

LIGHT TRUST 2019-1

Heritage Bank
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Portfolio Summary as at 31 December 2023

Note Balances	Rating (S&P / Fitch)	Margin	Current Invested Amount	Subordination
Class A Notes	AAA(sf) / AAAsf		168,842,457.39	16.13%
Class AB Notes	AAA(sf) / NR		18,265,602.77	7.06%
Class B Notes	AA(sf) / NR		5,070,656.22	4.54%
Class C Notes	A(sf) / NR		4,670,998.59	2.22%
Class D Notes	BBB+(sf) / NR		1,823,437.97	1.31%
Class E Notes	NR / NR		2,641,487.16	
Total			201,314,640.11	

*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	10.77%
Excess Spread	0.88%

Underlying collateral summary

No. of Loans (Consolidated):	1,073
No. of Loans (Unconsolidated):	1,280
Aggregate Pool Current Balance:	\$199,009,471
Total Valuation of Properties	\$492,475,995
Maximum Loan Balance (Consolidated):	\$761,797
Average Loan Balance (Consolidated):	\$185,470
Weighted Average Interest Rate	5.98%

Loan Seasoning / Term to Maturity

Maximum Original Term to Maturity (months):	420.0
Maximum Remaining Term to Maturity (months):	345.0
WAVG Remaining Term to Maturity (months):	248.4
WAVG Seasoning (months):	94.1

Loan to Value Ratio (LVR)

Maximum Current LVR:	90.3%
WAVG Current LVR:	52.0%

Current Balance (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	314	29.3%	14,318,065.21	7.2%
\$100,000 to \$150,000	169	15.8%	20,908,322.92	10.5%
\$150,000 to \$200,000	156	14.5%	27,338,294.13	13.7%
\$200,000 to \$250,000	155	14.4%	34,829,047.01	17.5%
\$250,000 to \$300,000	98	9.1%	26,614,009.04	13.4%
\$300,000 to \$350,000	60	5.6%	19,317,517.01	9.7%
\$350,000 to \$400,000	39	3.6%	14,504,036.74	7.3%
\$400,000 to \$450,000	31	2.9%	13,121,079.38	6.6%
\$450,000 to \$500,000	19	1.8%	8,978,605.59	4.5%
\$500,000 to \$750,000	31	2.9%	18,318,696.96	9.2%
\$750,000+	1	0.1%	761,797.02	0.4%
Total	1073	100%	199,009,471.01	100%

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Current LVR (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0% to 50%	644	60.0%	84,950,807.85	42.7%
50% to 55%	75	7.0%	18,531,329.64	9.3%
55% to 60%	94	8.8%	24,953,572.66	12.5%
60% to 65%	89	8.3%	23,005,469.03	11.6%
65% to 70%	83	7.7%	23,519,930.22	11.8%
70% to 75%	50	4.7%	14,328,368.87	7.2%
75% to 80%	30	2.8%	8,208,036.10	4.1%
80% to 85%	5	0.5%	979,097.24	0.5%
85% to 90%	2	0.2%	311,667.51	0.2%
90% to 95%	1	0.1%	221,191.89	0.1%
95%+	0	0.0%	-	0.0%
Total	1073	100.0%	199,009,471.01	100.0%

Property Valuation (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	5	0.5%	137,763.80	0.1%
\$100,000 to \$200,000	78	7.3%	5,727,001.45	2.9%
\$200,000 to \$300,000	198	18.5%	21,107,770.57	10.6%
\$300,000 to \$400,000	265	24.7%	41,171,929.68	20.7%
\$400,000 to \$500,000	188	17.5%	34,899,452.27	17.5%
\$500,000 to \$600,000	133	12.4%	30,594,100.18	15.4%
\$600,000 to \$700,000	72	6.7%	19,508,081.89	9.8%
\$700,000 to \$800,000	38	3.5%	9,520,252.57	4.8%
\$800,000 to \$900,000	27	2.5%	7,944,761.99	4.0%
\$900,000 to \$1,000,000	27	2.5%	10,359,926.66	5.2%
\$1,000,000 to \$1,500,000	38	3.5%	16,823,176.54	8.5%
\$1,500,000+	4	0.4%	1,215,253.41	0.6%
Total	1073	100.0%	199,009,471.01	100.0%

