

RMBS Performance Watch

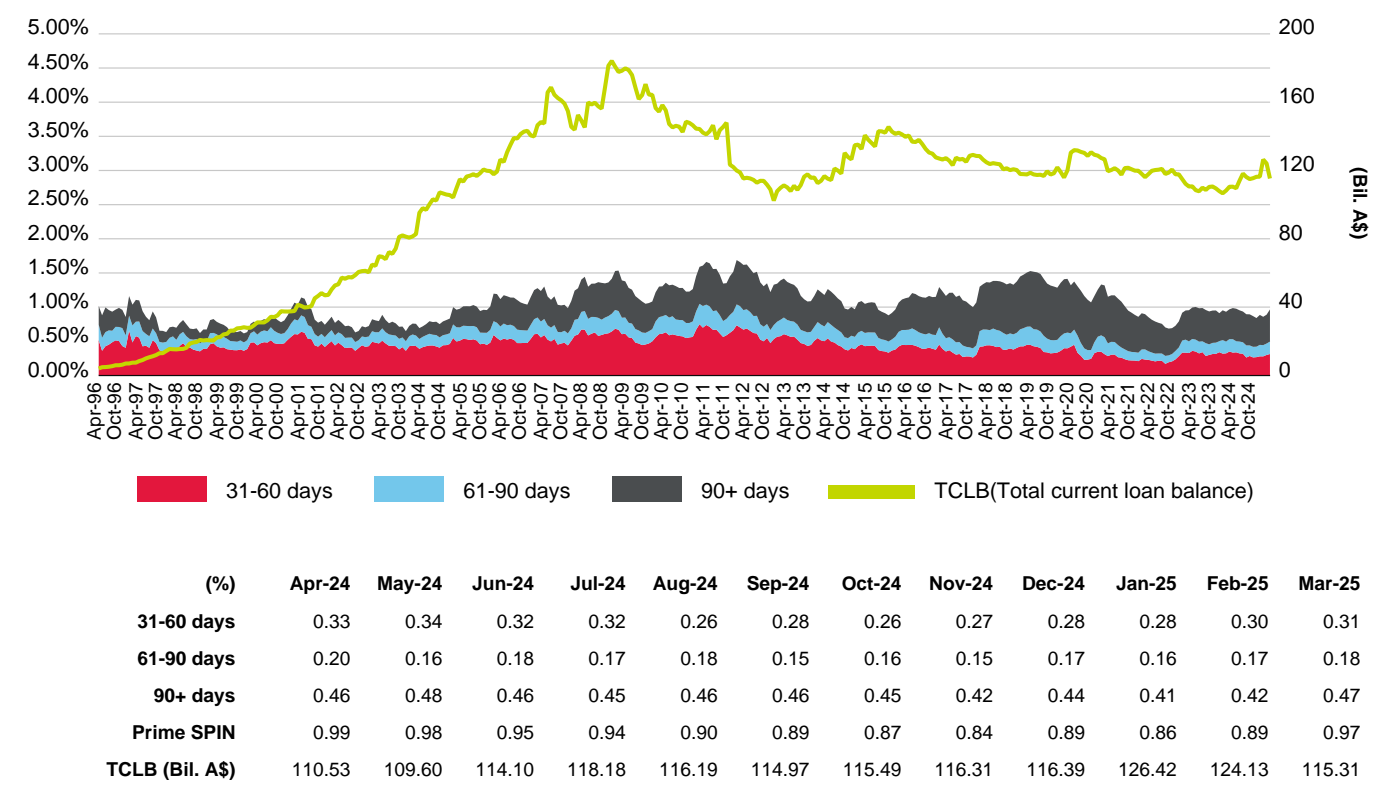
**Australia Part 2a – Prime Arrears &
Prepayment Statistics (Including Non-
Capital Market Issuance)**

