

# SMHL SERIES SECURITISATION FUND 2013-1

Monthly Investment Report as at 9 January 2020



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

## Summary

Fund: SMHL Series Securitisation Fund 2013-1  
 Cut-Off Date: 2 January 2020  
 Payment Date: 9 January 2020  
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2013-1  
 Joint Lead Managers: Macquarie Bank Limited (ABN 46 008 583 542)  
 Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)  
 Commonwealth Bank of Australia (ABN 48 123 123 124)  
 Citigroup Global Markets Australia Pty Limited (ABN 64 003 114 832)  
 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: ME  
 Payment Facility Provider: ME  
 Redraw Facility Provider: ME  
 Interest Rate Swap Provider: Westpac Banking Corporation (ABN 33 007 457 141)  
 Issue Date: 14 October 2013  
 Legal Final Maturity Date: 9 March 2045

## Security Classes

Class Name :	A	AB	B1	B2
ISIN:	AU3FN0020665	AU3FN0020673	AU3FN0020681	AU3FN0020699
Rating Agency:	S&P / Fitch	S&P	S&P	S&P
Rating:	AAA(sf) / AAA(sf)	AAA(sf)	AA-(sf)	AA-(sf)
Currency:	AUD	AUD	AUD	AUD
Original Balance at Issue:	1,150,000,000.00	77,500,000.00	16,250,000.00	6,250,000.00
Base Rate:	BBSW1 M	BBSW1 M	BBSW1 M	BBSW1 M
Margin above base rate:	0.95%	1.80%	Undisclosed	Undisclosed
Expected Average Life to call at Issue:	2.8yr	5.1yr	5.1yr	5.1yr
Distribution Frequency:	Monthly	Monthly	Monthly	Monthly
Coupon Type:	Floating	Floating	Floating	Floating
Principal payment type:	Pass Through	Pass Through	Pass Through	Pass Through

## Bond Factors as at 9 January 2020

<b>Fund:</b>	<b>0.12424403</b>
Class A	0.11162769
Class AB	0.26933186
Class B1	0.26933186
Class B2	0.26933186



## Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt	Coupon Rate
				9 December 2019 9 January 2020	9 December 2019 9 January 2020
Class A	131,904,197	3,532,351	128,371,846	199,970	1.7850%
Class AB	21,447,578	574,359	20,873,219	47,999	2.6350%
Class B1	4,497,073	120,430	4,376,643	14,457	3.7850%
Class B2	1,729,643	46,319	1,683,324	6,074	4.1350%
<b>Total Portfolio</b>	<b>159,578,491</b>	<b>4,273,459</b>	<b>155,305,032</b>	<b>268,500</b>	

Invested Amount (as per Article 122a)

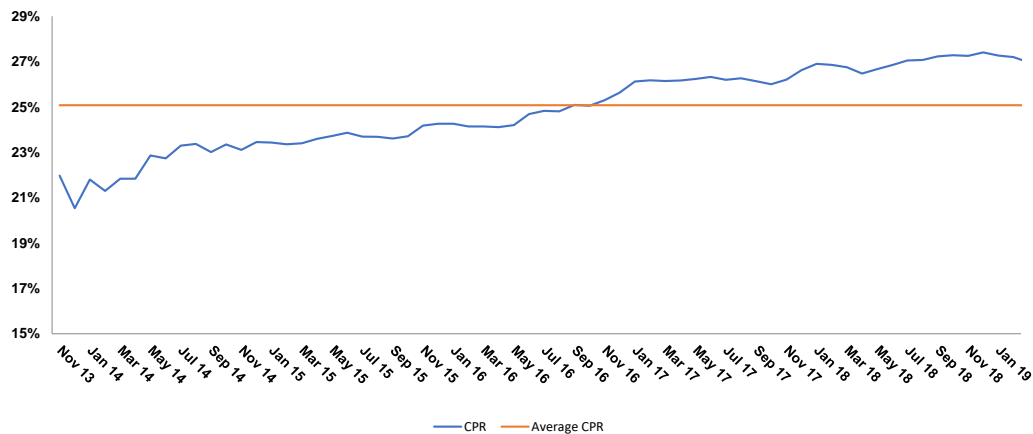
8,782,988

## Pool Details

Number of Loans	1,759
Average Loan Size	88,292
Maximum Loan Size	592,486
Weighted Average LVR	49.13%
Maximum LVR	91.40%
WA Seeding (months)	127
WA Term to Maturity (years)	18
Full Documentation Loans	100.00%
WA Interest Rate	4.59%

## Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	2 December 2019 to 2 January 2020	1 November 2019 to 2 January 2020	14 Oct 2013 to 2 January 2020
<b>Repayment Analysis</b>			
Balance @ Determination Date	159,578,491	169,141,874	1,250,000,000
Substitutions	-	-	-
Bond uplift / Redemptions	-	-	-
Scheduled Repayments	(611,115)	(1,886,732)	(99,719,690)
Prepayments	(5,985,059)	(17,983,268)	(1,225,817,018)
Redraw Advances:	2,322,715	6,033,158	230,841,740
Topup Advances	-	-	-
<b>Closing Balance</b>	<b>155,305,032</b>	<b>155,305,032</b>	<b>155,305,032</b>
CPR	29.87%	25.00%	26.39%
SMM	2.91%	2.37%	2.52%



## Current Position

### Geographical Location

VIC	- Metro	37,809,349	24%
	- Non Metro	10,598,626	7%
NSW	- Metro	16,499,725	11%
	- Non Metro	13,760,253	9%
QLD	- Metro	10,517,053	7%
	- Non Metro	10,098,118	7%
SA	- Metro	9,445,953	6%
	- Non Metro	460,601	0%
WA	- Metro	18,395,201	12%
	- Non Metro	1,458,168	1%
TAS	- Metro	6,564,994	4%
	- Non Metro	4,096,870	3%
NT	- Metro	514,000	0%
	- Non Metro	152,116	0%
ACT	- Metro	14,934,006	10%

**TOTAL 155,305,032 100%**

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

Refinance	35,856,355	23%
Renovation	3,574,502	2%
Purchase	73,838,830	48%
Construction	7,169,032	5%
Other	34,866,314	22%

**TOTAL 155,305,032 100%**

### Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	171,733	0%
>10 & <=15yrs	2,321,607	1%
>15 & <=20yrs	10,409,095	7%
>20 & <=25yrs	27,794,815	18%
>25yrs	114,607,782	74%

**TOTAL 155,305,032 100%**

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

Owner Occupied	126,052,382	81%
Investment	29,252,650	19%

**TOTAL 155,305,032 100%**

### Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	-	0%
> 5.00% & <= 6.00%	26,387,969	17%
<= 5.00%	128,917,063	83%

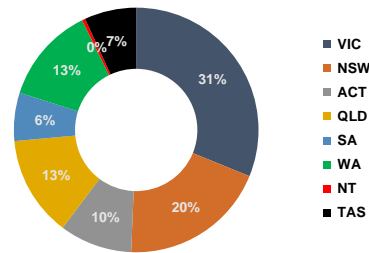
**TOTAL 155,305,032 100%**

### Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	165,436	0%
>85% & <= 90%	2,187,401	1%
>80% & <= 85%	3,298,729	2%
>75% & <= 80%	9,373,196	6%
>70% & <= 75%	11,932,414	8%
>65% & <= 70%	13,930,242	9%
>60% & <= 65%	10,800,786	7%
>55% & <= 60%	12,469,606	8%
>50% & <= 55%	13,865,446	9%
>45% & <= 50%	12,793,197	8%
>40% & <= 45%	10,424,995	7%
>35% & <= 40%	12,621,419	8%
>30% & <= 35%	11,539,919	7%
>25% & <= 30%	9,509,257	6%
<=25%	20,392,990	14%

**TOTAL 155,305,032 100%**

### Geographical Location



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

House	128,670,277	83%
Land	230,143	0%
Apartment	4,557,377	3%
Unit	18,723,079	12%
Townhouse	2,844,713	2%
Other	279,444	0%

