

# SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 26 September 2022



**SMHL**

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**Bloomberg Screen:** SMHL <MTGE>

## Summary

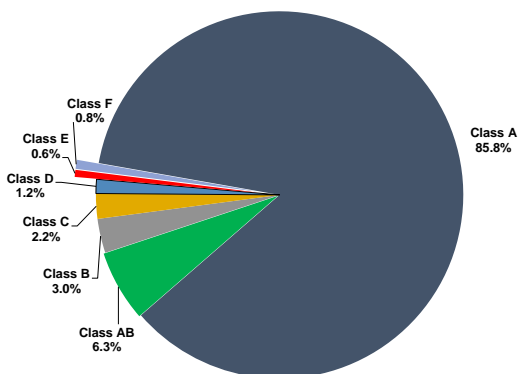
Trust: SMHL Securitisation Trust 2020-1  
 Collection Period end date: 31 August 2022  
 Payment Date: 26 September 2022  
 Issuer and Trustee: Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1  
 Joint Lead Managers: Australia and New Zealand Banking 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)  
 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 26 September 2022

Fund:	0.54789555
Class A	0.50858212
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
				23 August 2022 26 September 2022	23 August 2022 26 September 2022
Class A	484,955,842.37	17,060,291	467,895,551.29	1,206,190.14	2.670%
Class AB	35,500,000.00	-	35,500,000.00	109,790.70	3.320%
Class B	17,000,000.00	-	17,000,000.00	58,910.08	3.720%
Class C	12,500,000.00	-	12,500,000.00	47,973.77	4.120%
Class D	7,000,000.00	-	7,000,000.00	35,015.99	5.370%
Class E	3,500,000.00	-	3,500,000.00	23,865.53	7.320%
Class F	4,500,000.00	-	4,500,000.00	37,600.69	8.970%
<b>Total Portfolio</b>	<b>564,955,842</b>	<b>17,060,291</b>	<b>547,895,551</b>	<b>1,519,347</b>	
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			42,776,211.96		

## Pool Details

Number of Loans	2,622
Average Loan Size	208,961
Maximum Loan Size	1,319,586
Weighted Average LVR	59.23%
Maximum LVR	91.09%
WA Seeding (months)	50
WA Term to Maturity (years)	24
Full Documentation Loans	100.00%
WA Interest Rate	4.04%

## Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	31 July 2022 to 31 August 2022	31 July 2022 to 31 August 2022	17 December 2020 to 31 August 2022
<b>Repayment Analysis</b>			
Balance @ Determination Date	564,955,842	600,019,907	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,192,535)	(6,500,815)	(55,379,960)
Prepayments	(16,233,318)	(50,532,319)	(441,755,777)
Redraw Advances	1,365,562	4,908,778	45,031,289
Principal Draws / (Repayment of Principal Draws)	-	-	-
<b>Closing Balance</b>	<b>547,895,551</b>	<b>547,895,551</b>	<b>547,895,551</b>
CPR	27.48%	27.30%	26.04%
SMM	2.64%	2.62%	2.48%

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## Current Position

### Geographical Location

VIC	- Metro	141,810,051	26%
	- Non Metro	41,000,613	7%
NSW	- Metro	70,159,191	13%
	- Non Metro	40,380,574	7%
QLD	- Metro	56,407,809	10%
	- Non Metro	38,343,583	7%
SA	- Metro	33,636,927	6%
	- Non Metro	4,040,907	1%
WA	- Metro	59,575,413	11%
	- Non Metro	2,575,864	0%
TAS	- Metro	18,617,485	3%
	- Non Metro	6,033,555	1%
NT	- Metro	2,918,109	1%
	- Non Metro	-	0%
ACT	- Metro	32,395,470	6%
	- Non Metro	-	0%

**TOTAL** 547,895,551 100%

### Loan Purpose<sup>1,3</sup>

Refinance	270,643,801	49%
Renovation		0%
Property Purchase	229,056,086	42%
Construction	31,711,888	6%
Equity Release	16,483,775	3%

**TOTAL** 547,895,551 100%

### Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	2,232,204	0%
>10 & <=15yrs	9,729,327	2%
>15 & <=20yrs	34,858,973	6%
>20 & <=25yrs	58,356,530	11%
>25yrs	442,718,517	81%

**TOTAL** 547,895,551 100%

### Owner/Investment split<sup>4</sup>

Owner Occupied	435,550,031	79%
Investment	112,345,520	21%

**TOTAL** 547,895,551 100%

### Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	21,376,243	4%
> 5.00% & <= 6.00%	72,741,393	13%
<= 5.00%	453,777,915	83%

