

SMHL SERIES SECURITISATION FUND 2018-2



SMHLSM

Monthly Investment Report as at 26 March 2024

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Bloomberg Screen: SMHL <MTGE>

Summary

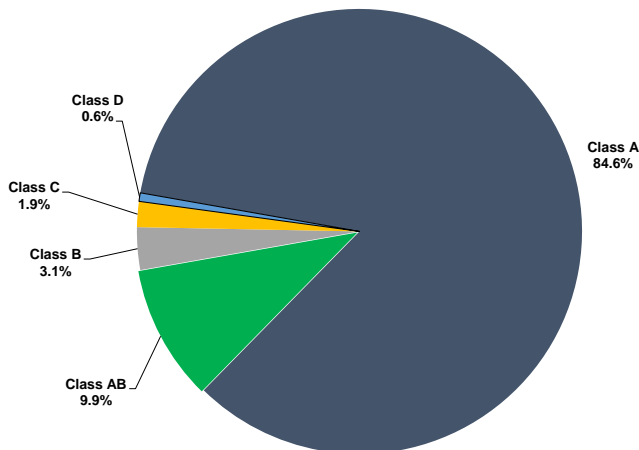
Fund: SMHL Series Securitisation Fund 2018-2
 Cut-Off Date: 15 March 2024
 Payment Date: 26 March 2024
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2018-2
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Commonwealth Bank of Australia (ABN 48 123 123 124)
 Macquarie Bank Limited (ABN 46 008 583 542)
 National Australia Bank Limited (ABN 12 004 044 937)
 Arranger: National Australia Bank Limited (ABN 12 004 044 937)
 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)
 Issue Date: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 16 August 2018
 Legal Final Maturity Date: September 2050

Security Classes

Class Name :	A	AB	B	C	D	E
ISIN:	AU3FN0043808	AU3FN0043816	AU3FN0043824	AU3FN0043832	AU3FN0043840	AU3FN0043857
Rating Agency:	S&P / Moody's	S&P	S&P	S&P	S&P	S&P
Rating:	AAA(sf) / Aaa(sf)	AAA(sf)	AA(sf)	A(sf)	BBB(sf)	NR
Currency:	AUD	AUD	AUD	AUD	AUD	AUD
Original Balance at Issue:	1,150,000,000.00	60,000,000.00	18,750,000.00	11,250,000.00	3,750,000.00	6,250,000.00
Base Rate:	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW
Margin above base rate:	1.11%	1.70%	1.80%	2.45%	3.25%	5.75%
Expected Average Life to call:	2.7 years	4.8 years	4.8 years	4.8 years	4.8 years	4.8 years
Distribution Frequency:	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Coupon Type:	Floating	Floating	Floating	Floating	Floating	Floating
Principal payment type:	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through

Bond Factors as at 26 March 2024

Fund:	0.11317014
Class A	0.10295564
Class AB	0.23063684
Class B	0.23063684
Class C	0.23063684
Class D	0.23063684
Class E	0.23063684



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt	Coupon Rate
				26 February 2024 26 March 2024	28 March 2022 26 March 2024
Class A	120,227,644.13	1,828,659	118,398,985	516,304	5.405%
Class AB	14,051,940.22	213,730	13,838,211	66,932	5.995%
Class B	4,391,231.32	66,791	4,324,441	21,265	6.095%
Class C	2,634,738.79	40,074	2,594,664	14,120	6.745%
Class D	878,246.26	13,358	864,888	5,265	7.545%
Class E	1,463,743.77	22,264	1,441,480	11,682	10.045%
Total Portfolio	143,647,544	2,184,875	141,462,669	635,567	

