

SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 24 January 2022



SMHL™

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Bloomberg Screen: SMHL <MTGE>

Summary

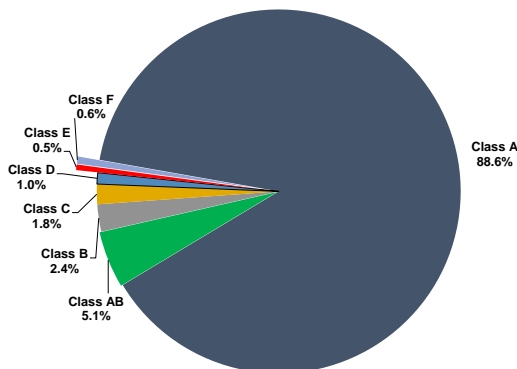
Trust:	SMHL Securitisation Trust 2020-1
Collection Period end date:	31 December 2021
Payment Date:	24 January 2022
Issuer and Trustee:	Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1
Joint Lead Managers:	Australia and New Zealand Banking Group (ABN 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")
Arranger:	ANZ
Manager:	Members Equity Bank Limited (ABN 56 070 887 679) ("ME")
Security Trustee:	P.T. Limited (ABN 67 004 454 666)
Service:	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(sf) / AAAsf	AAA(sf) / Unrated	AA(sf) / Unrated	A(sf)/Unrated	BBB(sf) / Unrated	BB(sf) / 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 January 2022

Fund:	0.68327579
Class A	0.6573456
Class AB	1.0000000
Class B	1.0000000
Class C	1.0000000
Class D	1.0000000
Class E	1.0000000
Class F	1.0000000



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Current Interest Rate	
				23 December 2021 24 January 2022	23 December 2021 24 January 2022		
Class A	622,752,205.54	19,476,411	603,275,794.20	390,371.79		0.715%	
Class AB	35,500,000.00	-	35,500,000.00	42,483.29		1.365%	
Class B	17,000,000.00	-	17,000,000.00	26,305.75		1.765%	
Class C	12,500,000.00	-	12,500,000.00	23,726.03		2.165%	
Class D	7,000,000.00	-	7,000,000.00	20,957.81		3.415%	
Class E	3,500,000.00	-	3,500,000.00	16,462.47		5.365%	
Class F	4,500,000.00	-	4,500,000.00	27,675.62		7.015%	
Total Portfolio	702,752,206	19,476,411	683,275,794	547,983			
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			48,550,052.98				

Pool Details

Number of Loans	3,130
Average Loan Size	218,299
Maximum Loan Size	959,907
Weighted Average LVR	61.52%
Maximum LVR	93.34%
WA Seeding (months)	42
WA Term to Maturity (years)	24
Full Documentation Loans	100.00%
WA Interest Rate	2.91%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	30 November 2021 to 31 December 2021	30 November 2021 to 31 December 2021	17 December 2020 to 31 December 2021
Repayment Analysis			
Balance @ Determination Date	702,752,206	742,193,945	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,460,632)	(7,563,124)	(37,441,803)
Prepayments	(19,187,159)	(57,652,386)	(307,516,193)
Redraw Advances	2,171,380	6,297,358	28,233,790
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	683,275,794	683,275,794	683,275,794
CPR	25.56%	25.09%	26.66%
SMM	2.43%	2.38%	2.55%

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Current Position

Geographical Location

VIC	- Metro	181,051,902	27%
	- Non Metro	54,129,684	8%
NSW	- Metro	89,915,805	13%
	- Non Metro	49,708,027	7%
QLD	- Metro	68,999,834	10%
	- Non Metro	48,020,052	7%
SA	- Metro	41,729,661	6%
	- Non Metro	4,187,894	1%
WA	- Metro	71,257,268	10%
	- Non Metro	3,203,603	0%
TAS	- Metro	22,167,439	3%
	- Non Metro	7,498,633	1%
NT	- Metro	3,008,293	0%
	- Non Metro	-	0%
ACT	- Metro	38,397,699	6%
	- Non Metro	-	0%

TOTAL **683,275,794** **100%**

Loan Purpose ^{1,3}

Refinance	345,276,064	51%
Renovation	-	0%
Purchase	274,643,313	40%
Construction	42,699,137	6%
Other	20,657,280	3%

TOTAL **683,275,794** **100%**

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	2,594,841	0%
>10 & <=15yrs	11,395,748	2%
>15 & <=20yrs	43,138,699	6%
>20 & <=25yrs	69,972,610	10%
>25yrs	556,173,895	82%

