

LIGHT TRUST 2019-1

Heritage Bank
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Portfolio Summary as at 30 September 2023

Note Balances	Rating (S&P / Fitch)	Margin	Current Invested Amount	Subordination
Class A Notes	AAA(sf) / AAAsf		180,724,561.82	16.13%
Class AB Notes	AAA(sf) / NR		19,551,024.71	7.06%
Class B Notes	AA(sf) / NR		5,427,498.15	4.54%
Class C Notes	A(sf) / NR		4,999,715.04	2.22%
Class D Notes	BBB+(sf) / NR		1,951,760.44	1.31%
Class E Notes	NR / NR		2,827,378.95	
Total			215,481,939.11	

*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	28.40%
Excess Spread	0.65%

Underlying collateral summary

No. of Loans (Consolidated):	1,111
No. of Loans (Unconsolidated):	1,327
Aggregate Pool Current Balance:	\$209,134,185
Total Valuation of Properties	\$508,164,591
Maximum Loan Balance (Consolidated):	\$763,105
Average Loan Balance (Consolidated):	\$188,240
Weighted Average Interest Rate	5.70%
Loan Seasoning / Term to Maturity	
Maximum Original Term to Maturity (months):	420.0
Maximum Remaining Term to Maturity (months):	348.0
WAVG Remaining Term to Maturity (months):	251.3
WAVG Seasoning (months):	91.3
Loan to Value Ratio (LVR)	
Maximum Current LVR:	90.8%
WAVG Current LVR:	52.6%

Current Balance (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	319	28.7%	14,725,919.21	7.0%
\$100,000 to \$150,000	170	15.3%	21,034,469.89	10.1%
\$150,000 to \$200,000	166	14.9%	29,248,353.65	14.0%
\$200,000 to \$250,000	154	13.9%	34,568,453.10	16.5%
\$250,000 to \$300,000	109	9.8%	29,639,235.59	14.2%
\$300,000 to \$350,000	63	5.7%	20,280,860.85	9.7%
\$350,000 to \$400,000	41	3.7%	15,213,701.22	7.3%
\$400,000 to \$450,000	35	3.2%	14,760,725.97	7.1%
\$450,000 to \$500,000	21	1.9%	9,933,161.28	4.7%
\$500,000 to \$750,000	32	2.9%	18,966,199.09	9.1%
\$750,000+	1	0.1%	763,105.05	0.4%
Total	1111	100%	209,134,184.90	100%

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Current LVR (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0% to 50%	647	58.2%	85,046,873.70	40.7%
50% to 55%	85	7.7%	21,206,990.54	10.1%
55% to 60%	100	9.0%	26,344,211.68	12.6%
60% to 65%	83	7.5%	22,617,693.00	10.8%
65% to 70%	94	8.5%	26,608,113.69	12.7%
70% to 75%	54	4.9%	14,601,404.98	7.0%
75% to 80%	38	3.4%	10,699,164.74	5.1%
80% to 85%	7	0.6%	1,474,863.98	0.7%
85% to 90%	2	0.2%	312,299.57	0.1%
90% to 95%	1	0.1%	222,569.02	0.1%
95%+	0	0.0%	-	0.0%
Total	1111	100.0%	209,134,184.90	100.0%

Property Valuation (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	5	0.5%	138,643.88	0.1%
\$100,000 to \$200,000	82	7.4%	6,090,567.26	2.9%
\$200,000 to \$300,000	209	18.8%	22,770,455.79	10.9%
\$300,000 to \$400,000	273	24.6%	42,583,840.99	20.4%
\$400,000 to \$500,000	192	17.3%	36,207,823.36	17.3%
\$500,000 to \$600,000	137	12.3%	32,197,977.33	15.4%
\$600,000 to \$700,000	73	6.6%	20,314,090.91	9.7%
\$700,000 to \$800,000	42	3.8%	11,695,112.29	5.6%
\$800,000 to \$900,000	28	2.5%	8,762,698.78	4.2%
\$900,000 to \$1,000,000	28	2.5%	10,881,532.16	5.2%
\$1,000,000 to \$1,500,000	38	3.4%	16,279,542.08	7.8%
\$1,500,000+	4	0.4%	1,211,900.07	0.6%
Total	1111	100.0%	209,134,184.90	100.0%

