

SMHL SERIES SECURITISATION FUND 2018-2



Monthly Investment Report as at 26 April 2024

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Bloomberg Screen: SMHL <MTGE>

Summary

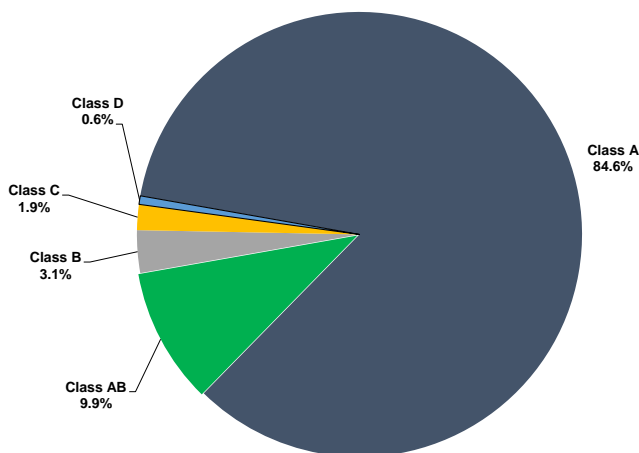
Fund: SMHL Series Securitisation Fund 2018-2
 Cut-Off Date: 16 April 2024
 Payment Date: 26 April 2024
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2018-2
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Commonwealth Bank of Australia (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 26 April 2024

Fund:	0.10959416
Class A	0.09970242
Class AB	0.22334912
Class B	0.22334912
Class C	0.22334912
Class D	0.22334912
Class E	0.22334912



Portfolio Structure

	Opening Balance	Principal Pass-do	Closing Balance	Current Interest Amt	Coupon Rate
				26 March 2024 26 April 2024	28 March 2022 26 April 2024
Class A	118,398,984.76	3,741,203	114,657,782	543,516	5.405%
Class AB	13,838,210.57	437,263	13,400,947	70,459	5.995%
Class B	4,324,440.80	136,645	4,187,796	22,386	6.095%
Class C	2,594,664.48	81,987	2,512,678	14,864	6.745%
Class D	864,888.16	27,329	837,559	5,542	7.545%
Class E	1,441,480.27	45,548	1,395,932	12,298	10.045%
Total Portfolio	141,462,669	4,469,975	136,992,694	669,065	

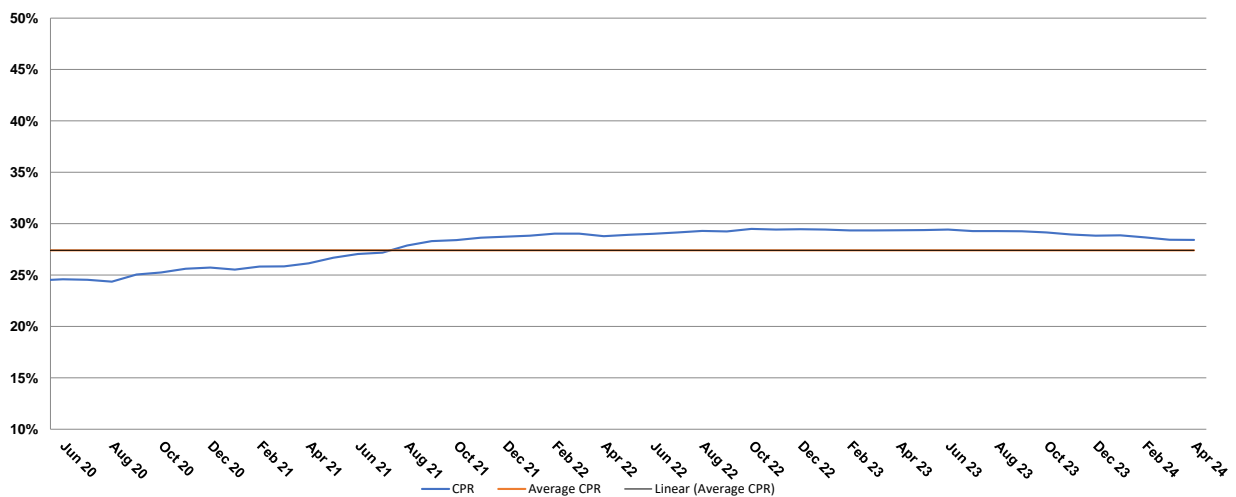
European CRR invested amount (as per Article 405) \$ 17,730,665 12.94%

Pool Details

Number of Loans	1,926
Average Loan Size	71,128
Maximum Loan Size	687,630
Weighted Average LVR	42.91%
Maximum LVR	92.35%
WA Seeding (months)	164
WA Term to Maturity (years)	16
Full Documentation Loans	100.00%
WA Interest Rate	7.36%

