

SMHL Securitisation Trust 2020-1

Monthly Investment Report as at 23 September 2024



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Bloomberg Screen: SMHL <MTGE>

Summary

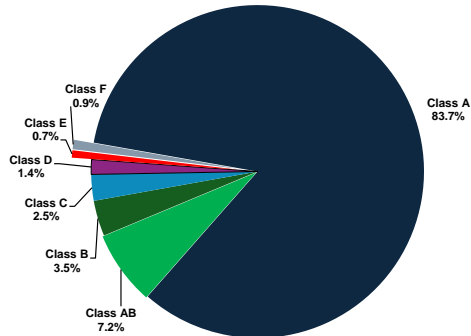
Trust: SMHL Securitisation Trust 2020-1
 Collection Period end date: 31 August 2024
 Payment Date: 23 September 2024
 Issuer and Trustee: Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee for SMHL Securitisation Trust 2020-1
 Joint Lead Managers: Australia and New Zealand Banking Group (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")
 ANZ
 Arranger: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")
 Manager: P.T. Limited (ABN 67 004 454 666)
 Security Trustee: Members Equity Bank Limited (ABN 56 070 887 679) ("ME")
 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 September 2024

Fund:	0.29517326
Class A	0.26856593
Class AB	0.60115758
Class B	0.60115758
Class C	0.60115758
Class D	0.60115758
Class E	0.60115758
Class F	0.60115758



Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Current Interest Rate	
				23 August 2024	23 September 2024	23 August 2024	23 September 2024
Class A	254,778,454.47	7,697,801	247,080,653.77	1,080,853.97		4.995%	
Class AB	22,005,976.17	664,882	21,341,094.13	105,505.09		5.645%	
Class B	10,538,073.09	318,394	10,219,678.88	54,103.62		6.045%	
Class C	7,748,583.16	234,113	7,514,469.76	42,414.47		6.445%	
Class D	4,339,206.57	131,104	4,208,103.07	28,358.80		7.695%	
Class E	2,169,603.28	65,552	2,104,051.53	17,772.62		9.645%	
Class F	2,789,489.94	84,281	2,705,209.11	26,759.62		11.295%	
Total Portfolio	304,369,387	9,196,126	295,173,260	1,355,768			
European CRR invested amount (as per Article 6(1) of Regulation (EU) 2017/2402)			21,967,281	7.44%			

Pool Details

Number of Loans	1,598
Average Loan Size	184,714
Maximum Loan Size	1,275,325
Weighted Average LVR	53.73%
Maximum LVR	91.09%
WA Seeding (months)	75
WA Term to Maturity (years)	22
Full Documentation Loans	100.00%
WA Interest Rate	6.41%

Principal Collections & Prepayment Analysis

	Monthly		Quarterly	Since inception
	31 July 2024 to 31 August 2024	31 July 2024 to 31 August 2024	31 July 2024 to 31 August 2024	17 December 2020 to 31 August 2024
Repayment Analysis				
Balance @ Determination Date	304,369,387		320,813,163	1,000,000,000
Substitution	-		-	-
Scheduled Repayments	(1,640,098)		(5,080,754)	(103,646,871)
Prepayments	(8,897,112)		(24,987,756)	(685,383,949)
Redraw Advances	1,341,083		4,428,608	84,204,080
Principal Draws / (Repayment of Principal Draws)	-		-	-
Closing Balance	295,173,260		295,173,260	295,173,260
CPR	26.16%		22.28%	21.92%
SMM	2.50%		2.08%	2.04%

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Current Position

Geographical Location

VIC	- Metro	75,649,252	26%
	- Non Metro	24,402,232	8%
NSW	- Metro	41,969,454	14%
	- Non Metro	21,959,629	7%
QLD	- Metro	26,942,254	9%
	- Non Metro	22,688,437	8%
SA	- Metro	17,252,871	6%
	- Non Metro	2,149,150	1%
WA	- Metro	34,616,932	12%
	- Non Metro	880,662	0%
TAS	- Metro	9,190,159	3%
	- Non Metro	2,159,003	1%
NT	- Metro	1,645,457	1%
	- Non Metro	-	0%
ACT	- Metro	13,667,767	5%
	- Non Metro	-	0%
TOTAL		295,173,260	100%

Loan Purpose ^{1,3}

Refinance	138,454,423	47%
ReDecation		0%
Property Purchase	130,460,405	44%
Construction	18,241,669	6%
Equity Release	8,016,763	3%
TOTAL	295,173,260	100%

