

LIGHT TRUST 2019-1

Heritage Bank
People first.

**People's
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Banking for life

Portfolio Summary as at 30 November 2023

Note Balances	Rating (S&P / Fitch)	Margin	Current Invested Amount	Subordination
Class A Notes	AAA(sf) / AAAsf		171,743,801.53	16.13%
Class AB Notes	AAA(sf) / NR		18,579,474.06	7.06%
Class B Notes	AA(sf) / NR		5,157,789.04	4.54%
Class C Notes	A(sf) / NR		4,751,263.79	2.22%
Class D Notes	BBB+(sf) / NR		1,854,771.45	1.31%
Class E Notes	NR / NR		2,686,877.78	
Total			204,773,977.65	

*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	16.44%
Excess Spread	0.89%

Underlying collateral summary

No. of Loans (Consolidated):	1,079
No. of Loans (Unconsolidated):	1,288
Aggregate Pool Current Balance:	\$201,314,640
Total Valuation of Properties	\$494,006,995
Maximum Loan Balance (Consolidated):	\$762,215
Average Loan Balance (Consolidated):	\$186,575
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):	346.0
WAVG Remaining Term to Maturity (months):	249.5
WAVG Seasoning (months):	93.1
Loan to Value Ratio (LVR)	
Maximum Current LVR:	90.5%
WAVG Current LVR:	52.3%

Current Balance (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	315	29.2%	14,470,722.51	7.2%
\$100,000 to \$150,000	168	15.6%	20,831,245.07	10.3%
\$150,000 to \$200,000	156	14.5%	27,372,427.46	13.6%
\$200,000 to \$250,000	153	14.2%	34,343,149.84	17.1%
\$250,000 to \$300,000	103	9.5%	27,915,986.74	13.9%
\$300,000 to \$350,000	59	5.5%	18,984,677.67	9.4%
\$350,000 to \$400,000	41	3.8%	15,264,845.54	7.6%
\$400,000 to \$450,000	31	2.9%	13,100,212.15	6.5%
\$450,000 to \$500,000	20	1.9%	9,403,467.63	4.7%
\$500,000 to \$750,000	32	3.0%	18,865,690.51	9.4%
\$750,000+	1	0.1%	762,214.99	0.4%
Total	1079	100%	201,314,640.11	100%

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Current LVR (Consolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0% to 50%	638	59.1%	84,121,293.46	41.8%
50% to 55%	80	7.4%	19,295,538.82	9.6%
55% to 60%	97	9.0%	26,057,411.27	12.9%
60% to 65%	85	7.9%	22,401,241.77	11.1%
65% to 70%	87	8.1%	24,459,550.59	12.1%
70% to 75%	51	4.7%	14,409,999.36	7.2%
75% to 80%	32	3.0%	8,851,895.05	4.4%
80% to 85%	6	0.6%	1,183,977.32	0.6%
85% to 90%	2	0.2%	312,117.24	0.2%
90% to 95%	1	0.1%	221,615.23	0.1%
95%+	0	0.0%	-	0.0%
Total	1079	100.0%	201,314,640.11	100.0%

Property Valuation (Consolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	5	0.5%	138,380.42	0.1%
\$100,000 to \$200,000	79	7.3%	5,836,079.72	2.9%
\$200,000 to \$300,000	200	18.5%	21,327,337.61	10.6%
\$300,000 to \$400,000	267	24.7%	41,612,990.08	20.7%
\$400,000 to \$500,000	188	17.4%	35,007,003.76	17.4%
\$500,000 to \$600,000	134	12.4%	31,288,409.04	15.5%
\$600,000 to \$700,000	72	6.7%	19,555,412.93	9.7%
\$700,000 to \$800,000	39	3.6%	10,450,921.47	5.2%
\$800,000 to \$900,000	26	2.4%	7,560,520.57	3.8%
\$900,000 to \$1,000,000	28	2.6%	10,819,051.39	5.4%
\$1,000,000 to \$1,500,000	37	3.4%	16,506,327.30	8.2%
\$1,500,000+	4	0.4%	1,212,205.82	0.6%
Total	1079	100.0%	201,314,640.11	100.0%

