

SMHL Series Securitisation Fund 2019-1

Monthly Investment Report as at 15 June 2023



SMHLSM

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

Summary

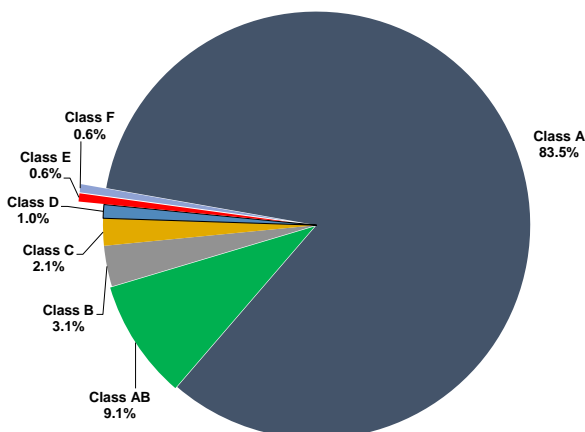
Fund: SMHL Series Securitisation Fund 2019-1
 Cut-Off Date: 05 June 2023
 Payment Date: 15 June 2023
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2019-1
 Joint Lead Managers: Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Commonwealth Bank of Australia (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: 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)
 Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Issue Date: 12 June 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 15 June 2023

Fund:	0.27849343
Class A	0.25287885
Class AB	0.57306112
Class B	0.57306112
Class C	0.57306112
Class D	0.57306112
Class E	0.57306112
Class F	0.57306112



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate	
				15 May 2023	15 June 2023	15 May 2023	15 June 2023
Class A	418,888,820.83	11,753,872	407,134,949	1,732,557		4.870%	
Class AB	45,399,602.81	1,273,897	44,125,706	218,623		5.670%	
Class B	15,477,137.32	434,283	15,042,854	76,502		5.820%	
Class C	10,318,091.55	289,522	10,028,570	55,383		6.320%	
Class D	5,159,045.77	144,761	5,014,285	31,197		7.120%	
Class E	3,095,427.47	86,857	3,008,571	22,136		8.420%	
Class F	3,095,427.47	86,857	3,008,571	25,816		9.820%	
Total Portfolio	501,433,553	14,070,048	487,363,506	2,162,216			
European CRR invested amount (as per Article 405)			29,527,963.95				

Pool Details

Number of Loans	3,620
Average Loan Size	134,631
Maximum Loan Size	825,242
Weighted Average LVR	51.66%
Maximum LVR	124.33%
WA Seeding (months)	108
WA Term to Maturity (years)	19
Full Documentation Loans	100.00%
WA Interest Rate	5.73%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	15 May 2023 to 15 June 2023	15 March 2023 to 15 June 2023	12 June 2019 to 15 June 2023
Repayment Analysis			
Balance @ Determination Date	501,433,553	544,193,810	1,750,000,000
Substitution	-	-	-
Scheduled Repayments	(2,380,801)	(9,848,207)	(177,249,340)
Prepayments	(14,677,639)	(56,244,098)	(1,267,414,168)
Redraw Advances	2,988,392	9,262,002	182,027,014
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	487,363,506	487,363,506	487,363,506
CPR	24.75%	23.74%	21.22%
SMM	2.34%	2.23%	1.97%

This space has been left intentionally blank

Current Position

Geographical Location

VIC	- Metro	101,492,311	21%
	- Non Metro	27,565,789	6%
NSW	- Metro	68,237,003	14%
	- Non Metro	29,938,555	6%
QLD	- Metro	39,014,974	8%
	- Non Metro	26,687,323	5%
SA	- Metro	31,162,622	6%
	- Non Metro	1,232,181	0%
WA	- Metro	90,694,299	19%
	- Non Metro	3,352,569	1%
TAS	- Metro	17,359,978	4%
	- Non Metro	7,526,194	2%
NT	- Metro	2,891,542	1%
	- Non Metro	684,289	0%
ACT	- Metro	39,523,876	8%
	- Non Metro	-	0%

TOTAL 487,363,506 100%

Loan Purpose ^{1,3}

Refinance	202,780,176	41%
Renovation	-	0%
Property Purchase	184,464,620	38%
Construction	28,139,899	6%
Equity Release	71,978,810	15%

TOTAL 487,363,506 100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	317,227	0%
>10 & <=15yrs	3,224,301	1%
>15 & <=20yrs	12,706,679	3%
>20 & <=25yrs	53,674,892	11%
>25yrs	417,440,406	85%