As of March 31, 2025

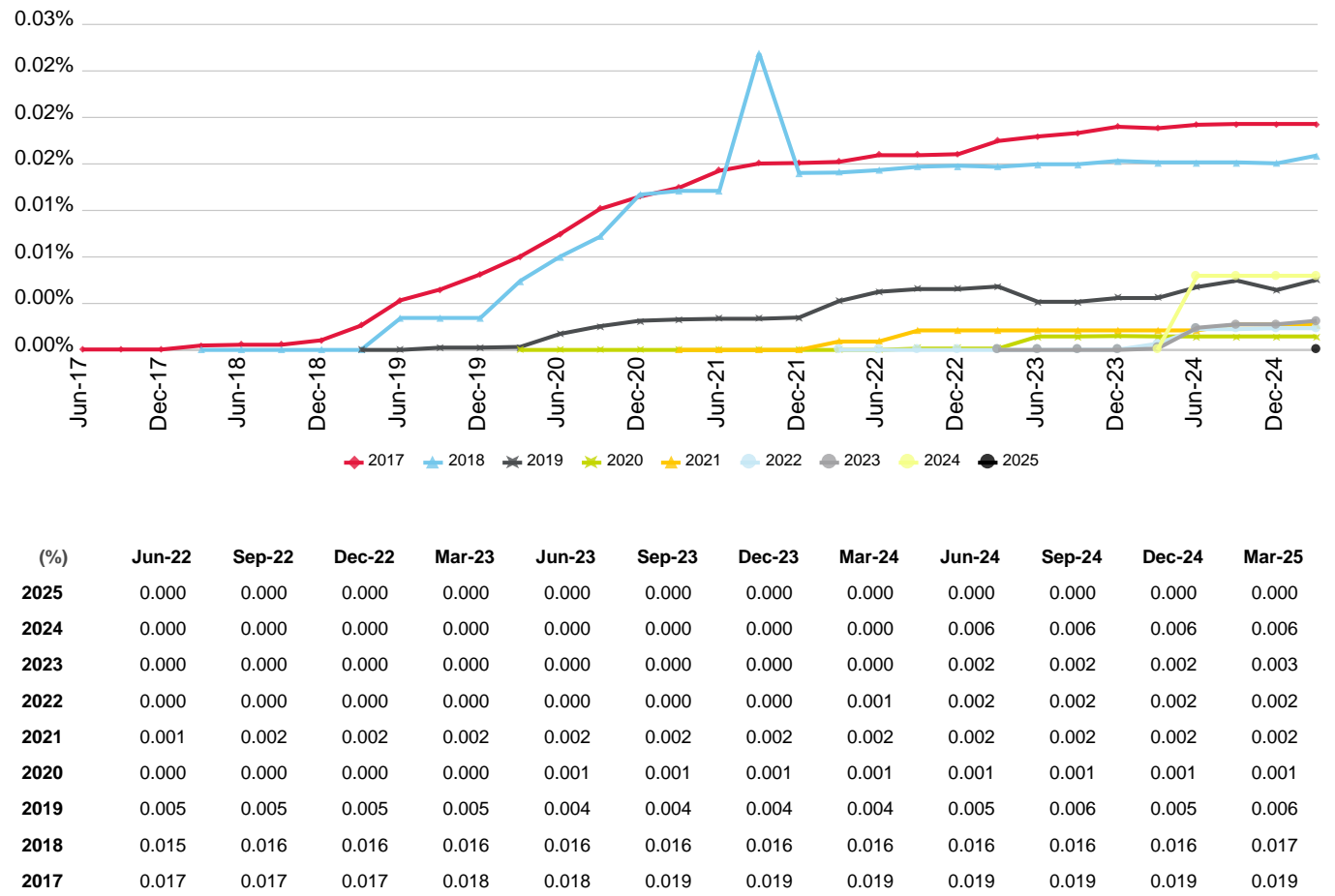
This report does not constitute a rating action

Arrears Statistics - Prime

Australia Prime S&P Global Ratings Mortgage Performance Index (SPIN)



