

LIGHT TRUST 2021-1

Heritage Bank
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Portfolio Summary as at 31 August 2023

Note Balances	Rating (S&P / Fitch)	Margin	Current Invested Amount	Subordination
Class A Notes	AAA(sf) / AAAsf		288,505,656.29	14.26%
Class AB Notes	AAA(sf) / NR		24,000,000.00	7.13%
Class B Notes	AA(sf) / NR		10,800,000.00	3.92%
Class C Notes	A(sf) / NR		6,900,000.00	1.87%
Class D Notes	BBB+(sf) / NR		2,700,000.00	1.07%
Class E Notes	BB(sf) / NR		1,800,000.00	0.53%
Class F Notes	NR / NR		1,800,000.00	
Total*			336,505,656.29	

*N.B principal payments on notes are distributed on the 20th day of the following month (or next business day if date falls on a weekend)

Conditional Prepayment Rate (CPR)

Current CPR	19.25%
Excess Spread	0.93%

Underlying collateral summary

No. of Loans (Consolidated):	1,574
No. of Loans (Unconsolidated):	1,770
Aggregate Pool Current Balance:	\$329,952,976
Total Valuation of Properties	\$706,926,124
Maximum Loan Balance (Consolidated):	\$885,926
Average Loan Balance (Consolidated):	\$209,627
Weighted Average Interest Rate	5.45%

Loan Seasoning / Term to Maturity

Maximum Original Term to Maturity (months):	360.0
Maximum Remaining Term to Maturity (months):	335.0
WAVG Remaining Term to Maturity (months):	273.8
WAVG Seasoning (months):	58.1

Loan to Value Ratio (LVR)

Maximum Current LVR:	88.3%
WAVG Current LVR:	57.6%

Current Balance (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	410	26.0%	20,295,022.10	6.2%
\$100,000 to \$150,000	184	11.7%	23,443,376.57	7.1%
\$150,000 to \$200,000	228	14.5%	39,731,700.14	12.0%
\$200,000 to \$250,000	213	13.5%	47,688,501.93	14.5%
\$250,000 to \$300,000	179	11.4%	49,004,519.83	14.9%
\$300,000 to \$350,000	113	7.2%	36,543,663.85	11.1%
\$350,000 to \$400,000	86	5.5%	32,303,703.86	9.8%
\$400,000 to \$450,000	68	4.3%	28,780,235.55	8.7%
\$450,000 to \$500,000	28	1.8%	13,170,005.17	4.0%
\$500,000 to \$750,000	58	3.7%	33,275,511.52	10.1%
\$750,000+	7	0.4%	5,716,735.14	1.7%
Total	1574	100%	329,952,975.66	100%

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Current LVR (Consolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0% to 50%	778	49.4%	100,057,543.05	30.3%
50% to 55%	121	7.7%	30,135,496.70	9.1%
55% to 60%	112	7.1%	28,745,408.53	8.7%
60% to 65%	120	7.6%	33,627,885.19	10.2%
65% to 70%	147	9.3%	46,384,671.54	14.1%
70% to 75%	134	8.5%	42,669,442.71	12.9%
75% to 80%	98	6.2%	30,272,466.00	9.2%
80% to 85%	54	3.4%	15,896,952.95	4.8%
85% to 90%	10	0.6%	2,163,108.99	0.7%
90% to 95%	0	0.0%	-	0.0%
95%+	0	0.0%	-	0.0%
Total	1574	100.0%	329,952,975.66	100.0%

Property Valuation (Consolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	1	0.1%	28,714.35	0.01%
\$100,000 to \$200,000	146	9.3%	9,553,640.96	2.9%
\$200,000 to \$300,000	303	19.3%	37,712,049.53	11.4%
\$300,000 to \$400,000	340	21.6%	59,885,551.23	18.1%
\$400,000 to \$500,000	271	17.2%	59,421,253.09	18.0%
\$500,000 to \$600,000	204	13.0%	53,610,955.33	16.2%
\$600,000 to \$700,000	124	7.9%	38,780,905.35	11.8%
\$700,000 to \$800,000	69	4.4%	23,035,400.17	7.0%
\$800,000 to \$900,000	48	3.0%	16,714,668.68	5.1%
\$900,000 to \$1,000,000	27	1.7%	11,614,937.72	3.5%
\$1,000,000 to \$1,500,000	38	2.4%	17,550,969.89	5.3%
\$1,500,000+	3	0.2%	2,043,929.36	0.6%
Total	1574	100.0%	329,952,975.66	100.0%