Security State (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
ACT	4	0.3%	889,265.58	0.4%
NSW	21	1.6%	4,642,245.78	2.3%
NT	87	6.8%	17,075,753.74	8.5%
QLD	13	1.0%	3,055,940.86	1.5%
SA	991	76.9%	139,710,438.90	69.4%
TAS	4	0.3%	509,225.78	0.3%
VIC	157	12.2%	32,691,915.05	16.2%
WA	11	0.9%	2,739,854.42	1.4%
Total	1288	100.0%	201,314,640.11	100.0%

Geographic Region (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Metropolitan	934	72.5%	151,855,282.77	75.4%
Non-metropolitan	348	27.0%	48,120,711.66	23.9%
Inner City	6	0.5%	1,338,645.68	0.7%
Total	1288	100.0%	201,314,640.11	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%	757,176.14	0.4%	
SA - Metropolitan	736	57.1%	108,578,380.31	53.9%	
SA - Non metropolitan	251	19.5%	30,374,882.45	15.1%	
NT - Inner City	0	0.0%	-	0.0%	
NT - Metropolitan	52	4.0%	10,181,883.22	5.1%	
NT - Non metropolitan	35	2.7%	6,893,870.52	3.4%	
WA - Inner City	0	0.0%	-	0.0%	
WA - Metropolitan	11	0.9%	2,739,854.42	1.4%	
WA - Non metropolitan	0	0.0%	-	0.0%	
VIC - Inner City	1	0.1%	466,968.97	0.2%	
VIC - Metropolitan	113	8.8%	25,407,106.39	12.6%	
VIC - Non metropolitan	43	3.3%	6,817,839.69	3.4%	
QLD - Inner City	0	0.0%	-	0.0%	
QLD - Metropolitan	6	0.5%	1,616,800.86	0.8%	
QLD - Non metropolitan	7	0.5%	1,439,140.00	0.7%	
NSW - Inner City	0	0.0%	-	0.0%	
NSW - Metropolitan	12	0.9%	2,441,991.99	1.2%	
NSW - Non metropolitan	9	0.7%	2,200,253.79	1.1%	
ACT - Inner City	0	0.0%	-	0.0%	
ACT - Metropolitan	4	0.3%	889,265.58	0.4%	
ACT - Non metropolitan	0	0.0%	-	0.0%	
TAS - Inner City	1	0.1%	114,500.57	0.1%	
TAS - Metropolitan	0	0.0%	-	0.0%	
TAS - Non metropolitan	3	0.2%	394,725.21	0.2%	
Total	1288	100.0%	201,314,640.11	100.0%	