TOTAL **683,275,794** **100%**

Owner/Investment split ⁴

Owner Occupied	540,284,455	79%
Investment	142,991,339	21%

TOTAL **683,275,794** **100%**

Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	-	0%
> 5.00% & <= 6.00%	1,754,955	0%
<= 5.00%	681,520,840	100%

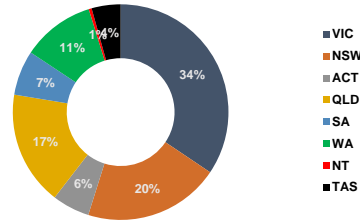
TOTAL **683,275,794** **100%**

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	4,272,503	1%
>85% & <= 90%	27,054,694	4%
>80% & <= 85%	40,010,499	6%
>75% & <= 80%	76,997,985	11%
>70% & <= 75%	107,816,127	16%
>65% & <= 70%	104,517,230	15%
>60% & <= 65%	81,434,861	12%
>55% & <= 60%	44,695,832	7%
>50% & <= 55%	41,142,384	6%
>45% & <= 50%	39,835,850	6%
>40% & <= 45%	27,323,914	4%
>35% & <= 40%	16,861,642	2%
>30% & <= 35%	16,373,689	2%
>25% & <= 30%	18,335,973	3%
<=25%	36,802,612	5%

TOTAL **683,275,794** **100%**

Geographical Location



Loan Security ²

House	527,898,039	77%
Land	192,171	0%
Apartment	83,881,819	12%
Unit	30,785,434	5%
Townhouse	28,590,295	4%
Other	11,928,036	2%

TOTAL **683,275,794** **100%**

Interest Option

Variable	445,837,235	65%
Fixed <3 years	232,120,938	34%
Fixed >3 years	5,317,621	1%

TOTAL **683,275,794** **100%**

Mortgage Insurance

Genworth	44,701,141	7%
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Uninsured	573,480,777	83%
QBE	65,093,876	10%

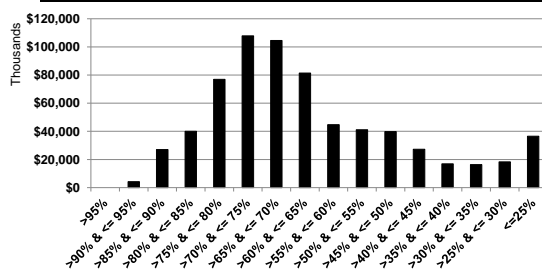
TOTAL **683,275,794** **100%**

Loan Size

>\$250,000	471,161,896	69%
>\$200,000 & <=\$250,000	68,370,929	10%
>\$150,000 & <=\$200,000	64,711,286	9%
>\$100,000 & <=\$150,000	40,561,536	6%
>\$50,000 & <=\$100,000	26,204,148	4%
<=\$50,000	12,265,999	2%

TOTAL **683,275,794** **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.

Arrears

	31 December 2021	30 November 2021	31 October 2021
30-59 days			
Number of loans	8	3	3
Outstanding Balance (\$)	2,264,366	586,313	748,745
% of Pool Outstanding Balance	0.33%	0.08%	0.10%
60-89 days			
Number of loans	1	3	3
Outstanding Balance (\$)	311,210	821,726	662,769
% of Pool Outstanding Balance	0.05%	0.12%	0.09%
90+ days			
Number of loans	6	7	7
Outstanding Balance (\$)	2,039,525	2,398,634	2,399,681
% of Pool Outstanding Balance	0.30%	0.34%	0.33%
TOTAL Delinquencies			
Number of loans	15	13	13
Outstanding Balance (\$)	4,615,101	3,806,673	3,811,195
% of Pool Outstanding Balance	0.68%	0.54%	0.53%
Pool Information			
Number of loans	3,130	3,189	3,259
Outstanding Balance (\$ m)	683	703	722

Repayment Holiday COVID-19

	31 December 2021	30 November 2021	31 October 2021
Number of loans	1	0	2
Outstanding Balance (\$)	455,149	0	1,159,331
% of Pool Outstanding Balance	0.01%	0.00%	0.04%

Foreclosure & Mortgage Insurance claims since inception

	<u>Loan count</u>	<u>Amount</u>
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 for a limited period.