**TOTAL 155,305,032 100%**

### Interest Option

Variable	155,236,064	100%
Fixed <3 years	-	0%
Fixed >3 years	68,969	0%

**TOTAL 155,305,032 100%**

### Mortgage Insurance

Genworth Financial	154,532,190	100%
HLIC Govt	772,842	0%
Uninsured	-	0%
OBE	-	0%

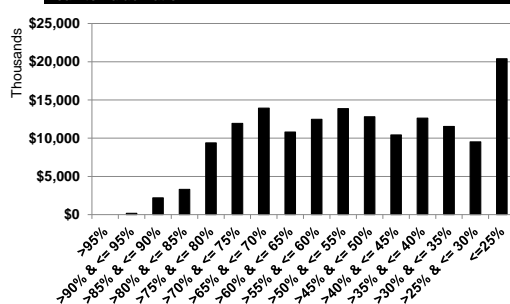
**TOTAL 155,305,032 100%**

### Loan Size

>\$250,000	46,855,134	30%
>\$200,000 & <\$250,000	22,424,121	14%
>\$150,000 & <\$200,000	30,637,799	20%
>\$100,000 & <\$150,000	24,992,980	16%
>\$50,000 & <\$100,000	21,239,156	14%
<= \$50,000	9,155,841	6%

**TOTAL 155,305,032 100%**

### 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 loan 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 January 2020	2 December 2019	1 November 2019
<b>30-59 days</b>			
Number of loans	5	11	7
Outstanding Balance (\$)	641,204	1,667,000	1,260,018
% of Pool Outstanding Balance	0.41%	1.04%	0.76%
<b>60-89 days</b>			
Number of loans	6	2	2
Outstanding Balance (\$)	1,076,742	236,849	268,170
% of Pool Outstanding Balance	0.69%	0.15%	0.16%
<b>90+ days</b>			
Number of loans	19	21	21
Outstanding Balance (\$)	3,338,850	3,749,209	3,844,839
% of Pool Outstanding Balance	2.15%	2.35%	2.33%
<b>TOTAL Delinquencies</b>			
Number of loans	30	34	30
Outstanding Balance (\$)	5,056,796	5,653,059	5,373,028
% of Pool Outstanding Balance	3.26%	3.54%	3.26%
<b>Pool Information</b>			
Number of loans	1,759	1,789	1,828
Outstanding Balance (\$ m)	155	160	165

**This space has been left intentionally blank**

## Foreclosure & Mortgage Insurance claims since Inception

	<u>Loan count</u>	<u>Amount</u>
Outstanding Balance of Defaulted Loans	8	4,983,245
Proceeds of sale	8	3,399,130
Loss on sale of property	2	77,137
Claims submitted to Insurer	1	40,984
Claims paid by Insurer	1	40,924
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	1	148
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\* for a limited period.

## Facilities & Reserve

### Liquidity Facility

Opening Balance	1,436,206
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	38,461
Closing Outstanding Balance	<u>1,397,745</u>

Payment Funding Facility 150,000

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 2013-1. 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 2013-1 (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 2013-1 CRD**

Geographical Location			
VIC	- Metro	2,170,432	25%
	- Non Metro	706,488	8%
NSW	- Metro	1,208,012	14%
	- Non Metro	271,215	3%
QLD	- Metro	604,859	7%
	- Non Metro	608,145	7%
SA	- Metro	391,737	4%
	- Non Metro	157,742	2%
WA	- Metro	373,375	4%
	- Non Metro	-	0%
TAS	- Metro	409,707	5%
	- Non Metro	28,713	0%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	1,852,562	21%

<b>TOTAL</b>		<b>8,782,988</b>	<b>100%</b>
--------------	--	------------------	-------------

Loan Purpose <sup>1</sup>			
Refinance		2,030,705	23%
Renovation		25,781	0%
Purchase		4,924,792	57%
Construction		541,402	6%
Other		1,260,308	14%

<b>TOTAL</b>		<b>8,782,988</b>	<b>100%</b>
--------------	--	------------------	-------------