Security State (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
ACT	4	0.3%	898,414.63	0.4%
NSW	21	1.6%	4,648,875.15	2.2%
NT	88	6.6%	17,561,046.43	8.4%
QLD	13	1.0%	3,070,421.88	1.5%
SA	1019	76.8%	145,020,598.11	69.3%
TAS	4	0.3%	510,141.65	0.2%
VIC	167	12.6%	34,665,886.51	16.6%
WA	11	0.8%	2,758,800.54	1.3%
Total	1327	100.0%	209,134,184.90	100.0%

Geographic Region (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Metropolitan	962	72.5%	157,798,123.79	75.5%
Non-metropolitan	359	27.1%	49,978,921.98	23.9%
Inner City	6	0.5%	1,357,139.13	0.6%
Total	1327	100.0%	209,134,184.90	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%	765,276.45	0.4%
SA - Metropolitan	756	57.0%	112,912,005.78	54.0%
SA - Non metropolitan	259	19.5%	31,343,315.88	15.0%
NT - Inner City	0	0.0%	-	0.0%
NT - Metropolitan	52	3.9%	10,267,738.92	4.9%
NT - Non metropolitan	36	2.7%	7,293,307.51	3.5%
WA - Inner City	0	0.0%	-	0.0%
WA - Metropolitan	11	0.8%	2,758,800.54	1.3%
WA - Non metropolitan	0	0.0%	-	0.0%
VIC - Inner City	1	0.1%	477,029.00	0.2%
VIC - Metropolitan	121	9.1%	26,874,928.93	12.9%
VIC - Non metropolitan	45	3.4%	7,313,928.58	3.5%
QLD - Inner City	0	0.0%	-	0.0%
QLD - Metropolitan	6	0.5%	1,620,151.63	0.8%
QLD - Non metropolitan	7	0.5%	1,450,270.25	0.7%
NSW - Inner City	0	0.0%	-	0.0%
NSW - Metropolitan	12	0.9%	2,466,083.36	1.2%
NSW - Non metropolitan	9	0.7%	2,182,791.79	1.0%
ACT - Inner City	0	0.0%	-	0.0%
ACT - Metropolitan	4	0.3%	898,414.63	0.4%
ACT - Non metropolitan	0	0.0%	-	0.0%
TAS - Inner City	1	0.1%	114,833.68	0.1%
TAS - Metropolitan	0	0.0%	-	0.0%
TAS - Non metropolitan	3	0.2%	395,307.97	0.2%
Total	1327	100.0%	209,134,184.90	100.0%

