

**SMHL SECURITISATION FUND 2012 -2**

Monthly Investment Report as at 09 July 2019



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**Bloomberg Screen:** SMHL <MTGE>

**Summary**

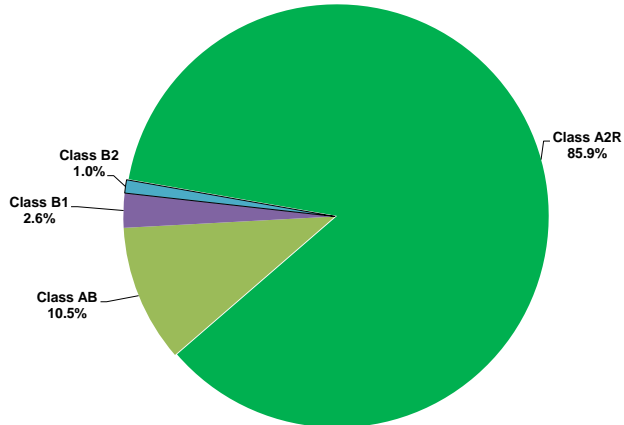
Fund: SMHL Securitisation Fund 2012 -2  
 Cut-Off Date: 02 July 2019  
 Payment Date: 09 July 2019  
 Issuer: Perpetual Limited as trustee for SMHL Securitisation Fund 2012-2  
 Joint Lead Managers: National Australia Bank Limited (ABN 12 004 044 937)  
 Westpac Banking Corporation (ABN 33 007 457 141)  
 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 July 2019**

<b>Fund:</b>	<b>0.11225638</b>
Class A1	0.00000000
Class A2R	0.96393484
Class AB	0.22661274
Class B1	0.22661274
Class B2	0.22661274



## Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate
				11 June 2019 09 July 2019	11 June 2019 09 July 2019	
Class A1	-	-	-	-	-	2.718%
Class A2R	77,114,787.49	-	77,114,787.49	undisclosed	undisclosed	undisclosed
Class AB	9,427,089.83	-	9,427,089.83	31,586	31,586	4.368%
Class B1	2,356,772.46	-	2,356,772.46	undisclosed	undisclosed	Undisclosed
Class B2	906,450.95	-	906,450.95	undisclosed	undisclosed	Undisclosed
<b>Total Portfolio</b>	<b>89,805,101</b>	<b>-</b>	<b>89,805,101</b>	<b>31,586</b>	<b>31,586</b>	

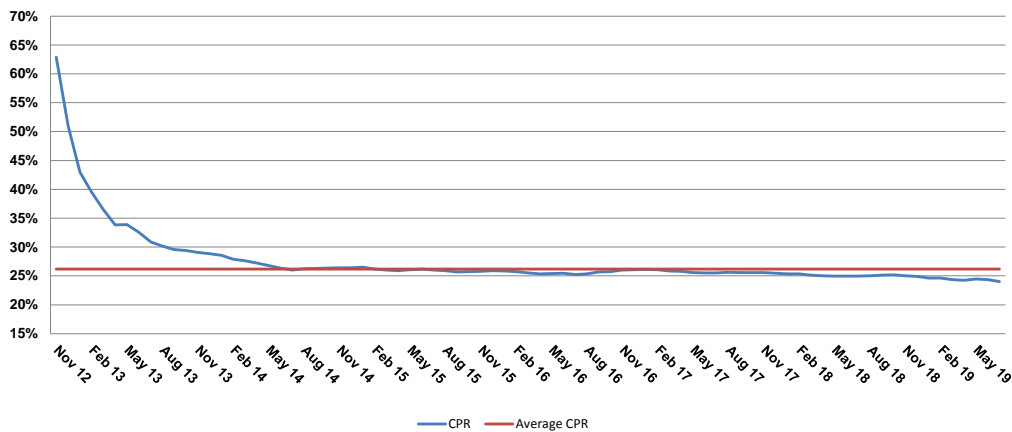
Note: The amount of requested loan redraws exceeds the principal collections, therefore no principal passthrough has been made.

## Pool Details

Number of Loans	2,324
Average Loan Size	38,724
Maximum Loan Size	568,508
Weighted Average LVR	37%
Maximum LVR	178%
WA Seeding (months)	163
WA Term to Maturity (years)	14
Full Documentation Loans	100%
WA Interest Rate	5.04%

## Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	3 June 2019 to 2 July 2019	2 May 2019 to 2 July 2019	25 Sep 2012 to 2 July 2019
<b>Repayment Analysis</b>			
Balance @ Determination Date	89,805,101	96,101,739	800,000,000
Substitutions	-	-	-
Bond uplift / Redemptions	-	-	-
Scheduled Repayments	(528,294)	(1,587,320)	(81,502,556)
Prepayments	(2,276,576)	(11,654,079)	(901,977,720)
Redraw Advances	2,993,254	7,133,146	273,473,761
Topup Advances	-	-	-
<b>Closing Balance</b>	<b>89,993,485</b>	<b>89,993,485</b>	<b>89,993,485</b>
CPR	-10.07%	17.62%	24.03%
SMM	-0.80%	1.60%	2.26%



