

SMHL Series Securitisation Fund 2019-1



Monthly Investment Report as at 15 March 2023

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Bloomberg Screen: SMHL <MTGE>

Summary

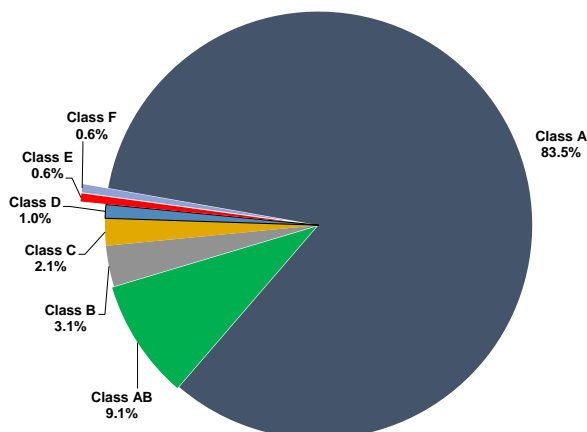
Fund: SMHL Series Securitisation Fund 2019-1
 Cut-Off Date: 03 March 2023
 Payment Date: 15 March 2023
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2019-1
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Commonwealth Bank of Australia (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 15 March 2023

Fund:	0.30316610
Class A	0.27528224
Class AB	0.62383053
Class B	0.62383053
Class C	0.62383053
Class D	0.62383053
Class E	0.62383053
Class F	0.62383053



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate	
				15 February 2023	15 March 2023	15 February 2023	15 March 2023
Class A	454,609,991.28	11,405,589	443,204,403	1,508,309		4.325%	
Class AB	49,271,100.14	1,236,149	48,034,951	193,710		5.125%	
Class B	16,796,965.96	421,415	16,375,551	67,970		5.275%	
Class C	11,197,977.30	280,943	10,917,034	49,609		5.775%	
Class D	5,598,988.65	140,472	5,458,517	28,240		6.575%	
Class E	3,359,393.19	84,283	3,275,110	20,294		7.875%	
Class F	3,359,393.19	84,283	3,275,110	23,902		9.275%	
Total Portfolio	544,193,810	13,653,133	530,540,677	1,892,034			
European CRR invested amount (as per Article 405)			32,642,195.80				

Pool Details

Number of Loans	3,835
Average Loan Size	138,342
Maximum Loan Size	842,432
Weighted Average LVR	52.39%
Maximum LVR	125.28%
WA Seeding (months)	106
WA Term to Maturity (years)	19
Full Documentation Loans	100.00%
WA Interest Rate	5.32%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	15 February 2023 to 15 March 2023	15 December 2022 to 15 March 2023	12 June 2019 to 15 March 2023
Repayment Analysis			
Balance @ Determination Date	544,193,810	587,796,473	1,750,000,000
Substitution	-	-	-
Scheduled Repayments	(2,480,041)	(10,085,371)	(169,881,174)
Prepayments	(12,858,989)	(55,669,391)	(1,224,029,059)
Redraw Advances	1,685,896	8,498,965	174,450,909
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	530,540,677	530,540,677	530,540,677
CPR	22.13%	23.95%	22.05%
SMM	2.06%	2.26%	2.05%

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Current Position

Geographical Location

VIC	- Metro	109,292,821	21%
	- Non Metro	30,220,420	6%
NSW	- Metro	72,896,631	14%
	- Non Metro	34,676,706	7%
QLD	- Metro	43,564,896	8%
	- Non Metro	28,356,870	5%
SA	- Metro	33,351,941	6%
	- Non Metro	1,471,658	0%
WA	- Metro	99,950,567	19%
	- Non Metro	3,565,094	1%
TAS	- Metro	18,418,246	3%
	- Non Metro	8,029,751	2%
NT	- Metro	3,012,960	1%
	- Non Metro	694,114	0%
ACT	- Metro	43,038,004	8%
	- Non Metro	-	0%

TOTAL **530,540,677** **100%**

Loan Purpose ^{1,3}

Refinance	218,550,907	41%
Renovation	-	0%
Property Purchase	201,733,989	38%
Construction	30,089,475	6%
Equity Release	80,166,305	15%

TOTAL **530,540,677** **100%**

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	459,653	0%
>10 & <=15yrs	3,386,097	1%
>15 & <=20yrs	13,765,948	3%
>20 & <=25yrs	59,079,875	11%
>25yrs	453,849,104	85%

