

# SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 24 July 2023



**SMHL**®

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**Bloomberg Screen:** SMHL <MTGE>

## Summary

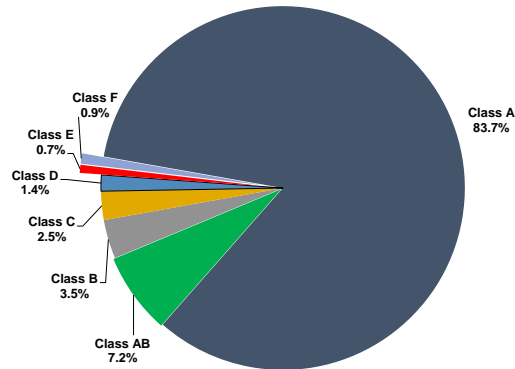
Trust: SMHL Securitisation Trust 2020-1  
 Collection Period end date: 30-June-23  
 Payment Date: 24 July 2023  
 Issuer and Trustee: Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1  
 Joint Lead Managers: Australia and New Zealand Banking Group (ABN 11 005 357 522) ("ANZ")  
 Commonwealth Bank of Australia (ABN 48 123 123 124) ("CBA")  
 MUFG Securities Americas Inc. (ARBN 612 562 008) ("MUFG")  
 National Australia Bank Limited (ABN 12 004 044 937) ("NAB")  
 ANZ  
 Arranger: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")  
 Manager: P.T. Limited (ABN 67 004 454 666)  
 Security Trustee: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")  
 Servicer: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")  
 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) ("NAB")  
 Australia and New Zealand Banking Group (ABN 11 005 357 522) ("ANZ")  
 Closing Date: 17 December 2020  
 Legal Final Maturity Date: The Payment Date falling in December 2052

## Security Classes

Class Name :	A	AB	B	C	D	E	F
ISIN / Common Code:	AU3FN0056990 / 226556109	AU3SG0002355 / 226556117	AU3FN0057006 / 226556125	AU3FN0057030 / 226556133	AU3FN0057014 / 226556141	AU3FN0057022 / 226556150	AU3FN0057139 / 226556168
Rating Agency:	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch
Expected Ratings:	AAA(st) / AAAsf	AA(st) / Unrated	AA(st) / Unrated	A(st)/Unrated	BBB(st) / Unrated	BB(st) / Unrated	Unrated / Unrated
Denomination:	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	920,000,000.00	35,500,000.00	17,000,000.00	12,500,000.00	7,000,000.00	3,500,000.00	4,500,000.00
Interest Rate:	BBSW (1 month) + Class Margin + (from the first Call Option Date)	BBSW (1 month) + Class Margin + (from the first Call	BBSW (1 month) + Class	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin
Class Margin:	0.70%	1.35%	1.75%	2.15%	3.40%	5.35%	7.00%
Expected Average Life:	2.7 years	4.9 years	4.9 years	4.9 years	4.9 years	4.9 years	4.9 years
Interest 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

## Note Factors as at 24 July 2023

<b>Fund:</b>	<b>0.42244047</b>
Class A	0.38436110
Class AB	0.86035332
Class B	0.86035332
Class C	0.86035332
Class D	0.86035332
Class E	0.86035332
Class F	0.86035332



## Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Current Interest Rate	
				23 June 2023	24 July 2023	23 June 2023	24 July 2023
Class A	362,484,715.01	8,872,507	353,612,208.18	1,480,824.54		4.810%	
Class AB	31,308,887.62	766,345	30,542,542.71	145,187.46		5.460%	
Class B	14,992,988.44	366,982	14,626,006.37	74,619.90		5.860%	
Class C	11,024,256.21	269,840	10,754,416.45	58,612.80		6.260%	
Class D	6,173,583.48	151,110	6,022,473.21	39,377.31		7.510%	
Class E	3,086,791.74	75,555	3,011,236.60	24,800.89		9.460%	
Class F	3,968,732.23	97,142	3,871,589.92	37,448.52		11.110%	
<b>Total Portfolio</b>	<b>433,039,955</b>	<b>10,599,481</b>	<b>422,440,473</b>	<b>1,860,871</b>			
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			36,123,796.71	8.55%			

## Pool Details

Number of Loans	2,146
Average Loan Size	196,850
Maximum Loan Size	1,299,486
Weighted Average LVR	56.66%
Maximum LVR	91.09%
WA Seeding (months)	60
WA Term to Maturity (years)	23
Full Documentation Loans	100.00%
WA Interest Rate	5.68%