Security State (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
ACT	18	1.0%	5,445,772.74	1.7%
NSW	28	1.6%	6,461,338.98	2.0%
NT	165	9.3%	37,389,247.36	11.3%
QLD	32	1.8%	7,845,632.17	2.4%
SA	1326	74.9%	223,772,995.98	67.8%
TAS	4	0.2%	642,855.37	0.2%
VIC	184	10.4%	46,283,518.92	14.0%
WA	13	0.7%	2,111,614.14	0.6%
Total	1770	100.0%	329,952,975.66	100.0%

Geographic Region (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Metropolitan	1265	71.5%	254,353,056.19	77.1%
Non-metropolitan	501	28.3%	74,918,820.37	22.7%
Inner City	4	0.2%	681,099.10	0.2%
Total	1770	100.0%	329,952,975.66	100.0%

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Geographic Distribution (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
SA - Inner City	3	0.2%	417,887.30	0.1%
SA - Metropolitan	950	53.7%	174,511,582.54	52.9%
SA - Non metropolitan	373	21.1%	48,843,526.14	14.8%
NT - Inner City	0	0.0%	-	0.0%
NT - Metropolitan	125	7.1%	28,706,909.50	8.7%
NT - Non metropolitan	40	2.3%	8,682,337.86	2.6%
WA - Inner City	0	0.0%	-	0.0%
WA - Metropolitan	11	0.6%	1,804,715.11	0.5%
WA - Non metropolitan	2	0.1%	306,899.03	0.1%
VIC - Inner City	1	0.1%	263,211.80	0.1%
VIC - Metropolitan	128	7.2%	35,171,151.86	10.7%
VIC - Non metropolitan	55	3.1%	10,849,155.26	3.3%
QLD - Inner City	0	0.0%	-	0.0%
QLD - Metropolitan	16	0.9%	4,354,775.77	1.3%
QLD - Non metropolitan	16	0.9%	3,490,856.40	1.1%
NSW - Inner City	0	0.0%	-	0.0%
NSW - Metropolitan	16	0.9%	4,104,944.10	1.2%
NSW - Non metropolitan	12	0.7%	2,356,394.88	0.7%
ACT - Inner City	0	0.0%	-	0.0%
ACT - Metropolitan	18	1.0%	5,445,772.74	1.7%
ACT - Non metropolitan	0	0.0%	-	0.0%
TAS - Inner City	0	0.0%	-	0.0%
TAS - Metropolitan	1	0.1%	253,204.57	0.1%
TAS - Non metropolitan	3	0.2%	389,650.80	0.1%
Total	1770	100.0%	329,952,975.66	100.0%