TOTAL **530,540,677** **100%**

Owner/Investment split ¹

Owner Occupied	382,310,761	72%
Investment	148,229,915	28%

TOTAL **530,540,677** **100%**

Interest Rate Exposure

> 8.00%	17,678,461	3%
> 7.00% & <= 8.00%	74,258,507	14%
> 6.00% & <= 7.00%	128,979,629	24%
> 5.00% & <= 6.00%	170,795,674	33%
<= 5.00%	138,828,405	26%

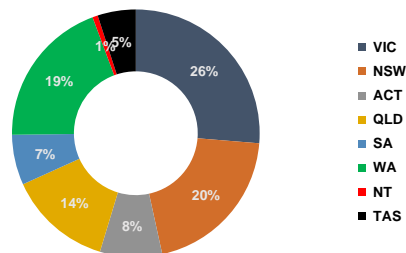
TOTAL **530,540,677** **100%**

Loan to Value Ratio

>95%	888,468	0%
>90% & <= 95%	194,610	0%
>85% & <= 90%	2,818,533	1%
>80% & <= 85%	16,769,223	3%
>75% & <= 80%	36,013,368	7%
>70% & <= 75%	48,892,499	9%
>65% & <= 70%	50,888,285	10%
>60% & <= 65%	51,168,816	10%
>55% & <= 60%	49,928,529	9%
>50% & <= 55%	54,600,525	10%
>45% & <= 50%	45,415,247	9%
>40% & <= 45%	36,610,084	7%
>35% & <= 40%	31,103,389	6%
>30% & <= 35%	26,677,695	5%
>25% & <= 30%	27,188,471	5%
<=25%	51,382,936	10%

TOTAL **530,540,677** **100%**

Geographical Location



Loan Security ²

House	420,935,013	79%
Land	16,880,237	3%
Apartment	33,423,824	6%
Unit	40,909,834	8%
Townhouse	14,903,570	3%
Other	3,488,198	1%

TOTAL **530,540,677** **100%**

Interest Option

Variable	384,529,287	72%
Fixed <3 years	146,011,390	28%
Fixed >3 years	-	0%

TOTAL **530,540,677** **100%**

Mortgage Insurance

Genworth	175,947,611	33%
HLIC Govt	-	0%
Uninsured	317,839,882	61%
QBE	32,196,051	6%
Dual Insured	4,557,132	1%

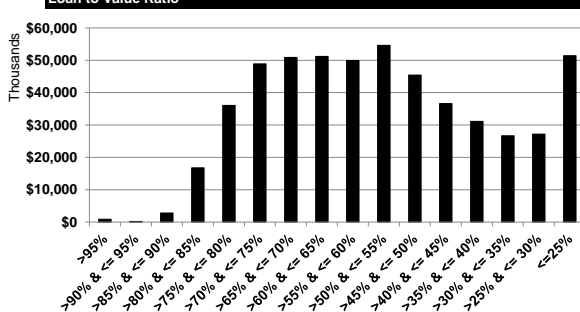
TOTAL **530,540,677** **100%**

Loan Size

>\$250,000	274,919,328	53%
>\$200,000 & <\$250,000	69,991,519	13%
>\$150,000 & <\$200,000	64,771,034	12%
>\$100,000 & <\$150,000	54,849,772	10%
>\$50,000 & <\$100,000	44,560,878	8%
<= \$50,000	21,448,146	4%

TOTAL **530,540,677** **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 - 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.

Arrears

	15 March 2023	15 February 2023	16 January 2023
30-59 days			
Number of loans	9	10	6
Outstanding Balance (\$)	1,529,165	1,353,487	561,642
% of Pool Outstanding Balance	0.29%	0.25%	0.10%
60-89 days			
Number of loans	7	6	9
Outstanding Balance (\$)	850,356	387,119	1,369,295
% of Pool Outstanding Balance	0.16%	0.07%	0.25%
90+ days			
Number of loans	28	25	20
Outstanding Balance (\$)	4,909,962	4,800,230	3,758,452
% of Pool Outstanding Balance	0.93%	0.88%	0.68%
TOTAL Delinquencies			
Number of loans	44	41	35
Outstanding Balance (\$)	7,289,484	6,540,835	5,689,388
% of Pool Outstanding Balance	1.37%	1.20%	1.02%
Pool Information			
Number of loans	3,835	3,889	3,956
Outstanding Balance (\$ m)	531	544	556

