SMHL Series Securitisation Fund 2019-1

Monthly Investment Report as at 17 Aug 2026

Contact:	**Investor Reporting**
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Bloomberg Screen:	**SMHL <MTGE>**

Summary

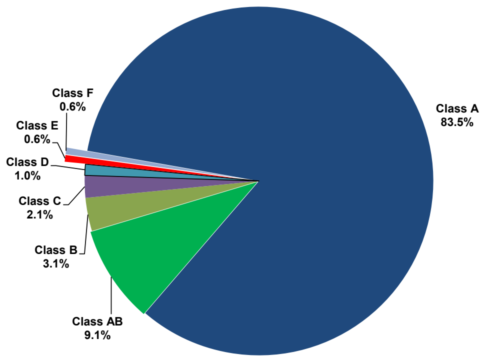
Fund:	SMHL Series Securitisation Fund 2019-1
Cut-Off Date:	06 Aug 2026
Payment Date:	17 Aug 2026
Issuer:	Perpetual Limited as trustee for SMHL Series Securitisation Fund 2019-1
Joint Lead Managers:	Australia and New Zealand Banking Group Limited (ABN 11 005 357 522) Commonwealth Bank of Australia (ABN 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:	Bank of Queensland Limited (ABN 32 009 656 740)
Security Trustee:	Perpetual Trustee Company Limited (ABN 42 000 001 007)
Liquidity Facility Provider:	Bank of Queensland Limited (ABN 32 009 656 740)
Redraw Facility Provider:	Bank of Queensland Limited (ABN 32 009 656 740)
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 Jule 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 06 Aug 2026

Fund:	**0.11180627**
Class A	0.10152283
Class AB	0.23006584
Class B	0.23006584
Class C	0.23006584
Class D	0.23006584
Class E	0.23006584
Class F	0.23006584



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt 15 Jul 2026 17 Aug 2026	Coupon Rate 15 Jul 2026 17 Aug 2026
Class A	167,472,513.90	4,020,759	163,451,755.39	811,954.92	5.363%
Class AB	18,150,843.93	435,774	17,715,069.98	101,128.79	6.163%
Class B	6,187,787.70	148,559	6,039,228.40	35,314.89	6.313%
Class C	4,125,191.80	99,040	4,026,152.27	25,408.07	6.813%
Class D	2,062,595.90	49,520	2,013,076.13	14,195.89	7.613%
Class E	1,237,557.54	29,712	1,207,845.68	9,972.09	8.913%
Class F	1,237,557.54	29,712	1,207,845.68	11,538.53	10.313%
Total Portfolio	**200,474,048**	**4,813,075**	**195,660,974**	**1,009,513.19**	

European CRR invested amount (as per Article 405) 13,347,555.00

Pool Details

Number of Loans	1,796
Average Loan Size	108,943
Maximum Loan Size	802,010
Weighted Average LVR	45.52%
Maximum LVR	84.59%
WA Seeding (months)	146
WA Term to Maturity (years)	17
Full Documentation Loans	100.00%
WA Interest Rate	6.79%

Principal Collections & Prepayment Analysis

Repayment Analysis	Monthly 15 Jul 2026 to 17 Aug 2026	Quarterly 15 May 2026 to 17 Aug 2026	Since inception 12 June 2019 to 17 Aug 2026
Balance @ Determination Date	200,474,048	214,355,819	1,750,000,000
Substitution	-	-	-
Scheduled Repayments	(1,204,310)	(4,986,991)	(243,127,845)
Prepayments	(7,731,551)	(32,964,475)	(1,574,930,217)
Redraw Advances	4,122,786	19,256,621	263,719,035
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	**195,660,974**	**195,660,974**	**195,660,974**
CPR	19.69%	19.48%	22.20%
SMM	1.81%	1.79%	2.07%

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Current Position

Geographical Location			
VIC	Inner City	868,509	0%
	Metro	43,833,734	22%
	Non Metro	7,608,191	4%
NSW	Inner City	598,466	0%
	Metro	34,123,988	17%
	Non Metro	8,571,886	4%
QLD	Inner City	-	0%
	Metro	22,558,295	12%
	Non Metro	4,545,426	2%
SA	Inner City	245,597	0%
	Metro	8,339,009	4%
	Non Metro	925,691	0%
WA	Inner City	451,832	0%
	Metro	36,284,993	19%
	Non Metro	2,732,958	1%
TAS	Inner City	688,904	0%
	Metro	7,428,627	4%
	Non Metro	3,003,400	2%
NT	Metro	588,905	0%
	Non Metro	165,504	0%
ACT	Metro	12,097,057	6%
	Non Metro	-	0%
TOTAL		**195,660,974**	**100%**