Security State (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
ACT	4	0.3%	879,598.93	0.4%
NSW	21	1.6%	4,624,004.87	2.3%
NT	85	6.6%	16,502,716.65	8.3%
QLD	13	1.0%	3,047,188.09	1.5%
SA	985	77.0%	138,187,159.56	69.4%
TAS	4	0.3%	508,707.84	0.3%
VIC	157	12.3%	32,531,135.90	16.3%
WA	11	0.9%	2,728,959.17	1.4%
Total	1280	100.0%	199,009,471.01	100.0%

Geographic Region (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Metropolitan	930	72.7%	150,037,834.95	75.4%
Non-metropolitan	344	26.9%	47,640,802.49	23.9%
Inner City	6	0.5%	1,330,833.57	0.7%
Total	1280	100.0%	199,009,471.01	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%	752,363.27	0.4%
SA - Metropolitan	734	57.3%	107,479,046.18	54.0%
SA - Non metropolitan	247	19.3%	29,955,750.11	15.1%
NT - Inner City	0	0.0%	-	0.0%
NT - Metropolitan	50	3.9%	9,634,594.08	4.8%
NT - Non metropolitan	35	2.7%	6,868,122.57	3.5%
WA - Inner City	0	0.0%	-	0.0%
WA - Metropolitan	11	0.9%	2,728,959.17	1.4%
WA - Non metropolitan	0	0.0%	-	0.0%
VIC - Inner City	1	0.1%	464,105.63	0.2%
VIC - Metropolitan	113	8.8%	25,272,564.36	12.7%
VIC - Non metropolitan	43	3.4%	6,794,465.91	3.4%
QLD - Inner City	0	0.0%	-	0.0%
QLD - Metropolitan	6	0.5%	1,611,033.27	0.8%
QLD - Non metropolitan	7	0.5%	1,436,154.82	0.7%
NSW - Inner City	0	0.0%	-	0.0%
NSW - Metropolitan	12	0.9%	2,432,038.96	1.2%
NSW - Non metropolitan	9	0.7%	2,191,965.91	1.1%
ACT - Inner City	0	0.0%	-	0.0%
ACT - Metropolitan	4	0.3%	879,598.93	0.4%
ACT - Non metropolitan	0	0.0%	-	0.0%
TAS - Inner City	1	0.1%	114,364.67	0.1%
TAS - Metropolitan	0	0.0%	-	0.0%
TAS - Non metropolitan	3	0.2%	394,343.17	0.2%
Total	1280	100.0%	199,009,471.01	100.0%

