

LIGHT TRUST 2019-1

Heritage Bank
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Portfolio Summary as at 30 June 2023

Note Balances	Rating (S&P / Fitch)	Margin	Current Invested Amount	Subordination
Class A Notes	AAA(sf) / AAAsf		190,162,265.35	16.13%
Class AB Notes	AAA(sf) / NR		20,572,008.10	7.06%
Class B Notes	AA(sf) / NR		5,710,930.12	4.54%
Class C Notes	A(sf) / NR		5,260,807.54	2.22%
Class D Notes	BBB+(sf) / NR		2,053,684.25	1.31%
Class E Notes	NR / NR		2,975,028.86	
Total			226,734,724.22	

*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	19.61%
Excess Spread	0.77%

Underlying collateral summary

No. of Loans (Consolidated):	1,158
No. of Loans (Unconsolidated):	1,389
Aggregate Pool Current Balance:	\$222,183,149
Total Valuation of Properties	\$529,036,434
Maximum Loan Balance (Consolidated):	\$767,347
Average Loan Balance (Consolidated):	\$191,868
Weighted Average Interest Rate	5.54%

Loan Seasoning / Term to Maturity

Maximum Original Term to Maturity (months):	420.0
Maximum Remaining Term to Maturity (months):	351.0
WAVG Remaining Term to Maturity (months):	254.0
WAVG Seasoning (months):	88.2

Loan to Value Ratio (LVR)

Maximum Current LVR:	91.1%
WAVG Current LVR:	53.1%

Current Balance (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	319	27.5%	15,178,780.09	6.8%
\$100,000 to \$150,000	184	15.9%	22,636,323.32	10.2%
\$150,000 to \$200,000	164	14.2%	28,968,066.33	13.0%
\$200,000 to \$250,000	167	14.4%	37,482,225.62	16.9%
\$250,000 to \$300,000	116	10.0%	31,588,423.46	14.2%
\$300,000 to \$350,000	67	5.8%	21,594,223.86	9.7%
\$350,000 to \$400,000	48	4.1%	17,867,943.55	8.0%
\$400,000 to \$450,000	31	2.7%	13,082,914.97	5.9%
\$450,000 to \$500,000	25	2.2%	11,790,110.85	5.3%
\$500,000 to \$750,000	36	3.1%	21,226,789.35	9.6%
\$750,000+	1	0.1%	767,347.43	0.3%
Total	1158	100%	222,183,148.83	100%

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Current LVR (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0% to 50%	652	56.3%	85,373,798.47	38.4%
50% to 55%	102	8.8%	25,861,803.46	11.6%
55% to 60%	101	8.7%	26,595,387.34	12.0%
60% to 65%	88	7.6%	24,087,413.78	10.8%
65% to 70%	98	8.5%	27,334,736.63	12.3%
70% to 75%	63	5.4%	18,466,179.83	8.3%
75% to 80%	42	3.6%	11,979,492.31	5.4%
80% to 85%	10	0.9%	2,052,490.41	0.9%
85% to 90%	1	0.1%	208,718.24	0.1%
90% to 95%	1	0.1%	223,128.36	0.1%
95%+	0	0.0%	-	0.0%
Total	1158	100.0%	222,183,148.83	100.0%

Property Valuation (Consolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
\$0 to \$100,000	5	0.4%	152,160.52	0.1%
\$100,000 to \$200,000	85	7.3%	6,445,114.77	2.9%
\$200,000 to \$300,000	218	18.8%	24,118,440.86	10.9%
\$300,000 to \$400,000	279	24.1%	43,936,702.55	19.8%
\$400,000 to \$500,000	204	17.6%	39,850,130.33	17.9%
\$500,000 to \$600,000	144	12.4%	34,506,662.45	15.5%
\$600,000 to \$700,000	76	6.6%	21,939,791.17	9.9%
\$700,000 to \$800,000	45	3.9%	12,698,104.28	5.7%
\$800,000 to \$900,000	31	2.7%	9,131,007.60	4.1%
\$900,000 to \$1,000,000	30	2.6%	11,480,982.13	5.2%
\$1,000,000 to \$1,500,000	38	3.3%	17,061,051.12	7.7%
\$1,500,000+	3	0.3%	863,001.05	0.4%
Total	1158	100.0%	222,183,148.83	100.0%