## Current Position

### Geographical Location

VIC	- Metro	20,156,029	22%
	- Non Metro	3,829,375	4%
NSW	- Metro	12,725,918	14%
	- Non Metro	7,159,914	8%
QLD	- Metro	8,713,422	10%
	- Non Metro	6,457,764	7%
SA	- Metro	5,914,943	7%
	- Non Metro	195,700	0%
WA	- Metro	12,165,695	14%
	- Non Metro	524,606	1%
TAS	- Metro	2,325,250	3%
	- Non Metro	1,663,641	2%
NT	- Metro	1,396,701	2%
	- Non Metro	-	0%
ACT	- Metro	6,764,528	8%

**TOTAL 89,993,485 100%**

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

Refinance	29,127,534	32%
Renovation	2,228,811	2%
Purchase	40,304,567	46%
Construction	5,554,795	6%
Other	12,777,779	14%

**TOTAL 89,993,485 100%**

### Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	171,840	0%
>10 & <=15yrs	576,821	1%
>15 & <=20yrs	4,010,204	4%
>20 & <=25yrs	38,130,402	42%
>25yrs	47,104,219	53%

**TOTAL 89,993,485 100%**

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

Owner Occupied	64,221,329	71%
Investment	25,772,156	29%

**TOTAL 89,993,485 100%**

### Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	1,204,137	1%
> 5.00% & <= 6.00%	61,439,322	69%
<= 5.00%	27,350,027	30%

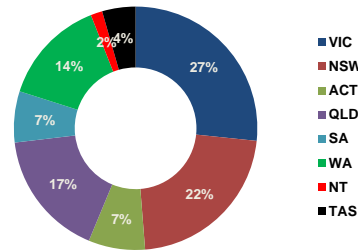
**TOTAL 89,993,485 100%**

### Loan to Value Ratio

>95%	115,421	0%
>90% & <= 95%	200,388	0%
>85% & <= 90%	108,876	0%
>80% & <= 85%	311,250	0%
>75% & <= 80%	1,870,667	2%
>70% & <= 75%	1,818,049	2%
>65% & <= 70%	5,374,788	6%
>60% & <= 65%	5,113,984	6%
>55% & <= 60%	6,341,495	7%
>50% & <= 55%	4,026,054	4%
>45% & <= 50%	4,567,536	5%
>40% & <= 45%	8,355,783	9%
>35% & <= 40%	8,500,942	9%
>30% & <= 35%	8,233,023	9%
>25% & <= 30%	7,858,447	9%
<=25%	27,196,782	32%

**TOTAL 89,993,485 100%**

### Geographical Location



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

House	69,947,831	79%
Land	2,791,611	3%
Apartment	1,207,361	1%
Unit	14,545,531	16%
Townhouse	1,282,204	1%
Other	218,948	0%

**TOTAL 89,993,485 100%**

### Interest Option

Variable	89,993,485	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%

**TOTAL 89,993,485 100%**

### Mortgage Insurance

Genworth Financial	87,691,348	97%
HLIC Govt	2,302,137	3%
Uninsured	-	0%
QBE	-	0%

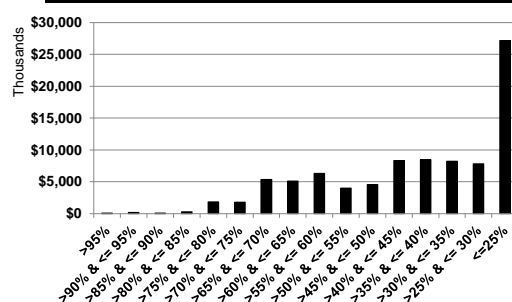
**TOTAL 89,993,485 100%**

### Loan Size

>\$250,000	13,609,135	15%
>\$200,000 & <\$250,000	8,061,546	9%
>\$150,000 & <\$200,000	9,358,499	10%
>\$100,000 & <\$150,000	15,789,989	18%
>\$50,000 & <\$100,000	25,442,428	28%
<= \$50,000	17,731,888	20%

**TOTAL 89,993,485 100%**

### Loan to Value Ratio



<sup>1</sup> - 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.

<sup>2</sup> - 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

	2 July 2019	3 June 2019	2 May 2019
<b>30-59 days</b>			
Number of loans	6	8	6
Outstanding Balance (\$)	460,274	583,623	598,339
% of Pool Outstanding Balance	0.51%	0.65%	0.65%
<b>60-89 days</b>			
Number of loans	3	1	1
Outstanding Balance (\$)	282,881	5	45,196
% of Pool Outstanding Balance	0.31%	0.00%	0.05%
<b>90+ days</b>			
Number of loans	6	21	46
Outstanding Balance (\$)	265,700	267,201	381,652
% of Pool Outstanding Balance	0.30%	0.30%	0.42%
<b>TOTAL Delinquencies</b>			
Number of loans	15	30	53
Outstanding Balance (\$)	1,008,855	850,829	1,025,187
% of Pool Outstanding Balance	1.12%	0.95%	1.12%
<b>Pool Information</b>			
Number of loans	2,324	2,339	2,370
Outstanding Balance (\$ m)	90	90	92

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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	
Closing Outstanding Balance	<u>809,941</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.

