

SMHL Series Securitisation Fund 2019-1

Monthly Investment Report as at 16 October 2023



Contact: Investor Reporting
Phone: +61 3 9708 3113
Email: me.investorreporting@boq.com.au
Website: mebank.com.au
Bloomberg Screen: SMHL <MTGE>

Summary

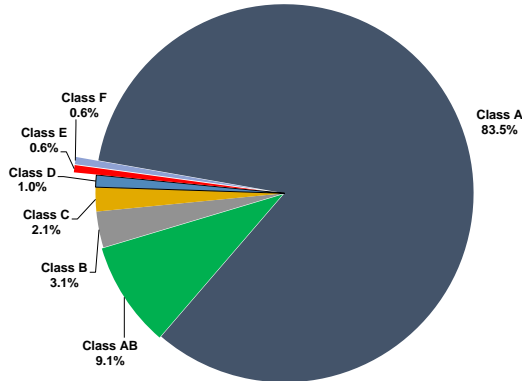
Fund: SMHL Series Securitisation Fund 2019-1
 Cut-Off Date: 05 October 2023
 Payment Date: 16 October 2023
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2019-1
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Commonwealth Bank of 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(st) / Aaa(st)	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 16 October 2023

Fund:	0.24613785
Class A	0.22349919
Class AB	0.50648244
Class B	0.50648244
Class C	0.50648244
Class D	0.50648244
Class E	0.50648244
Class F	0.50648244



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate
				15 September 2023	16 October 2023	15 September 2023
Class A	370,433,218.35	10,599,519	359,833,699	1,606,107		5.105%
Class AB	40,147,934.59	1,148,787	38,999,148	201,350		5.905%
Class B	13,686,795.88	391,632	13,295,164	70,386		6.055%
Class C	9,124,530.59	261,088	8,863,443	50,799		6.555%
Class D	4,562,265.29	130,544	4,431,721	28,499		7.355%
Class E	2,737,359.18	78,326	2,659,033	20,122		8.655%
Class F	2,737,359.18	78,326	2,659,033	23,377		10.055%
Total Portfolio	443,429,463	12,688,223	430,741,240	2,000,639		

European CRR invested amount (as per Article 405)

26,892,322.77

Pool Details

Number of Loans	3,318
Average Loan Size	129,820
Maximum Loan Size	815,953
Weighted Average LVR	51.08%
Maximum LVR	123.39%
WA Seeding (months)	112
WA Term to Maturity (years)	18
Full Documentation Loans	100.00%
WA Interest Rate	6.00%

Principal Collections & Prepayment Analysis

Repayment Analysis	Monthly	Quarterly	Since inception
	15 September 2023 to 16 October 2023	17 July 2023 to 16 October 2023	12 June 2019 to 16 October 2023
Balance @ Determination Date	443,429,463	487,363,506	1,750,000,000
Substitution	-	-	-
Scheduled Repayments	(2,299,014)	(9,290,028)	(186,539,369)
Prepayments	(12,641,275)	(56,919,978)	(1,324,334,147)
Redraw Advances	2,252,066	9,587,742	191,614,756
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	430,741,240	430,741,240	430,741,240
CPR	24.87%	29.32%	20.60%
SMM	2.36%	2.85%	1.90%

This space has been left intentionally blank

Current Position

Geographical Location

VIC	- Metro	88,354,139	21%
	- Non Metro	25,294,939	6%
NSW	- Metro	61,206,075	14%
	- Non Metro	26,735,489	6%
QLD	- Metro	32,789,996	8%
	- Non Metro	23,340,896	5%
SA	- Metro	27,797,849	6%
	- Non Metro	1,040,948	0%
WA	- Metro	81,313,966	19%
	- Non Metro	3,294,678	1%
TAS	- Metro	15,804,679	4%
	- Non Metro	6,861,314	2%
NT	- Metro	2,382,981	1%
	- Non Metro	101,019	0%
ACT	- Metro	34,422,271	8%
	- Non Metro	-	0%
TOTAL		430,741,240	100%

Loan Purpose ^{1,3}

Refinance	179,155,973	41%
Renovation	-	0%
Property Purchase	163,888,984	38%
Construction	25,218,092	6%
Equity Release	62,478,192	15%
TOTAL	430,741,240	100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	279,812	0%
>10 & <=15yrs	3,064,944	1%
>15 & <=20yrs	11,473,872	3%
>20 & <=25yrs	44,091,460	10%
>25yrs	371,831,152	86%
TOTAL	430,741,240	100%