Loan Purpose [1,3]		
Refinance	82,326,531	42%
Renovation	-	0%
Purchase	74,446,010	38%
Construction	13,216,614	7%
Equity Release	25,671,818	13%
TOTAL	**195,660,974**	**100%**

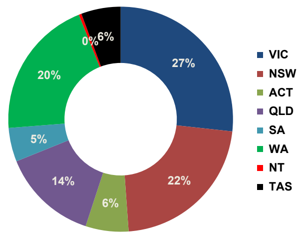
Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	3,718	0%
>10 & <=15yrs	313,991	0%
>15 & <=20yrs	3,053,262	2%
>20 & <=25yrs	6,225,983	3%
>25yrs	186,064,020	95%
TOTAL	**195,660,974**	**100%**

Owner/Investment split [1]		
Owner Occupied	148,096,757	76%
Investment	47,564,217	24%
TOTAL	**195,660,974**	**100%**

Interest Rate Exposure		
> 8.00%	28,933,607	15%
> 7.00% & <= 8.00%	25,259,157	13%
> 6.00% & <= 7.00%	139,022,701	71%
> 5.00% & <= 6.00%	2,445,508	1%
<= 5.00%	-	0%
TOTAL	**195,660,974**	**100%**

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	291,851	0%
>75% & <= 80%	3,413,566	2%
>70% & <= 75%	8,327,297	4%
>65% & <= 70%	14,801,986	8%
>60% & <= 65%	19,147,371	10%
>55% & <= 60%	20,596,290	11%
>50% & <= 55%	22,697,971	12%
>45% & <= 50%	20,559,661	11%
>40% & <= 45%	17,151,183	9%
>35% & <= 40%	17,259,398	9%
>30% & <= 35%	9,531,164	5%
>25% & <= 30%	11,185,329	6%
<=25%	30,697,905	16%
TOTAL	**195,660,974**	**100%**

Geographical Location



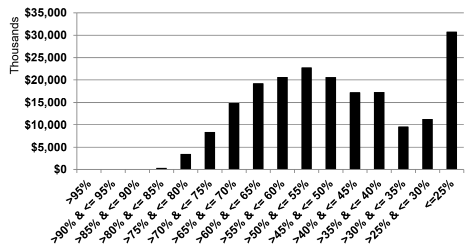
Loan Security [2]		
House	156,872,999	81%
Land	6,184,146	3%
Apartment	12,009,479	6%
Unit	13,826,864	7%
Townhouse	6,003,154	3%
Other	764,331	0%
TOTAL	**195,660,974**	**100%**

Interest Option		
Variable	195,503,395	100%
Fixed <3 years	157,579	0%
Fixed >3 years	-	0%
TOTAL	**195,660,974**	**100%**

Mortgage Insurance [4]		
Genworth	61,128,354	31%
HLIC Govt	-	0%
Uninsured	119,808,600	63%
QBE	12,635,059	6%
Dual Insured	2,088,960	1%
TOTAL	**195,660,974**	**100%**

Loan Size		
>$250,000	90,423,183	46%
>$200,000 & <$250,000	26,833,773	14%
>$150,000 & <$200,000	28,739,442	15%
>$100,000 & <$150,000	21,701,586	11%
>$50,000 & <$100,000	17,413,624	9%
<= $50,000	10,549,367	5%
TOTAL	**195,660,974**	**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.

4 -Please note as of November 2022, Genworth have changed their name to Helia and all references to Genworth or Helia are interchangeable. There is no change to LMI cover.

Arrears

30-59 days	17 Aug 2026	15 Jul 2026	15 Jun 2026
Number of loans	6	6	13
Outstanding Balance ($)	1,322,778	1,356,982	2,994,966
% of Pool Outstanding Balance	0.68%	0.68%	1.46%
60-89 days			
Number of loans	6	5	1
Outstanding Balance ($)	990,194	790,522	197,699
% of Pool Outstanding Balance	0.51%	0.39%	0.10%
90+ days			
Number of loans	15	15	16
Outstanding Balance ($)	3,071,260	3,114,509	3,136,840
% of Pool Outstanding Balance	1.57%	1.55%	1.53%
TOTAL Delinquencies			
Number of loans	27	26	30
Outstanding Balance ($)	5,384,232	5,262,013	6,329,504
% of Pool Outstanding Balance	2.75%	2.62%	3.09%
Pool Information			
Number of loans	1,796	1,835	1,876
Outstanding Balance ($ m)	196	200	205