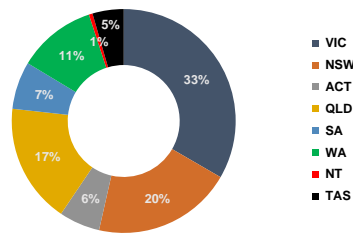
**TOTAL** 547,895,551 100%

### Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	518,215	0%
>85% & <= 90%	13,259,051	2%
>80% & <= 85%	27,613,303	5%
>75% & <= 80%	44,097,240	8%
>70% & <= 75%	82,757,179	15%
>65% & <= 70%	89,584,534	16%
>60% & <= 65%	65,081,349	12%
>55% & <= 60%	44,796,305	8%
>50% & <= 55%	36,068,961	7%
>45% & <= 50%	35,566,500	6%
>40% & <= 45%	24,757,018	5%
>35% & <= 40%	19,284,785	4%
>30% & <= 35%	15,000,520	3%
>25% & <= 30%	15,886,220	3%
<=25%	33,624,371	6%

**TOTAL** 547,895,551 100%

### Geographical Location



### Loan Security<sup>2</sup>

House	422,898,024	77%
Land	185,215	0%
Apartment	67,368,698	12%
Unit	23,664,158	4%
Townhouse	24,704,900	5%
Other	9,074,556	2%

**TOTAL** 547,895,551 100%

### Interest Option

Variable	390,191,899	71%
Fixed <3 years	157,508,131	29%
Fixed >3 years	195,522	0%

**TOTAL** 547,895,551 100%

### Mortgage Insurance

Genworth	39,721,491	7%
Uninsured	458,119,837	84%
QBE	50,054,223	9%

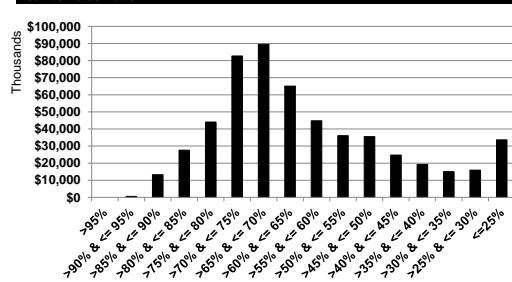
**TOTAL** 547,895,551 100%

### Loan Size

>\$250,000	363,292,558	67%
>\$200,000 & <=\$250,000	62,795,459	11%
>\$150,000 & <=\$200,000	54,258,580	10%
>\$100,000 & <=\$150,000	34,819,863	6%
>\$50,000 & <=\$100,000	22,447,164	4%
<=\$50,000	10,281,928	2%

**TOTAL** 547,895,551 100%

### 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 August 2022	31 July 2022	30 June 2022
<b>30-59 days</b>			
Number of loans	2	2	2
Outstanding Balance (\$)	407,974	287,042	352,140
% of Pool Outstanding Balance	0.07%	0.05%	0.06%
<b>60-89 days</b>			
Number of loans	3	3	5
Outstanding Balance (\$)	820,655	974,976	1,109,149
% of Pool Outstanding Balance	0.15%	0.17%	0.19%
<b>90+ days</b>			
Number of loans	8	8	8
Outstanding Balance (\$)	2,197,171	2,045,901	2,044,746
% of Pool Outstanding Balance	0.40%	0.36%	0.35%
<b>TOTAL Delinquencies</b>			
Number of loans	13	13	15
Outstanding Balance (\$)	3,425,800	3,307,919	3,506,035
% of Pool Outstanding Balance	0.63%	0.59%	0.60%
<b>Pool Information</b>			
Number of loans	2,622	2,690	2,769
Outstanding Balance (\$ m)	548	565	585

**Repayment Holiday COVID-19**

	31 August 2022	31 July 2022	30 June 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)	5,649,558
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(170,603)
Closing Outstanding Balance (collateral posted)	<u>5,478,956</u>

### Redraw Funding Facility

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

### Excess Income Reserve

Nil

## Notional Swaps

Notional Swaps Value	164,000,000
% of fixed rate home loans	104%

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	10,352,883	24%
	- Non Metro	3,178,472	7%
NSW	- Metro	6,768,219	16%
	- Non Metro	3,908,408	9%
QLD	- Metro	5,395,009	13%
	- Non Metro	1,307,466	3%
SA	- Metro	2,839,028	7%
	- Non Metro	-	0%
WA	- Metro	5,588,501	13%
	- Non Metro	556,212	1%
TAS	- Metro	605,150	1%
	- Non Metro	187,940	0%
NT	- Metro	-	0%
	- Non Metro	-	0%
ACT	- Metro	2,088,927	5%
	- Non Metro	-	0%
<b>TOTAL</b>		<b>42,776,212</b>	<b>100%</b>