Owner/Investment split ¹

Owner Occupied	310,757,179	72%
Investment	119,984,061	28%
TOTAL	430,741,240	100%

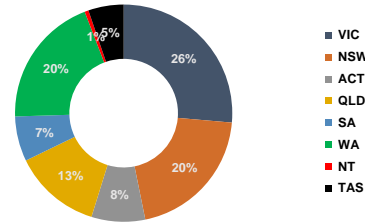
Interest Rate Exposure

> 8.00%	62,672,845	15%
> 7.00% & <= 8.00%	69,567,740	16%
> 6.00% & <= 7.00%	143,904,271	33%
> 5.00% & <= 6.00%	73,221,234	17%
<= 5.00%	81,375,150	19%
TOTAL	430,741,240	100%

Loan to Value Ratio

>95%	360,299	0%
>90% & <= 95%	190,853	0%
>85% & <= 90%	1,444,509	0%
>80% & <= 85%	9,567,476	2%
>75% & <= 80%	24,316,766	6%
>70% & <= 75%	33,122,481	8%
>65% & <= 70%	43,935,325	10%
>60% & <= 65%	40,289,030	9%
>55% & <= 60%	44,474,057	10%
>50% & <= 55%	44,429,709	10%
>45% & <= 50%	36,856,371	9%
>40% & <= 45%	30,861,570	7%
>35% & <= 40%	22,083,190	5%
>30% & <= 35%	26,531,221	6%
>25% & <= 30%	26,025,019	6%
<=25%	46,253,365	11%
TOTAL	430,741,240	100%

Geographical Location



Loan Security ²

House	341,207,725	80%
Land	14,153,091	3%
Apartment	27,770,018	6%
Unit	32,267,704	7%
Townhouse	11,949,454	3%
Other	3,393,247	1%
TOTAL	430,741,240	100%

Interest Option

Variable	337,782,352	78%
Fixed <3 years	92,958,888	22%
Fixed >3 years	-	0%
TOTAL	430,741,240	100%

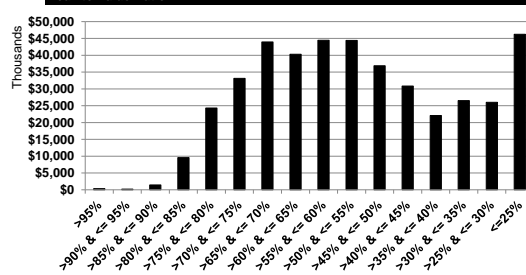
Mortgage Insurance ⁴

Genworth	140,819,547	33%
HLIC Govt	-	0%
Uninsured	260,920,947	61%
QBE	25,490,231	6%
Dual Insured	3,510,515	1%
TOTAL	430,741,240	100%

Loan Size

>\$250,000	221,101,003	51%
>\$200,000 & <=\$250,000	55,323,816	13%
>\$150,000 & <=\$200,000	55,212,462	13%
>\$100,000 & <=\$150,000	43,256,404	10%
>\$50,000 & <=\$100,000	37,648,388	9%
<=\$50,000	18,199,167	4%
TOTAL	430,741,240	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

	16 October 2023	15 September 2023	15 August 2023
30-59 days			
Number of loans	8	8	10
Outstanding Balance (\$)	1,771,521	554,494	1,356,102
% of Pool Outstanding Balance	0.41%	0.13%	0.30%
60-89 days			
Number of loans	6	4	4
Outstanding Balance (\$)	821,750	625,292	781,991
% of Pool Outstanding Balance	0.19%	0.14%	0.17%
90+ days			
Number of loans	30	34	36
Outstanding Balance (\$)	5,791,867	6,400,742	6,237,525
% of Pool Outstanding Balance	1.34%	1.44%	1.38%
TOTAL Delinquencies			
Number of loans	44	46	50
Outstanding Balance (\$)	8,385,139	7,580,528	8,375,618
% of Pool Outstanding Balance	1.95%	1.71%	1.85%
Pool Information			
Number of loans	3,318	3,388	3,449
Outstanding Balance (\$ m)	431	443	453

Repayment Holiday COVID-19

	16 October 2023	15 September 2023	15 August 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	2	802,464
Loss on sale of property	1	7,630
Claims submitted to Insurer	2	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 071 466 334) 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 & Reserve

Liquidity Facility

Opening Balance	4,371,156
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	(120,789)
Reduction in Facility	-
Closing Outstanding Balance	4,250,368

