

# SMHL SERIES SECURITISATION FUND 2013-1

Monthly Investment Report as at 9 October 2018



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**Bloomberg Screen:** SMHL <MTGE>

## Summary

Fund: SMHL Series Securitisation Fund 2013-1  
 Cut-Off Date: 2 October 2018  
 Payment Date: 9 October 2018  
 Issuer: Perpetual Limited as trustee for SMHL Series Securitisation Fund 2013-1  
 Joint Lead Managers: Macquarie Bank Limited (ABN 46 008 583 542)  
 Australia and New Zealand Banking Group Limited (ABN 11 005 357 522)  
 Commonwealth Bank of Australia (ABN 48 123 123 124)  
 Citigroup Global Markets Australia Pty Limited (ABN 64 003 114 832)  
 Arranger: Macquarie Bank Limited (ABN 46 008 583 542)  
 Trust Manager: ME Portfolio Management Limited (ABN 79 005 964 134)  
 Security Trustee: Perpetual Trustee Company Limited (ABN 42 000 001 007)  
 Liquidity Facility Provider: ME  
 Payment Facility Provider: ME  
 Redraw Facility Provider: ME  
 Interest Rate Swap Provider: Westpac Banking Corporation (ABN 33 007 457 141)  
 Issue Date: 14 October 2013  
 Legal Final Maturity Date: 9 March 2045

## Security Classes

Class Name :	A	AB	B1	B2
ISIN:	AU3FN0020665	AU3FN0020673	AU3FN0020681	AU3FN0020699
Rating Agency:	S&P / Fitch	S&P	S&P	S&P
Rating:	AAA(sf) / AAA(sf)	AAA(sf)	AA-(sf)	AA-(sf)
Currency:	AUD	AUD	AUD	AUD
Original Balance at Issue:	1,150,000,000.00	77,500,000.00	16,250,000.00	6,250,000.00
Base Rate:	BBSW1 M	BBSW1 M	BBSW1 M	BBSW1 M
Margin above base rate:	0.95%	1.80%	Undisclosed	Undisclosed
Expected Average Life to call at Issue:	2.8yr	5.1yr	5.1yr	5.1yr
Distribution Frequency:	Monthly	Monthly	Monthly	Monthly
Coupon Type:	Floating	Floating	Floating	Floating
Principal payment type:	Pass Through	Pass Through	Pass Through	Pass Through

## Bond Factors as at 9 October 2018

**Fund:** 0.18004626  
 Class A: 0.16176350  
 Class AB: 0.39029801  
 Class B1: 0.39029801  
 Class B2: 0.39029800



## Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt	Coupon Rate
				10 September 2018 9 October 2018	10 September 2018 9 October 2018
Class A	191,173,939	5,145,910	186,028,029	423,778	2.7900%
Class AB	31,084,819	836,723	30,248,095	89,899	3.6400%
Class B1	6,517,785	175,442	6,342,343	24,805	4.7900%
Class B2	2,506,840	67,478	2,439,363	10,238	5.1400%
<b>Total Portfolio</b>	<b>231,283,382</b>	<b>6,225,553</b>	<b>225,057,829</b>	<b>548,719</b>	

Invested Amount (as per Article 122a)

