

LIGHT TRUST 2019-1

Heritage Bank
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People's Choice
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Portfolio Summary as at 30 April 2023

Note Balances	Rating (S&P / Fitch)	Margin	Current Invested Amount	Subordination
Class A Notes	AAA(sf) / AAAsf		195,385,641.25	16.13%
Class AB Notes	AAA(sf) / NR		21,137,079.89	7.06%
Class B Notes	AA(sf) / NR		5,867,797.91	4.54%
Class C Notes	A(sf) / NR		5,405,311.37	2.22%
Class D Notes	BBB+(sf) / NR		2,110,094.84	1.31%
Class E Notes	NR / NR		3,056,746.93	
Total			232,962,672.19	

*N.B principal payments on notes are distributed on the 21st day of the following month (or next business day if date falls on a weekend)

Conditional Prepayment Rate (CPR)

Current CPR	12.65%
Excess Spread	0.81%

Underlying collateral summary

No. of Loans (Consolidated):	1,192
No. of Loans (Unconsolidated):	1,428
Aggregate Pool Current Balance:	\$229,868,021
Total Valuation of Properties	\$544,985,950

Maximum Loan Balance (Consolidated):	\$769,073
Average Loan Balance (Consolidated):	\$192,842
Weighted Average Interest Rate	5.22%

Loan Seasoning / Term to Maturity

Maximum Original Term to Maturity (months):	420.0
Maximum Remaining Term to Maturity (months):	353.0
WAVG Remaining Term to Maturity (months):	255.9
WAVG Seasoning (months):	86.3

Loan to Value Ratio (LVR)

Maximum Current LVR:	91.0%
WAVG Current LVR:	53.1%

Current Balance (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	325	27.3%	15,778,845.01	6.9%
\$100,000 to \$150,000	187	15.7%	23,042,194.76	10.0%
\$150,000 to \$200,000	166	13.9%	29,212,909.76	12.7%
\$200,000 to \$250,000	176	14.8%	39,255,317.54	17.1%
\$250,000 to \$300,000	124	10.4%	33,724,207.33	14.7%
\$300,000 to \$350,000	68	5.7%	21,892,265.14	9.5%
\$350,000 to \$400,000	50	4.2%	18,621,151.80	8.1%
\$400,000 to \$450,000	34	2.9%	14,378,506.96	6.3%
\$450,000 to \$500,000	24	2.0%	11,363,889.83	4.9%
\$500,000 to \$750,000	37	3.1%	21,829,659.29	9.5%
\$750,000+	1	0.1%	769,073.41	0.3%
Total	1192	100%	229,868,020.83	100%

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Current LVR (Consolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0% to 50%	664	55.7%	86,731,858.95	37.7%
50% to 55%	115	9.6%	29,761,317.55	12.9%
55% to 60%	98	8.2%	25,403,242.34	11.1%
60% to 65%	92	7.7%	25,328,648.23	11.0%
65% to 70%	98	8.2%	27,468,803.23	11.9%
70% to 75%	68	5.7%	19,745,633.72	8.6%
75% to 80%	44	3.7%	12,669,429.48	5.5%
80% to 85%	11	0.9%	2,328,356.60	1.0%
85% to 90%	1	0.1%	207,852.39	0.1%
90% to 95%	1	0.1%	222,878.34	0.1%
95%+	0	0.0%	-	0.0%
Total	1192	100.0%	229,868,020.83	100.0%

Property Valuation (Consolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	6	0.5%	169,171.33	0.1%
\$100,000 to \$200,000	89	7.5%	6,819,193.29	3.0%
\$200,000 to \$300,000	225	18.9%	24,959,238.84	10.9%
\$300,000 to \$400,000	284	23.8%	45,032,525.66	19.6%
\$400,000 to \$500,000	206	17.3%	40,900,483.74	17.8%
\$500,000 to \$600,000	149	12.5%	35,920,733.94	15.6%
\$600,000 to \$700,000	81	6.8%	23,303,008.95	10.1%
\$700,000 to \$800,000	47	3.9%	13,160,138.69	5.7%
\$800,000 to \$900,000	32	2.7%	9,533,882.48	4.1%
\$900,000 to \$1,000,000	31	2.6%	11,746,478.66	5.1%
\$1,000,000 to \$1,500,000	39	3.3%	17,457,435.84	7.6%
\$1,500,000+	3	0.3%	865,729.41	0.4%
Total	1192	100.0%	229,868,020.83	100.0%

