

SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 23 May 2022



SMHL

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Bloomberg Screen: SMHL <MTGE>

Summary

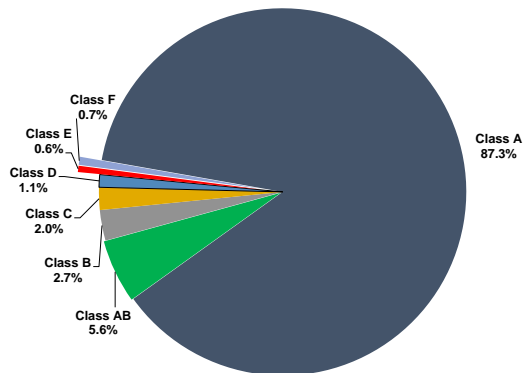
Trust: SMHL Securitisation Trust 2020-1
 Collection Period end date: 30 April 2022
 Payment Date: 23 May 2022
 Issuer and Trustee: Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1
 Joint Lead Managers: Australia and New Zealand Banking Group (ABN 11 005 357 522) ("ANZ")
 Commonwealth Bank of Australia (ABN 48 123 123 124) ("CBA")
 MUFU Securities Americas Inc. (ARBN 612 562 008) ("MUFU")
 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)
 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(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 23 May 2022

Fund:	0.61403472
Class A	0.58047252
Class AB	1.00000000
Class B	1.00000000
Class C	1.00000000
Class D	1.00000000
Class E	1.00000000
Class F	1.00000000



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt	Current Interest Rate
				26 April 2022 23 May 2022	23 March 2022 23 May 2022
Class A	551,256,216.57	17,221,502	534,034,714.60	322,145.07	0.790%
Class AB	35,500,000.00	-	35,500,000.00	37,814.79	1.440%
Class B	17,000,000.00	-	17,000,000.00	23,138.63	1.840%
Class C	12,500,000.00	-	12,500,000.00	20,712.33	2.240%
Class D	7,000,000.00	-	7,000,000.00	18,071.51	3.490%
Class E	3,500,000.00	-	3,500,000.00	14,084.38	5.440%
Class F	4,500,000.00	-	4,500,000.00	23,600.96	7.090%
Total Portfolio	631,256,217	17,221,502	614,034,715	459,568	
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			47,177,265.04		

Pool Details

Number of Loans	2,894
Average Loan Size	212,175
Maximum Loan Size	954,700
Weighted Average LVR	60.37%
Maximum LVR	92.64%
WA Seeding (months)	46
WA Term to Maturity (years)	24
Full Documentation Loans	100.00%
WA Interest Rate	2.86%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	31 March 2022 to 30 April 2022	31 March 2022 to 30 April 2022	17 December 2020 to 30 April 2022
Repayment Analysis			
Balance @ Determination Date	631,256,217	664,554,961	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,231,461)	(6,860,733)	(46,685,322)
Prepayments	(16,464,095)	(50,540,150)	(376,522,883)
Redraw Advances	1,474,054	6,880,636	37,242,919
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	614,034,715	614,034,715	614,034,715
CPR	25.13%	23.95%	26.11%
SMM	2.38%	2.26%	2.49%

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Current Position

Geographical Location

VIC	- Metro	157,327,021	26%
	- Non Metro	46,932,105	8%
NSW	- Metro	82,095,358	13%
	- Non Metro	43,410,946	7%
QLD	- Metro	63,946,418	10%
	- Non Metro	43,160,091	7%
SA	- Metro	38,387,255	6%
	- Non Metro	4,132,857	1%
WA	- Metro	67,075,647	11%
	- Non Metro	2,798,460	0%
TAS	- Metro	19,979,552	3%
	- Non Metro	7,119,894	1%
NT	- Metro	2,962,720	0%
	- Non Metro	-	0%
ACT	- Metro	34,706,392	6%
	- Non Metro	-	0%

TOTAL 614,034,715 100%

Loan Purpose^{1,3}

Refinance	305,366,626	50%
Renovation		0%
Property Purchase	251,550,424	41%
Construction	38,129,319	6%
Equity Release	18,988,344	3%

TOTAL 614,034,715 100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	2,407,310	0%
>10 & <=15yrs	10,607,002	2%
>15 & <=20yrs	38,816,517	6%
>20 & <=25yrs	65,221,208	11%
>25yrs	496,982,677	81%