Repayment Holiday COVID-19

	15 March 2023	15 February 2023	16 January 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	1	240,077
Loss on sale of property	1	7,630
Claims submitted to Insurer	1	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 466334) 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	5,394,050
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	(137,616)
Closing Outstanding Balance	<u>5,256,435</u>

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

Notional Swaps

Notional Swaps Value	149,500,000
Notional Swap to Fixed Home Loans	102.39%

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	6,598,974	20%
	- Non Metro	1,055,525	3%
NSW	- Metro	7,074,493	22%
	- Non Metro	1,773,719	5%
QLD	- Metro	1,781,025	5%
	- Non Metro	1,324,457	4%
SA	- Metro	2,638,564	8%
	- Non Metro	59,417	0%
WA	- Metro	6,490,661	20%
	- Non Metro	-	0%
TAS	- Metro	851,665	3%
	- Non Metro	479,551	1%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	2,514,144	8%
	- Non Metro	-	0%

TOTAL 32,642,196 100%

Loan Purpose ^{1,3}

Refinance	14,224,165	44%
Renovation	-	0%
Property Purchase	13,523,160	41%
Construction	918,489	3%
Equity Release	3,976,382	12%

TOTAL 32,642,196 100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	33,128	0%
>10 & <=15yrs	36,931	0%
>15 & <=20yrs	1,258,181	4%
>20 & <=25yrs	3,996,204	12%
>25yrs	27,317,753	84%

TOTAL 32,642,196 100%

Owner/Investment split ¹

Owner Occupied	29,673,903	91%
Investment	2,968,293	9%

TOTAL 32,642,196 100%

Interest Rate Exposure

> 8.00%	494,768	2%
> 7.00% & <= 8.00%	2,990,129	9%
> 6.00% & <= 7.00%	8,406,716	26%
> 5.00% & <= 6.00%	11,971,002	36%
<= 5.00%	8,779,581	27%

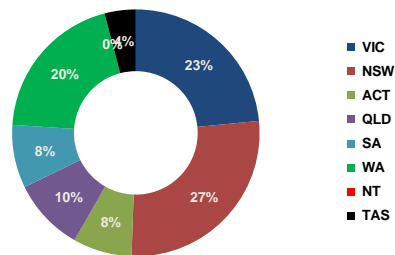
TOTAL 32,642,196 100%

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	654,006	2%
>75% & <= 80%	1,690,855	5%
>70% & <= 75%	2,359,592	7%
>65% & <= 70%	3,041,896	9%
>60% & <= 65%	6,501,560	20%
>55% & <= 60%	2,177,211	7%
>50% & <= 55%	4,135,549	13%
>45% & <= 50%	2,514,476	8%
>40% & <= 45%	2,950,488	9%
>35% & <= 40%	1,842,881	6%
>30% & <= 35%	1,652,258	5%
>25% & <= 30%	748,244	2%
<=25%	2,373,179	7%

TOTAL 32,642,196 100%

Geographical Location



Loan Security ²

House	25,874,590	79%
Strata Unit	3,377,896	10%
Apartment Unit	2,519,921	8%
Townhouse	869,788	3%
Other	-	0%

TOTAL 32,642,196 100%

Interest Option

Variable	22,749,714	70%
Fixed <3 years	9,892,482	30%
Fixed >3 years	-	0%

TOTAL 32,642,196 100%

Mortgage Insurance

Genworth	9,650,097	29%
HLIC	-	0%
Uninsured	21,103,137	65%
QBE	1,361,333	4%
Dual Insured	527,629	2%

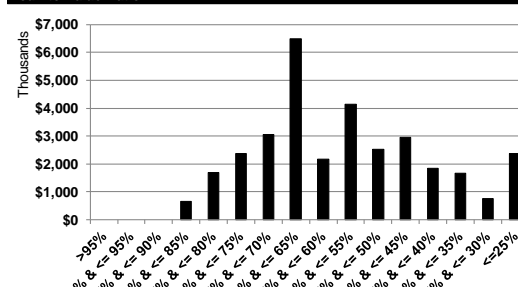
TOTAL 32,642,196 100%

Loan Size

>\$250,000	18,685,727	56%
>\$200,000 & <\$250,000	2,687,996	8%
>\$150,000 & <\$200,000	3,116,460	10%
>\$100,000 & <\$150,000	3,125,150	10%
>\$50,000 & <\$100,000	3,157,318	10%
<= \$50,000	1,869,545	6%

TOTAL 32,642,196 100%

Loan to Value Ratio



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