

SMHL SECURITISATION FUND 2012 -2

Monthly Investment Report as at 11 June 2019



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Bloomberg Screen: SMHL <MTGE>

Summary

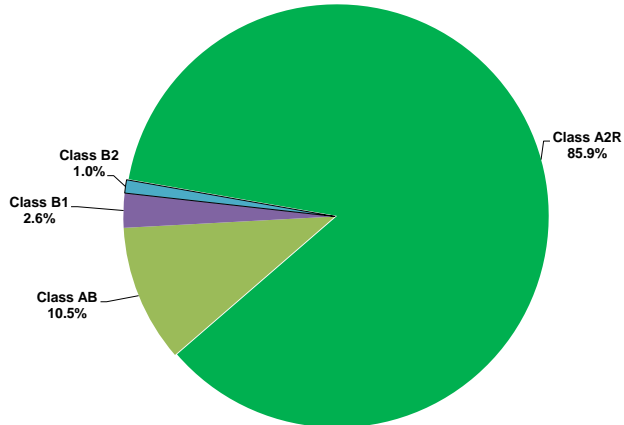
Fund: SMHL Securitisation Fund 2012 -2
 Cut-Off Date: 03 June 2019
 Payment Date: 11 June 2019
 Issuer: Perpetual Limited as trustee for SMHL Securitisation Fund 2012-2
 Joint Lead Managers: National Australia Bank Limited (ABN 12 004 044 937)
 Westpac Banking Corporation (ABN 33 007 457 141)
 Credit 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 11 June 2019

Fund:	0.11225638
Class A1	0.00000000
Class A2R	0.96393484
Class AB	0.22661274
Class B1	0.22661274
Class B2	0.22661274



Portfolio Structure

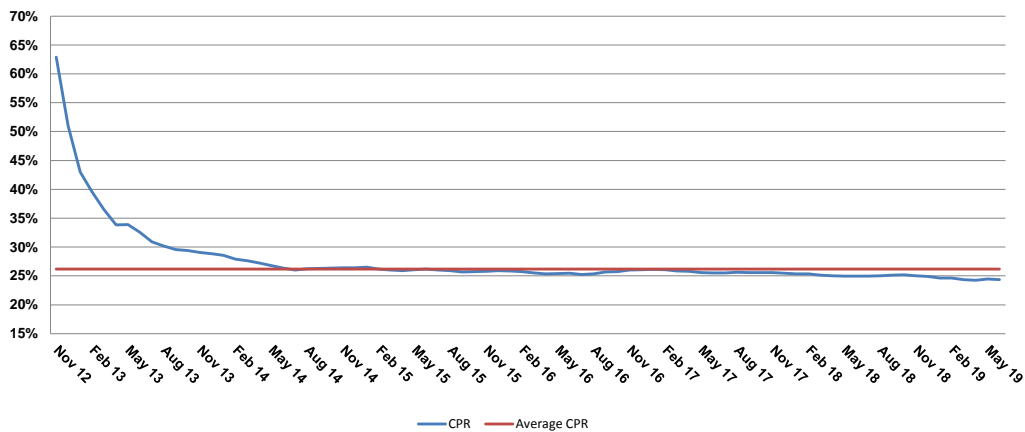
	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate	
				9 May 2019 11 June 2019	9 May 2019 11 June 2019		
Class A1	-	-	-	-	-	3.023%	
Class A2R	78,844,615.71	1,729,828	77,114,787.49	undisclosed	undisclosed	undisclosed	
Class AB	9,638,557.01	211,467	9,427,089.83	40,723	40,723	4.673%	
Class B1	2,409,639.25	52,867	2,356,772.46	undisclosed	undisclosed	Undisclosed	
Class B2	926,784.33	20,333	906,450.95	undisclosed	undisclosed	Undisclosed	
Total Portfolio	91,819,596	2,014,496	89,805,101	40,723			

Pool Details

Number of Loans	2,339
Average Loan Size	38,395
Maximum Loan Size	570,529
Weighted Average LVR	37%
Maximum LVR	178%
WA Seeding (months)	162
WA Term to Maturity (years)	14
Full Documentation Loans	100%
WA Interest Rate	5.24%

Principal Collections & Prepayment Analysis

	Monthly 2 May 2019 to 3 June 2019	Quarterly 2 April 2019 to 3 June 2019	Since inception 25 Sep 2012 to 3 June 2019
Repayment Analysis			
Balance @ Determination Date	91,819,596	97,927,954	800,000,000
Substitutions	-	-	-
Bond uplift / Redemptions	-	-	-
Scheduled Repayments	(526,979)	(1,603,058)	(80,974,262)
Prepayments	(3,642,978)	(13,230,382)	(899,701,144)
Redraw Advances	2,155,462	6,710,587	270,480,506
Topup Advances	-	-	-
Closing Balance	89,805,101	89,805,101	89,805,101
CPR	17.89%	24.33%	24.38%
SMM	1.63%	2.30%	2.30%



