

SMHL SERIES SECURITISATION FUND 2017-1



Monthly Investment Report as at 27 February 2023

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Bloomberg Screen: SMHL <MTGE>



Summary

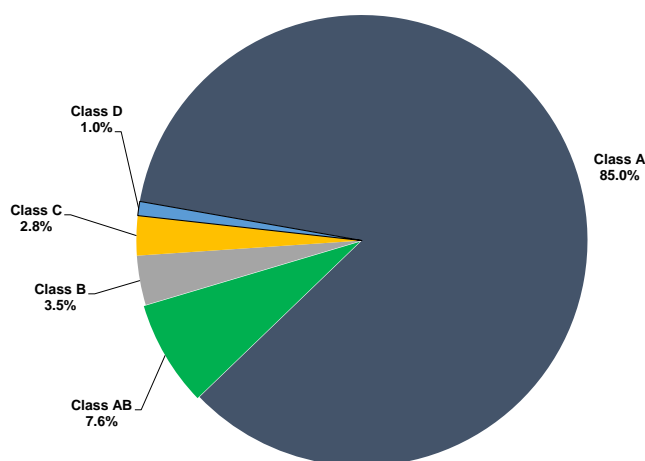
Fund: SMHL Series Securitisation Fund 2017-1
 Cut-Off Date: 16 February 2023
 Payment Date: 27 February 2023
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2017-1
 Joint Lead Managers: National Australia Bank Limited (ABN 12 004 044 937)
 Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Deutsche Bank AG, Sydney Branch (ABN 13 064 165 162)
 Westpac Banking Corporation (ABN 33 007 457 141)
 National Australia Bank Limited (ABN 12 004 044 937)
 Arranger: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")
 Trust Manager: Perpetual Trustee Company Limited (ABN 42 000 001 007)
 Security Trustee: 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)
 Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)
 Issue Date: 21 September 2017
 Legal Final Maturity Date: April 2049

Security Classes

Class Name :	A	AB	B	C	D	E
ISIN:	AU3FN0037677	AU3FN0037693	AU3FN0037719	AU3FN0037743	AU3FN0037768	AU3FN0037784
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:	1,380,000,000.00	56,250,000.00	26,250,000.00	21,000,000.00	7,500,000.00	9,000,000.00
Base Rate:	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW
Margin above base rate:	0.98%	1.55%	2.15%	2.90%	3.80%	5.90%
Expected Average Life to call:	2.6 years	4.7 years	4.7 years	4.7 years	4.7 years	4.7 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 27 February 2023

Fund:	0.12093901
Class A	0.11042131
Class AB	0.24189258
Class B	0.24189258
Class C	0.24189258
Class D	0.24189258
Class E	0.24189258



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate
				27 January 2023	27 February 2023	27 January 2023
Class A	155,157,801	2,776,392	152,381,409	545,389.02		4.139%
Class AB	13,854,368	247,910	13,606,458	55,405.97		4.709%
Class B	6,465,372	115,691	6,349,680	29,150.80		5.309%
Class C	5,172,297	92,553	5,079,744	26,615.32		6.059%
Class D	1,847,249	33,055	1,814,194	10,917.48		6.959%
Class E	2,216,699	39,666	2,177,033	17,054.59		9.059%
Total Portfolio	184,713,786	3,305,267	181,408,519	684,533		

European CRR invested amount (as per Article 405) \$ 11,534,955

Pool Details

Number of Loans	2,749
Average Loan Size	65,991
Maximum Loan Size	608,387
Weighted Average LVR	43.47%
Maximum LVR	200.87%
WA Seeding (months)	153
WA Term to Maturity (years)	16
Full Documentation Loans	100.00%
WA Interest Rate	6.76%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	17 January 2023 to 16 February 2023	15 December 2022 to 16 February 2023	21 September 2017 to 16 February 2023
Repayment Analysis			
Balance @ Determination Date	184,713,786	195,656,305	1,500,000,000
Substitution	-	-	-
Scheduled Repayments	(940,214)	(2,924,114)	(163,443,360)
Prepayments	(3,462,229)	(15,290,023)	(1,426,468,221)
Redraw Advances	1,097,176	3,966,351	271,320,099
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	181,408,519	181,408,519	181,408,519
CPR	14.40%	21.40%	28.20%
SMM	1.29%	1.99%	2.72%

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Current Position

Geographical Location

VIC	- Metro	39,489,399	22%
	- Non Metro	11,156,002	6%
NSW	- Metro	23,138,979	13%
	- Non Metro	13,121,794	7%
QLD	- Metro	13,517,061	7%
	- Non Metro	9,369,718	5%
SA	- Metro	7,291,427	4%
	- Non Metro	1,540,371	1%
WA	- Metro	30,914,891	17%
	- Non Metro	1,662,707	1%
TAS	- Metro	5,896,461	3%
	- Non Metro	4,311,419	2%
NT	- Metro	3,725,323	2%
	- Non Metro	334,919	0%
ACT	- Metro	15,938,048	9%
	- Non Metro	-	0%
TOTAL		181,408,519	100%

