

SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 24 April 2023



SMHL

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Bloomberg Screen: SMHL <MTGE>

Summary

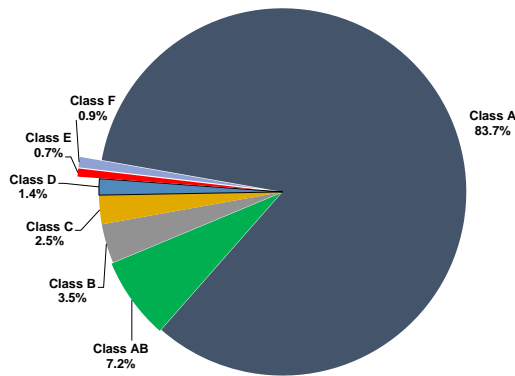
Trust: SMHL Securitisation Trust 2020-1
 Collection Period end date: 31 March 2023
 Payment Date: 24 April 2023
 Issuer and Trustee: Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1
 Joint Lead Managers: Australia and New Zealand Banking Group (ABN 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	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 24 April 2023

Fund:	0.45695675
Class A	0.41576603
Class AB	0.93065008
Class B	0.93065008
Class C	0.93065008
Class D	0.93065008
Class E	0.93065008
Class F	0.93065008



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Current Interest Rate	
				23 March 2023 24 April 2023	23 March 2023 24 April 2023		
Class A	393,433,032.74	10,928,284	382,504,748.34	1,493,536.47		4.330%	
Class AB	33,981,986.27	943,909	33,038,077.70	148,366.28		4.980%	
Class B	16,273,063.85	452,013	15,821,051.30	76,755.36		5.380%	
Class C	11,965,488.12	332,362	11,633,125.95	60,633.88		5.780%	
Class D	6,700,673.35	186,123	6,514,550.53	41,298.18		7.030%	
Class E	3,350,336.67	93,061	3,257,275.27	26,376.79		8.980%	
Class F	4,307,575.72	119,650	4,187,925.34	40,144.25		10.630%	
Total Portfolio	470,012,157	13,055,402	456,956,754	1,887,111			
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			37,223,240.16				

Pool Details

Number of Loans	2,294
Average Loan Size	199,196
Maximum Loan Size	1,305,893
Weighted Average LVR	57.43%
Maximum LVR	91.09%
WA Seeding (months)	57
WA Term to Maturity (years)	23
Full Documentation Loans	100.00%
WA Interest Rate	5.22%

Principal Collections & Prepayment Analysis

Repayment Analysis	Monthly	Quarterly	Since inception
	28 February 2023 to 31 March 2023	28 February 2023 to 31 March 2023	17 December 2020 to 31 March 2023
Balance @ Determination Date	470,012,157	491,008,131	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,188,145)	(6,620,868)	(71,071,234)
Prepayments	(12,362,993)	(32,482,713)	(529,575,381)
Redraw Advances	1,495,736	5,052,205	57,603,369
Principal Draws / (Repayment of Principal Draws)	-	-	-
Closing Balance	456,956,754	456,956,754	456,956,754
CPR	24.58%	20.73%	25.23%
SMM	2.32%	1.92%	2.39%

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Current Position

Geographical Location

VIC	- Metro	118,962,142	26%
	- Non Metro	35,264,748	8%
NSW	- Metro	61,347,022	13%
	- Non Metro	32,306,590	7%
QLD	- Metro	42,939,629	9%
	- Non Metro	32,442,739	7%
SA	- Metro	28,171,189	6%
	- Non Metro	2,704,967	1%
WA	- Metro	52,361,230	11%
	- Non Metro	1,957,410	0%
TAS	- Metro	16,058,868	4%
	- Non Metro	4,654,095	1%
NT	- Metro	2,841,147	1%
	- Non Metro	-	0%
ACT	- Metro	24,944,978	5%
	- Non Metro	-	0%

TOTAL 456,956,754 100%

Loan Purpose^{1,3}

Refinance	220,735,386	49%
Renovation	-	0%
Property Purchase	194,129,126	42%
Construction	29,115,041	6%
Equity Release	12,977,201	3%

TOTAL 456,956,754 100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	1,721,763	0%
>10 & <=15yrs	7,797,757	2%
>15 & <=20yrs	29,050,679	6%
>20 & <=25yrs	47,897,943	10%
>25yrs	370,488,613	82%