TOTAL 614,034,715 100%

Owner/Investment split⁴

Owner Occupied	484,854,887	79%
Investment	129,179,828	21%

TOTAL 614,034,715 100%

Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	-	0%
> 5.00% & <= 6.00%	1,969,106	0%
<= 5.00%	612,065,608	100%

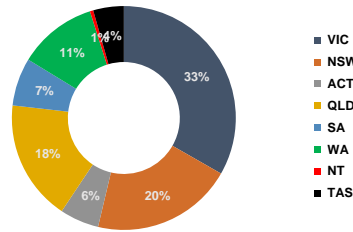
TOTAL 614,034,715 100%

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	1,235,677	0%
>85% & <= 90%	19,507,990	3%
>80% & <= 85%	35,195,472	6%
>75% & <= 80%	60,043,011	10%
>70% & <= 75%	92,441,185	15%
>65% & <= 70%	98,560,997	16%
>60% & <= 65%	75,460,049	12%
>55% & <= 60%	41,099,326	7%
>50% & <= 55%	40,399,696	7%
>45% & <= 50%	38,815,041	6%
>40% & <= 45%	25,649,372	4%
>35% & <= 40%	17,324,774	3%
>30% & <= 35%	16,773,491	3%
>25% & <= 30%	16,154,559	3%
<=25%	35,374,076	6%

TOTAL 614,034,715 100%

Geographical Location



Loan Security²

House	473,712,546	77%
Land	188,690	0%
Apartment	75,443,336	12%
Unit	26,278,231	4%
Townhouse	28,344,281	5%
Other	10,067,630	2%

TOTAL 614,034,715 100%

Interest Option

Variable	412,157,698	67%
Fixed <3 years	201,301,935	33%
Fixed >3 years	575,081	0%

TOTAL 614,034,715 100%

Mortgage Insurance

Genworth	43,505,994	7%
Uninsured	511,726,174	83%
QBE	58,802,546	10%
Dual Insured	-	0%

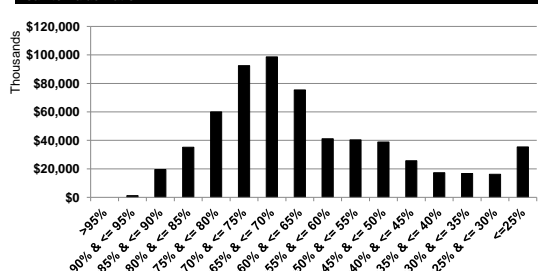
TOTAL 614,034,715 100%

Loan Size

>\$250,000	413,444,177	67%
>\$200,000 & <=\$250,000	67,228,830	11%
>\$150,000 & <=\$200,000	58,442,095	10%
>\$100,000 & <=\$150,000	38,209,369	6%
>\$50,000 & <=\$100,000	25,065,849	4%
<=\$50,000	11,644,395	2%

TOTAL 614,034,715 100%

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

	30 April 2022	31 March 2022	28 February 2022
30-59 days			
Number of loans	4	5	5
Outstanding Balance (\$)	654,625	1,369,350	1,496,656
% of Pool Outstanding Balance	0.11%	0.22%	0.23%
60-89 days			
Number of loans	4	6	7
Outstanding Balance (\$)	1,156,367	1,391,200	2,022,804
% of Pool Outstanding Balance	0.19%	0.22%	0.31%
90+ days			
Number of loans	9	6	4
Outstanding Balance (\$)	2,564,015	2,122,593	1,353,890
% of Pool Outstanding Balance	0.42%	0.34%	0.21%
TOTAL Delinquencies			
Number of loans	17	17	16
Outstanding Balance (\$)	4,375,007	4,883,142	4,873,350
% of Pool Outstanding Balance	0.71%	0.77%	0.75%
Pool Information			
Number of loans	2,894	2,960	3,022
Outstanding Balance (\$ m)	614	631	648

Repayment Holiday COVID-19

	30 April 2022	31 March 2022	28 February 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	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)	6,312,562
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(172,215)
Closing Outstanding Balance (collateral posted)	<u>6,140,347</u>