Security State (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
ACT	4	0.3%	926,824.25	0.4%
NSW	23	1.7%	5,193,518.28	2.3%
NT	94	6.8%	19,022,369.56	8.6%
QLD	14	1.0%	3,378,733.92	1.5%
SA	1062	76.5%	152,506,912.49	68.6%
TAS	4	0.3%	748,688.32	0.3%
VIC	176	12.7%	37,596,173.73	16.9%
WA	12	0.9%	2,809,928.28	1.3%
Total	1389	100.0%	222,183,148.83	100.0%

Geographic Region (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Metropolitan	1012	72.9%	168,198,062.36	75.7%
Non-metropolitan	371	26.7%	52,607,050.55	23.7%
Inner City	6	0.4%	1,378,035.92	0.6%
Total	1389	100.0%	222,183,148.83	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%	781,946.26	0.4%	
SA - Metropolitan	792	57.0%	118,956,305.65	53.5%	
SA - Non metropolitan	266	19.2%	32,768,660.58	14.7%	
NT - Inner City	0	0.0%	-	0.0%	
NT - Metropolitan	56	4.0%	11,235,692.80	5.1%	
NT - Non metropolitan	38	2.7%	7,786,676.76	3.5%	
WA - Inner City	0	0.0%	-	0.0%	
WA - Metropolitan	12	0.9%	2,809,928.28	1.3%	
WA - Non metropolitan	0	0.0%	-	0.0%	
VIC - Inner City	1	0.1%	481,212.75	0.2%	
VIC - Metropolitan	128	9.2%	29,483,269.18	13.3%	
VIC - Non metropolitan	47	3.4%	7,631,691.80	3.4%	
QLD - Inner City	0	0.0%	-	0.0%	
QLD - Metropolitan	7	0.5%	1,885,654.21	0.8%	
QLD - Non metropolitan	7	0.5%	1,493,079.71	0.7%	
NSW - Inner City	0	0.0%	-	0.0%	
NSW - Metropolitan	13	0.9%	2,900,387.99	1.3%	
NSW - Non metropolitan	10	0.7%	2,293,130.29	1.0%	
ACT - Inner City	0	0.0%	-	0.0%	
ACT - Metropolitan	4	0.3%	926,824.25	0.4%	
ACT - Non metropolitan	0	0.0%	-	0.0%	
TAS - Inner City	1	0.1%	114,876.91	0.1%	
TAS - Metropolitan	0	0.0%	-	0.0%	
TAS - Non metropolitan	3	0.2%	633,811.41	0.3%	
Total	1389	100.0%	222,183,148.83	100.0%	