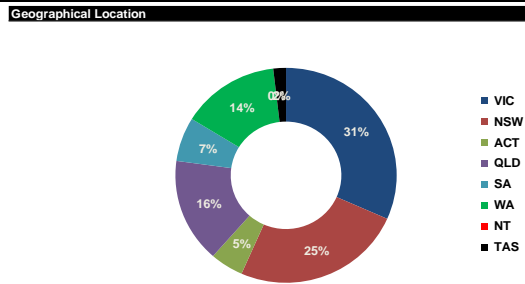
Loan Purpose <sup>1,3</sup>			
Refinance		17,305,210	40%
Renovation		-	0%
Property Purchase		19,327,801	45%
Construction		5,805,168	14%
Equity Release		338,033	1%
<b>TOTAL</b>		<b>42,776,212</b>	<b>100%</b>

Loan Term			
<=5 yrs		-	0%
>5 & <=10yrs		-	0%
>10 & <=15yrs		-	0%
>15 & <=20yrs		397,091	1%
>20 & <=25yrs		1,793,972	4%
>25yrs		40,585,149	95%
<b>TOTAL</b>		<b>42,776,212</b>	<b>100%</b>

Owner/Investment split <sup>1</sup>			
Owner Occupied		34,786,858	81%
Investment		7,989,354	19%
<b>TOTAL</b>		<b>42,776,212</b>	<b>100%</b>

Interest Rate Exposure			
> 8.00%		-	0%
> 7.00% & <= 8.00%		289,989	1%
> 6.00% & <= 7.00%		136,169	0%
> 5.00% & <= 6.00%		4,055,189	9%
<= 5.00%		38,294,865	90%
<b>TOTAL</b>		<b>42,776,212</b>	<b>100%</b>

Loan to Value Ratio			
>95%		-	0%
>90% & <= 95%		743,724	2%
>85% & <= 90%		5,399,217	12%
>80% & <= 85%		5,757,504	13%
>75% & <= 80%		3,827,424	9%
>70% & <= 75%		5,351,587	13%
>65% & <= 70%		4,562,527	11%
>60% & <= 65%		4,545,189	11%
>55% & <= 60%		2,212,611	5%
>50% & <= 55%		2,601,078	6%
>45% & <= 50%		4,453,820	10%
>40% & <= 45%		1,397,925	3%
>35% & <= 40%		1,597,670	4%
>30% & <= 35%		-	0%
>25% & <= 30%		100,116	0%
<=25%		225,820	1%
<b>TOTAL</b>		<b>42,776,212</b>	<b>100%</b>

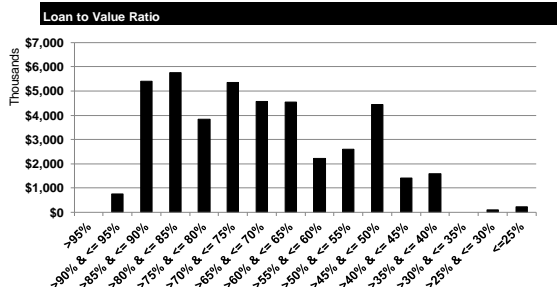


Loan Security <sup>2</sup>			
House		33,838,905	79%
Land		-	0%
Apartment		4,874,597	11%
Unit		367,078	1%
Townhouse		3,270,588	8%
Other		425,044	1%
<b>TOTAL</b>		<b>42,776,212</b>	<b>100%</b>

Interest Option			
Variable		28,373,691	66%
Fixed <3 years		14,402,521	34%
Fixed >3 years		-	0%
<b>TOTAL</b>		<b>42,776,212</b>	<b>100%</b>

Mortgage Insurance			
Genworth		1,190,986	3%
HLIC Govt		-	0%
Uninsured		28,035,238	67%
QBE		12,754,659	30%
Dual Insured		795,329	2%
<b>TOTAL</b>		<b>42,776,212</b>	<b>100%</b>

Loan Size			
>\$250,000		34,979,160	81%
>\$200,000 & <\$250,000		2,794,389	7%
>\$150,000 & <\$200,000		2,486,911	6%
>\$100,000 & <\$150,000		1,566,804	4%
>\$50,000 & <\$100,000		799,299	2%
<= \$50,000		149,649	0%
<b>TOTAL</b>		<b>42,776,212</b>	<b>100%</b>



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