Interest Rate (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0.00% to 2.00%	94	7.1%	18,724,720.87	9.0%
2.00% to 2.25%	32	2.4%	6,590,933.82	3.2%
2.25% to 2.50%	40	3.0%	7,953,899.62	3.8%
2.50% to 2.75%	11	0.8%	1,159,749.18	0.6%
2.75% to 3.00%	19	1.4%	3,612,023.02	1.7%
3.00% to 3.25%	7	0.5%	1,088,017.75	0.5%
3.25% to 3.50%	15	1.1%	2,796,250.04	1.3%
3.50% to 3.75%	6	0.5%	431,008.88	0.2%
3.75% to 4.00%	7	0.5%	1,441,679.97	0.7%
4.00% to 4.25%	7	0.5%	819,270.36	0.4%
4.25% to 4.50%	5	0.4%	579,600.78	0.3%
4.50% to 4.75%	3	0.2%	705,670.60	0.3%
4.75% to 5.00%	17	1.3%	3,535,278.08	1.7%
5.00% to 5.25%	6	0.5%	1,166,814.03	0.6%
5.25% to 5.50%	14	1.1%	3,084,797.47	1.5%
5.50% to 5.75%	34	2.6%	8,789,478.54	4.2%
5.75% to 6.00%	206	15.5%	39,145,278.55	18.7%
6.00%+	804	60.6%	107,509,713.34	51.4%
Total	1327	100.0%	209,134,184.90	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	11	0.8%	1,456,642.11	0.7%
54 to 60 months	24	1.8%	2,212,594.45	1.1%
60 to 66 months	138	10.4%	20,513,846.47	9.8%
66 to 72 months	213	16.1%	34,729,261.34	16.6%
72+ months	941	70.9%	150,221,840.53	71.8%
Total	1327	100%	209,134,184.90	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%	15,695.32	0.0%
2 to 4 years	12	0.9%	271,998.80	0.1%
4 to 6 years	21	1.6%	771,779.47	0.4%
6 to 8 years	15	1.1%	831,214.54	0.4%
8 to 10 years	43	3.2%	3,307,723.31	1.6%
10 to 12 years	32	2.4%	2,389,240.91	1.1%
12 to 14 years	89	6.7%	10,020,993.73	4.8%
14 to 16 years	107	8.1%	10,125,832.47	4.8%
16 to 18 years	89	6.7%	12,283,989.39	5.9%
18 to 20 years	132	9.9%	21,671,437.38	10.4%
20 to 22 years	180	13.6%	29,147,953.66	13.9%
22 to 24 years	419	31.6%	82,307,523.86	39.4%
24 to 26 years	183	13.8%	35,689,214.54	17.1%
26 to 28 years	0	0.0%	-	0.0%
28 to 30 years	1	0.1%	299,587.52	0.1%
30+ years	0	0.0%	-	0.0%
Total	1327	100.0%	209,134,184.90	100.0%

Repayment Method (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Interest Only	11	0.8%	3,264,530.28	1.6%
Principal & Interest	1316	99.2%	205,869,654.62	98.4%
Total	1327	100.0%	209,134,184.90	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	5	0.4%	1,931,412.27	0.9%
12 to 24 months	1	0.1%	243,972.47	0.1%
24 to 36 months	3	0.2%	486,155.18	0.2%
36 to 48 months	2	0.2%	602,990.36	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	1316	99.2%	205,869,654.62	98.4%
Total	1327	100.0%	209,134,184.90	100.0%

Interest Rate Type (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Fixed	335	25.2%	62,042,318.42	29.7%
Variable	992	74.8%	147,091,866.48	70.3%
Total	1327	100.0%	209,134,184.90	100.0%

Remaining Fixed Period (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 to 6 months	93	7.0%	18,000,198.98	8.6%
6 to 12 months	97	7.3%	18,290,156.57	8.7%
12 to 24 months	95	7.2%	16,160,613.28	7.7%
24 to 36 months	32	2.4%	5,998,070.09	2.9%
36 to 48 months	13	1.0%	2,980,136.17	1.4%
48 to 60 months	5	0.4%	613,143.33	0.3%
60+ months	0	0.0%	-	0.0%
Variable	992	74.8%	147,091,866.48	70.3%
Total	1327	100.0%	209,134,184.90	100.0%

Occupancy (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Owner Occupier	1151	86.7%	172,708,861.70	82.6%
Investment	176	13.3%	36,425,323.20	17.4%
Total	1327	100.0%	209,134,184.90	100.0%

Loan Documentation (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Full Documentation	1,327	100.0%	209,134,184.90	100.0%
Low Documentation	0	0.0%	-	0.0%
Total	1327	100.0%	209,134,184.90	100.0%

Mortgage Insurer (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
QBE	317	23.9%	48,718,703.88	23.3%
Genworth	0	0.0%	-	0.0%
Uninsured	1010	76.1%	160,415,481.02	76.7%
Total	1327	100.0%	209,134,184.90	100.0%

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Arrears				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 days	1290	97.2%	202,419,238.01	96.8%
1 to 30 days	26	2.0%	5,140,768.82	2.5%
31 to 60 days	1	0.1%	36,782.18	0.0%
61 to 90 days	1	0.1%	277,758.13	0.1%
91+ days	9	0.7%	1,259,637.76	0.6%
Total	1327	100.0%	209,134,184.90	100.0%

Hardships				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Current hardships	7	0.6%	1,021,551.56	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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