

SMHL SERIES SECURITISATION FUND 2016-1



Monthly Investment Report as at 26 May 2022

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Bloomberg Screen: SMHL <MTGE>



Summary

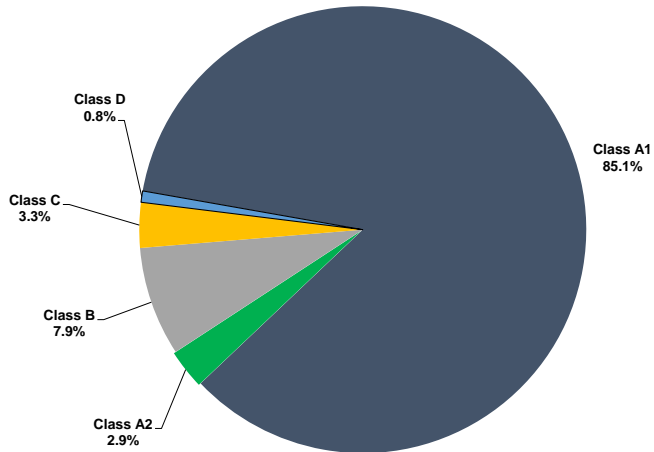
Fund: SMHL Series Securitisation Fund 2016-1
 Cut-Off Date: 19 May 2022
 Payment Date: 26 May 2022
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2016-1
 Joint Lead Managers: Westpac Banking Corporation (ABN 33 007 457 141)
 Macquarie Bank Limited (ABN 46 008 583 542)
 Commonwealth Bank of Australia (ABN 48 123 123 124)
 National Australia Bank Limited (ABN 12 004 044 937)
 Arranger: National Australia Bank Limited (ABN 12 004 044 937)
 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: Australia and New Zealand Banking Group Limited
 National Australia Bank Limited (ABN 12 004 044 937)
 Issue Date: 24 October 2016
 Legal Final Maturity Date: April 2048

Security Classes

Class Name :	A1	A2	B	C	D	E
ISIN:	AU3FN0032785	AU3FN0032793	AU3FN0032801	AU3FN0032819	AU3FN0032827	AU3FN0032835
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	46,500,000.00	43,500,000.00	18,000,000.00	4,500,000.00	7,500,000.00
Base Rate:	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW	1 month BBSW
Margin above base rate:	1.18%	1.75%	2.50%	3.15%	4.15%	6.15%
Expected Average Life to call:	2.7 years	2.7 years	5.6 years	5.6 years	5.6 years	5.6 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 26 May 2022

Fund:	0.10862945
Class A1	0.09918307
Class A2	0.09918307
Class B	0.29196634
Class C	0.29196634
Class D	0.29196634
Class E	0.29196634



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Coupon Rate
				26 April 2022 26 May 2022	26 April 2022 26 May 2022	
Class A1	141,744,768.58		4,872,138	136,872,630.40	147,958.24	1.270%
Class A2	4,776,182.42		164,170	4,612,012.55	7,223.16	1.840%
Class B	13,152,625.75		452,090	12,700,535.63	27,998.88	2.590%
Class C	5,442,465.83		187,072	5,255,394.05	14,493.36	3.240%
Class D	1,360,616.46		46,768	1,313,848.51	4,741.66	4.240%
Class E	2,267,694.09		77,947	2,189,747.52	11,630.47	6.240%
Total Portfolio	168,744,353		5,800,184	162,944,169	214,046	