## Principal Collections & Prepayment Analysis

	Monthly		Quarterly	Since inception
	31-May-23 to 30-June-23		31-May-23 to 30-June-23	17 December 2020 to 30-June-23
<b>Repayment Analysis</b>				
Balance @ Determination Date	433,039,955		456,956,754	1,000,000,000
Substitution	-		-	-
Scheduled Repayments	(2,099,233)		(6,378,400)	(77,449,634)
Prepayments	(10,285,763)		(34,051,370)	(563,626,750)
Redraw Advances	1,785,514		5,913,489	63,516,858
Principal Draws / (Repayment of Principal Draws)	-		-	-
<b>Closing Balance</b>	<b>422,440,473</b>		<b>422,440,473</b>	<b>422,440,473</b>
CPR	21.26%		22.64%	24.98%
SMM	1.97%		2.12%	2.37%

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## Current Position

Geographical Location			
VIC	- Metro	109,308,544	26%
	- Non Metro	32,594,863	8%
NSW	- Metro	58,639,712	14%
	- Non Metro	29,751,076	7%
QLD	- Metro	39,514,934	9%
	- Non Metro	30,662,076	7%
SA	- Metro	25,453,108	6%
	- Non Metro	2,516,935	1%
WA	- Metro	48,551,136	11%
	- Non Metro	1,763,004	0%
TAS	- Metro	14,395,099	3%
	- Non Metro	4,294,753	1%
NT	- Metro	2,530,483	1%
	- Non Metro	-	0%
ACT	- Metro	22,464,751	5%
	- Non Metro	-	0%

**TOTAL** 422,440,473 100%

Loan Purpose <sup>1,3</sup>			
Refinance	204,467,536	48%	
Renovation	-	0%	
Property Purchase	180,336,102	43%	
Construction	25,964,978	6%	
Equity Release	11,671,858	3%	

**TOTAL** 422,440,473 100%

Loan Term			
<=5 yrs	-	0%	
>5 & <=10yrs	1,650,836	0%	
>10 & <=15yrs	7,062,986	2%	
>15 & <=20yrs	27,215,497	6%	
>20 & <=25yrs	45,532,859	11%	
>25yrs	340,978,296	81%	

**TOTAL** 422,440,473 100%

Owner/Investment split <sup>1</sup>			
Owner Occupied	337,755,758	80%	
Investment	84,684,715	20%	

**TOTAL** 422,440,473 100%

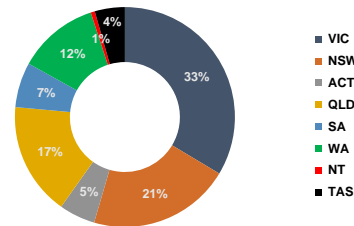
Interest Rate Exposure			
> 8.00%	13,940,505	3%	
> 7.00% & <= 8.00%	68,287,608	16%	
> 6.00% & <= 7.00%	138,395,335	33%	
> 5.00% & <= 6.00%	112,983,612	27%	
<= 5.00%	88,833,414	21%	

**TOTAL** 422,440,473 100%

Loan to Value Ratio			
>95%	-	0%	
>90% & <= 95%	219,523	0%	
>85% & <= 90%	3,263,425	1%	
>80% & <= 85%	16,826,466	4%	
>75% & <= 80%	30,242,614	7%	
>70% & <= 75%	45,578,274	11%	
>65% & <= 70%	68,144,403	15%	
>60% & <= 65%	54,214,383	13%	
>55% & <= 60%	50,728,946	12%	
>50% & <= 55%	27,917,167	7%	
>45% & <= 50%	23,955,421	6%	
>40% & <= 45%	24,414,047	6%	
>35% & <= 40%	17,267,318	4%	
>30% & <= 35%	17,953,832	4%	
>25% & <= 30%	13,110,711	3%	
<=25%	28,603,944	7%	

**TOTAL** 422,440,473 100%

## Geographical Location



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

House	326,916,803	77%
Land	293,689	0%
Apartment	50,081,904	12%
Unit	18,270,356	4%
Townhouse	19,552,935	5%
Other	7,324,785	2%