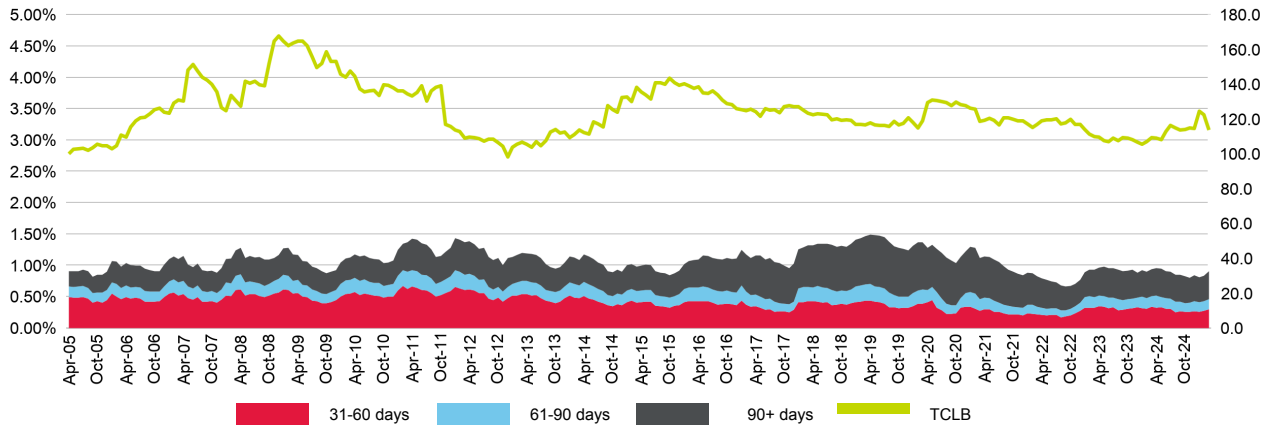
Cumulative Gross Losses As Percentage Of Total Initial Issuance By Year Of Issuance



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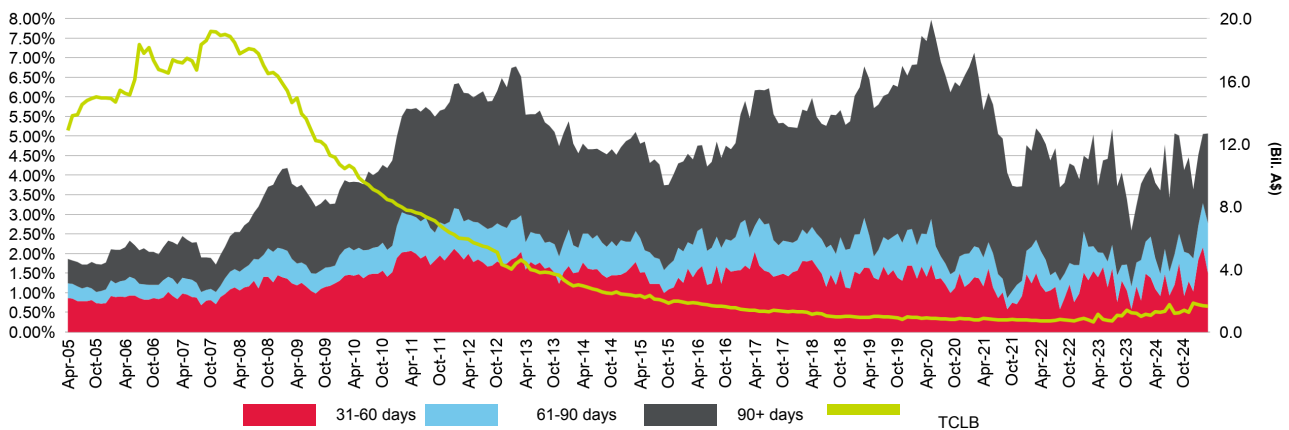
Arrears Statistics - Prime