Interest Rate (Unconsolidated)					
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance	
0.00% to 2.00%	75	5.8%	14,643,533.55	7.3%	
2.00% to 2.25%	27	2.1%	5,630,635.26	2.8%	
2.25% to 2.50%	31	2.4%	6,286,918.85	3.1%	
2.50% to 2.75%	11	0.9%	1,145,412.42	0.6%	
2.75% to 3.00%	19	1.5%	3,581,419.13	1.8%	
3.00% to 3.25%	7	0.5%	1,078,551.28	0.5%	
3.25% to 3.50%	14	1.1%	2,759,266.40	1.4%	
3.50% to 3.75%	6	0.5%	427,414.48	0.2%	
3.75% to 4.00%	7	0.5%	1,431,604.97	0.7%	
4.00% to 4.25%	5	0.4%	653,500.18	0.3%	
4.25% to 4.50%	5	0.4%	572,708.19	0.3%	
4.50% to 4.75%	3	0.2%	702,220.77	0.3%	
4.75% to 5.00%	11	0.9%	2,228,494.56	1.1%	
5.00% to 5.25%	3	0.2%	635,258.31	0.3%	
5.25% to 5.50%	13	1.0%	2,650,442.07	1.3%	
5.50% to 5.75%	7	0.5%	1,204,698.37	0.6%	
5.75% to 6.00%	54	4.2%	11,746,847.67	5.8%	
6.00%+	990	76.9%	143,935,713.65	71.5%	
Total	1288	100.0%	201,314,640.11	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	3	0.2%	99,225.83	0.0%
54 to 60 months	18	1.4%	2,232,567.57	1.1%
60 to 66 months	93	7.2%	12,905,844.15	6.4%
66 to 72 months	169	13.1%	26,129,321.17	13.0%
72+ months	1005	78.0%	159,947,681.39	79.5%
Total	1288	100%	201,314,640.11	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%	13,039.57	0.0%
2 to 4 years	13	1.0%	281,740.60	0.1%
4 to 6 years	18	1.4%	708,123.41	0.4%
6 to 8 years	17	1.3%	1,143,273.54	0.6%
8 to 10 years	43	3.3%	3,133,930.27	1.6%
10 to 12 years	29	2.3%	2,068,433.30	1.0%
12 to 14 years	100	7.8%	10,903,233.02	5.4%
14 to 16 years	101	7.8%	9,913,925.09	4.9%
16 to 18 years	89	6.9%	13,104,563.88	6.5%
18 to 20 years	118	9.2%	18,792,622.64	9.3%
20 to 22 years	195	15.1%	30,798,325.83	15.3%
22 to 24 years	430	33.4%	84,552,001.89	42.0%
24 to 26 years	130	10.1%	25,602,868.31	12.7%
26 to 28 years	0	0.0%	-	0.0%
28 to 30 years	1	0.1%	298,558.76	0.1%
30+ years	0	0.0%	-	0.0%
Total	1288	100.0%	201,314,640.11	100.0%

Repayment Method (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Interest Only	10	0.8%	2,692,891.87	1.3%
Principal & Interest	1278	99.2%	198,621,748.24	98.7%
Total	1288	100.0%	201,314,640.11	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%	1,358,210.23	0.7%
12 to 24 months	1	0.1%	243,990.87	0.1%
24 to 36 months	5	0.4%	1,090,690.77	0.5%
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	1278	99.2%	198,621,748.24	98.7%
Total	1288	100.0%	201,314,640.11	100.0%

Interest Rate Type (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Fixed	300	23.3%	53,588,912.06	26.6%
Variable	988	76.7%	147,725,728.05	73.4%
Total	1288	100.0%	201,314,640.11	100.0%

Remaining Fixed Period (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 to 6 months	103	8.0%	19,774,993.40	9.8%
6 to 12 months	73	5.7%	13,176,239.26	6.5%
12 to 24 months	73	5.7%	11,607,992.38	5.8%
24 to 36 months	40	3.1%	7,328,970.49	3.6%
36 to 48 months	4	0.3%	458,762.95	0.2%
48 to 60 months	7	0.5%	1,241,953.58	0.6%
60+ months	0	0.0%	-	0.0%
Variable	988	76.7%	147,725,728.05	73.4%
Total	1288	100.0%	201,314,640.11	100.0%

Occupancy (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Owner Occupier	1118	86.8%	166,169,415.47	82.5%
Investment	170	13.2%	35,145,224.64	17.5%
Total	1288	100.0%	201,314,640.11	100.0%

Loan Documentation (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Full Documentation	1,288	100.0%	201,314,640.11	100.0%
Low Documentation	0	0.0%	-	0.0%
Total	1288	100.0%	201,314,640.11	100.0%

Mortgage Insurer (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
QBE	306	23.8%	46,826,255.66	23.3%
Genworth	0	0.0%	-	0.0%
Uninsured	982	76.2%	154,488,384.45	76.7%
Total	1288	100.0%	201,314,640.11	100.0%

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Arrears				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 days	1252	97.2%	195,117,920.12	96.9%
1 to 30 days	21	1.6%	4,329,445.63	2.2%
31 to 60 days	4	0.3%	548,358.59	0.3%
61 to 90 days	2	0.2%	198,927.02	0.1%
91+ days	9	0.7%	1,119,988.75	0.6%
Total	1288	100.0%	201,314,640.11	100.0%

Hardships				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Current hardships	7	0.5%	1,023,404.87	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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