Facilities & Reserve

Liquidity Facility

Opening Balance (collateral posted)	7,027,522
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(194,764)
Closing Outstanding Balance (collateral posted)	6,832,758

Redraw Funding Facility

Opening Balance	Nil
Drawn amount	Nil
Closing balance	Nil

Excess Income Reserve

Nil

Notional Swaps

Notional Swaps Value	231,000,000
% of fixed rate home loans	97%

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	11,856,905	24%
	- Non Metro	3,646,757	8%
NSW	- Metro	6,931,662	14%
	- Non Metro	4,323,812	9%
QLD	- Metro	5,193,970	11%
	- Non Metro	3,407,572	7%
SA	- Metro	3,057,135	6%
	- Non Metro	-	0%
WA	- Metro	5,959,500	12%
	- Non Metro	550,226	1%
TAS	- Metro	619,840	1%
	- Non Metro	190,971	0%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	2,811,703	6%
	- Non Metro	-	0%
TOTAL		48,550,053	100%

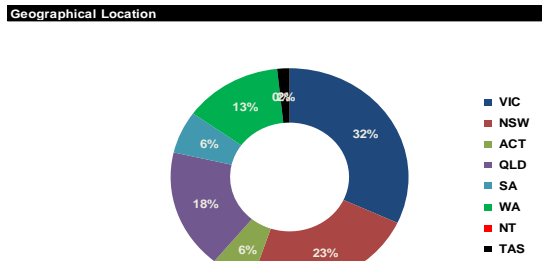
Loan Purpose ^{1,3}			
Refinance		21,224,280	44%
Renovation		-	0%
Purchase		20,590,172	42%
Construction		6,395,569	13%
Other		340,032	1%
TOTAL		48,550,053	100%

Loan Term			
<=5 yrs		-	0%
>5 & <=10yrs		-	0%
>10 & <=15yrs		-	0%
>15 & <=20yrs		402,551	1%
>20 & <=25yrs		2,642,084	5%
>25yrs		45,505,418	94%
TOTAL		48,550,053	100%

Owner/Investment split ¹			
Owner Occupied		38,762,615	80%
Investment		9,787,438	20%
TOTAL		48,550,053	100%

Interest Rate Exposure			
> 8.00%		-	0%
> 7.00% & <= 8.00%		-	0%
> 6.00% & <= 7.00%		-	0%
> 5.00% & <= 6.00%		-	0%
<= 5.00%		48,550,053	100%
TOTAL		48,550,053	100%

Loan to Value Ratio			
>95%		-	0%
>90% & <= 95%		1,500,801	3%
>85% & <= 90%		8,863,893	19%
>80% & <= 85%		2,895,629	6%
>75% & <= 80%		5,081,228	10%
>70% & <= 75%		5,375,948	11%
>65% & <= 70%		3,255,482	7%
>60% & <= 65%		6,653,888	14%
>55% & <= 60%		2,435,755	5%
>50% & <= 55%		3,682,452	8%
>45% & <= 50%		4,057,192	8%
>40% & <= 45%		4,015,642	8%
>35% & <= 40%		475,352	1%
>30% & <= 35%		176,186	0%
>25% & <= 30%		-	0%
<=25%		81,006	0%
TOTAL		48,550,053	100%

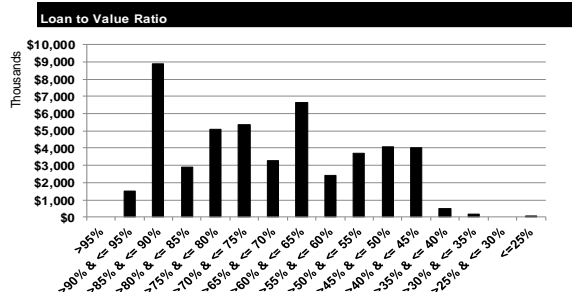


Loan Security ²			
House		39,374,745	81%
Land		-	0%
Apartment		4,852,449	10%
Unit		373,945	1%
Townhouse		3,515,634	7%
Other		433,280	1%
TOTAL		48,550,053	100%

Interest Option			
Variable		29,241,655	60%
Fixed <3 years		18,218,656	38%
Fixed >3 years		1,089,742	2%
TOTAL		48,550,053	100%

Mortgage Insurance			
Genworth		711,597	1%
HLIC Govt		-	0%
Uninsured		33,366,317	69%
QBE		14,472,139	30%
Dual Insured		-	0%
TOTAL		48,550,053	100%

Loan Size			
>\$250,000		39,453,580	81%
>\$200,000 & <\$250,000		3,516,866	7%
>\$150,000 & <\$200,000		2,888,630	6%
>\$100,000 & <\$150,000		1,745,363	4%
>\$50,000 & <\$100,000		738,221	2%
<= \$50,000		207,394	0%
TOTAL		48,550,053	100%



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