

SMHL SECURITISATION FUND 2012 -2

Monthly Investment Report as at 09 October 2019



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Bloomberg Screen: SMHL <MTGE>

Summary

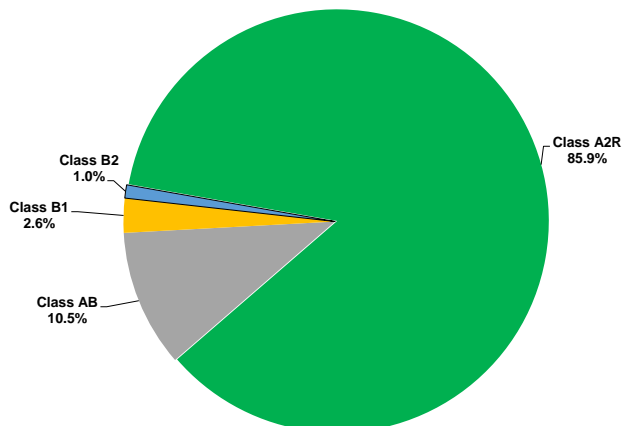
Fund: SMHL Securitisation Fund 2012 -2
 Cut-Off Date: 02 October 2019
 Payment Date: 09 October 2019
 Issuer: Perpetual Limited as trustee for SMHL Securitisation Fund 2012-2
 Joint Lead Managers: National Australia Bank Limited (ABN 12 004 044 937)
 Westpac Banking Corporation (ABN 33 007 457 141)
 Credit Suisse AG, Sydney Branch (ABN 17 061 700 712)
 Macquarie Bank Limited (ABN 46 008 583 542)
 Arranger: Macquarie Bank Limited (ABN 46 008 583 542)
 Trust Manager: ME Portfolio Management Limited (ABN 79 005 964 134)
 Security Trustee: Perpetual Trustee Company Limited (ABN 42 000 001 007)
 Liquidity Facility Provider: PT Limited as nominee for Perpetual Trustee Limited as trustee for the SMHL Origination Fund No.3
 Payment Facility Provider: PT Limited as nominee for Perpetual Trustee Limited as trustee for the SMHL Origination Fund No.3
 Redraw Facility Provider: PT Limited as nominee for Perpetual Trustee Limited as trustee for the SMHL Origination Fund No.3
 Interest Rate Swap Provider: Westpac Banking Corporation (ABN 33 007 457 141)
 Issue Date: 25 September 2012
 Legal Final Maturity Date: 9 July 2043

Security Classes

Class Name :	A1	A2R	AB	B1	B2
ISIN:	AU3FN0016598	AU3FN0038196	AU3FN0016606	AU3FN0016614	AU3FN0016622
Rating Agency:	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P	S&P
Rating:	AAA(sf) / AAAsf	AAA(sf) / AAAsf	AAA(sf) / AAAsf	AA-(sf) / NR	AA-(sf) / NR
Currency:	AUD	AUD	AUD	AUD	AUD
Original Balance at Issue:	664,000,000.00	80,000,000.00	41,600,000.00	10,400,000.00	4,000,000.00
Base Rate:	BBSW1 M	BBSW1 M	BBSW1 M	BBSW1 M	BBSW1 M
Margin above base rate:	1.35%	0.93%	3.00%	Undisclosed	Undisclosed
Expected Average Life to call:	2.4yr	2.0yr	5.21yr	5.21yr	5.21yr
Distribution Frequency:	Monthly	Monthly	Monthly	Monthly	Monthly
Coupon Type:	Floating	Floating	Floating	Floating	Floating
Principal payment type:	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through

Bond Factors as at 09 October 2019

Fund:	0.10469145
Class A1	0.00000000
Class A2R	0.89897558
Class AB	0.21134138
Class B1	0.21134138
Class B2	0.21134138