**TOTAL** 422,440,473 100%

## Interest Option

Variable	317,088,005	75%
Fixed <3 years	105,352,468	25%
Fixed >3 years	-	0%

**TOTAL** 422,440,473 100%

## Mortgage Insurance <sup>4</sup>

Genworth	28,258,205	7%
Uninsured	359,080,826	85%
QBE	35,101,442	8%

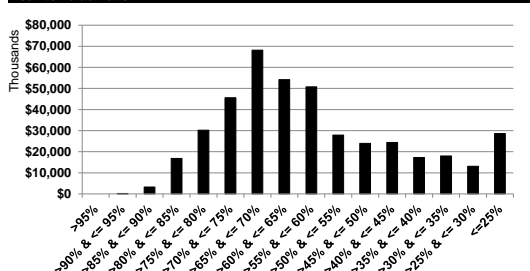
**TOTAL** 422,440,473 100%

## Loan Size

>\$250,000	270,332,657	64%
>\$200,000 & <=\$250,000	50,543,299	12%
>\$150,000 & <=\$200,000	45,111,099	11%
>\$100,000 & <=\$150,000	30,008,249	7%
>\$50,000 & <=\$100,000	18,113,758	4%
<=\$50,000	8,331,411	2%

**TOTAL** 422,440,473 100%

## 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.

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 Securitisation Trust 2020-1 in Q1 2022.

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

## Arrears

	30-June-23	31-May-23	30-Apr-23
<b>30-59 days</b>			
Number of loans	0	0	5
Outstanding Balance (\$)	0	0	1,951,804
% of Pool Outstanding Balance	0.00%	0.00%	0.44%
<b>60-89 days</b>			
Number of loans	4	8	5
Outstanding Balance (\$)	1,378,178	2,696,568	1,458,549
% of Pool Outstanding Balance	0.33%	0.62%	0.33%
<b>90+ days</b>			
Number of loans	13	9	8
Outstanding Balance (\$)	3,974,293	2,649,948	2,367,741
% of Pool Outstanding Balance	0.94%	0.61%	0.53%
<b>TOTAL Delinquencies</b>			
Number of loans	17	17	18
Outstanding Balance (\$)	5,352,470	5,346,516	5,778,094
% of Pool Outstanding Balance	1.27%	1.23%	1.29%
<b>Pool Information</b>			
Number of loans	2,146	2,189	2,248
Outstanding Balance (\$ m)	422	433	447

## Repayment Holiday COVID-19

	30-June-23	30-Apr-23	31 March 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

	Loan count	Amount
Outstanding Balance of Defaulted Loans	0	0
Proceeds of sale	0	0
Loss on sale of property	0	0
Claims submitted to Insurer	0	0
Claims paid by Insurer	0	0
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	0	0
Claims Reduced/Denied by Insurers	0	0

Any insured housing loan held by the fund is insured under a master insurance policy with Genworth Financial Mortgage Insurance Pty Limited (ABN 60 106 974) or QBE Lenders' Mortgage Insurance Limited (ABN 70 000 511 071).  
For further details on the mortgage insurance policies reference should be made to the Information Memorandum. Please note that limitations and exclusions apply with the mortgage insurance policies, including timely payment cover<sup>1</sup> for a limited period.

## Facilities & Reserve

### Liquidity Facility

Opening Balance (collateral posted)	4,330,400
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(105,995)
Closing Outstanding Balance (collateral posted)	<u>4,224,405</u>

### Redraw Funding Facility

Opening Balance	Nil
Drawn amount	Nil
Closing balance	<u>Nil</u>

### Excess Income Reserve

Nil

## Notional Swaps

Notional Swaps Value	116,000,000
% of fixed rate home loans	110%

Neither Members Equity Bank Limited nor any associate of Members Equity Bank Limited in any way stands behind the capital value and/or the performance of the Bonds or the assets of SMHL Securitisation Trust 2020-1. The Notes do not represent deposits or other liabilities of Members Equity Bank Limited or associates of Members Equity Bank Limited. Members Equity Bank Limited does not guarantee the payment of interest or the repayment of principal due on the Notes or the performance of the assets of SMHL Securitisation Trust 2020-1 (except to the limited extent provided in the transaction documents). The holding of the Notes is subject to investment risk, including possible delays in repayment and loss of income and principal invested.

