

LIGHT TRUST 2019-1

Heritage Bank
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Banking for life

Portfolio Summary as at 31 August 2023

Note Balances	Rating (S&P / Fitch)	Margin	Current Invested Amount	Subordination
Class A Notes	AAA(sf) / AAAsf		183,977,893.50	16.13%
Class AB Notes	AAA(sf) / NR		19,902,974.48	7.06%
Class B Notes	AA(sf) / NR		5,525,201.81	4.54%
Class C Notes	A(sf) / NR		5,089,717.92	2.22%
Class D Notes	BBB+(sf) / NR		1,986,895.25	1.31%
Class E Notes	NR / NR		2,878,276.30	
Total			219,360,959.27	

*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	17.25%
Excess Spread	0.82%

Underlying collateral summary

No. of Loans (Consolidated):	1,133
No. of Loans (Unconsolidated):	1,360
Aggregate Pool Current Balance:	\$215,481,939
Total Valuation of Properties	\$517,253,931
Maximum Loan Balance (Consolidated):	\$763,863
Average Loan Balance (Consolidated):	\$190,187
Weighted Average Interest Rate	5.60%

Loan Seasoning / Term to Maturity

Maximum Original Term to Maturity (months):	420.0
Maximum Remaining Term to Maturity (months):	349.0
WAVG Remaining Term to Maturity (months):	252.4
WAVG Seasoning (months):	90.2

Loan to Value Ratio (LVR)

Maximum Current LVR:	91.0%
WAVG Current LVR:	52.8%

Current Balance (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	321	28.3%	15,113,626.64	7.0%
\$100,000 to \$150,000	175	15.4%	21,596,851.58	10.0%
\$150,000 to \$200,000	163	14.4%	28,761,758.58	13.3%
\$200,000 to \$250,000	158	13.9%	35,373,708.44	16.4%
\$250,000 to \$300,000	116	10.2%	31,497,633.48	14.6%
\$300,000 to \$350,000	65	5.7%	20,976,071.34	9.7%
\$350,000 to \$400,000	42	3.7%	15,584,148.66	7.2%
\$400,000 to \$450,000	34	3.0%	14,328,204.81	6.6%
\$450,000 to \$500,000	24	2.1%	11,327,920.99	5.3%
\$500,000 to \$750,000	34	3.0%	20,158,151.77	9.4%
\$750,000+	1	0.1%	763,862.81	0.4%
Total	1133	100%	215,481,939.10	100%

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Current LVR (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0% to 50%	649	57.3%	85,347,801.15	39.6%
50% to 55%	97	8.6%	23,885,646.08	11.1%
55% to 60%	96	8.5%	26,053,783.10	12.1%
60% to 65%	86	7.6%	23,162,419.40	10.7%
65% to 70%	98	8.6%	27,785,667.46	12.9%
70% to 75%	58	5.1%	16,202,022.00	7.5%
75% to 80%	39	3.4%	11,031,118.39	5.1%
80% to 85%	8	0.7%	1,580,847.45	0.7%
85% to 90%	1	0.1%	209,601.97	0.1%
90% to 95%	1	0.1%	223,032.10	0.1%
95%+	0	0.0%	-	0.0%
Total	1133	100.0%	215,481,939.10	100.0%

Property Valuation (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	5	0.4%	138,872.51	0.1%
\$100,000 to \$200,000	82	7.2%	6,104,342.33	2.8%
\$200,000 to \$300,000	214	18.9%	23,313,288.51	10.8%
\$300,000 to \$400,000	275	24.3%	43,087,962.63	20.0%
\$400,000 to \$500,000	200	17.7%	38,155,732.33	17.7%
\$500,000 to \$600,000	140	12.4%	33,216,219.29	15.4%
\$600,000 to \$700,000	74	6.5%	21,048,632.05	9.8%
\$700,000 to \$800,000	43	3.8%	12,233,129.35	5.7%
\$800,000 to \$900,000	30	2.6%	9,045,293.00	4.2%
\$900,000 to \$1,000,000	29	2.6%	11,297,282.24	5.2%
\$1,000,000 to \$1,500,000	38	3.4%	16,980,453.67	7.9%
\$1,500,000+	3	0.3%	860,731.19	0.4%
Total	1133	100.0%	215,481,939.10	100.0%