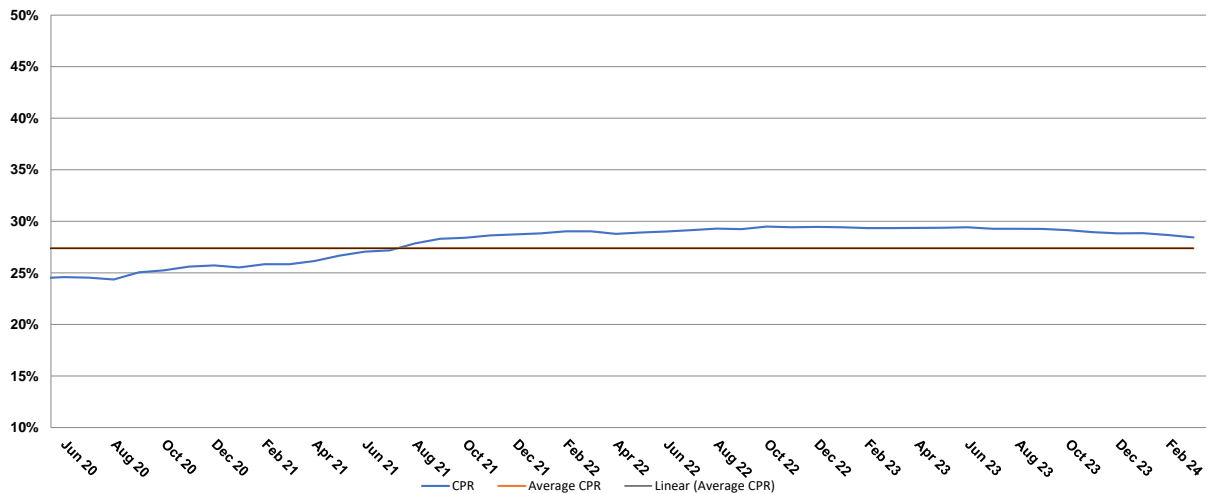
European CRR invested amount (as per Article 405) \$ 17,955,133 12.69%

Pool Details

Number of Loans	1,961
Average Loan Size	72,138
Maximum Loan Size	744,613
Weighted Average LVR	43.09%
Maximum LVR	92.42%
WA Seeding (months)	163
WA Term to Maturity (years)	16
Full Documentation Loans	100.00%
WA Interest Rate	7.35%

Principal Collections & Prepayment Analysis

	Monthly 15 February 2024 to 15 March 2024	Quarterly 14 December 2023 to 15 March 2024	Since inception 16 August 2018 to 15 March 2024
Repayment Analysis			
Balance @ Determination Date	143,647,544	151,993,185	1,250,000,000
Substitution	-	-	-
Scheduled Repayments	(821,611)	(2,668,633)	(140,582,621)
Prepayments	(2,486,430)	(10,971,252)	(1,177,943,509)
Redraw Advances	1,123,165	3,109,369	209,988,799
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	141,462,669	141,462,669	141,462,669
CPR	10.87%	19.32%	28.44%
SMM	0.95%	1.77%	2.75%



Current Position

Geographical Location			
VIC	- Metro	31,751,976	22%
	- Non Metro	7,355,531	5%
NSW	- Metro	16,525,965	12%
	- Non Metro	12,663,525	9%
QLD	- Metro	13,074,574	9%
	- Non Metro	8,311,020	6%
SA	- Metro	5,714,525	4%
	- Non Metro	109,637	0%
WA	- Metro	22,597,576	16%
	- Non Metro	1,038,217	1%
TAS	- Metro	4,040,270	3%
	- Non Metro	2,910,502	2%
NT	- Metro	2,134,911	2%
	- Non Metro	462,505	0%
ACT	- Metro	12,771,934	9%
	- Non Metro	-	0%

TOTAL 141,462,669 100%

Loan Purpose ¹			
Refinance		39,331,227	28%
ReDecation		-	0%
Purchase		46,510,502	33%
Construction		5,504,720	4%
Equity Release		50,116,220	35%

TOTAL 141,462,669 100%

Loan Term			
<=5 yrs		-	0%
>5 & <=10yrs		1,934,305	1%
>10 & <=15yrs		3,145,795	2%
>15 & <=20yrs		16,230,375	11%
>20 & <=25yrs		23,720,662	17%
>25yrs		96,431,531	69%

TOTAL 141,462,669 100%

Owner/Investment split ¹			
Owner Occupied		115,701,084	82%
Investment		25,761,585	18%

TOTAL 141,462,669 100%

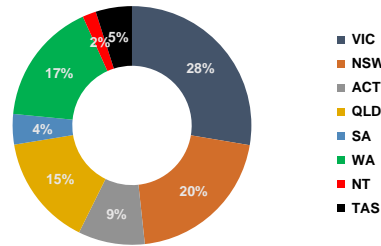
Interest Rate Exposure			
> 8.00%		45,261,999	32%
> 7.00% & <= 8.00%		29,570,034	21%
> 6.00% & <= 7.00%		65,561,683	46%
> 5.00% & <= 6.00%		1,399,226	1%
<= 5.00%		330,274	0%