Arrears Reported on a Full Doc Basis



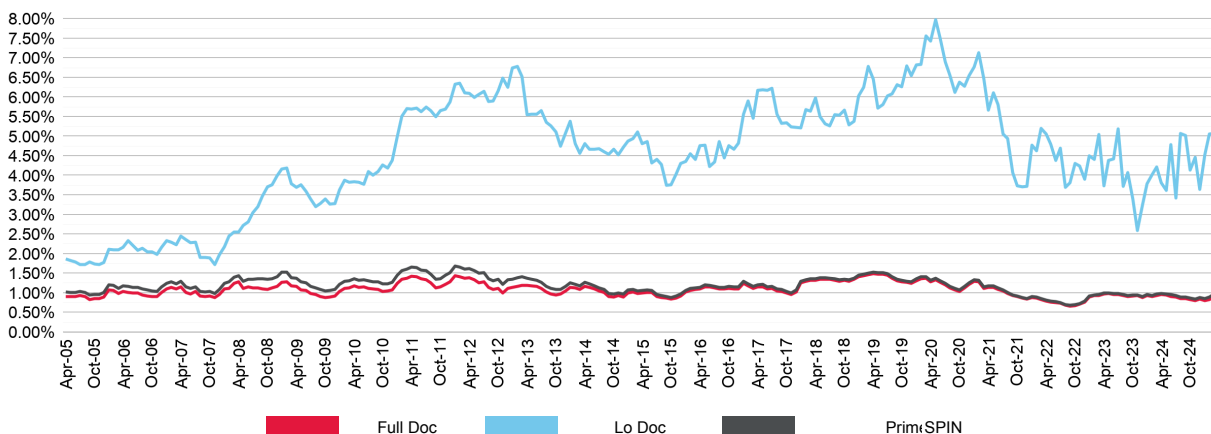
(%)	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25
31-60 days	0.33	0.33	0.31	0.31	0.25	0.27	0.26	0.26	0.27	0.26	0.27	0.30
61-90 days	0.19	0.16	0.17	0.16	0.17	0.15	0.14	0.15	0.16	0.15	0.15	0.17
90+ days	0.44	0.46	0.43	0.43	0.43	0.43	0.43	0.40	0.42	0.40	0.40	0.44
Full Doc SPIN	0.95	0.95	0.91	0.90	0.85	0.85	0.83	0.80	0.84	0.81	0.83	0.91
TCLB (Bil. A\$)	109.23	108.35	112.79	116.42	114.99	113.75	114.10	115.04	114.56	124.67	122.46	113.66

Arrears Reported on a LoDoc Basis



(%)	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25
31-60 days	1.10	0.92	1.47	0.93	1.20	1.75	0.93	1.29	1.04	1.86	2.17	1.50
61-90 days	0.80	0.56	0.65	0.61	0.78	0.76	1.12	0.71	0.84	0.87	1.12	1.28
90+ days	1.91	2.13	2.66	1.88	3.09	2.51	2.09	2.45	1.76	1.80	1.77	2.30
Lo Doc SPIN	3.81	3.61	4.78	3.43	5.07	5.02	4.14	4.46	3.64	4.53	5.06	5.08
TCLB (Bil. A\$)	1.30	1.25	1.31	1.76	1.20	1.23	1.39	1.27	1.83	1.74	1.67	1.64

