,208,846 100%

Geographical Location



Loan Security ²

House	15,284,476	84%
Land	-	0%
Apartment	410,024	2%
Unit	2,100,722	12%
Townhouse	55,520	0%
Other	358,105	2%

TOTAL 18,208,846 100%

Interest Option

Variable	12,548,463	69%
Fixed <3 years	5,461,342	30%
Fixed >3 years	199,041	1%

TOTAL 18,208,846 100%

Mortgage Insurance ³

Genworth Financial	6,663,510	37%
HLIC Govt	-	0%
Uninsured	11,545,320	63%
QBE	16	0%

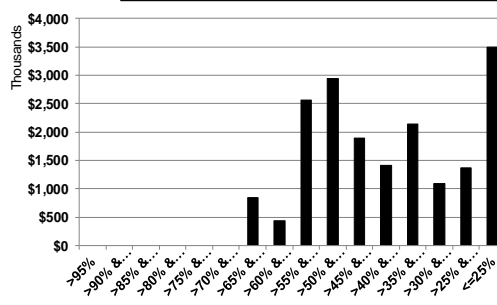
TOTAL 18,208,846 100%

Loan Size

>\$250,000	5,996,541	33%
>\$200,000 & <=\$250,000	2,298,742	13%
>\$150,000 & <=\$200,000	2,927,782	16%
>\$100,000 & <=\$150,000	3,730,675	20%
>\$50,000 & <=\$100,000	2,419,280	13%
<= \$50,000	835,827	5%

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