TOTAL 141,462,669 100%

Loan to Value Ratio			
>95%		-	0%
>90% & <= 95%		508,323	0%
>85% & <= 90%		-	0%
>80% & <= 85%		1,552,678	1%
>75% & <= 80%		3,293,969	2%
>70% & <= 75%		3,569,432	3%
>65% & <= 70%		11,010,196	8%
>60% & <= 65%		8,839,540	6%
>55% & <= 60%		12,350,861	9%
>50% & <= 55%		15,183,085	11%
>45% & <= 50%		9,383,465	7%
>40% & <= 45%		12,925,726	9%
>35% & <= 40%		14,756,072	10%
>30% & <= 35%		10,924,291	8%
>25% & <= 30%		8,183,190	6%
<=25%		28,981,842	20%

TOTAL 141,462,669 100%

Geographical Location



Loan Security ²

House	122,847,478	86%
Land	216,851	0%
Apartment Unit	5,241,379	4%
Townhouse	9,656,406	7%
Other	2,204,393	2%
	1,296,163	1%
TOTAL	141,462,669	100%

Interest Option

Variable	141,462,669	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%

TOTAL 141,462,669 100%

Mortgage Insurance ³

Genworth Financial	60,066,483	42%
HLIC Govt	830	0%
Uninsured	81,395,355	58%

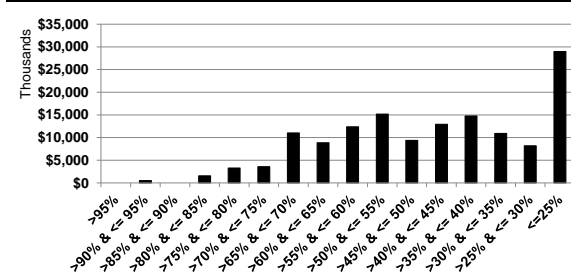
TOTAL 141,462,669 100%

Loan Size

>\$250,000	40,068,067	30%
>\$200,000 & <\$250,000	20,430,034	14%
>\$150,000 & <\$200,000	25,628,294	18%
>\$100,000 & <\$150,000	23,277,654	16%
>\$50,000 & <\$100,000	21,648,194	15%
<= \$50,000	10,410,425	7%

TOTAL 141,462,669 100%

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 - 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

	15 March 2024	15 February 2024	17 January 2024
30-59 days			
Number of loans	7	10	18
Outstanding Balance (\$)	980,402	1,911,227	3,032,212
% of Pool Outstanding Balance	0.69%	1.33%	2.07%
60-89 days			
Number of loans	10	16	5
Outstanding Balance (\$)	2,353,053	2,844,149	1,115,951
% of Pool Outstanding Balance	1.66%	1.98%	0.76%
90+ days			
Number of loans	19	11	9
Outstanding Balance (\$)	2,493,098	1,485,527	1,195,428
% of Pool Outstanding Balance	1.76%	1.03%	0.82%
TOTAL Delinquencies			
Number of loans	36	37	32
Outstanding Balance (\$)	5,826,553	6,240,903	5,343,591
% of Pool Outstanding Balance	4.12%	4.34%	3.65%
Pool Information			
Number of loans	1,961	1,982	2,012
Outstanding Balance (\$ m)	141	144	147

Foreclosure & Mortgage Insurance claims since inception

	<u>Loan count</u>	<u>Amount</u>
Outstanding Balance of Defaulted Loans	3	1,362,931
Proceeds of sale	3	797,519
Loss on sale of property	2	14,128
Claims submitted to Insurer	3	242,072
Claims paid by Insurer	3	240,019
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	3	119,170
Claims Reduced/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 & ReserveLiquidity Facility

Opening Balance	1,421,620
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	(31,924)
Closing Outstanding Balance	<u>1,389,696</u>

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

Notional Swaps

Notional Swaps Value	-
% of fixed rate home loans	0.0%

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 2018-2. 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 2018-2 (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.