Security State (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
ACT	4	0.3%	916,198.11	0.4%
NSW	22	1.6%	4,761,171.48	2.2%
NT	88	6.5%	17,632,951.48	8.2%
QLD	13	1.0%	3,095,299.73	1.4%
SA	1044	76.8%	148,972,193.64	69.1%
TAS	4	0.3%	510,972.97	0.2%
VIC	174	12.8%	36,825,585.74	17.1%
WA	11	0.8%	2,767,565.95	1.3%
Total	1360	100.0%	215,481,939.10	100.0%

Geographic Region (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Metropolitan	989	72.7%	163,219,494.03	75.7%
Non-metropolitan	365	26.8%	50,896,729.62	23.6%
Inner City	6	0.4%	1,365,715.45	0.6%
Total	1360	100.0%	215,481,939.10	100.0%

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Geographic Distribution (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
SA - Inner City	4	0.3%	770,709.68	0.4%
SA - Metropolitan	778	57.2%	116,281,454.78	54.0%
SA - Non metropolitan	262	19.3%	31,920,029.18	14.8%
NT - Inner City	0	0.0%	-	0.0%
NT - Metropolitan	52	3.8%	10,324,335.01	4.8%
NT - Non metropolitan	36	2.6%	7,308,616.47	3.4%
WA - Inner City	0	0.0%	-	0.0%
WA - Metropolitan	11	0.8%	2,767,565.95	1.3%
WA - Non metropolitan	0	0.0%	-	0.0%
VIC - Inner City	1	0.1%	479,991.30	0.2%
VIC - Metropolitan	126	9.3%	28,828,606.08	13.4%
VIC - Non metropolitan	47	3.5%	7,516,988.36	3.5%
QLD - Inner City	0	0.0%	-	0.0%
QLD - Metropolitan	6	0.4%	1,625,736.93	0.8%
QLD - Non metropolitan	7	0.5%	1,469,562.80	0.7%
NSW - Inner City	0	0.0%	-	0.0%
NSW - Metropolitan	12	0.9%	2,475,597.17	1.1%
NSW - Non metropolitan	10	0.7%	2,285,574.31	1.1%
ACT - Inner City	0	0.0%	-	0.0%
ACT - Metropolitan	4	0.3%	916,198.11	0.4%
ACT - Non metropolitan	0	0.0%	-	0.0%
TAS - Inner City	1	0.1%	115,014.47	0.1%
TAS - Metropolitan	0	0.0%	-	0.0%
TAS - Non metropolitan	3	0.2%	395,958.50	0.2%
Total	1360	100.0%	215,481,939.10	100.0%