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

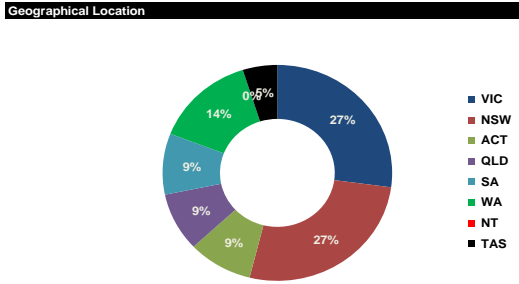
Notional Swaps

Notional Swaps Value	88,500,000
Notional Swap to Fixed Home Loans	95.20%

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 (GRD)

Geographical Location			
VIC	- Metro	6,239,493	23%
	- Non Metro	1,057,713	4%
NSW	- Metro	5,672,042	21%
	- Non Metro	1,525,037	6%
QLD	- Metro	1,136,432	4%
	- Non Metro	1,211,565	5%
SA	- Metro	2,397,345	9%
	- Non Metro	58,985	0%
WA	- Metro	3,828,739	14%
	- Non Metro	-	0%
TAS	- Metro	836,319	3%
	- Non Metro	472,660	2%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	2,455,993	9%
	- Non Metro	-	0%
TOTAL		26,892,323	100%



Loan Purpose ^{1,3}			
Refinance	10,994,259	40%	
Renovation	-	0%	
Property Purchase	11,562,332	44%	
Construction	819,776	3%	
Equity Release	3,515,956	13%	
TOTAL	26,892,323	100%	

Loan Security ²			
House	20,834,172	78%	
Strata Unit	2,753,428	10%	
Apartment Unit	2,431,523	9%	
Townhouse	873,200	3%	
Other	-	0%	
TOTAL	26,892,323	100%	

Loan Term			
<=5 yrs	-	0%	
>5 & <=10yrs	29,997	0%	
>10 & <=15yrs	32,288	0%	
>15 & <=20yrs	1,166,578	4%	
>20 & <=25yrs	3,568,121	13%	
>25yrs	22,095,340	83%	
TOTAL	26,892,323	100%	

Interest Option			
Variable	20,063,343	75%	
Fixed <3 years	6,828,980	25%	
Fixed >3 years	-	0%	
TOTAL	26,892,323	100%	

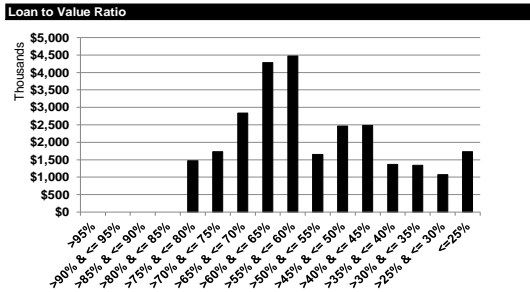
Owner/Investment split ¹			
Owner Occupied	24,146,150	90%	
Investment	2,746,173	10%	
TOTAL	26,892,323	100%	

Mortgage Insurance ⁴			
Genworth	7,774,207	29%	
HLIC	-	0%	
Uninsured	17,604,274	65%	
QBE	999,999	4%	
Dual Insured	513,843	2%	
TOTAL	26,892,323	100%	

Interest Rate Exposure			
> 8.00%	2,555,858	10%	
> 7.00% & <= 8.00%	5,471,511	20%	
> 6.00% & <= 7.00%	8,466,263	31%	
> 5.00% & <= 6.00%	4,870,143	18%	
<= 5.00%	5,528,548	21%	
TOTAL	26,892,323	100%	

Loan Size			
>\$250,000	14,793,906	55%	
>\$200,000 & <=\$250,000	1,969,823	7%	
>\$150,000 & <=\$200,000	3,108,360	12%	
>\$100,000 & <=\$150,000	2,663,063	10%	
>\$50,000 & <=\$100,000	2,626,220	10%	
<=\$50,000	1,730,951	6%	
TOTAL	26,892,323	100%	

Loan to Value Ratio			
>95%	-	0%	
>90% & <= 95%	-	0%	
>85% & <= 90%	-	0%	
>80% & <= 85%	-	0%	
>75% & <= 80%	1,467,292	5%	
>70% & <= 75%	1,726,311	6%	
>65% & <= 70%	2,835,619	11%	
>60% & <= 65%	4,286,151	17%	
>55% & <= 60%	4,470,372	17%	
>50% & <= 55%	1,652,053	6%	
>45% & <= 50%	2,464,354	9%	
>40% & <= 45%	2,483,581	9%	
>35% & <= 40%	1,363,602	5%	
>30% & <= 35%	1,340,745	5%	
>25% & <= 30%	1,073,097	4%	
<=25%	1,729,146	6%	
TOTAL	26,892,323	100%	



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 CRD in Q1 2022.