

## SMHL SECURITISATION FUND 2012 -2

Monthly Investment Report as at 09 August 2019



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**Bloomberg Screen:** SMHL <MTGE>

### Summary

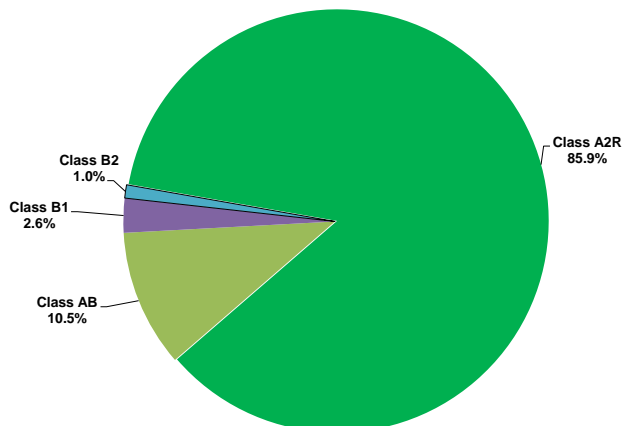
Fund: SMHL Securitisation Fund 2012 -2  
 Cut-Off Date: 01 August 2019  
 Payment Date: 09 August 2019  
 Issuer: Perpetual Limited as trustee for SMHL Securitisation Fund 2012-2  
 Joint Lead Managers: National Australia Bank Limited (ABN 12 004 044 937)  
 Westpac Banking Corporation (ABN 33 007 457 141)  
 Credit Suisse AG, Sydney Branch (ABN 17 061 700 712)  
 Macquarie Bank Limited (ABN 46 008 583 542)  
 Arranger: Macquarie Bank Limited (ABN 46 008 583 542)  
 Trust Manager: ME Portfolio Management Limited (ABN 79 005 964 134)  
 Security Trustee: Perpetual Trustee Company Limited (ABN 42 000 001 007)  
 Liquidity Facility Provider: PT Limited as nominee for Perpetual Trustee Limited as trustee for the SMHL Origination Fund No.3  
 Payment Facility Provider: PT Limited as nominee for Perpetual Trustee Limited as trustee for the SMHL Origination Fund No.3  
 Redraw Facility Provider: PT Limited as nominee for Perpetual Trustee Limited as trustee for the SMHL Origination Fund No.3  
 Interest Rate Swap Provider: Westpac Banking Corporation (ABN 33 007 457 141)  
 Issue Date: 25 September 2012  
 Legal Final Maturity Date: 9 July 2043

### Security Classes

Class Name :	A1	A2R	AB	B1	B2
ISIN:	AU3FN0016598	AU3FN0038196	AU3FN0016606	AU3FN0016614	AU3FN0016622
Rating Agency:	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P	S&P
Rating:	AAA(sf) / AAAsf	AAA(sf) / AAAsf	AAA(sf) / AAAsf	AA-(sf) / NR	AA-(sf) / NR
Currency:	AUD	AUD	AUD	AUD	AUD
Original Balance at Issue:	664,000,000.00	80,000,000.00	41,600,000.00	10,400,000.00	4,000,000.00
Base Rate:	BBSW1 M	BBSW1 M	BBSW1 M	BBSW1 M	BBSW1 M
Margin above base rate:	1.35%	0.93%	3.00%	Undisclosed	Undisclosed
Expected Average Life to call:	2.4yr	2.0yr	5.21yr	5.21yr	5.21yr
Distribution Frequency:	Monthly	Monthly	Monthly	Monthly	Monthly
Coupon Type:	Floating	Floating	Floating	Floating	Floating
Principal payment type:	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through

### Bond Factors as at 09 August 2019

Fund:	0.11047249
Class A1	0.00000000
Class A2R	0.94861682
Class AB	0.22301160
Class B1	0.22301160
Class B2	0.22301160