Interest Rate (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0.00% to 2.00%	107	7.9%	21,796,640.81	10.1%
2.00% to 2.25%	37	2.7%	7,342,077.18	3.4%
2.25% to 2.50%	46	3.4%	9,393,629.24	4.4%
2.50% to 2.75%	14	1.0%	2,068,819.22	1.0%
2.75% to 3.00%	19	1.4%	3,630,383.22	1.7%
3.00% to 3.25%	7	0.5%	1,093,650.73	0.5%
3.25% to 3.50%	15	1.1%	2,808,111.02	1.3%
3.50% to 3.75%	6	0.4%	432,994.21	0.2%
3.75% to 4.00%	7	0.5%	1,446,135.10	0.7%
4.00% to 4.25%	7	0.5%	826,371.63	0.4%
4.25% to 4.50%	6	0.4%	641,748.81	0.3%
4.50% to 4.75%	4	0.3%	782,081.17	0.4%
4.75% to 5.00%	18	1.3%	3,664,598.69	1.7%
5.00% to 5.25%	9	0.7%	1,331,996.54	0.6%
5.25% to 5.50%	14	1.0%	3,097,959.00	1.4%
5.50% to 5.75%	34	2.5%	8,842,764.10	4.1%
5.75% to 6.00%	192	14.1%	37,017,376.33	17.2%
6.00%+	818	60.1%	109,264,602.10	50.7%
Total	1360	100.0%	215,481,939.10	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	0	0.0%	-	0.0%
48 to 54 months	18	1.3%	2,061,258.05	1.0%
54 to 60 months	32	2.4%	3,528,218.96	1.6%
60 to 66 months	158	11.6%	24,612,919.80	11.4%
66 to 72 months	229	16.8%	37,298,847.97	17.3%
72+ months	923	67.9%	147,980,694.32	68.7%
Total	1360	100%	215,481,939.10	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	6	0.4%	38,288.41	0.0%
2 to 4 years	12	0.9%	260,962.38	0.1%
4 to 6 years	19	1.4%	679,269.85	0.3%
6 to 8 years	17	1.3%	852,711.42	0.4%
8 to 10 years	43	3.2%	3,391,887.85	1.6%
10 to 12 years	35	2.6%	2,554,515.04	1.2%
12 to 14 years	87	6.4%	9,766,721.02	4.5%
14 to 16 years	110	8.1%	10,531,670.21	4.9%
16 to 18 years	90	6.6%	12,317,192.75	5.7%
18 to 20 years	129	9.5%	21,735,938.14	10.1%
20 to 22 years	183	13.5%	29,112,336.52	13.5%
22 to 24 years	399	29.3%	78,875,626.65	36.6%
24 to 26 years	229	16.8%	45,064,560.47	20.9%
26 to 28 years	0	0.0%	-	0.0%
28 to 30 years	1	0.1%	300,258.39	0.1%
30+ years	0	0.0%	-	0.0%
Total	1360	100.0%	215,481,939.10	100.0%

Repayment Method (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Interest Only	12	0.9%	3,284,109.98	1.5%
Principal & Interest	1348	99.1%	212,197,829.12	98.5%
Total	1360	100.0%	215,481,939.10	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	4	0.3%	1,358,283.06	0.6%
12 to 24 months	2	0.1%	263,771.41	0.1%
24 to 36 months	3	0.2%	486,734.09	0.2%
36 to 48 months	2	0.1%	602,871.78	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	1348	99.2%	212,197,829.12	98.7%
Total	1359	100.0%	214,909,489.46	100.0%

Interest Rate Type (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Fixed	363	26.7%	67,385,255.32	31.3%
Variable	997	73.3%	148,096,683.78	68.7%
Total	1360	100.0%	215,481,939.10	100.0%

Remaining Fixed Period (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 to 6 months	110	8.1%	21,046,479.35	9.8%
6 to 12 months	105	7.7%	20,359,268.23	9.4%
12 to 24 months	98	7.2%	16,809,693.57	7.8%
24 to 36 months	30	2.2%	5,437,354.81	2.5%
36 to 48 months	16	1.2%	3,199,860.80	1.5%
48 to 60 months	4	0.3%	532,598.56	0.2%
60+ months	0	0.0%	-	0.0%
Variable	997	73.3%	148,096,683.78	68.7%
Total	1360	100.0%	215,481,939.10	100.0%

Occupancy (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Owner Occupier	1175	86.4%	178,027,394.42	82.6%
Investment	185	13.6%	37,454,544.68	17.4%
Total	1360	100.0%	215,481,939.10	100.0%

Loan Documentation (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Full Documentation	1,360	100.0%	215,481,939.10	100.0%
Low Documentation	0	0.0%	-	0.0%
Total	1360	100.0%	215,481,939.10	100.0%

Mortgage Insurer (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
QBE	326	24.0%	50,358,200.53	23.4%
Genworth	0	0.0%	-	0.0%
Uninsured	1034	76.0%	165,123,738.57	76.6%
Total	1360	100.0%	215,481,939.10	100.0%

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Arrears				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 days	1330	97.8%	210,028,783.78	97.5%
1 to 30 days	17	1.3%	3,358,234.48	1.6%
31 to 60 days	2	0.1%	466,014.70	0.2%
61 to 90 days	1	0.1%	278,090.81	0.1%
91+ days	10	0.7%	1,350,815.33	0.6%
Total	1360	100.0%	215,481,939.10	100.0%

Hardships				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Current hardships	8	0.6%	1,100,732.43	0.5%

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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