TOTAL 456,956,754 100%

Owner/Investment split⁴

Owner Occupied	365,472,752	80%
Investment	91,484,002	20%

TOTAL 456,956,754 100%

Interest Rate Exposure

> 8.00%	4,479,211	1%
> 7.00% & <= 8.00%	30,770,966	7%
> 6.00% & <= 7.00%	141,910,610	31%
> 5.00% & <= 6.00%	164,879,158	36%
<= 5.00%	114,916,809	25%

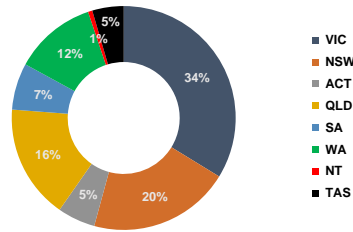
TOTAL 456,956,754 100%

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	219,523	0%
>85% & <= 90%	4,915,601	1%
>80% & <= 85%	21,466,556	5%
>75% & <= 80%	34,077,072	7%
>70% & <= 75%	54,366,008	12%
>65% & <= 70%	73,120,720	17%
>60% & <= 65%	56,583,461	12%
>55% & <= 60%	47,354,700	10%
>50% & <= 55%	32,237,088	7%
>45% & <= 50%	29,252,385	6%
>40% & <= 45%	24,187,835	5%
>35% & <= 40%	17,908,197	4%
>30% & <= 35%	18,875,250	4%
>25% & <= 30%	12,040,387	3%
<=25%	30,351,972	7%

TOTAL 456,956,754 100%

Geographical Location



Loan Security²

House	353,216,299	77%
Land	265,777	0%
Apartment	54,437,274	12%
Unit	19,679,685	4%
Townhouse	21,256,751	5%
Other	8,100,968	2%

TOTAL 456,956,754 100%

Interest Option

Variable	329,389,443	72%
Fixed <3 years	127,567,311	28%
Fixed >3 years	-	0%

TOTAL 456,956,754 100%

Mortgage Insurance

Genworth	32,499,875	7%
Uninsured	384,036,556	84%
QBE	40,420,324	9%
Dual Insured	-	0%

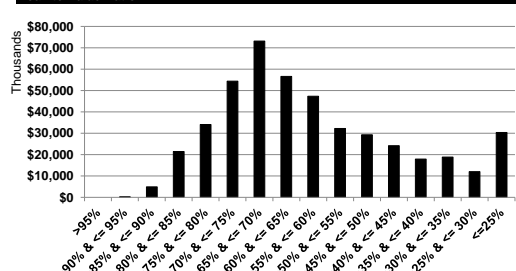
TOTAL 456,956,754 100%

Loan Size

>\$250,000	291,562,788	64%
>\$200,000 & <=\$250,000	55,561,392	12%
>\$150,000 & <=\$200,000	50,320,584	11%
>\$100,000 & <=\$150,000	30,998,200	7%
>\$50,000 & <=\$100,000	19,868,105	4%
<=\$50,000	8,645,686	2%

TOTAL 456,956,754 100%

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 March 2023	28 February 2023	31 January 2023
30-59 days			
Number of loans	4	3	2
Outstanding Balance (\$)	1,647,052	1,224,978	437,295
% of Pool Outstanding Balance	0.36%	0.26%	0.09%
60-89 days			
Number of loans	1	5	7
Outstanding Balance (\$)	298,731	1,471,294	2,241,851
% of Pool Outstanding Balance	0.07%	0.31%	0.46%
90+ days			
Number of loans	10	6	3
Outstanding Balance (\$)	2,907,390	1,784,049	865,504
% of Pool Outstanding Balance	0.64%	0.38%	0.18%
TOTAL Delinquencies			
Number of loans	15	14	12
Outstanding Balance (\$)	4,853,174	4,480,320	3,544,650
% of Pool Outstanding Balance	1.06%	0.95%	0.73%
Pool Information			
Number of loans	2,294	2,335	2,377
Outstanding Balance (\$ m)	457	470	483

Repayment Holiday COVID-19

	31 March 2023	28 February 2023	31 January 2023
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)	4,700,122
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(130,554)
Closing Outstanding Balance (collateral posted)	<u>4,569,568</u>