Interest Rate (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0.00% to 2.00%	75	5.9%	14,585,178.78	7.3%
2.00% to 2.25%	27	2.1%	5,608,267.20	2.8%
2.25% to 2.50%	25	2.0%	5,261,504.70	2.6%
2.50% to 2.75%	11	0.9%	1,138,045.44	0.6%
2.75% to 3.00%	19	1.5%	3,562,755.53	1.8%
3.00% to 3.25%	7	0.5%	1,073,842.04	0.5%
3.25% to 3.50%	14	1.1%	2,747,479.33	1.4%
3.50% to 3.75%	6	0.5%	425,078.06	0.2%
3.75% to 4.00%	7	0.5%	1,426,850.91	0.7%
4.00% to 4.25%	5	0.4%	644,168.86	0.3%
4.25% to 4.50%	5	0.4%	569,153.41	0.3%
4.50% to 4.75%	3	0.2%	700,529.57	0.4%
4.75% to 5.00%	11	0.9%	2,218,057.31	1.1%
5.00% to 5.25%	3	0.2%	632,888.09	0.3%
5.25% to 5.50%	11	0.9%	2,430,780.67	1.2%
5.50% to 5.75%	6	0.5%	1,107,026.91	0.6%
5.75% to 6.00%	58	4.5%	12,767,882.40	6.4%
6.00%+	987	77.1%	142,109,981.80	71.4%
Total	1280	100.0%	199,009,471.01	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	0	0.0%	-	0.0%
54 to 60 months	21	1.6%	2,335,927.26	1.2%
60 to 66 months	70	5.5%	9,376,198.49	4.7%
66 to 72 months	157	12.3%	24,007,889.65	12.1%
72+ months	1032	80.6%	163,289,455.61	82.1%
Total	1280	100%	199,009,471.01	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%	12,236.19	0.0%
2 to 4 years	17	1.3%	326,756.96	0.2%
4 to 6 years	15	1.2%	644,850.88	0.3%
6 to 8 years	16	1.3%	1,130,089.01	0.6%
8 to 10 years	44	3.4%	3,163,862.76	1.6%
10 to 12 years	30	2.3%	2,233,130.97	1.1%
12 to 14 years	105	8.2%	10,983,747.91	5.5%
14 to 16 years	92	7.2%	9,459,309.73	4.8%
16 to 18 years	97	7.6%	13,985,762.31	7.0%
18 to 20 years	113	8.8%	18,395,576.69	9.2%
20 to 22 years	202	15.8%	32,061,158.00	16.1%
22 to 24 years	439	34.3%	85,460,029.81	42.9%
24 to 26 years	105	8.2%	20,854,907.81	10.5%
26 to 28 years	0	0.0%	-	0.0%
28 to 30 years	1	0.1%	298,051.98	0.1%
30+ years	0	0.0%	-	0.0%
Total	1280	100.0%	199,009,471.01	100.0%

Repayment Method (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Interest Only	10	0.8%	2,693,112.44	1.4%
Principal & Interest	1270	99.2%	196,316,358.57	98.6%
Total	1280	100.0%	199,009,471.01	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%	1,358,294.80	0.7%
12 to 24 months	2	0.2%	555,732.94	0.3%
24 to 36 months	4	0.3%	779,084.70	0.4%
36 to 48 months	0	0.0%	-	0.0%
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	1270	99.2%	196,316,358.57	98.6%
Total	1280	100.0%	199,009,471.01	100.0%

Interest Rate Type (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Fixed	293	22.9%	52,358,882.87	26.3%
Variable	987	77.1%	146,650,588.14	73.7%
Total	1280	100.0%	199,009,471.01	100.0%

Remaining Fixed Period (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 to 6 months	114	8.9%	22,067,340.40	11.1%
6 to 12 months	73	5.7%	12,633,183.06	6.4%
12 to 24 months	57	4.5%	8,814,075.90	4.4%
24 to 36 months	35	2.7%	6,667,128.96	3.4%
36 to 48 months	4	0.3%	454,994.43	0.2%
48 to 60 months	9	0.7%	1,628,029.17	0.8%
60+ months	0	0.0%	-	0.0%
Variable	987	77.2%	146,650,588.14	73.7%
Total	1279	100.0%	198,915,340.06	100.0%

Occupancy (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Owner Occupier	1111	86.8%	164,587,223.85	82.7%
Investment	169	13.2%	34,422,247.16	17.3%
Total	1280	100.0%	199,009,471.01	100.0%

Loan Documentation (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Full Documentation	1,280	100.0%	199,009,471.01	100.0%
Low Documentation	0	0.0%	-	0.0%
Total	1280	100.0%	199,009,471.01	100.0%

Mortgage Insurer (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
QBE	302	23.6%	46,418,589.23	23.3%
Genworth	0	0.0%	-	0.0%
Uninsured	978	76.4%	152,590,881.78	76.7%
Total	1280	100.0%	199,009,471.01	100.0%

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Arrears				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 days	1245	97.3%	192,787,955.00	96.9%
1 to 30 days	22	1.7%	4,376,546.12	2.2%
31 to 60 days	3	0.2%	638,179.31	0.3%
61 to 90 days	0	0.0%	-	0.0%
91+ days	10	0.8%	1,206,790.58	0.6%
Total	1280	100.0%	199,009,471.01	100.0%

Hardships				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Current hardships	6	0.5%	747,028.64	0.4%

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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