Interest Rate (Unconsolidated)					
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance	
0.00% to 2.00%	117	8.4%	24,059,919.76	10.8%	
2.00% to 2.25%	46	3.3%	8,522,159.59	3.8%	
2.25% to 2.50%	61	4.4%	12,158,758.75	5.5%	
2.50% to 2.75%	14	1.0%	2,092,389.87	0.9%	
2.75% to 3.00%	19	1.4%	3,665,177.00	1.6%	
3.00% to 3.25%	7	0.5%	1,102,625.18	0.5%	
3.25% to 3.50%	15	1.1%	2,830,828.04	1.3%	
3.50% to 3.75%	7	0.5%	704,946.90	0.3%	
3.75% to 4.00%	7	0.5%	1,455,118.96	0.7%	
4.00% to 4.25%	7	0.5%	834,217.88	0.4%	
4.25% to 4.50%	8	0.6%	836,445.36	0.4%	
4.50% to 4.75%	5	0.4%	984,261.64	0.4%	
4.75% to 5.00%	20	1.4%	3,974,654.29	1.8%	
5.00% to 5.25%	11	0.8%	1,551,076.71	0.7%	
5.25% to 5.50%	16	1.2%	3,633,621.57	1.6%	
5.50% to 5.75%	31	2.2%	7,827,294.57	3.5%	
5.75% to 6.00%	150	10.8%	30,122,624.30	13.6%	
6.00%+	848	61.1%	115,827,028.46	52.1%	
Total	1389	100.0%	222,183,148.83	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	21	1.5%	2,408,929.81	1.1%
54 to 60 months	79	5.7%	11,246,670.21	5.1%
60 to 66 months	174	12.5%	28,183,111.39	12.7%
66 to 72 months	227	16.3%	39,486,382.62	17.8%
72+ months	888	63.9%	140,858,054.80	63.4%
Total	1389	100%	222,183,148.83	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%	13,900.07	0.0%
2 to 4 years	14	1.0%	352,231.69	0.2%
4 to 6 years	17	1.2%	645,079.43	0.3%
6 to 8 years	19	1.4%	854,377.11	0.4%
8 to 10 years	42	3.0%	3,319,052.62	1.5%
10 to 12 years	39	2.8%	2,978,741.06	1.3%
12 to 14 years	78	5.6%	9,095,107.02	4.1%
14 to 16 years	108	7.8%	10,547,563.12	4.7%
16 to 18 years	93	6.7%	12,521,550.59	5.6%
18 to 20 years	131	9.4%	22,082,608.92	9.9%
20 to 22 years	175	12.6%	27,776,050.99	12.5%
22 to 24 years	388	27.9%	76,551,729.07	34.5%
24 to 26 years	280	20.2%	55,143,894.39	24.8%
26 to 28 years	0	0.0%	-	0.0%
28 to 30 years	1	0.1%	301,262.75	0.1%
30+ years	0	0.0%	-	0.0%
Total	1389	100.0%	222,183,148.83	100.0%

Repayment Method (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Interest Only	13	0.9%	3,464,182.21	1.6%
Principal & Interest	1376	99.1%	218,718,966.62	98.4%
Total	1389	100.0%	222,183,148.83	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%	1,081,969.70	0.5%
12 to 24 months	3	0.2%	998,012.48	0.4%
24 to 36 months	3	0.2%	730,431.95	0.3%
36 to 48 months	3	0.2%	653,768.08	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	1376	99.1%	218,718,966.62	98.4%
Total	1389	100.0%	222,183,148.83	100.0%

Interest Rate Type (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Fixed	392	28.2%	73,195,320.98	32.9%
Variable	997	71.8%	148,987,827.85	67.1%
Total	1389	100.0%	222,183,148.83	100.0%

Remaining Fixed Period (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 to 6 months	115	8.3%	20,268,149.54	9.1%
6 to 12 months	123	8.9%	24,882,974.65	11.2%
12 to 24 months	110	7.9%	19,980,716.61	9.0%
24 to 36 months	24	1.7%	4,252,432.17	1.9%
36 to 48 months	18	1.3%	3,555,180.35	1.6%
48 to 60 months	2	0.1%	255,867.66	0.1%
60+ months	0	0.0%	-	0.0%
Variable	997	71.8%	148,987,827.85	67.1%
Total	1389	100.0%	222,183,148.83	100.0%

Occupancy (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Owner Occupier	1201	86.5%	183,515,383.80	82.6%
Investment	188	13.5%	38,667,765.03	17.4%
Total	1389	100.0%	222,183,148.83	100.0%

Loan Documentation (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Full Documentation	1,389	100.0%	222,183,148.83	100.0%
Low Documentation	0	0.0%	-	0.0%
Total	1389	100.0%	222,183,148.83	100.0%

Mortgage Insurer (Unconsolidated)

	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
QBE	333	24.0%	52,015,825.42	23.4%
Genworth	0	0.0%	-	0.0%
Uninsured	1056	76.0%	170,167,323.41	76.6%
Total	1389	100.0%	222,183,148.83	100.0%

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Arrears				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
0 days	1362	98.1%	217,702,663.21	98.0%
1 to 30 days	15	1.1%	2,726,219.68	1.2%
31 to 60 days	2	0.1%	341,918.84	0.2%
61 to 90 days	2	0.1%	403,919.33	0.2%
91+ days	8	0.6%	1,008,427.77	0.5%
Total	1389	100.0%	222,183,148.83	100.0%

Hardships				
	No. of Accounts	% by No. Accounts	Current Balance	% by Current Balance
Current hardships	8	0.6%	1,076,879.53	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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