Interest Rate (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0.00% to 2.00%	182	10.3%	47,104,995.95	14.3%
2.00% to 2.25%	47	2.7%	11,969,099.38	3.6%
2.25% to 2.50%	55	3.1%	12,539,653.08	3.8%
2.50% to 2.75%	12	0.7%	2,904,015.81	0.9%
2.75% to 3.00%	15	0.8%	3,323,640.44	1.0%
3.00% to 3.25%	9	0.5%	1,572,405.89	0.5%
3.25% to 3.50%	13	0.7%	2,506,732.32	0.8%
3.50% to 3.75%	7	0.4%	829,099.31	0.3%
3.75% to 4.00%	1	0.1%	26,596.69	0.0%
4.00% to 4.25%	4	0.2%	971,551.24	0.3%
4.25% to 4.50%	5	0.3%	993,170.75	0.3%
4.50% to 4.75%	8	0.5%	1,443,188.34	0.4%
4.75% to 5.00%	22	1.2%	4,882,187.14	1.5%
5.00% to 5.25%	7	0.4%	953,944.87	0.3%
5.25% to 5.50%	21	1.2%	4,801,406.79	1.5%
5.50% to 5.75%	52	2.9%	13,887,562.85	4.2%
5.75% to 6.00%	247	14.0%	55,789,127.62	16.9%
6.00%+	1063	60.1%	163,454,597.19	49.5%
Total	1770	100.0%	329,952,975.66	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	170	9.6%	38,784,898.87	11.8%
30 to 36 months	237	13.4%	52,494,771.15	15.9%
36 to 42 months	188	10.6%	36,900,767.26	11.2%
42 to 48 months	173	9.8%	33,569,497.90	10.2%
48 to 54 months	167	9.4%	37,001,019.96	11.2%
54 to 60 months	189	10.7%	35,925,494.35	10.9%
60 to 66 months	107	6.0%	22,865,765.22	6.9%
66 to 72 months	86	4.9%	18,380,357.94	5.6%
72+ months	453	25.6%	54,030,403.01	16.4%
Total	1770	100%	329,952,975.66	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	2	0.1%	11,128.09	0.0%
2 to 4 years	7	0.4%	202,817.58	0.1%
4 to 6 years	8	0.5%	563,620.27	0.2%
6 to 8 years	27	1.5%	1,917,041.48	0.6%
8 to 10 years	21	1.2%	1,408,729.67	0.4%
10 to 12 years	99	5.6%	9,577,330.59	2.9%
12 to 14 years	108	6.1%	10,873,858.40	3.3%
14 to 16 years	147	8.3%	15,876,542.02	4.8%
16 to 18 years	159	9.0%	22,436,555.30	6.8%
18 to 20 years	64	3.6%	10,751,085.27	3.3%
20 to 22 years	146	8.2%	30,910,598.75	9.4%
22 to 24 years	168	9.5%	35,146,841.42	10.7%
24 to 26 years	424	24.0%	95,762,888.08	29.0%
26 to 28 years	390	22.0%	94,513,938.74	28.6%
28 to 30 years	0	0.0%	-	0.0%
30+ years	0	0.0%	-	0.0%
Total	1770	100.0%	329,952,975.66	100.0%

Repayment Method (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Interest Only	19	1.1%	5,353,271.95	1.6%
Principal & Interest	1751	98.9%	324,599,703.71	98.4%
Total	1770	100.0%	329,952,975.66	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	7	0.4%	1,830,067.71	0.6%
12 to 24 months	9	0.5%	2,086,140.97	0.6%
24 to 36 months	3	0.2%	1,437,063.27	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	1751	98.9%	324,599,703.71	98.4%
Total	1770	100.0%	329,952,975.66	100.0%

Interest Rate Type (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Fixed	465	26.3%	106,829,493.23	32.4%
Variable	1305	73.7%	223,123,482.43	67.6%
Total	1770	100.0%	329,952,975.66	100.0%

Remaining Fixed Period (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 to 6 months	145	8.2%	34,347,555.01	10.4%
6 to 12 months	164	9.3%	38,517,145.26	11.7%
12 to 24 months	84	4.7%	20,289,771.90	6.1%
24 to 36 months	43	2.4%	7,463,536.70	2.3%
36 to 48 months	24	1.4%	5,480,826.43	1.7%
48 to 60 months	5	0.3%	730,657.93	0.2%
60+ months	0	0.0%	-	0.0%
Variable	1305	73.7%	223,123,482.43	67.6%
Total	1770	100.0%	329,952,975.66	100.0%

Occupancy (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Owner Occupier	1521	85.9%	279,063,855.16	84.6%
Investment	249	14.1%	50,889,120.50	15.4%
Total	1770	100.0%	329,952,975.66	100.0%

Loan Documentation (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Full Documentation	1,770	100.0%	329,952,975.66	100.0%
Low Documentation	0	0.0%	-	0.0%
Total	1770	100.0%	329,952,975.66	100.0%

Mortgage Insurer (Unconsolidated)				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
QBE	503	28.4%	87,302,189.02	26.5%
Genworth	0	0.0%	-	0.0%
Uninsured	1267	71.6%	242,650,786.64	73.5%
Total	1770	100.0%	329,952,975.66	100.0%

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Arrears				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 days	1747	98.7%	324,437,322.67	98.3%
1 to 30 days	17	1.0%	4,285,620.84	1.3%
31 to 60 days	2	0.1%	298,111.36	0.1%
61 to 90 days	1	0.1%	196,465.04	0.1%
91+ days	3	0.2%	735,455.75	0.2%
Total	1770	100.0%	329,952,975.66	100.0%

Hardships				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Current hardships	7	0.4%	1,411,105.23	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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