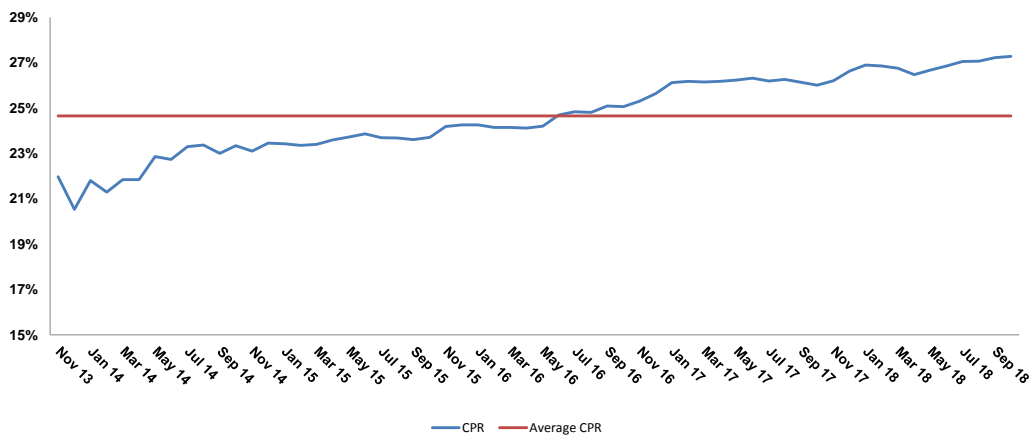
11,625,854

## Pool Details

Number of Loans	2,216
Average Loan Size	101,560
Maximum Loan Size	818,772
Weighted Average LVR	52%
Maximum LVR	96%
WA Seeding (months)	112
WA Term to Maturity (years)	19
Full Documentation Loans	100%
WA Interest Rate	5.04%

## Principal Collections & Prepayment Analysis

	Monthly	Quarterly	Since inception
	3 September 2018 to 2 October 2018	1 August 2018 to 2 October 2018	14 Oct 2013 to 2 October 2018
<b>Repayment Analysis</b>			
Balance @ Determination Date	231,283,382	248,580,645	1,250,000,000
Substitutions	-	-	-
Bond uplift / Redemptions	-	-	-
Scheduled Repayments	(865,908)	(2,645,679)	(88,719,336)
Prepayments	(7,340,106)	(27,735,973)	(1,140,135,163)
Redraw Advances:	1,980,461	6,858,836	203,912,329
Topup Advances	-	-	-
<b>Closing Balance</b>	<b>225,057,829</b>	<b>225,057,829</b>	<b>225,057,829</b>
CPR	30.58%	31.64%	27.28%
SMM	3.00%	3.12%	2.62%



## Current Position

### Geographical Location

VIC	- Metro	54,442,976	24%
	- Non Metro	15,738,703	7%
NSW	- Metro	22,824,997	10%
	- Non Metro	14,083,641	6%
QLD	- Metro	16,476,948	7%
	- Non Metro	13,234,896	6%
SA	- Metro	12,867,020	6%
	- Non Metro	1,195,712	1%
WA	- Metro	27,326,836	12%
	- Non Metro	3,209,647	1%
TAS	- Metro	9,772,289	4%
	- Non Metro	6,337,543	3%
NT	- Metro	1,687,758	1%
	- Non Metro	482,341	0%
ACT	- Metro	25,376,521	11%

**TOTAL** 225,057,829 100%

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

Refinance	54,029,196	24%
Renovation	4,908,544	2%
Purchase	104,113,280	46%
Construction	11,331,191	5%
Other	50,675,618	23%

**TOTAL** 225,057,829 100%

### Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	344,954	0%
>10 & <=15yrs	4,305,522	2%
>15 & <=20yrs	14,168,484	6%
>20 & <=25yrs	40,997,335	18%
>25yrs	165,241,535	74%

**TOTAL** 225,057,829 100%

### Owner/Investment split <sup>1</sup>

Owner Occupied	179,558,617	80%
Investment	45,499,212	20%

**TOTAL** 225,057,829 100%

### Interest Rate Exposure

> 8.00%	-	0%
> 7.00% & <= 8.00%	-	0%
> 6.00% & <= 7.00%	5,127,200	2%
> 5.00% & <= 6.00%	148,389,001	66%
<= 5.00%	71,541,629	32%