## Portfolio Structure

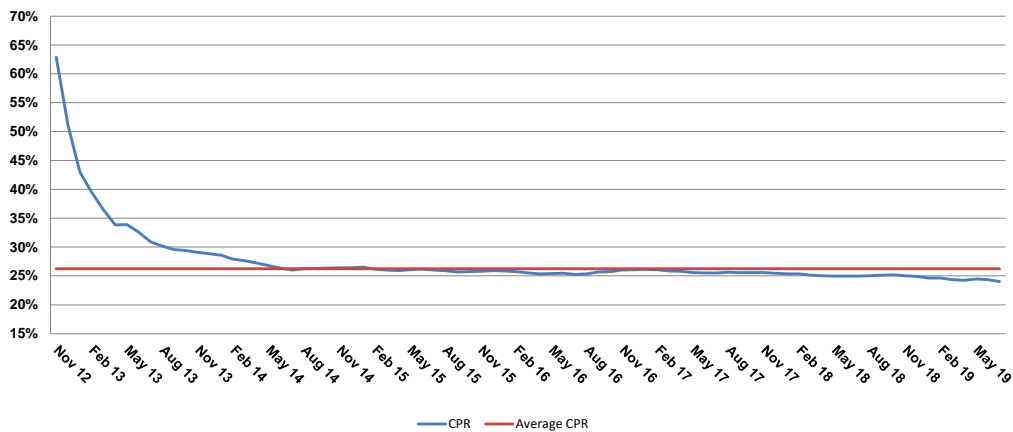
	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate
				09 July 2019 09 August 2019	09 July 2019 09 August 2019	
Class A1	-	-	-	-	-	2.475%
Class A2R	77,114,787.49	1,225,442	75,889,345.67	undisclosed	undisclosed	undisclosed
Class AB	9,427,089.83	149,807	9,277,282.64	33,027	33,027	4.125%
Class B1	2,356,772.46	37,452	2,319,320.66	undisclosed	undisclosed	Undisclosed
Class B2	906,450.95	14,405	892,046.41	undisclosed	undisclosed	Undisclosed
<b>Total Portfolio</b>	<b>89,805,101</b>	<b>1,427,105</b>	<b>88,377,995</b>	<b>33,027</b>		

## Pool Details

Number of Loans	2,308
Average Loan Size	38,292
Maximum Loan Size	565,150
Weighted Average LVR	37.58%
Maximum LVR	177.10%
WA Seeding (months)	164
WA Term to Maturity (years)	14
Full Documentation Loans	100.00%
WA Interest Rate	4.87%

## Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	2 July 2019 to 1 August 2019	3 June 2019 to 1 August 2019	25 Sep 2012 to 1 August 2019
<b>Repayment Analysis</b>			
Balance @ Determination Date	89,993,485	91,819,596	800,000,000
Substitutions	-	-	-
Bond uplift / Redemptions	-	-	-
Scheduled Repayments	(517,980)	(1,573,253)	(82,020,536)
Prepayments	(3,570,144)	(9,489,699)	(905,547,864)
Redraw Advances	2,472,635	7,621,351	275,946,396
Topup Advances	-	-	-
<b>Closing Balance</b>	<b>88,377,995</b>	<b>88,377,995</b>	<b>88,377,995</b>
CPR	13.77%	7.97%	23.91%
SMM	1.23%	0.69%	2.25%



## Current Position

### Geographical Location

VIC	- Metro	19,745,762	22%
	- Non Metro	3,731,122	4%
NSW	- Metro	12,589,478	14%
	- Non Metro	7,117,471	8%
QLD	- Metro	8,566,612	10%
	- Non Metro	6,263,892	7%
SA	- Metro	5,857,944	7%
	- Non Metro	199,086	0%
WA	- Metro	11,943,926	14%
	- Non Metro	522,867	1%
TAS	- Metro	2,227,934	3%
	- Non Metro	1,662,692	2%
NT	- Metro	1,460,824	2%
	- Non Metro	-	0%
ACT	- Metro	6,488,385	7%

**TOTAL 88,377,995 100%**

### Loan Purpose<sup>1</sup>

Refinance	28,479,749	32%
Renovation	2,187,114	2%
Purchase	39,912,452	46%
Construction	5,451,779	6%
Other	12,346,901	14%

**TOTAL 88,377,995 100%**

### Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	168,212	0%
>10 & <=15yrs	552,697	1%
>15 & <=20yrs	3,788,443	4%
>20 & <=25yrs	37,348,809	42%
>25yrs	46,519,834	53%

**TOTAL 88,377,995 100%**

### Owner/Investment split<sup>1</sup>

Owner Occupied	63,031,422	71%
Investment	25,346,573	29%

**TOTAL 88,377,995 100%**

### Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	141,850	0%
> 5.00% & <= 6.00%	24,672,457	28%
<= 5.00%	63,563,688	72%