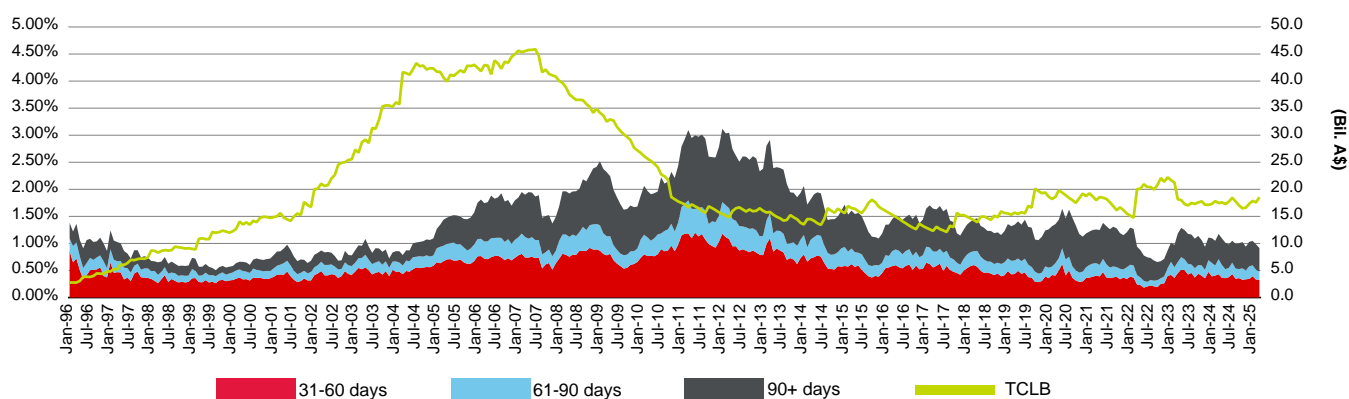
Document Type Comparison



(%)	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25
Full Doc SPIN	0.95	0.95	0.91	0.90	0.85	0.85	0.83	0.80	0.84	0.81	0.83	0.91
Lo Doc SPIN	3.81	3.61	4.78	3.43	5.07	5.02	4.14	4.46	3.64	4.53	5.06	5.08
Prime SPIN	0.99	0.98	0.95	0.94	0.90	0.89	0.87	0.84	0.89	0.86	0.89	0.97
Full Doc % Prime TCLB	98.82	98.86	98.85	98.51	98.97	98.93	98.80	98.91	98.43	98.62	98.66	98.58
Lo Doc % Prime TCLB	1.18	1.14	1.15	1.49	1.03	1.07	1.20	1.09	1.57	1.38	1.34	1.42