Portfolio Structure

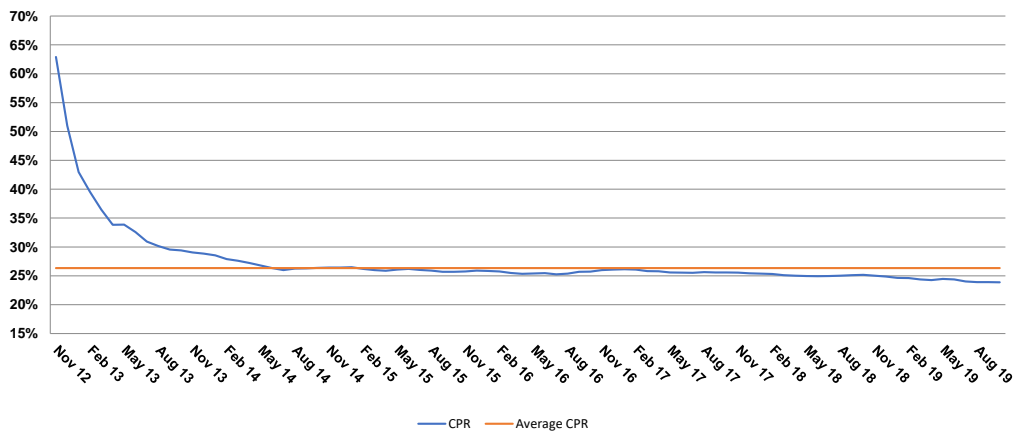
	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate	
				09 September 2019	09 October 2019	09 September 2019	09 October 2019
Class A1	-	-	-	-	-	2.401%	
Class A2R	73,829,756.30	1,911,710	71,918,046.07	undisclosed	undisclosed	undisclosed	
Class AB	9,025,502.99	233,702	8,791,801.20	30,053	30,053	4.051%	
Class B1	2,256,375.75	58,425	2,197,950.30	undisclosed	undisclosed	Undisclosed	
Class B2	867,836.83	22,471	845,365.50	undisclosed	undisclosed	Undisclosed	
Total Portfolio	85,979,472	2,226,309	83,753,163	30,053			

Pool Details

Number of Loans	2,258
Average Loan Size	37,092
Maximum Loan Size	560,852
Weighted Average LVR	36.98%
Maximum LVR	176.15%
WA Seeding (months)	165
WA Term to Maturity (years)	14
Full Documentation Loans	100.00%
WA Interest Rate	4.82%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	2 September 2019 to 2 October 2019	1 August 2019 to 2 October 2019	25 Sep 2012 to 2 October 2019
Repayment Analysis			
Balance @ Determination Date	85,979,472	89,993,485	800,000,000
Substitutions	-	-	-
Bond uplift / Redemptions	-	-	-
Scheduled Repayments	(486,071)	(1,502,651)	(83,005,207)
Prepayments	(3,503,463)	(10,879,055)	(912,856,774)
Redraw Advances	1,763,225	6,141,383	279,615,144
Topup Advances	-	-	-
Closing Balance	83,753,163	83,753,163	83,753,163
CPR	21.87%	19.67%	23.88%
SMM	2.04%	1.81%	2.25%



Current Position

Geographical Location

VIC	- Metro	18,624,021	22%
	- Non Metro	3,707,213	4%
NSW	- Metro	11,980,041	14%
	- Non Metro	6,877,384	8%
QLD	- Metro	8,216,726	10%
	- Non Metro	5,792,845	7%
SA	- Metro	5,320,433	6%
	- Non Metro	99,123	0%
WA	- Metro	11,690,895	14%
	- Non Metro	519,445	1%
TAS	- Metro	2,053,706	2%
	- Non Metro	1,646,827	2%
NT	- Metro	1,449,917	2%
	- Non Metro	-	0%
ACT	- Metro	5,774,589	7%

TOTAL 83,753,163 100%

Loan Purpose¹

Refinance	27,040,575	32%
Renovation	2,065,104	2%
Purchase	37,658,290	46%
Construction	5,302,197	6%
Other	11,686,997	14%

TOTAL 83,753,163 100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	160,902	0%
>10 & <=15yrs	478,702	1%
>15 & <=20yrs	3,536,743	4%
>20 & <=25yrs	35,431,839	42%
>25yrs	44,144,978	53%

TOTAL 83,753,163 100%

Owner/Investment split¹

Owner Occupied	59,952,555	72%
Investment	23,800,608	28%

TOTAL 83,753,163 100%

Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	141,850	0%
> 5.00% & <= 6.00%	20,466,984	24%
<= 5.00%	63,144,328	76%