TOTAL 487,363,506 100%

Owner/Investment split ¹

Owner Occupied	353,746,676	73%
Investment	133,616,830	27%

TOTAL 487,363,506 100%

Interest Rate Exposure

> 8.00%	64,836,625	13%
> 7.00% & <= 8.00%	55,116,729	11%
> 6.00% & <= 7.00%	132,145,323	27%
> 5.00% & <= 6.00%	125,488,532	26%
<= 5.00%	109,776,296	23%

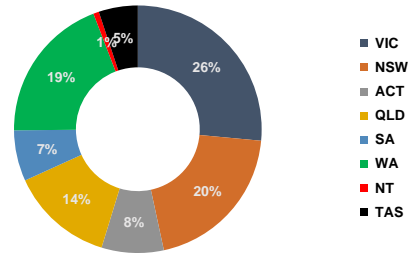
TOTAL 487,363,506 100%

Loan to Value Ratio

>95%	918,485	0%
>90% & <= 95%	192,989	0%
>85% & <= 90%	2,187,123	0%
>80% & <= 85%	15,548,558	3%
>75% & <= 80%	29,581,977	6%
>70% & <= 75%	42,020,461	9%
>65% & <= 70%	45,817,354	9%
>60% & <= 65%	47,197,999	10%
>55% & <= 60%	48,320,623	10%
>50% & <= 55%	46,559,881	10%
>45% & <= 50%	43,238,438	9%
>40% & <= 45%	32,307,792	7%
>35% & <= 40%	29,048,638	6%
>30% & <= 35%	28,016,199	6%
>25% & <= 30%	26,550,500	5%
<=25%	49,856,488	10%

TOTAL 487,363,506 100%

Geographical Location



Loan Security ²

House	385,762,237	79%
Land	16,371,245	3%
Apartment	30,165,028	6%
Unit	37,308,930	8%
Townhouse	14,341,262	3%
Other	3,414,803	1%

TOTAL 487,363,506 100%

Interest Option

Variable	364,531,383	75%
Fixed <3 years	122,832,122	25%
Fixed >3 years	-	0%

TOTAL 487,363,506 100%

Mortgage Insurance

Genworth	158,864,977	33%
HLIC Govt	-	0%
Uninsured	295,817,466	61%
QBE	28,519,030	6%
Dual Insured	4,162,033	1%

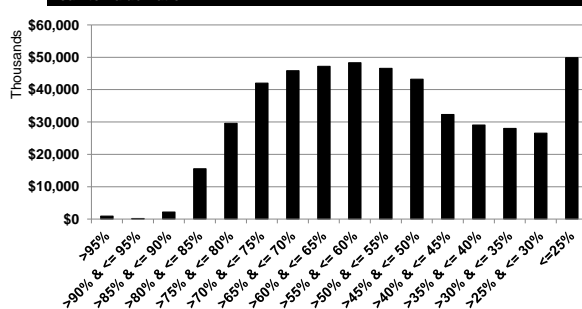
TOTAL 487,363,506 100%

Loan Size

>\$250,000	251,447,721	51%
>\$200,000 & <\$250,000	61,397,638	13%
>\$150,000 & <\$200,000	62,692,154	13%
>\$100,000 & <\$150,000	51,358,297	11%
>\$50,000 & <\$100,000	40,050,128	8%
<= \$50,000	20,417,569	4%

TOTAL 487,363,506 100%

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.

Arrears

	15 June 2023	15 May 2023	17 April 2023
30-59 days			
Number of loans	9	10	17
Outstanding Balance (\$)	846,142	1,659,699	2,397,172
% of Pool Outstanding Balance	0.17%	0.33%	0.46%
60-89 days			
Number of loans	4	8	5
Outstanding Balance (\$)	890,643	1,392,995	699,366
% of Pool Outstanding Balance	0.18%	0.28%	0.14%
90+ days			
Number of loans	39	33	31
Outstanding Balance (\$)	6,607,547	5,412,291	4,984,467
% of Pool Outstanding Balance	1.36%	1.08%	0.97%
TOTAL Delinquencies			
Number of loans	52	51	53
Outstanding Balance (\$)	8,344,332	8,464,984	8,081,005
% of Pool Outstanding Balance	1.71%	1.69%	1.57%
Pool Information			
Number of loans	3,620	3,693	3,769
Outstanding Balance (\$ m)	487	501	516

Repayment Holiday COVID-19

	15 June 2023	15 May 2023	17 April 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

	<u>Loan count</u>	<u>Amount</u>
Outstanding Balance of Defaulted Loans	4	957,044
Proceeds of sale	1	240,077
Loss on sale of property	1	7,630
Claims submitted to Insurer	1	97,894
Claims paid by Insurer	1	89,820
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	1	7,630
Claims Reduced/Denied by Insurers	1	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 466334) 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	4,960,350
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	(152,687)
Closing Outstanding Balance	<u>4,807,663</u>