Security State (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
ACT	4	0.3%	942,582.80	0.4%
NSW	23	1.6%	5,242,510.29	2.3%
NT	96	6.7%	19,418,849.18	8.4%
QLD	15	1.1%	3,617,542.37	1.6%
SA	1090	76.3%	157,884,634.09	68.7%
TAS	4	0.3%	751,358.00	0.3%
VIC	184	12.9%	39,166,677.56	17.0%
WA	12	0.8%	2,843,866.54	1.2%
Total	1428	100.0%	229,868,020.83	100.0%

Geographic Region (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Metropolitan	1038	72.7%	174,096,994.22	75.7%
Non-metropolitan	383	26.8%	54,166,550.24	23.6%
Inner City	7	0.5%	1,604,476.37	0.7%
Total	1428	100.0%	229,868,020.83	100.0%

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Geographic Distribution (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
SA - Inner City	5	0.4%	998,748.33	0.4%
SA - Metropolitan	811	56.8%	123,414,953.61	53.7%
SA - Non metropolitan	274	19.2%	33,470,932.15	14.6%
NT - Inner City	0	0.0%	-	0.0%
NT - Metropolitan	56	3.9%	11,378,741.58	5.0%
NT - Non metropolitan	40	2.8%	8,040,107.60	3.5%
WA - Inner City	0	0.0%	-	0.0%
WA - Metropolitan	12	0.8%	2,843,866.54	1.2%
WA - Non metropolitan	0	0.0%	-	0.0%
VIC - Inner City	1	0.1%	490,570.91	0.2%
VIC - Metropolitan	135	9.5%	30,704,220.86	13.4%
VIC - Non metropolitan	48	3.4%	7,971,885.79	3.5%
QLD - Inner City	0	0.0%	-	0.0%
QLD - Metropolitan	7	0.5%	1,894,000.98	0.8%
QLD - Non metropolitan	8	0.6%	1,723,541.39	0.7%
NSW - Inner City	0	0.0%	-	0.0%
NSW - Metropolitan	13	0.9%	2,918,627.85	1.3%
NSW - Non metropolitan	10	0.7%	2,323,882.44	1.0%
ACT - Inner City	0	0.0%	-	0.0%
ACT - Metropolitan	4	0.3%	942,582.80	0.4%
ACT - Non metropolitan	0	0.0%	-	0.0%
TAS - Inner City	1	0.1%	115,157.13	0.1%
TAS - Metropolitan	0	0.0%	-	0.0%
TAS - Non metropolitan	3	0.2%	636,200.87	0.3%
Total	1428	100.0%	229,868,020.83	100.0%

Interest Rate (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0.00% to 2.00%	117	8.2%	24,300,037.51	10.6%
2.00% to 2.25%	49	3.4%	8,874,110.65	3.9%
2.25% to 2.50%	75	5.3%	15,463,964.10	6.7%
2.50% to 2.75%	19	1.3%	3,174,381.24	1.4%
2.75% to 3.00%	19	1.3%	3,709,602.06	1.6%
3.00% to 3.25%	7	0.5%	1,111,627.14	0.5%
3.25% to 3.50%	16	1.1%	3,062,115.84	1.3%
3.50% to 3.75%	7	0.5%	710,042.01	0.3%
3.75% to 4.00%	8	0.6%	1,749,582.36	0.8%
4.00% to 4.25%	8	0.6%	934,076.24	0.4%
4.25% to 4.50%	8	0.6%	849,497.84	0.4%
4.50% to 4.75%	5	0.4%	990,096.29	0.4%
4.75% to 5.00%	20	1.4%	3,999,808.39	1.7%
5.00% to 5.25%	23	1.6%	5,114,096.84	2.2%
5.25% to 5.50%	114	8.0%	22,840,946.94	9.9%
5.50% to 5.75%	146	10.2%	28,296,620.18	12.3%
5.75% to 6.00%	84	5.9%	16,234,129.15	7.1%
6.00%+	703	49.2%	88,453,286.05	38.5%
Total	1428	100.0%	229,868,020.83	100.0%

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Loan Seasoning (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 to 6 months	0	0.0%	-	0.0%
6 to 12 months	0	0.0%	-	0.0%
12 to 18 months	0	0.0%	-	0.0%
18 to 24 months	0	0.0%	-	0.0%
24 to 30 months	0	0.0%	-	0.0%
30 to 36 months	0	0.0%	-	0.0%
36 to 42 months	0	0.0%	-	0.0%
42 to 48 months	6	0.4%	484,221.96	0.2%
48 to 54 months	21	1.5%	2,533,165.70	1.1%
54 to 60 months	130	9.1%	19,270,866.46	8.4%
60 to 66 months	201	14.1%	33,692,098.51	14.7%
66 to 72 months	199	13.9%	34,995,820.19	15.2%
72+ months	871	61.0%	138,891,848.01	60.4%
Total	1428	100%	229,868,020.83	100%