**Current Position - SMHL Securitisation Trust 2020-1 (CRD)**

Geographical Location		
VIC	- Metro	7,904,839 22%
	- Non Metro	1,972,535 5%
NSW	- Metro	6,612,017 18%
	- Non Metro	3,563,045 10%
QLD	- Metro	4,206,932 12%
	- Non Metro	1,277,348 4%
SA	- Metro	2,713,581 8%
	- Non Metro	- 0%
WA	- Metro	4,740,423 13%
	- Non Metro	193,953 1%
TAS	- Metro	690,000 2%
	- Non Metro	185,247 1%
NT	- Metro	- 0%
	- Non Metro	- 0%
ACT	- Metro	2,063,877 6%
	- Non Metro	- 0%
<b>TOTAL</b>		<b>36,123,797 100%</b>

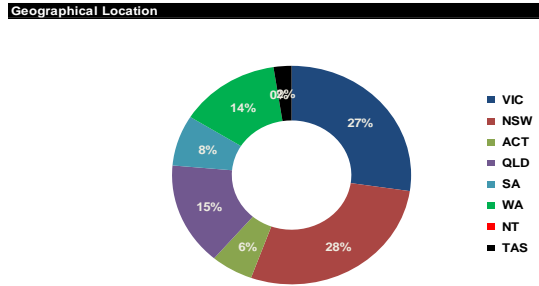
Loan Purpose <sup>1,3</sup>		
Refinance	14,243,144	39%
Renovation	-	0%
Property Purchase	16,221,324	45%
Construction	5,323,528	15%
Equity Release	335,802	1%
<b>TOTAL</b>	<b>36,123,797</b>	<b>100%</b>

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	-	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	397,699	1%
>20 & <=25yrs	1,754,911	5%
>25yrs	33,971,186	94%
<b>TOTAL</b>	<b>36,123,797</b>	<b>100%</b>

Owner/Investment split <sup>1</sup>		
Owner Occupied	29,718,136	82%
Investment	6,405,661	18%
<b>TOTAL</b>	<b>36,123,797</b>	<b>100%</b>

Interest Rate Exposure		
> 8.00%	837,055	2%
> 7.00% & <= 8.00%	4,730,279	13%
> 6.00% & <= 7.00%	11,749,914	33%
> 5.00% & <= 6.00%	11,659,190	32%
<= 5.00%	7,147,359	20%
<b>TOTAL</b>	<b>36,123,797</b>	<b>100%</b>

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	2,998,863	8%
>80% & <= 85%	6,140,725	17%
>75% & <= 80%	1,498,776	4%
>70% & <= 75%	4,933,162	14%
>65% & <= 70%	3,553,954	10%
>60% & <= 65%	4,527,634	13%
>55% & <= 60%	2,874,116	8%
>50% & <= 55%	2,563,924	7%
>45% & <= 50%	2,738,759	8%
>40% & <= 45%	1,877,337	5%
>35% & <= 40%	1,560,393	4%
>30% & <= 35%	-	0%
>25% & <= 30%	228,049	1%
<=25%	628,206	2%
<b>TOTAL</b>	<b>36,123,797</b>	<b>100%</b>

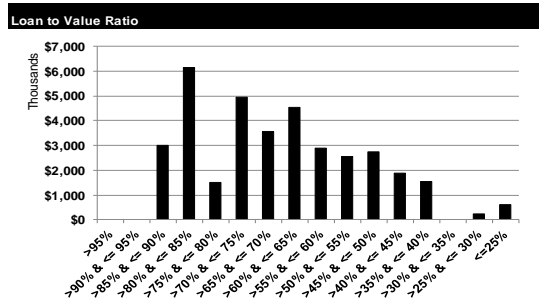


Loan Security <sup>2</sup>		
House	28,270,836	78%
Land	-	0%
Apartment	3,869,298	11%
Unit	362,015	1%
Townhouse	3,207,084	9%
Other	414,563	1%
<b>TOTAL</b>	<b>36,123,797</b>	<b>100%</b>

Interest Option		
Variable	26,748,062	74%
Fixed <3 years	9,375,735	26%
Fixed >3 years	-	0%
<b>TOTAL</b>	<b>36,123,797</b>	<b>100%</b>

Mortgage Insurance <sup>4</sup>		
Genworth	1,160,428	3%
HLIC Govt	-	0%
Uninsured	24,030,760	69%
QBE	10,155,077	28%
Dual Insured	777,532	2%
<b>TOTAL</b>	<b>36,123,797</b>	<b>100%</b>

Loan Size		
>\$250,000	29,344,295	80%
>\$200,000 & <\$250,000	2,757,638	8%
>\$150,000 & <\$200,000	1,766,072	5%
>\$100,000 & <\$150,000	1,299,741	4%
>\$50,000 & <\$100,000	725,044	2%
<= \$50,000	231,006	1%
<b>TOTAL</b>	<b>36,123,797</b>	<b>100%</b>



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