Redraw Funding Facility

Opening Balance	-
Drawn amount	-
Closing balance	-

Notional Swaps

Notional Swaps Value	124,500,000
Notional Swap to Fixed Home Loans	101.36%

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	- Metro	6,559,109	22%
	- Non Metro	1,063,691	4%
NSW	- Metro	7,021,174	24%
	- Non Metro	1,716,378	6%
QLD	- Metro	880,224	3%
	- Non Metro	1,238,526	4%
SA	- Metro	2,639,573	9%
	- Non Metro	57,854	0%
WA	- Metro	4,509,967	15%
	- Non Metro	-	0%
TAS	- Metro	847,367	3%
	- Non Metro	476,407	2%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	2,517,696	9%
	- Non Metro	-	0%
TOTAL		29,527,964	100%

Loan Purpose ^{1,3}

Refinance	11,837,818	39%
Renovation	-	0%
Property Purchase	13,007,230	45%
Construction	891,326	3%
Equity Release	3,791,590	13%
TOTAL	29,527,964	100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	31,776	0%
>10 & <=15yrs	34,015	0%
>15 & <=20yrs	1,196,396	4%
>20 & <=25yrs	3,667,778	12%
>25yrs	24,597,998	84%
TOTAL	29,527,964	100%

Owner/Investment split ¹

Owner Occupied	26,471,700	90%
Investment	3,056,264	10%
TOTAL	29,527,964	100%

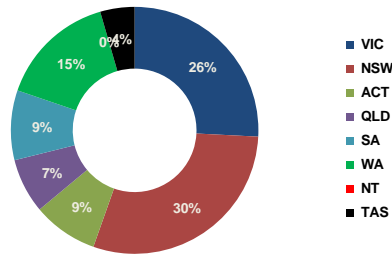
Interest Rate Exposure

> 8.00%	2,912,503	10%
> 7.00% & <= 8.00%	3,938,012	13%
> 6.00% & <= 7.00%	8,776,193	30%
> 5.00% & <= 6.00%	6,031,452	20%
<= 5.00%	7,869,804	27%
TOTAL	29,527,964	100%

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	300,636	1%
>75% & <= 80%	1,562,182	5%
>70% & <= 75%	2,529,970	9%
>65% & <= 70%	2,743,067	9%
>60% & <= 65%	7,093,021	24%
>55% & <= 60%	2,108,351	7%
>50% & <= 55%	2,379,855	8%
>45% & <= 50%	2,454,200	8%
>40% & <= 45%	2,361,268	8%
>35% & <= 40%	1,944,401	7%
>30% & <= 35%	1,414,321	5%
>25% & <= 30%	597,005	2%
<=25%	2,039,687	7%
TOTAL	29,527,964	100%

Geographical Location



Loan Security ²

House	22,886,704	78%
Strata Unit	3,278,893	11%
Apartment Unit	2,482,906	8%
Townhouse	879,460	3%
Other	-	0%
TOTAL	29,527,964	100%

Interest Option

Variable	20,397,246	69%
Fixed <3 years	9,130,718	31%
Fixed >3 years	-	0%
TOTAL	29,527,964	100%

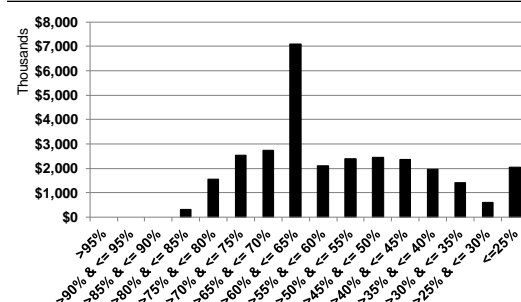
Mortgage Insurance

Genworth	9,561,911	32%
HLIC	-	0%
Uninsured	18,438,610	63%
QBE	1,006,036	3%
Dual Insured	521,406	2%
TOTAL	29,527,964	100%

Loan Size

>\$250,000	16,354,112	55%
>\$200,000 & <=\$250,000	2,398,623	8%
>\$150,000 & <=\$200,000	3,302,616	11%
>\$100,000 & <=\$150,000	3,112,116	11%
>\$50,000 & <=\$100,000	2,541,870	9%
<= \$50,000	1,818,628	6%
TOTAL	29,527,964	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 CRD in Q1 2022.