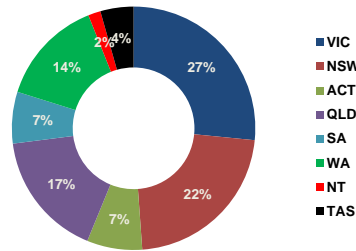
**TOTAL 88,377,995 100%**

### Loan to Value Ratio

>95%	115,119	0%
>90% & <= 95%	-	0%
>85% & <= 90%	108,336	0%
>80% & <= 85%	311,997	0%
>75% & <= 80%	1,522,687	2%
>70% & <= 75%	2,160,374	2%
>65% & <= 70%	5,064,771	6%
>60% & <= 65%	5,624,794	6%
>55% & <= 60%	5,037,628	6%
>50% & <= 55%	4,958,039	6%
>45% & <= 50%	5,581,661	6%
>40% & <= 45%	7,455,198	8%
>35% & <= 40%	7,979,254	9%
>30% & <= 35%	7,689,590	9%
>25% & <= 30%	8,520,109	10%
<=25%	26,248,440	30%

**TOTAL 88,377,995 100%**

### Geographical Location



### Loan Security<sup>2</sup>

House	68,564,907	78%
Land	2,469,233	3%
Apartment	1,196,447	1%
Unit	14,629,778	17%
Townhouse	1,300,760	1%
Other	216,870	0%

**TOTAL 88,377,995 100%**

### Interest Option

Variable	88,377,995	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%

**TOTAL 88,377,995 100%**

### Mortgage Insurance

Genworth Financial	86,057,735	97%
HLIC Govt	2,320,260	3%
Uninsured	-	0%
QBE	-	0%

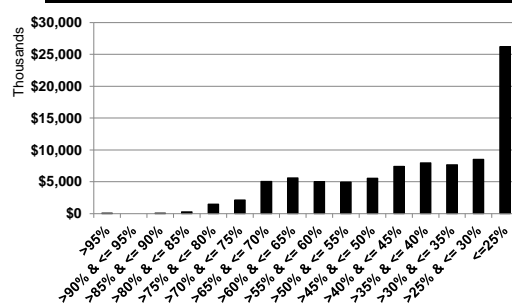
**TOTAL 88,377,995 100%**

### Loan Size

>\$250,000	13,605,483	15%
>\$200,000 & <\$250,000	7,206,099	8%
>\$150,000 & <\$200,000	9,955,517	11%
>\$100,000 & <\$150,000	15,245,289	17%
>\$50,000 & <\$100,000	25,038,739	29%
<= \$50,000	17,326,869	20%

**TOTAL 88,377,995 100%**

### 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

	1 August 2019	2 July 2019	3 June 2019
<b>30-59 days</b>			
Number of loans	8	6	8
Outstanding Balance (\$)	250,662	460,274	583,623
% of Pool Outstanding Balance	0.28%	0.51%	0.65%
<b>60-89 days</b>			
Number of loans	3	3	1
Outstanding Balance (\$)	265,810	282,881	5
% of Pool Outstanding Balance	0.30%	0.31%	0.00%
<b>90+ days</b>			
Number of loans	5	6	21
Outstanding Balance (\$)	505,678	265,700	267,201
% of Pool Outstanding Balance	0.57%	0.30%	0.30%
<b>TOTAL Delinquencies</b>			
Number of loans	16	15	30
Outstanding Balance (\$)	1,022,149	1,008,855	850,829
% of Pool Outstanding Balance	1.16%	1.12%	0.95%
<b>Pool Information</b>			
Number of loans	2,308	2,324	2,339
Outstanding Balance (\$ m)	88	90	90

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## Foreclosure & Mortgage Insurance claims since inception

	<u>Loan count</u>	<u>Amount</u>
Outstanding Balance of Defaulted Loans	1	260,276
Proceeds of sale	1	214,336
Loss on sale of property	1	137,274
Claims submitted to Insurer	1	137,274
Claims paid by Insurer	1	136,414
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	1	890
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<sup>1</sup> for a limited period.

## Facilities & Reserve

### Liquidity Facility

Opening Balance	809,941
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	14,539
Closing Outstanding Balance	<u>795,402</u>

<u>Payment Funding Facility</u>	150,000
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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 2012-2. 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 2012-2 (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.