Redraw Funding Facility

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

Excess Income Reserve

Nil

Notional Swaps

Notional Swaps Value	191,000,000
% of fixed rate home loans	95%

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	11,822,690 25%
	- Non Metro	3,175,763 7%
NSW	- Metro	6,845,555 15%
	- Non Metro	3,970,285 8%
QLD	- Metro	5,435,435 12%
	- Non Metro	2,760,788 6%
SA	- Metro	3,080,900 7%
	- Non Metro	- 0%
WA	- Metro	5,932,311 13%
	- Non Metro	560,644 1%
TAS	- Metro	611,915 1%
	- Non Metro	189,495 0%
NT	- Metro	- 0%
	- Non Metro	- 0%
ACT	- Metro	2,791,484 6%
	- Non Metro	- 0%
TOTAL		47,177,265 100%

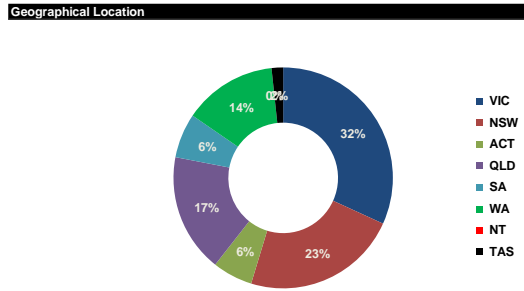
Loan Purpose ^{1,3}		
Refinance	20,086,291	43%
Renovation	-	0%
Property Purchase	20,416,490	43%
Construction	6,335,575	13%
Equity Release	338,909	1%
TOTAL	47,177,265	100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	-	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	398,370	1%
>20 & <=25yrs	2,625,885	6%
>25yrs	44,153,010	93%
TOTAL	47,177,265	100%

Owner/Investment split ¹		
Owner Occupied	38,145,825	81%
Investment	9,031,440	19%
TOTAL	47,177,265	100%

Interest Rate Exposure		
> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	-	0%
> 5.00% & <= 6.00%	-	0%
<= 5.00%	47,177,265	100%
TOTAL	47,177,265	100%

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	1,047,112	2%
>85% & <= 90%	7,684,161	18%
>80% & <= 85%	4,282,763	9%
>75% & <= 80%	3,159,577	7%
>70% & <= 75%	7,221,708	15%
>65% & <= 70%	3,412,321	7%
>60% & <= 65%	4,582,747	10%
>55% & <= 60%	2,887,472	6%
>50% & <= 55%	3,999,071	8%
>45% & <= 50%	3,015,291	6%
>40% & <= 45%	4,349,544	9%
>35% & <= 40%	1,385,081	3%
>30% & <= 35%	-	0%
>25% & <= 30%	-	0%
<=25%	150,417	0%
TOTAL	47,177,265	100%

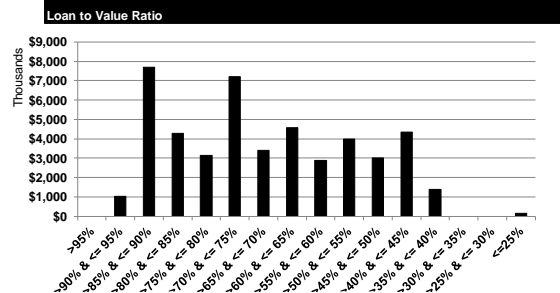


Loan Security ²		
House	38,076,760	81%
Land	-	0%
Apartment	4,820,271	10%
Unit	370,539	1%
Townhouse	3,480,531	7%
Other	429,164	1%
TOTAL	47,177,265	100%

Interest Option		
Variable	27,416,110	58%
Fixed <3 years	19,127,987	41%
Fixed >3 years	633,168	1%
TOTAL	47,177,265	100%

Mortgage Insurance		
Genworth	1,203,618	3%
HLIC Govt	-	0%
Uninsured	31,566,870	68%
QBE	13,597,287	29%
Dual Insured	809,490	2%
TOTAL	47,177,265	100%

Loan Size		
>\$250,000	38,585,907	83%
>\$200,000 & <=\$250,000	3,038,581	6%
>\$150,000 & <=\$200,000	3,053,098	6%
>\$100,000 & <=\$150,000	1,583,464	3%
>\$50,000 & <=\$100,000	726,218	2%
<= \$50,000	189,998	0%
TOTAL	47,177,265	100%



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