Principal Collections & Prepayment Analysis

	Monthly 15 March 2024 to 16 April 2024	Quarterly 17 January 2024 to 16 April 2024	Since inception 16 August 2018 to 16 April 2024
Repayment Analysis			
Balance @ Determination Date	141,462,669	146,541,449	1,250,000,000
Substitution	-	-	-
Scheduled Repayments	(801,340)	(2,454,168)	(141,383,961)
Prepayments	(4,806,220)	(10,277,458)	(1,182,749,729)
Redraw Advances	1,137,585	3,182,871	211,126,384
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	136,992,694	136,992,694	136,992,694
CPR	27.18%	18.22%	28.42%
SMM	2.61%	1.66%	2.75%



Current Position

Geographical Location

VIC	- Metro	30,640,727	22%
	- Non Metro	7,240,828	5%
NSW	- Metro	15,954,664	12%
	- Non Metro	11,944,255	9%
QLD	- Metro	13,080,407	10%
	- Non Metro	8,162,519	6%
SA	- Metro	5,350,666	4%
	- Non Metro	106,956	0%
WA	- Metro	21,510,076	16%
	- Non Metro	1,021,995	1%
TAS	- Metro	3,968,125	3%
	- Non Metro	2,909,568	2%
NT	- Metro	2,115,750	2%
	- Non Metro	461,591	0%
ACT	- Metro	12,524,566	9%
	- Non Metro	-	0%

TOTAL 136,992,694 100%

Loan Purpose ¹

Refinance	38,274,912	28%
ReDecation	-	0%
Purchase	45,150,377	33%
Construction	5,528,368	4%
Equity Release	48,039,037	35%

TOTAL 136,992,694 100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	1,791,377	1%
>10 & <=15yrs	3,000,263	2%
>15 & <=20yrs	15,183,782	11%
>20 & <=25yrs	22,853,249	17%
>25yrs	94,164,023	69%

TOTAL 136,992,694 100%

Owner/Investment split ¹

Owner Occupied	111,699,074	82%
Investment	25,293,620	18%

TOTAL 136,992,694 100%

Interest Rate Exposure

> 8.00%	44,264,427	32%
> 7.00% & <= 8.00%	28,543,727	21%
> 6.00% & <= 7.00%	63,803,580	46%
> 5.00% & <= 6.00%	703,057	1%
<= 5.00%	322,098	0%

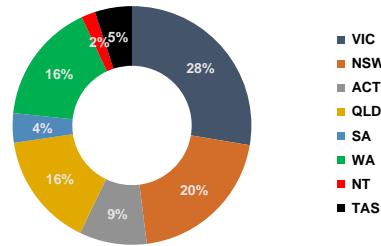
TOTAL 136,992,694 100%

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	507,935	0%
>85% & <= 90%	-	0%
>80% & <= 85%	1,552,719	1%
>75% & <= 80%	3,277,506	2%
>70% & <= 75%	3,462,211	3%
>65% & <= 70%	9,116,232	7%
>60% & <= 65%	10,562,402	8%
>55% & <= 60%	9,243,781	7%
>50% & <= 55%	15,606,768	11%
>45% & <= 50%	9,620,671	7%
>40% & <= 45%	12,459,418	9%
>35% & <= 40%	14,531,708	11%
>30% & <= 35%	10,870,287	8%
>25% & <= 30%	8,043,528	6%
<=25%	28,137,528	20%

TOTAL 136,992,694 100%

Geographical Location



Loan Security ²

House	118,799,118	86%
Land	214,936	0%
Apartment Unit	4,890,835	4%
Townhouse	9,597,258	7%
Other	2,195,838	2%
	1,294,709	1%

TOTAL 136,992,694 100%

Interest Option

Variable	136,992,694	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%

TOTAL 136,992,694 100%

Mortgage Insurance ³

Genworth Financial	59,404,468	43%
HLIC Govt	803	0%
Uninsured	77,587,422	57%

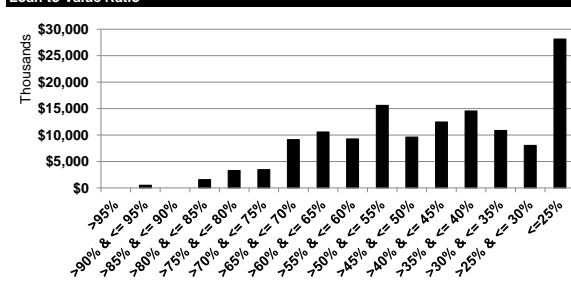
TOTAL 136,992,694 100%

Loan Size

>\$250,000	37,956,463	29%
>\$200,000 & <\$250,000	19,312,738	14%
>\$150,000 & <\$200,000	25,335,302	18%
>\$100,000 & <\$150,000	23,450,712	17%
>\$50,000 & <\$100,000	21,037,087	15%
<= \$50,000	9,900,392	7%

TOTAL 136,992,694 100%

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 Hella and all references to Genworth or Hella are interchangeable. There is no change to LMI cover.