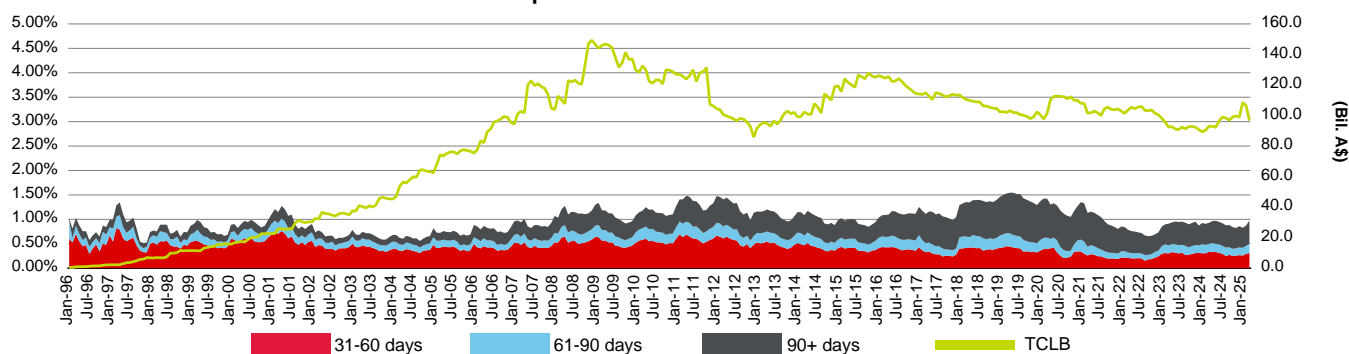
Arrears Statistics - Prime

Arrears Reported on a Missed Payment Basis



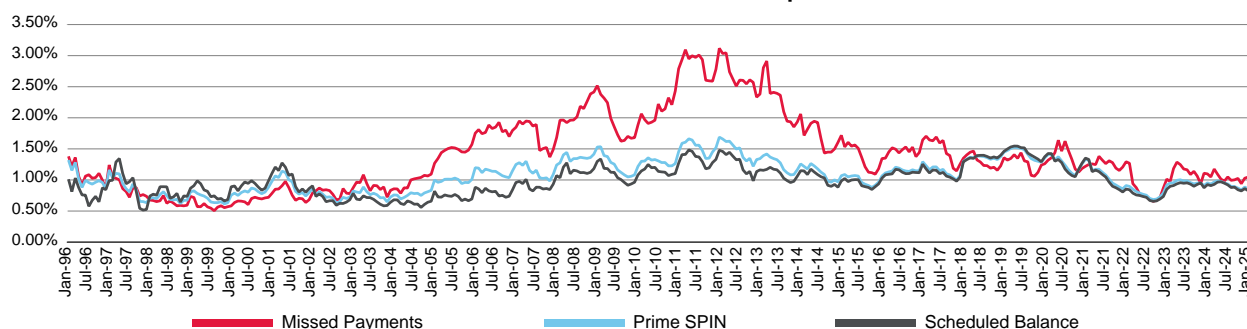
(%)	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25
31-60 days	0.36	0.36	0.38	0.43	0.35	0.36	0.33	0.34	0.34	0.39	0.33	0.33
61-90 days	0.24	0.17	0.17	0.21	0.19	0.17	0.21	0.16	0.23	0.20	0.18	0.15
90+ days	0.49	0.49	0.43	0.40	0.46	0.48	0.49	0.44	0.45	0.45	0.47	0.43
Total	1.09	1.01	0.98	1.05	0.99	1.00	1.03	0.94	1.03	1.05	0.98	0.92
TCLB (Bil. A\$)	17.59	17.27	17.72	18.45	17.75	17.02	16.49	16.60	17.31	17.86	17.58	18.54

Arrears Reported on a Scheduled Balance Basis



(%)	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25
31-60 days	0.33	0.33	0.31	0.30	0.25	0.27	0.25	0.26	0.27	0.26	0.29	0.31
61-90 days	0.19	0.16	0.18	0.16	0.18	0.15	0.15	0.15	0.16	0.16	0.16	0.19
90+ days	0.45	0.47	0.46	0.46	0.46	0.46	0.44	0.42	0.44	0.41	0.41	0.48
Total	0.97	0.97	0.95	0.92	0.88	0.88	0.84	0.82	0.86	0.83	0.87	0.98
TCLB (Bil. A\$)	92.94	92.33	96.38	99.02	98.44	96.95	99.00	99.71	99.07	108.55	106.55	96.77