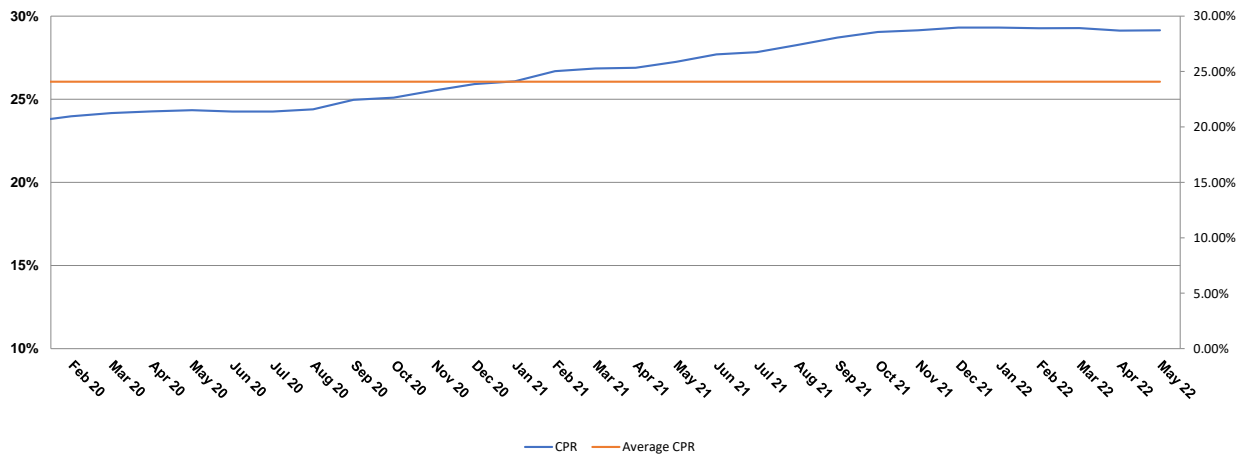
European CRR invested amount (as per Article 405) \$ 15,504,545.14

Pool Details

Number of Loans	2,344
Average Loan Size	69,515
Maximum Loan Size	773,050
Weighted Average LVR	46.94%
Maximum LVR	112.33%
WA Seeding (months)	144
WA Term to Maturity (years)	17
Full Documentation Loans	100.00%
WA Interest Rate	4.16%

Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	14 April 2022 to 19 May 2022	21 March 2022 to 19 May 2022	24 October 2016 to 19 May 2022
Repayment Analysis			
Balance @ Determination Date	168,744,353	178,328,088	1,500,000,000
Substitution	-	-	-
Bond uplift / Redemption	-	-	-
Scheduled Repayments	(768,002)	(2,346,859)	(156,239,464)
Prepayments	(6,476,622)	(16,603,008)	(1,433,868,614)
Redraw Advances	1,444,440	3,565,948	253,052,247
Closing Balance	162,944,169	162,944,169	162,944,169
CPR*	30.58%	26.40%	29.14%
SMM	3.00%	2.52%	2.83%



Current Position

Geographical Location

VIC	- Metro	30,606,543	19%
	- Non Metro	10,191,712	6%
NSW	- Metro	17,210,899	11%
	- Non Metro	13,177,055	8%
QLD	- Metro	14,126,216	9%
	- Non Metro	11,268,136	7%
SA	- Metro	7,213,546	4%
	- Non Metro	82,463	0%
WA	- Metro	30,474,560	19%
	- Non Metro	1,718,568	1%
TAS	- Metro	6,170,419	4%
	- Non Metro	3,842,900	2%
NT	- Metro	2,083,775	1%
	- Non Metro	-	0%
ACT	- Metro	14,777,378	9%
	- Non Metro	-	0%
TOTAL		162,944,169	100%

Loan Purpose¹

Refinance	44,189,631	27%
Renovation	-	0%
Purchase	60,221,461	37%
Construction	6,664,969	4%
Equity Release	51,868,108	32%
TOTAL	162,944,169	100%

Loan Term

<=5 yrs	45	0%
>5 & <=10yrs	752,049	0%
>10 & <=15yrs	7,386,280	5%
>15 & <=20yrs	7,698,658	5%
>20 & <=25yrs	28,739,098	18%
>25yrs	118,368,038	72%
TOTAL	162,944,169	100%

Owner/Investment split¹

Owner Occupied	124,424,231	76%
Investment	38,519,938	24%
TOTAL	162,944,169	100%

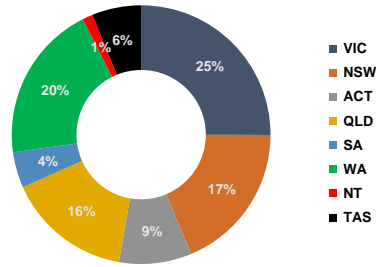
Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	-	0%
> 5.00% & <= 6.00%	18,360,271	11%
<= 5.00%	144,583,898	89%
TOTAL	162,944,169	100%