Current Position - SMHL SERIES SECURITISATION FUND 2018-2 CRD

Geographical Location			
VIC	- Metro	5,047,005	28%
	- Non Metro	1,479,807	8%
NSW	- Metro	2,872,693	16%
	- Non Metro	1,314,393	7%
QLD	- Metro	732,060	4%
	- Non Metro	1,171,635	7%
SA	- Metro	334,990	2%
	- Non Metro	19,931	0%
WA	- Metro	2,719,585	15%
	- Non Metro	-	0%
TAS	- Metro	857,257	5%
	- Non Metro	312,237	2%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	1,093,539	6%
	- Non Metro	-	0%
TOTAL		17,955,133	100%

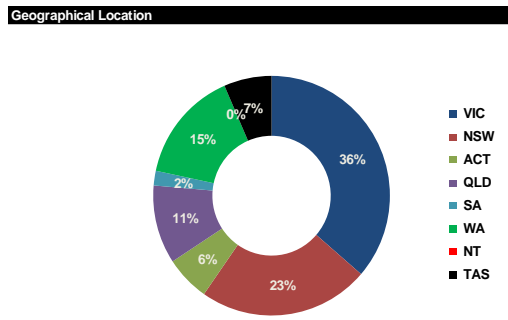
Loan Purpose ¹			
Refinance		5,052,512	28%
Renovation		-	0%
Purchase		5,876,338	33%
Construction		1,377,550	8%
Equity Release		5,648,733	31%
TOTAL		17,955,133	100%

Loan Term			
<=5 yrs		4,895	0%
>5 & <=10yrs		134,349	1%
>10 & <=15yrs		1,250,337	7%
>15 & <=20yrs		1,907,457	11%
>20 & <=25yrs		3,570,429	20%
>25yrs		11,087,666	61%
TOTAL		17,955,133	100%

Owner/Investment split ¹			
Owner Occupied		13,780,472	77%
Investment		4,174,661	23%
TOTAL		17,955,133	100%

Interest Rate Exposure			
> 8.00%		4,050,673	23%
> 7.00% & <= 8.00%		2,840,069	16%
> 6.00% & <= 7.00%		6,945,192	38%
> 5.00% & <= 6.00%		279,044	2%
<= 5.00%		3,840,155	21%
TOTAL		17,955,133	100%

Loan to Value Ratio			
>95%		-	0%
>90% & <= 95%		-	0%
>85% & <= 90%		-	0%
>80% & <= 85%		-	0%
>75% & <= 80%		-	0%
>70% & <= 75%		-	0%
>65% & <= 70%		839,306	5%
>60% & <= 65%		437,582	2%
>55% & <= 60%		2,408,108	13%
>50% & <= 55%		2,461,893	14%
>45% & <= 50%		2,761,208	15%
>40% & <= 45%		1,242,721	7%
>35% & <= 40%		1,808,670	10%
>30% & <= 35%		1,218,039	7%
>25% & <= 30%		1,338,018	7%
<=25%		3,439,589	20%
TOTAL		17,955,133	100%

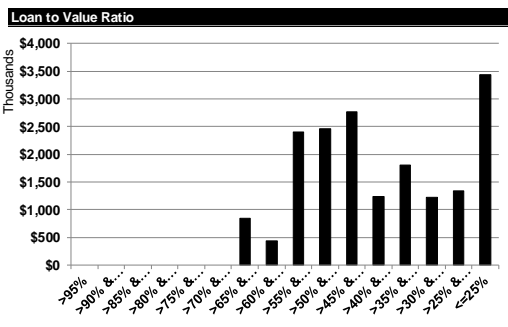


Loan Security ²			
House		15,027,702	84%
Land		-	0%
Apartment Unit		409,496	2%
Townhouse		2,076,312	12%
Other		73,110	0%
		368,513	2%
TOTAL		17,955,133	100%

Interest Option			
Variable		12,623,477	70%
Fixed <3 years		5,198,764	29%
Fixed >3 years		132,891	1%
TOTAL		17,955,133	100%

Mortgage Insurance ³			
Genworth Financial		6,557,777	37%
HLIC Govt		-	0%
Uninsured		11,397,340	63%
QBE		16	0%
TOTAL		17,955,133	100%

Loan Size			
>\$250,000		5,961,848	32%
>\$200,000 & <=\$250,000		2,282,783	13%
>\$150,000 & <=\$200,000		2,612,274	15%
>\$100,000 & <=\$150,000		3,578,515	20%
>\$50,000 & <=\$100,000		2,698,135	15%
<=\$50,000		821,577	5%
TOTAL		17,955,133	100%



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