Foreclosure & Mortgage Insurance claims since inception

	Loan count	Amount
Outstanding Balance of Defaulted Loans	5	1,077,037
Proceeds of sale	17	802,464
Loss on sale of property	8	7,630
Claims submitted to Insurer	2	97,894
Claims paid by Insurer	8	89,820
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	8	7,630
Claims Reduced/Denied by Insurers	8	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 Insu rance 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 Transa ction 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 Cash Liquidity Bonds

Opening Balance	$ 1,973,595.39
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	-$ 47,698.26
Closing Outstanding Balance	$ 1,925,897.13

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	$ -

Notional Swaps

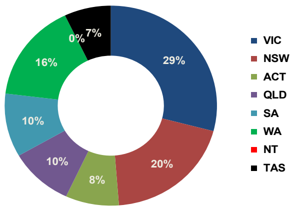
Notional Swaps Value	-
Notional Swap to Fixed Home Loans	

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	- Inner City	-	0%
	- Metro	3,569,686	27%
	- Non Metro	314,729	2%
NSW	- Inner City	-	0%
	- Metro	2,448,268	18%
	- Non Metro	177,534	1%
QLD	- Inner City	-	0%
	- Metro	899,414	7%
	- Non Metro	403,352	3%
SA	- Inner City	-	0%
	- Metro	1,018,719	8%
	- Non Metro	350,157	3%
WA	- Inner City	-	0%
	- Metro	2,129,730	16%
	- Non Metro	-	0%
TAS	- Inner City	-	0%
	- Metro	528,190	4%
	- Non Metro	420,390	3%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	1,087,386	8%
	- Non Metro	-	0%
TOTAL		**13,347,555**	**100%**

Geographical Location



Loan Purpose [1,3]		
Refinance	4,274,405	32%
Renovation	-	0%
Property Purchase	7,042,408	53%
Construction	430,377	3%
Equity Release	1,600,366	12%
TOTAL	**13,347,555**	**100%**

Loan Security [2]		
House	12,010,239	90%
Strata Unit	483,899	4%
Apartment Unit	853,422	6%
Townhouse	- 6	0%
Other	-	0%
TOTAL	**13,347,555**	**100%**

Loan Term		
<=5 yrs	1	0%
>5 & <=10yrs	-	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	306,565	2%
>20 & <=25yrs	972,259	7%
>25yrs	12,068,731	91%
TOTAL	**13,347,555**	**100%**

Interest Option		
Variable	12,413,151	93%
Fixed <3 years	934,404	7%
Fixed >3 years	-	0%
TOTAL	**13,347,555**	**100%**

Mortgage Insurance [4]		
Genworth	4,292,039	32%
HLIC	-	0%
Uninsured	9,055,516	68%
QBE	-	0%
Dual Insured	-	0%
TOTAL	**13,347,555**	**100%**

Owner/Investment split [1]		
Owner Occupied	12,145,604	91%
Investment	1,201,951	9%
TOTAL	**13,347,555**	**100%**

Interest Rate Exposure		
> 8.00%	1,357,864	10%
> 7.00% & <= 8.00%	1,870,890	14%
> 6.00% & <= 7.00%	9,286,928	70%
> 5.00% & <= 6.00%	831,872	6%
<= 5.00%	-	0%
TOTAL	**13,347,555**	**100%**

Loan Size		
>$250,000	7,471,697	57%
>$200,000 & <$250,000	1,077,317	8%
>$150,000 & <$200,000	1,390,827	10%
>$100,000 & <$150,000	999,279	7%
>$50,000 & <$100,000	1,173,918	9%
<= $50,000	1,234,516	9%
TOTAL	**13,347,555**	**100%**

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	-	0%
>70% & <= 75%	1,051,466	8%
>65% & <= 70%	682,420	5%
>60% & <= 65%	1,632,406	12%
>55% & <= 60%	858,357	6%
>50% & <= 55%	1,422,450	11%
>45% & <= 50%	1,304,184	10%
>40% & <= 45%	1,043,922	8%
>35% & <= 40%	583,357	4%
>30% & <= 35%	1,823,765	14%
>25% & <= 30%	627,514	5%
<=25%	2,317,714	17%
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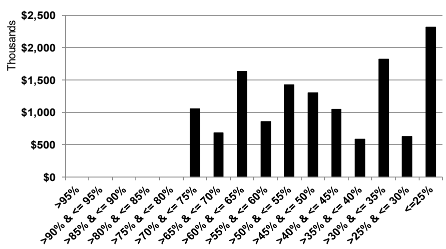

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