Loan to Value Ratio

>95%	1,410,724	1%
>90% & <= 95%	403,314	0%
>85% & <= 90%	1,636,549	1%
>80% & <= 85%	5,042,321	3%
>75% & <= 80%	4,873,998	3%
>70% & <= 75%	10,150,067	6%
>65% & <= 70%	13,026,325	8%
>60% & <= 65%	11,800,772	7%
>55% & <= 60%	12,688,837	8%
>50% & <= 55%	14,195,546	9%
>45% & <= 50%	12,248,626	8%
>40% & <= 45%	12,763,822	8%
>35% & <= 40%	12,508,407	8%
>30% & <= 35%	9,211,079	6%
>25% & <= 30%	10,617,355	7%
<=25%	30,366,428	17%
TOTAL	162,944,169	100%

Geographical Location



Loan Security²

House	136,761,888	84%
Land	24,641	0%
Apartment	3,682,117	2%
Unit	19,298,680	12%
Townhouse	3,176,843	2%
Other	-	0%
TOTAL	162,944,169	100%

Interest Option

Variable	162,944,169	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%
TOTAL	162,944,169	100%

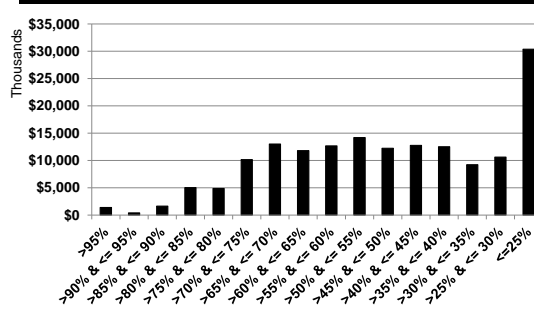
Mortgage Insurance

Genworth Financial	102,849,349	63%
HLIC Govt	-	0%
Uninsured	60,094,820	37%
QBE	-	0%
TOTAL	162,944,169	100%

Loan Size

>\$250,000	48,362,482	30%
>\$200,000 & <\$250,000	23,494,906	14%
>\$150,000 & <\$200,000	24,103,225	15%
>\$100,000 & <\$150,000	27,761,422	17%
>\$50,000 & <\$100,000	25,393,365	16%
<= \$50,000	13,828,768	8%
TOTAL	162,944,169	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

	19 May 2022	14 April 2022	21 March 2022
30-59 days			
Number of loans	3	6	6
Outstanding Balance (\$)	550,628	1,359,284	1,209,840
% of Pool Outstanding Balance	0.34%	0.81%	0.70%
60-89 days			
Number of loans	0	2	1
Outstanding Balance (\$)	0	348,227	262,785
% of Pool Outstanding Balance	0.00%	0.21%	0.15%
90+ days			
Number of loans	24	25	25
Outstanding Balance (\$)	5,031,839	5,320,424	5,322,512
% of Pool Outstanding Balance	3.09%	3.15%	3.09%
TOTAL Delinquencies			
Number of loans	27	33	32
Outstanding Balance (\$)	5,582,468	7,027,936	6,795,137
% of Pool Outstanding Balance	3.43%	4.16%	3.94%
Pool Information			
Number of loans	2,344	2,393	2,432
Outstanding Balance (\$ m)	163	169	172

Repayment Holiday COVID-19

	19 May 2022	14 April 2022	21 March 2022
Number of loans	0	0	0
Outstanding Balance (\$)	0	0	0
% of Pool Outstanding Balance	0.00%	0.00%	0.00%

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Foreclosure & Mortgage Insurance claims since inception

	<u>Loan count</u>	<u>Amount</u>
Outstanding Balance of Defaulted Loans	1	306,054
Proceeds of sale	1	268,309
Loss on sale of property	1	39,091
Claims submitted to Insurer	1	39,091
Claims paid by Insurer	1	38,080
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	0	0
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 cover* for a limited period.