Remaining Loan Term (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 years	0	0.0%	-	0.0%
0 to 2 years	4	0.3%	18,186.57	0.0%
2 to 4 years	13	0.9%	344,383.71	0.1%
4 to 6 years	17	1.2%	686,183.93	0.3%
6 to 8 years	18	1.3%	671,153.06	0.3%
8 to 10 years	40	2.8%	3,024,789.06	1.3%
10 to 12 years	44	3.1%	3,376,884.13	1.5%
12 to 14 years	77	5.4%	9,119,615.32	4.0%
14 to 16 years	113	7.9%	11,607,726.60	5.0%
16 to 18 years	96	6.7%	12,680,330.47	5.5%
18 to 20 years	130	9.1%	21,207,469.27	9.2%
20 to 22 years	164	11.5%	25,910,174.94	11.3%
22 to 24 years	379	26.5%	74,456,617.03	32.4%
24 to 26 years	332	23.2%	66,462,225.41	28.9%
26 to 28 years	0	0.0%	-	0.0%
28 to 30 years	1	0.1%	302,281.33	0.1%
30+ years	0	0.0%	-	0.0%
Total	1428	100.0%	229,868,020.83	100.0%

Repayment Method (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Interest Only	15	1.1%	3,882,766.18	1.7%
Principal & Interest	1413	98.9%	225,985,254.65	98.3%
Total	1428	100.0%	229,868,020.83	100.0%

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Interest Only Remaining Term (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 to 12 months	6	0.4%	1,510,320.00	0.7%
12 to 24 months	2	0.1%	978,431.19	0.4%
24 to 36 months	4	0.3%	750,223.28	0.3%
36 to 48 months	3	0.2%	643,791.71	0.3%
48 to 60 months	0	0.0%	-	0.0%
60 to 72 months	0	0.0%	-	0.0%
72 to 84 months	0	0.0%	-	0.0%
84 to 96 months	0	0.0%	-	0.0%
96 to 108 months	0	0.0%	-	0.0%
108 to 120 months	0	0.0%	-	0.0%
120+ months	0	0.0%	-	0.0%
Principal & Interest	1413	98.9%	225,985,254.65	98.3%
Total	1428	100.0%	229,868,020.83	100.0%

Interest Rate Type (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Fixed	408	28.6%	76,511,838.01	33.3%
Variable	1020	71.4%	153,356,182.82	66.7%
Total	1428	100.0%	229,868,020.83	100.0%

Remaining Fixed Period (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 to 6 months	109	7.6%	20,566,203.23	8.9%
6 to 12 months	107	7.5%	20,939,519.54	9.1%
12 to 24 months	141	9.9%	26,842,657.84	11.7%
24 to 36 months	28	2.0%	3,908,735.04	1.7%
36 to 48 months	19	1.3%	3,812,893.02	1.7%
48 to 60 months	4	0.3%	441,829.34	0.2%
60+ months	0	0.0%	-	0.0%
Variable	1020	71.4%	153,356,182.82	66.7%
Total	1428	100.0%	229,868,020.83	100.0%

Occupancy (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Owner Occupier	1236	86.6%	190,437,454.73	82.8%
Investment	192	13.4%	39,430,566.10	17.2%
Total	1428	100.0%	229,868,020.83	100.0%

Loan Documentation (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Full Documentation	1,428	100.0%	229,868,020.83	100.0%
Low Documentation	0	0.0%	-	0.0%
Total	1428	100.0%	229,868,020.83	100.0%

Mortgage Insurer (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
QBE	343	24.0%	53,411,526.09	23.2%
Genworth	0	0.0%	-	0.0%
Uninsured	1085	76.0%	176,456,494.74	76.8%
Total	1428	100.0%	229,868,020.83	100.0%

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Arrears				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 days	1388	97.2%	222,757,345.14	96.9%
1 to 30 days	27	1.9%	4,893,673.21	2.1%
31 to 60 days	3	0.2%	584,410.48	0.3%
61 to 90 days	4	0.3%	598,380.26	0.3%
91+ days	6	0.4%	1,034,211.74	0.4%
Total	1428	100.0%	229,868,020.83	100.0%

Hardships				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Current hardships	10	0.7%	1,733,070.47	0.8%

Mortgages in Possession				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Current possessions	0	0.0%	0.00	0.0%

Cumulative losses				
	No. of Accounts	Losses on sale of property	Losses covered by LMI	Losses covered by excess spread
Total losses	0	-	-	-

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