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	889,222	0%
>10 & <=15yrs	3,807,477	1%
>15 & <=20yrs	18,565,382	6%
>20 & <=25yrs	28,682,045	10%
>25yrs	243,229,135	83%
TOTAL	295,173,260	100%

Owner/Investment split ¹

Owner Occupied	237,201,040	80%
Investment	57,972,221	20%
TOTAL	295,173,260	100%

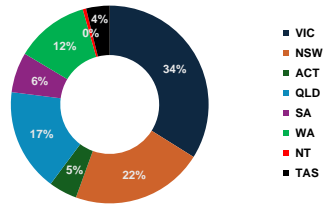
Interest Rate Exposure

> 8.00%	14,639,041	5%
> 7.00% & <= 8.00%	49,469,883	17%
> 6.00% & <= 7.00%	203,168,016	69%
> 5.00% & <= 6.00%	12,937,641	4%
<= 5.00%	14,958,680	5%
TOTAL	295,173,260	100%

Loan to Value Ratio

<=95%	-	0%
>90% & <= 95%	219,523	0%
>85% & <= 90%	990,379	0%
>80% & <= 85%	6,877,350	2%
>75% & <= 80%	14,697,868	5%
>70% & <= 75%	27,596,749	9%
>65% & <= 70%	43,380,384	15%
>60% & <= 65%	38,705,322	13%
>55% & <= 60%	34,006,399	12%
>50% & <= 55%	23,356,671	8%
>45% & <= 50%	17,852,326	6%
>40% & <= 45%	24,317,920	8%
>35% & <= 40%	14,165,915	5%
>30% & <= 35%	12,747,879	4%
>25% & <= 30%	10,553,927	4%
<=25%	25,704,647	9%
TOTAL	295,173,260	100%

Geographical Location



Loan Security ²

House	226,384,957	77%
Land	417,419	0%
Apartment	34,935,184	12%
Unit	12,224,498	4%
Townhouse	15,654,551	5%
Other	5,556,652	2%
TOTAL	295,173,260	100%

Interest Option

Variable	267,025,549	91%
Fixed <3 years	28,003,361	9%
Fixed >3 years	144,350	0%
TOTAL	295,173,260	100%

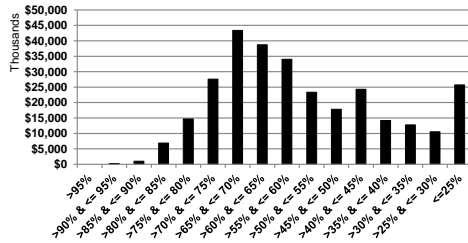
Mortgage Insurance ⁴

Genworth	19,202,520	7%
Uninsured	251,376,181	85%
QBE	24,594,559	8%
Dual Insured	-	0%
TOTAL	295,173,260	100%

Loan Size

>\$250,000	182,464,316	62%
>\$200,000 & <=\$250,000	35,875,757	12%
>\$150,000 & <=\$200,000	32,714,924	11%
>\$100,000 & <=\$150,000	23,839,342	8%
>\$50,000 & <=\$100,000	14,012,751	5%
<=\$50,000	6,266,170	2%
TOTAL	295,173,260	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 "ReDecation", ME anticipates release of the new reporting for SMH Securitisation Trust 2020-1 in Q1 2022.

4 - Please note, as of December 2022, Genworth have changed their name to Hestia and all references to Genworth or Hestia are interchangeable. There is no change to LMI cover

Arrears

	31 August 2024	31 July 2024	31 May 2024
30-59 days			
Number of loans	5	4	6
Outstanding Balance (\$)	1,245,647	1,527,500	1,733,892
% of Pool Outstanding Balance	0.42%	0.50%	0.54%
60-89 days			
Number of loans	6	7	6
Outstanding Balance (\$)	2,542,444	2,264,859	1,806,682
% of Pool Outstanding Balance	0.86%	0.74%	0.56%
90+ days			
Number of loans	12	12	11
Outstanding Balance (\$)	3,569,038	3,563,241	3,134,201
% of Pool Outstanding Balance	1.21%	1.17%	0.98%
TOTAL Delinquencies			
Number of loans	23	23	23
Outstanding Balance (\$)	7,357,129	7,355,599	6,674,774
% of Pool Outstanding Balance	2.49%	2.42%	2.08%
Pool Information			
Number of loans	1,598	1,650	1,727
Outstanding Balance (\$ m)	295	304	321

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)	3,043,694
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(91,961)
Closing Outstanding Balance (collateral posted)	2,951,733