Loan Term			
<=5 yrs		-	0%
>5 & <=10yrs		-	0%
>10 & <=15yrs		75,090	1%
>15 & <=20yrs		589,015	7%
>20 & <=25yrs		1,716,902	20%
>25yrs		6,401,981	72%

<b>TOTAL</b>		<b>8,782,988</b>	<b>100%</b>
--------------	--	------------------	-------------

Owner/Investment split <sup>1</sup>			
Owner Occupied		5,948,959	68%
Investment		2,834,019	32%

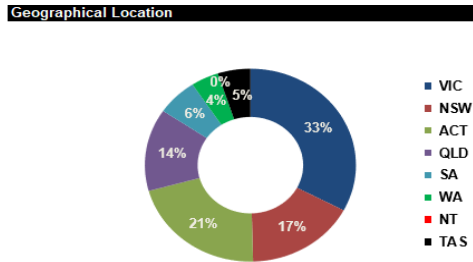
<b>TOTAL</b>		<b>8,782,988</b>	<b>100%</b>
--------------	--	------------------	-------------

Interest Rate Exposure			
> 8.00%		-	0%
> 7.00% & <= 8.00%		-	0%
> 6.00% & <= 7.00%		-	0%
> 5.00% & <= 6.00%		2,605,768	30%
<= 5.00%		6,177,219	70%

<b>TOTAL</b>		<b>8,782,988</b>	<b>100%</b>
--------------	--	------------------	-------------

Loan to Value Ratio			
>95%		-	0%
>90% & <= 95%		-	0%
>85% & <= 90%		-	0%
>80% & <= 85%		265,298	3%
>75% & <= 80%		303,205	3%
>70% & <= 75%		751,274	9%
>65% & <= 70%		-	0%
>60% & <= 65%		2,287,270	26%
>55% & <= 60%		591,334	7%
>50% & <= 55%		-	0%
>45% & <= 50%		416,229	5%
>40% & <= 45%		673,567	8%
>35% & <= 40%		680,360	8%
>30% & <= 35%		981,911	11%
>25% & <= 30%		633,002	7%
<=25%		1,199,538	13%

<b>TOTAL</b>		<b>8,782,988</b>	<b>100%</b>
--------------	--	------------------	-------------



Loan Security <sup>2</sup>			
House		6,528,128	75%
Land		28,713	0%
Apartment		95	0%
Unit		1,928,800	22%
Townhouse		297,251	3%
Other		-	0%

<b>TOTAL</b>		<b>8,782,988</b>	<b>100%</b>
--------------	--	------------------	-------------

Interest Option			
Variable		8,727,030	99%
Fixed <3 years		55,957	1%
Fixed >3 years		-	0%

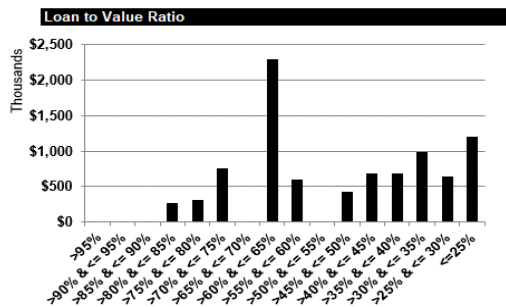
<b>TOTAL</b>		<b>8,782,988</b>	<b>100%</b>
--------------	--	------------------	-------------

Mortgage Insurance			
Genworth Financial		8,782,988	100%
HLIC Govt		-	0%
Uninsured		-	0%
QBE		-	0%

<b>TOTAL</b>		<b>8,782,988</b>	<b>100%</b>
--------------	--	------------------	-------------

Loan Size			
>\$250,000		1,770,213	20%
>\$200,000 & <=\$250,000		1,815,465	21%
>\$150,000 & <=\$200,000		1,569,169	18%
>\$100,000 & <=\$150,000		1,368,040	16%
>\$50,000 & <=\$100,000		1,744,764	20%
<=\$50,000		515,337	6%

<b>TOTAL</b>		<b>8,782,988</b>	<b>100%</b>
--------------	--	------------------	-------------



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.