Redraw Funding Facility

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

Excess Income Reserve

Nil

Notional Swaps

Notional Swaps Value	137,000,000
% of fixed rate home loans	107%

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	8,528,249 23%
	- Non Metro	2,030,926 5%
NSW	- Metro	6,635,525 18%
	- Non Metro	3,596,092 10%
QLD	- Metro	4,232,763 11%
	- Non Metro	1,287,948 3%
SA	- Metro	2,729,931 7%
	- Non Metro	- 0%
WA	- Metro	4,775,616 13%
	- Non Metro	545,805 1%
TAS	- Metro	694,145 2%
	- Non Metro	186,118 1%
NT	- Metro	- 0%
	- Non Metro	- 0%
ACT	- Metro	1,980,121 5%
	- Non Metro	- 0%
TOTAL		37,223,240 100%

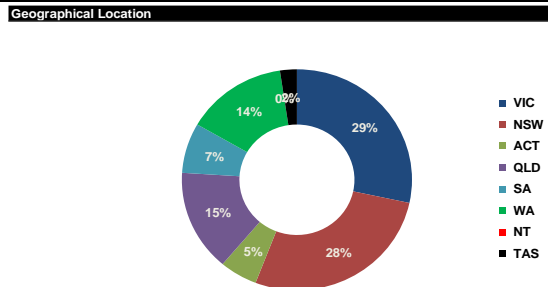
Loan Purpose ^{1,3}		
Refinance	14,515,962	39%
Renovation	-	0%
Property Purchase	16,629,060	45%
Construction	5,741,365	15%
Equity Release	336,854	1%
TOTAL	37,223,240	100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	-	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	390,236	1%
>20 & <=25yrs	1,764,517	5%
>25yrs	35,068,488	94%
TOTAL	37,223,240	100%

Owner/Investment split ¹		
Owner Occupied	30,729,589	83%
Investment	6,493,651	17%
TOTAL	37,223,240	100%

Interest Rate Exposure		
> 8.00%	402,498	1%
> 7.00% & <= 8.00%	981,432	3%
> 6.00% & <= 7.00%	10,123,792	27%
> 5.00% & <= 6.00%	17,087,915	46%
<= 5.00%	8,627,605	23%
TOTAL	37,223,240	100%

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	3,407,501	9%
>80% & <= 85%	5,754,714	15%
>75% & <= 80%	2,129,767	6%
>70% & <= 75%	4,221,060	11%
>65% & <= 70%	4,749,437	13%
>60% & <= 65%	4,915,181	13%
>55% & <= 60%	2,062,712	6%
>50% & <= 55%	1,883,477	5%
>45% & <= 50%	3,827,098	10%
>40% & <= 45%	1,584,299	4%
>35% & <= 40%	1,812,695	5%
>30% & <= 35%	-	0%
>25% & <= 30%	215,953	1%
<=25%	659,346	2%
TOTAL	37,223,240	100%

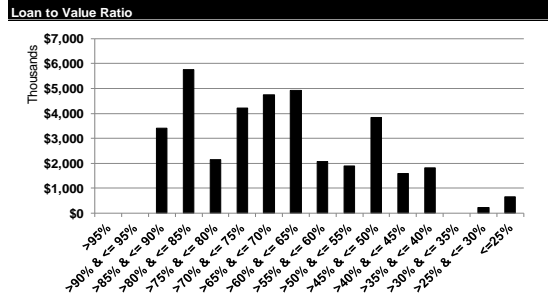


Loan Security ²		
House	29,395,142	79%
Land	-	0%
Apartment	3,823,447	10%
Unit	362,231	1%
Townhouse	3,224,713	9%
Other	417,708	1%
TOTAL	37,223,240	100%

Interest Option		
Variable	26,706,731	72%
Fixed <3 years	10,516,509	28%
Fixed >3 years	-	0%
TOTAL	37,223,240	100%

Mortgage Insurance		
Genworth	1,168,677	3%
HLIC Govt	-	0%
Uninsured	24,730,568	69%
QBE	10,549,061	28%
Dual Insured	774,934	2%
TOTAL	37,223,240	100%

Loan Size		
>=\$250,000	30,208,563	81%
>\$200,000 & <=\$250,000	2,755,081	7%
>\$150,000 & <=\$200,000	1,957,663	5%
>\$100,000 & <=\$150,000	1,309,394	4%
>\$50,000 & <=\$100,000	791,788	2%
<=\$50,000	200,751	1%
TOTAL	37,223,240	100%



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