Arrears

	16 April 2024	15 March 2024	15 February 2024
30-59 days			
Number of loans	6	7	10
Outstanding Balance (\$)	829,975	980,402	1,911,227
% of Pool Outstanding Balance	0.61%	0.69%	1.33%
60-89 days			
Number of loans	9	10	16
Outstanding Balance (\$)	2,122,295	2,353,053	2,844,149
% of Pool Outstanding Balance	1.55%	1.66%	1.98%
90+ days			
Number of loans	22	19	11
Outstanding Balance (\$)	2,805,073	2,493,098	1,485,527
% of Pool Outstanding Balance	2.05%	1.76%	1.03%
TOTAL Delinquencies			
Number of loans	37	36	37
Outstanding Balance (\$)	5,757,343	5,826,553	6,240,903
% of Pool Outstanding Balance	4.20%	4.12%	4.34%
Pool Information			
Number of loans	1,926	1,961	1,982
Outstanding Balance (\$ m)	137	141	144

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	1,389,696
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	(48,245)
Closing Outstanding Balance	<u>1,341,451</u>

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	5,026,834	28%
	- Non Metro	1,464,253	8%
NSW	- Metro	2,815,241	16%
	- Non Metro	1,216,752	7%
QLD	- Metro	734,405	4%
	- Non Metro	1,160,856	7%
SA	- Metro	331,747	2%
	- Non Metro	13,564	0%
WA	- Metro	2,727,516	15%
	- Non Metro	-	0%
TAS	- Metro	857,654	5%
	- Non Metro	310,805	2%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	1,071,037	6%
	- Non Metro	-	0%

TOTAL		17,730,665	100%
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Loan Purpose ¹

Refinance	5,010,988	28%
Renovation	-	0%
Purchase	5,720,157	32%
Construction	1,373,148	8%
Equity Release	5,626,372	32%

TOTAL	17,730,665	100%
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Loan Term

<=5 yrs	3,127	0%
>5 & <=10yrs	143,507	1%
>10 & <=15yrs	1,227,981	7%
>15 & <=20yrs	1,894,033	11%
>20 & <=25yrs	3,560,111	20%
>25yrs	10,901,906	61%

TOTAL	17,730,665	100%
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Owner/Investment split ¹

Owner Occupied	13,749,374	78%
Investment	3,981,291	22%

TOTAL	17,730,665	100%
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Interest Rate Exposure

> 8.00%	3,914,002	22%
> 7.00% & <= 8.00%	2,989,830	17%
> 6.00% & <= 7.00%	7,400,914	41%
> 5.00% & <= 6.00%	278,322	2%
<= 5.00%	3,147,596	18%

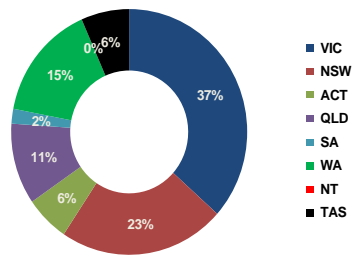
TOTAL	17,730,665	100%
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Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	-	0%
>70% & <= 75%	-	0%
>65% & <= 70%	848,585	5%
>60% & <= 65%	436,408	2%
>55% & <= 60%	2,403,697	14%
>50% & <= 55%	1,690,754	10%
>45% & <= 50%	3,443,814	19%
>40% & <= 45%	1,235,498	7%
>35% & <= 40%	1,580,951	9%
>30% & <= 35%	1,333,870	8%
>25% & <= 30%	1,190,487	7%
<=25%	3,566,601	19%

TOTAL	17,730,665	100%
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Geographical Location



Loan Security ²

House	14,867,459	85%
Land	-	0%
Apartment	409,410	2%
Unit	2,013,798	11%
Townhouse	72,079	0%
Other	367,918	2%

TOTAL	17,730,665	100%
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Interest Option

Variable	13,104,736	74%
Fixed <3 years	4,494,343	25%
Fixed >3 years	131,586	1%

TOTAL	17,730,665	100%
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Mortgage Insurance ³

Genworth Financial	6,539,413	37%
HLIC Govt	-	0%
Uninsured	11,191,236	63%
QBE	16	0%

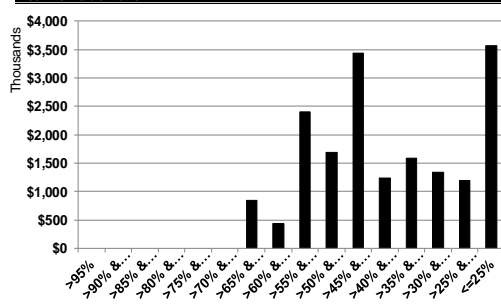
TOTAL	17,730,665	100%
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Loan Size

>\$250,000	5,966,283	34%
>\$200,000 & <=\$250,000	2,275,129	13%
>\$150,000 & <=\$200,000	2,449,719	14%
>\$100,000 & <=\$150,000	3,615,227	20%
>\$50,000 & <=\$100,000	2,562,552	14%
<= \$50,000	861,755	5%

TOTAL	17,730,665	100%
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Loan to Value Ratio



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