Facilities & Reserve

Liquidity Facility

Opening Balance	1,634,615	
Liquidity facility drawn during the current month		
Repayment of Liquidity Draw for the previous periods		
Outstanding liquidity draws		
Reduction in Facility	(55,112)	
Closing Outstanding Balance	<u>1,579,503</u>	-

Redraw Funding Facility

Opening Balance	-	
Drawn amount	-	
Closing balance	-	

Notional Swaps

Notional Swaps Value

% of fixed rate home loans

-

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 2016-1. 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 2016-1 (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 2016-1 CRD

Geographical Location

VIC	- Metro	2,673,268	17%
	- Non Metro	718,851	5%
NSW	- Metro	910,344	6%
	- Non Metro	643,204	4%
QLD	- Metro	1,608,495	10%
	- Non Metro	1,891,074	12%
SA	- Metro	962,440	6%
	- Non Metro	-	0%
WA	- Metro	2,746,369	18%
	- Non Metro	489,581	3%
TAS	- Metro	505,578	3%
	- Non Metro	253,640	2%
NT	- Metro	192,266	1%
	- Non Metro	-	0%
ACT	- Metro	1,909,434	12%
	- Non Metro	-	0%
TOTAL		15,504,545	100%

Loan Purpose ¹

Refinance	6,509,826	42%
Renovation	-	0%
Purchase	7,101,950	46%
Construction	583,110	4%
Equity Release	1,309,658	8%
TOTAL	15,504,545	100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	68,839	0%
>10 & <=15yrs	302,905	2%
>15 & <=20yrs	618,948	4%
>20 & <=25yrs	1,775,185	11%
>25yrs	12,738,669	83%
TOTAL	15,504,545	100%

Owner/Investment split ¹

Owner Occupied	10,555,910	68%
Investment	4,948,635	32%
TOTAL	15,504,545	100%

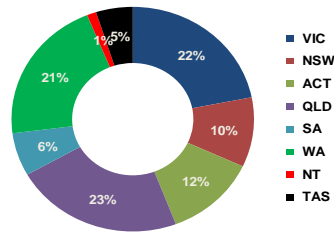
Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	-	0%
> 5.00% & <= 6.00%	836,005	5%
<= 5.00%	14,668,540	95%
TOTAL	15,504,545	100%

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	688,348	4%
>80% & <= 85%	345,434	2%
>75% & <= 80%	1,999,019	13%
>70% & <= 75%	646,055	4%
>65% & <= 70%	1,182,359	8%
>60% & <= 65%	2,225,256	15%
>55% & <= 60%	1,929,509	12%
>50% & <= 55%	776,335	5%
>45% & <= 50%	1,146,117	7%
>40% & <= 45%	1,427,119	9%
>35% & <= 40%	738,530	5%
>30% & <= 35%	304,170	2%
>25% & <= 30%	440,854	3%
<=25%	1,654,840	11%
TOTAL	15,504,545	100%

Geographical Location



Loan Security ²

House	13,860,946	89%
Land	-	0%
Apartment	305,755	2%
Unit	1,337,845	9%
Townhouse	-	0%
Other	-	0%
TOTAL	15,504,545	100%

Interest Option

Variable	6,816,316	44%
Fixed <3 years	8,462,532	55%
Fixed >3 years	225,697	1%
TOTAL	15,504,545	100%

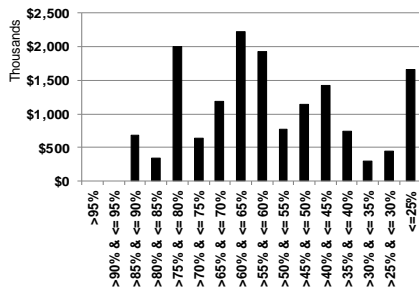
Mortgage Insurance

Genworth Financial	7,497,762	48%
HLIC Govt	-	0%
Uninsured	7,628,184	50%
QBE	378,599	2%
TOTAL	15,504,545	100%

Loan Size

>\$250,000	8,067,452	52%
>\$200,000 & <\$250,000	1,776,199	11%
>\$150,000 & <\$200,000	1,713,767	11%
>\$100,000 & <\$150,000	1,629,224	11%
>\$50,000 & <\$100,000	1,423,619	9%
<= \$50,000	894,285	6%
TOTAL	15,504,545	100%

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