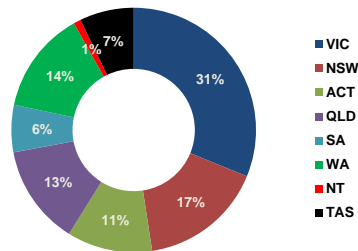
**TOTAL** 225,057,829 100%

### Loan to Value Ratio

>95%	173,161	0%
>90% & <= 95%	1,140,239	1%
>85% & <= 90%	3,109,021	1%
>80% & <= 85%	9,991,508	4%
>75% & <= 80%	19,299,826	9%
>70% & <= 75%	18,129,085	8%
>65% & <= 70%	18,982,696	8%
>60% & <= 65%	14,430,730	6%
>55% & <= 60%	20,222,376	9%
>50% & <= 55%	17,274,290	8%
>45% & <= 50%	16,982,240	8%
>40% & <= 45%	17,616,674	8%
>35% & <= 40%	17,053,634	8%
>30% & <= 35%	13,912,974	6%
>25% & <= 30%	11,928,231	5%
<=25%	24,811,144	11%

**TOTAL** 225,057,829 100%

### Geographical Location



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

House	187,851,064	84%
Land	492,128	0%
Apartment	5,447,908	2%
Unit	26,602,572	12%
Townhouse	4,372,556	2%
Other	291,602	0%

**TOTAL** 225,057,829 100%

### Interest Option

Variable	225,057,829	100%
Fixed <3 years	-	0%
Fixed >3 years	-	0%

**TOTAL** 225,057,829 100%

### Mortgage Insurance

Genworth Financial	223,887,236	99%
HLIC Govt	1,170,593	1%
Uninsured	-	0%
OBE	-	0%

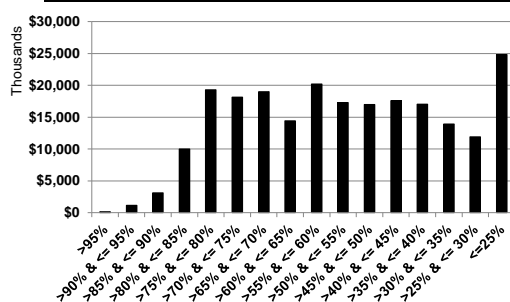
**TOTAL** 225,057,829 100%

### Loan Size

>\$250,000	74,128,902	33%
>\$200,000 & <\$250,000	33,105,710	15%
>\$150,000 & <\$200,000	39,767,982	18%
>\$100,000 & <\$150,000	36,811,530	16%
>\$50,000 & <\$100,000	29,088,442	13%
<= \$50,000	12,155,264	5%

**TOTAL** 225,057,829 100%

### Loan to Value Ratio



<sup>1</sup> - 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.

<sup>2</sup> - 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

	2 October 2018	3 September 2018	1 August 2018
<b>30-59 days</b>			
Number of loans	7	10	10
Outstanding Balance (\$)	1,834,596	2,078,421	2,226,326
% of Pool Outstanding Balance	0.82%	0.90%	0.93%
<b>60-89 days</b>			
Number of loans	6	4	5
Outstanding Balance (\$)	1,119,813	672,518	978,348
% of Pool Outstanding Balance	0.50%	0.29%	0.41%
<b>90+ days</b>			
Number of loans	26	29	29
Outstanding Balance (\$)	3,208,059	3,827,285	3,734,970
% of Pool Outstanding Balance	1.43%	1.65%	1.56%
<b>TOTAL Delinquencies</b>			
Number of loans	39	43	44
Outstanding Balance (\$)	6,162,468	6,578,224	6,939,644
% of Pool Outstanding Balance	2.74%	2.84%	2.90%
<b>Pool Information</b>			
Number of loans	2,216	2,254	2,304
Outstanding Balance (\$ m)	225	231	239

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## Foreclosure & Mortgage Insurance claims since inception

	<u>Loan count</u>	<u>Amount</u>
Outstanding Balance of Defaulted Loans	1	308,030
Proceeds of sale	1	285,424
Loss on sale of property	1	40,984
Claims submitted to Insurer	1	40,984
Claims paid by Insurer	1	40,924
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	1	148
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	2,081,550
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	56,030
Closing Outstanding Balance	<u>2,025,520</u>

Payment Funding Facility 150,000

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 2013-1. 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 2013-1 (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.