Loan Purpose¹

Refinance	51,264,982	28%
Renovation	-	0%
Purchase	71,886,405	40%
Construction	7,245,653	4%
Equity Release	51,011,479	28%
TOTAL	181,408,519	100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	988,952	1%
>10 & <=15yrs	5,241,054	3%
>15 & <=20yrs	12,125,732	7%
>20 & <=25yrs	28,153,720	16%
>25yrs	134,899,061	73%
TOTAL	181,408,519	100%

Owner/Investment split¹

Owner Occupied	150,598,188	83%
Investment	30,810,331	17%
TOTAL	181,408,519	100%

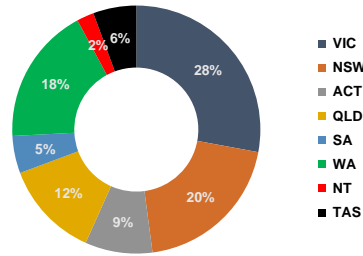
Interest Rate Exposure

> 8.00%	11,726,658	6%
> 7.00% & <= 8.00%	71,574,392	41%
> 6.00% & <= 7.00%	53,073,950	29%
> 5.00% & <= 6.00%	43,931,912	24%
<= 5.00%	1,101,606	0%
TOTAL	181,408,519	100%

Loan to Value Ratio

>95%	60,262	0%
>90% & <= 95%	535,352	0%
>85% & <= 90%	742,956	0%
>80% & <= 85%	1,174,936	1%
>75% & <= 80%	3,855,675	2%
>70% & <= 75%	9,259,922	5%
>65% & <= 70%	12,570,325	7%
>60% & <= 65%	11,747,788	6%
>55% & <= 60%	17,482,577	10%
>50% & <= 55%	13,913,478	8%
>45% & <= 50%	16,319,717	9%
>40% & <= 45%	14,096,784	8%
>35% & <= 40%	12,095,390	7%
>30% & <= 35%	13,485,209	7%
>25% & <= 30%	16,930,312	9%
<=25%	37,137,837	21%
TOTAL	181,408,519	100%

Geographical Location



Loan Security²

House	155,764,110	86%
Land	-	0%
Apartment	5,069,136	3%
Unit	16,812,373	9%
Townhouse	2,500,554	1%
Other	1,262,345	1%
TOTAL	181,408,519	100%

Interest Option

Variable	181,331,092	100%
Fixed <3 years	77,427	0%
Fixed >3 years	-	0%
TOTAL	181,408,519	100%

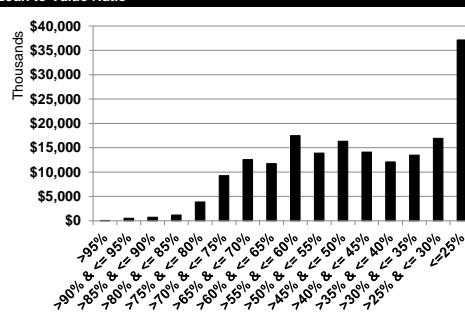
Mortgage Insurance

Genworth Financial	87,679,665	48%
HLIC Govt	-	0%
Uninsured	93,566,368	52%
QBE	162,486	0%
TOTAL	181,408,519	100%

Loan Size

>\$250,000	46,929,001	25%
>\$200,000 & <=\$250,000	25,303,419	14%
>\$150,000 & <=\$200,000	32,087,967	18%
>\$100,000 & <=\$150,000	30,518,684	17%
>\$50,000 & <=\$100,000	30,252,423	17%
<=\$50,000	16,317,025	9%
TOTAL	181,408,519	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 ma in 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

	16 February 2023	17 January 2023	15 December 2022
30-59 days			
Number of loans	8	5	5
Outstanding Balance (\$)	1,184,340	904,002	564,876
% of Pool Outstanding Balance	0.65%	0.49%	0.30%
60-89 days			
Number of loans	2	4	3
Outstanding Balance (\$)	426,786	826,018	665,742
% of Pool Outstanding Balance	0.24%	0.45%	0.35%
90+ days			
Number of loans	14	13	15
Outstanding Balance (\$)	2,338,470	2,171,603	2,717,400
% of Pool Outstanding Balance	1.29%	1.18%	1.42%
TOTAL Delinquencies			
Number of loans	24	22	23
Outstanding Balance (\$)	3,949,596	3,901,623	3,948,018
% of Pool Outstanding Balance	2.18%	2.11%	2.07%
Pool Information			
Number of loans	2,749	2,792	2,828
Outstanding Balance (\$ m)	181	185	191

Repayment Holiday COVID-19

	16 February 2023	17 January 2023	15 December 2022
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	8	1,572,705
Proceeds of sale	4	817,249
Loss on sale of property	2	28,273
Claims submitted to Insurer	1	102,273
Claims paid by Insurer	1	94,520
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	1	7,883
Claims Reduced/Denied by Insurers	1	7,883