Redraw Funding Facility

Opening Balance	Nil
Drawn amount	Nil
Closing balance	Nil

Excess Income Reserve

Nil

Notional Swaps

Notional Swaps Value	28,000,000
% of fixed rate home loans	99%

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	4,065,814 19%
	- Non Metro	1,917,616 9%
NSW	- Metro	5,255,056 24%
	- Non Metro	2,464,271 11%
QLD	- Metro	1,726,246 8%
	- Non Metro	834,876 4%
SA	- Metro	1,724,876 8%
	- Non Metro	- 0%
WA	- Metro	2,248,410 10%
	- Non Metro	190,828 1%
TAS	- Metro	667,347 3%
	- Non Metro	181,361 1%
NT	- Metro	- 0%
	- Non Metro	- 0%
ACT	- Metro	690,581 3%
	- Non Metro	- 0%
TOTAL		21,967,281 100%

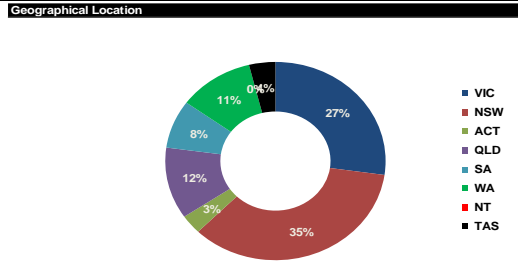
Loan Security ²		
Refinance	7,821,562	36%
Renovation	-	0%
Property Purchase	11,153,595	51%
Construction	2,676,255	12%
Equity Release	315,870	1%
TOTAL	21,967,281	100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	-	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	122,903	1%
>20 & <=25yrs	763,356	3%
>25yrs	21,081,022	96%
TOTAL	21,967,281	100%

Loan Purpose ¹		
Owner Occupied	18,525,578	84%
Investment	3,441,703	16%
TOTAL	21,967,281	100%

Interest Rate Exposure		
> 8.00%	-	0%
> 7.00% & <= 8.00%	3,254,345	15%
> 6.00% & <= 7.00%	15,938,627	72%
> 5.00% & <= 6.00%	1,498,991	7%
<= 5.00%	1,275,318	6%
TOTAL	21,967,281	100%

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	1,031,246	5%
>80% & <= 85%	2,117,687	10%
>75% & <= 80%	3,317,196	15%
>70% & <= 75%	2,856,307	13%
>65% & <= 70%	2,903,735	13%
>60% & <= 65%	1,455,577	7%
>55% & <= 60%	2,146,986	10%
>50% & <= 55%	2,521,676	11%
>45% & <= 50%	2,210,328	10%
>40% & <= 45%	234,930	1%
>35% & <= 40%	768,829	4%
>30% & <= 35%	263,555	1%
>25% & <= 30%	-	0%
<=25%	139,231	1%
TOTAL	21,967,281	100%

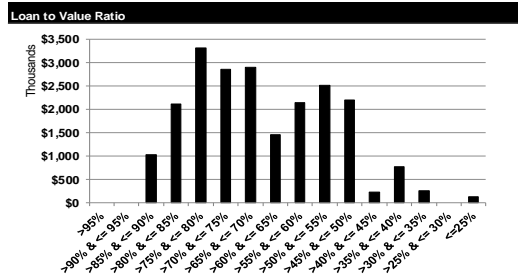


Loan Security ²		
House	16,975,194	78%
Land	-	0%
Apartment	3,147,606	14%
Unit	-	0%
Townhouse	1,844,481	8%
Other	-	0%
TOTAL	21,967,281	100%

Interest Option		
Variable	19,415,997	88%
Fixed <3 years	2,551,284	12%
Fixed >3 years	-	0%
TOTAL	21,967,281	100%

Mortgage Insurance ⁴		
Genworth	453,727	2%
HLIC Govt	-	0%
Uninsured	14,329,910	65%
QBE	7,183,644	33%
Dual Insured	-	0%
TOTAL	21,967,281	100%

Loan Size		
>\$250,000	18,138,098	82%
>\$200,000 & <=\$250,000	648,724	3%
>\$150,000 & <=\$200,000	1,649,028	8%
>\$100,000 & <=\$150,000	835,422	4%
>\$50,000 & <=\$100,000	636,738	3%
<=\$50,000	59,271	0%
TOTAL	21,967,281	100%



¹ - Note that a review of the classification of interest bearing, the bank has more granular definition of interest bearing which will be applied across all areas of the bank to ensure reporting, monitoring and analysis. The bank has structured 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.

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