Current Position

Geographical Location

VIC	- Metro	19,886,165	22%
	- Non Metro	3,866,505	4%
NSW	- Metro	12,843,604	14%
	- Non Metro	7,152,949	8%
QLD	- Metro	8,735,757	10%
	- Non Metro	6,520,065	7%
SA	- Metro	5,700,999	6%
	- Non Metro	197,270	0%
WA	- Metro	12,088,423	13%
	- Non Metro	536,114	1%
TAS	- Metro	2,351,851	3%
	- Non Metro	1,793,802	2%
NT	- Metro	1,385,001	2%
	- Non Metro	-	0%
ACT	- Metro	6,746,596	8%

TOTAL 89,805,101 100%

Loan Purpose¹

Refinance	29,473,137	33%
Renovation	2,290,851	3%
Purchase	39,793,077	44%
Construction	5,301,609	6%
Other	12,946,427	14%

TOTAL 89,805,101 100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	175,407	0%
>10 & <=15yrs	585,692	1%
>15 & <=20yrs	4,113,534	5%
>20 & <=25yrs	38,223,055	43%
>25yrs	46,707,413	51%

TOTAL 89,805,101 100%

Owner/Investment split¹

Owner Occupied	63,947,205	71%
Investment	25,857,896	29%

TOTAL 89,805,101 100%

Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	1,402,561	2%
> 5.00% & <= 6.00%	65,702,625	73%
<= 5.00%	22,699,915	25%

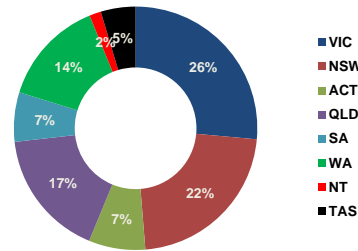
TOTAL 89,805,101 100%

Loan to Value Ratio

>95%	115,703	0%
>90% & <= 95%	200,689	0%
>85% & <= 90%	109,035	0%
>80% & <= 85%	310,104	0%
>75% & <= 80%	2,148,636	2%
>70% & <= 75%	1,824,283	2%
>65% & <= 70%	5,598,491	6%
>60% & <= 65%	4,669,940	5%
>55% & <= 60%	6,932,452	8%
>50% & <= 55%	3,599,751	4%
>45% & <= 50%	4,289,404	5%
>40% & <= 45%	7,549,829	8%
>35% & <= 40%	9,332,343	10%
>30% & <= 35%	7,826,833	9%
>25% & <= 30%	7,385,164	8%
<=25%	27,912,446	33%

TOTAL 89,805,101 100%

Geographical Location



Loan Security²

House	69,878,567	79%
Land	2,815,582	3%
Apartment	1,211,691	1%
Unit	14,387,648	16%
Townhouse	1,290,619	1%
Other	220,994	0%

TOTAL 89,805,101 100%

Interest Option

Variable	89,805,101	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%

TOTAL 89,805,101 100%

Mortgage Insurance

Genworth Financial	87,459,803	97%
HLIC Govt	2,345,297	3%
Uninsured	-	0%
QBE	-	0%

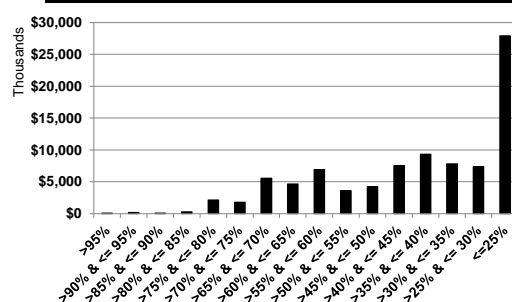
TOTAL 89,805,101 100%

Loan Size

>\$250,000	13,404,587	15%
>\$200,000 & <=\$250,000	7,782,329	9%
>\$150,000 & <=\$200,000	9,494,984	11%
>\$100,000 & <=\$150,000	15,762,490	18%
>\$50,000 & <=\$100,000	25,358,273	27%
<=\$50,000	18,002,437	20%

TOTAL 89,805,101 100%

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

	3 June 2019	2 May 2019	2 April 2019
30-59 days			
Number of loans	8	6	5
Outstanding Balance (\$)	583,623	598,339	565,450
% of Pool Outstanding Balance	0.65%	0.65%	0.59%
60-89 days			
Number of loans	1	1	3
Outstanding Balance (\$)	5	45,196	60,455
% of Pool Outstanding Balance	0.00%	0.05%	0.06%
90+ days			
Number of loans	21	46	46
Outstanding Balance (\$)	267,201	381,652	319,619
% of Pool Outstanding Balance	0.30%	0.42%	0.33%
TOTAL Delinquencies			
Number of loans	30	53	54
Outstanding Balance (\$)	850,829	1,025,187	945,524
% of Pool Outstanding Balance	0.95%	1.12%	0.98%
Pool Information			
Number of loans	2,339	2,370	2,417
Outstanding Balance (\$ m)	90	92	96

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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' for a limited period.

Facilities & Reserve

Liquidity Facility

Opening Balance	826,376
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	18,130
Closing Outstanding Balance	<u>808,246</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 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.