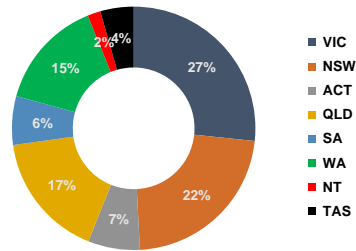
TOTAL 83,753,163 100%

Loan to Value Ratio

>95%	114,500	0%
>90% & <= 95%	-	0%
>85% & <= 90%	107,987	0%
>80% & <= 85%	228,073	0%
>75% & <= 80%	906,823	1%
>70% & <= 75%	2,045,684	2%
>65% & <= 70%	4,753,472	6%
>60% & <= 65%	5,380,605	6%
>55% & <= 60%	4,065,752	5%
>50% & <= 55%	5,073,608	6%
>45% & <= 50%	5,300,173	6%
>40% & <= 45%	6,624,644	8%
>35% & <= 40%	7,719,813	9%
>30% & <= 35%	7,924,053	9%
>25% & <= 30%	8,048,069	10%
<=25%	25,459,908	32%

TOTAL 83,753,163 100%

Geographical Location



Loan Security²

House	64,969,540	78%
Land	2,413,710	3%
Apartment	1,180,142	1%
Unit	14,087,772	17%
Townhouse	975,112	1%
Other	126,887	0%

TOTAL 83,753,163 100%

Interest Option

Variable	83,753,163	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%

TOTAL 83,753,163 100%

Mortgage Insurance

Genworth Financial	81,632,181	97%
HLIC Govt	2,120,982	3%
Uninsured	-	0%
QBE	-	0%

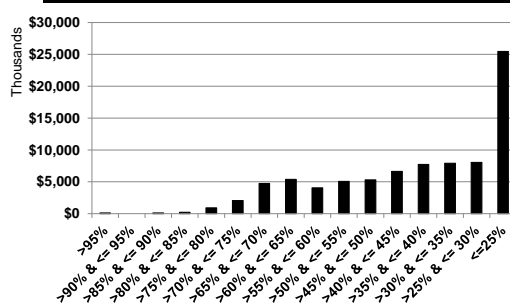
TOTAL 83,753,163 100%

Loan Size

>\$250,000	13,124,378	16%
>\$200,000 & <\$250,000	6,047,226	7%
>\$150,000 & <\$200,000	10,016,244	12%
>\$100,000 & <\$150,000	14,618,146	17%
>\$50,000 & <\$100,000	23,003,024	28%
<= \$50,000	16,944,144	20%

TOTAL 83,753,163 100%

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.

Arrears

	2 October 2019	2 September 2019	1 August 2019
30-59 days			
Number of loans	4	5	8
Outstanding Balance (\$)	232,198	518,530	250,662
% of Pool Outstanding Balance	0.28%	0.60%	0.28%
60-89 days			
Number of loans	2	5	3
Outstanding Balance (\$)	97,932	54,739	265,810
% of Pool Outstanding Balance	0.12%	0.06%	0.30%
90+ days			
Number of loans	7	6	5
Outstanding Balance (\$)	592,131	579,259	505,678
% of Pool Outstanding Balance	0.71%	0.67%	0.57%
TOTAL Delinquencies			
Number of loans	13	16	16
Outstanding Balance (\$)	922,261	1,152,528	1,022,149
% of Pool Outstanding Balance	1.10%	1.34%	1.16%
Pool Information			
Number of loans	2,258	2,285	2,308
Outstanding Balance (\$ m)	84	86	88

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Foreclosure & Mortgage Insurance claims since inception

	<u>Loan count</u>	<u>Amount</u>
Outstanding Balance of Defaulted Loans	1	260,276
Proceeds of sale	1	214,336
Loss on sale of property	1	137,274
Claims submitted to Insurer	1	137,274
Claims paid by Insurer	1	136,414
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	1	890
Claims 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 cover¹ for a limited period.

Facilities & ReserveLiquidity Facility

Opening Balance	773,815
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	20,037
Closing Outstanding Balance	<u>753,778</u>

Payment Funding Facility

150,000

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 2012-2. 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 2012-2 (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.