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 & Reserve

Liquidity Facility

Opening Balance	1,825,422
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(34,705)
Closing Outstanding Balance	<u>1,790,717</u>

Notional Swaps

Notional Swaps Value	-
Notional Swap to Fixed Home Loans	0.00%

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 2017-1. 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 2017-1 (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 2017-1 CRD

Geographical Location			
VIC	- Metro	1,810,415	16%
	- Non Metro	975,309	8%
NSW	- Metro	2,002,958	17%
	- Non Metro	768,961	7%
QLD	- Metro	947,425	8%
	- Non Metro	499,824	4%
SA	- Metro	977,906	8%
	- Non Metro	-	0%
WA	- Metro	2,426,064	21%
	- Non Metro	-	0%
TAS	- Metro	247,822	2%
	- Non Metro	756,299	7%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	121,972	1%
	- Non Metro	-	0%
TOTAL		11,534,955	100%

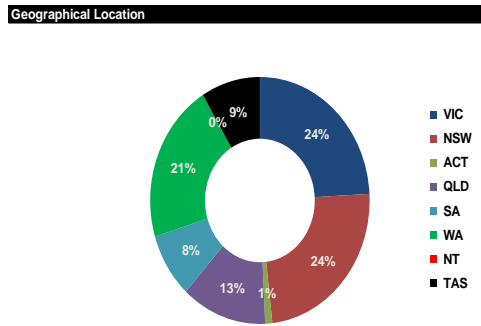
Loan Purpose ¹			
Refinance		4,444,066	39%
Renovation		-	0%
Purchase		4,987,209	43%
Construction		709,395	6%
Equity Release		1,394,286	12%
TOTAL		11,534,955	100%

Loan Term			
<=5 yrs		-	0%
>5 & <=10yrs		-	0%
>10 & <=15yrs		122,520	1%
>15 & <=20yrs		387,400	3%
>20 & <=25yrs		2,062,874	18%
>25yrs		8,962,161	78%
TOTAL		11,534,955	100%

Owner/Investment split ¹			
Owner Occupied		8,882,651	77%
Investment		2,652,304	23%
TOTAL		11,534,955	100%

Interest Rate Exposure			
> 8.00%		352,143	3%
> 7.00% & <= 8.00%		1,134,377	10%
> 6.00% & <= 7.00%		2,148,775	19%
> 5.00% & <= 6.00%		2,928,038	25%
<= 5.00%		4,973,622	43%
TOTAL		11,534,955	100%

Loan to Value Ratio			
>95%		-	0%
>90% & <= 95%		-	0%
>85% & <= 90%		-	0%
>80% & <= 85%		336,985	3%
>75% & <= 80%		580,739	5%
>70% & <= 75%		390,326	3%
>65% & <= 70%		2,029,542	18%
>60% & <= 65%		1,730,846	15%
>55% & <= 60%		1,452,603	13%
>50% & <= 55%		371,349	3%
>45% & <= 50%		1,279,846	11%
>40% & <= 45%		354,047	3%
>35% & <= 40%		248,791	2%
>30% & <= 35%		515,633	4%
>25% & <= 30%		883,555	8%
<=25%		1,360,693	12%
TOTAL		11,534,955	100%

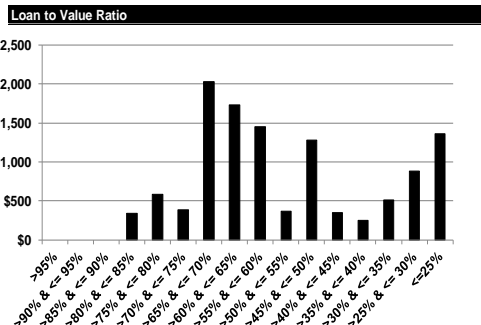


Loan Security ²			
House		9,138,881	79%
Land		-	0%
Apartment		1,125,071	10%
Unit		1,228,858	11%
Townhouse		-	0%
Other		42,146	0%
TOTAL		11,534,955	100%

Interest Option			
Variable		5,888,016	51%
Fixed <3 years		5,489,104	48%
Fixed >3 years		157,836	1%
TOTAL		11,534,955	100%

Mortgage Insurance			
Genworth Financial		3,733,458	32%
HLIC Govt		-	0%
Uninsured		7,801,498	68%
QBE		-	0%
TOTAL		11,534,955	100%

Loan Size			
>\$250,000		5,196,582	46%
>\$200,000 & <=\$250,000		690,752	6%
>\$150,000 & <=\$200,000		2,132,849	18%
>\$100,000 & <=\$150,000		1,157,357	10%
>\$50,000 & <=\$100,000		1,859,458	16%
<= \$50,000		497,958	4%
TOTAL		11,534,955	100%



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