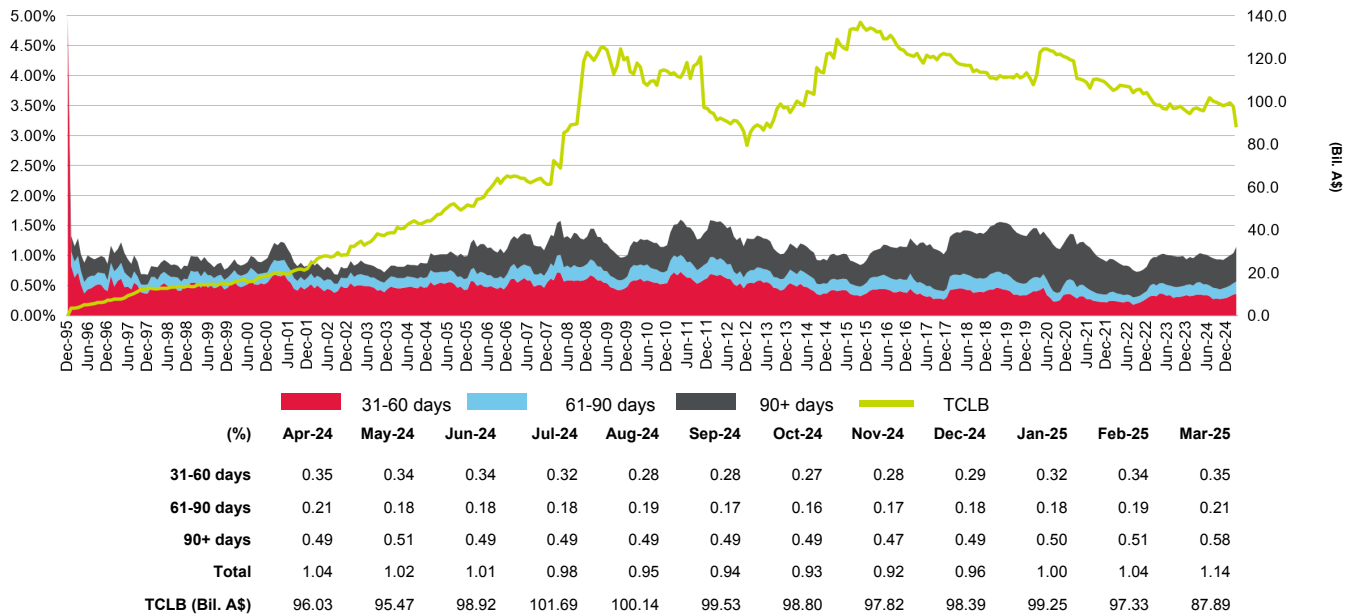
Arrears Calculation Method Comparison



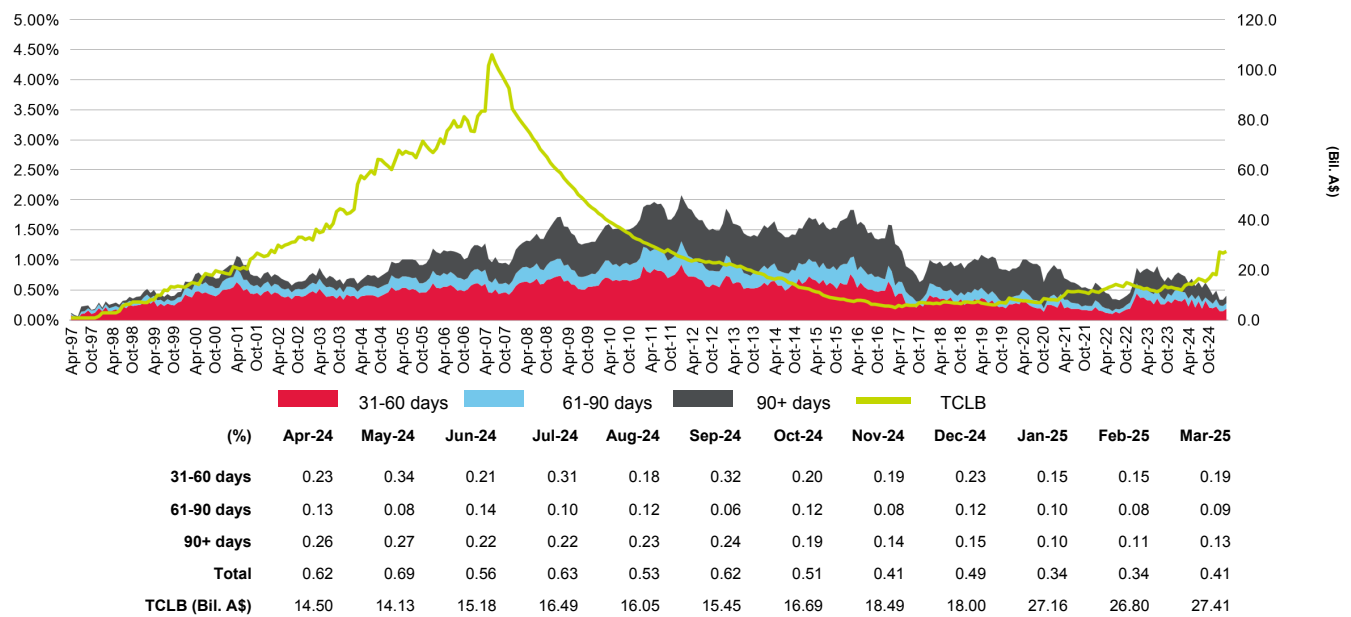
(%)	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25
Missed Payments	1.09	1.01	0.98	1.05	0.99	1.00	1.03	0.94	1.03	1.05	0.98	0.92
Scheduled Balance	0.97	0.97	0.95	0.92	0.88	0.88	0.84	0.82	0.86	0.83	0.87	0.98
PrimeSPIN	0.99	0.98	0.95	0.94	0.90	0.89	0.87	0.84	0.89	0.86	0.89	0.97

Arrears Statistics - Prime

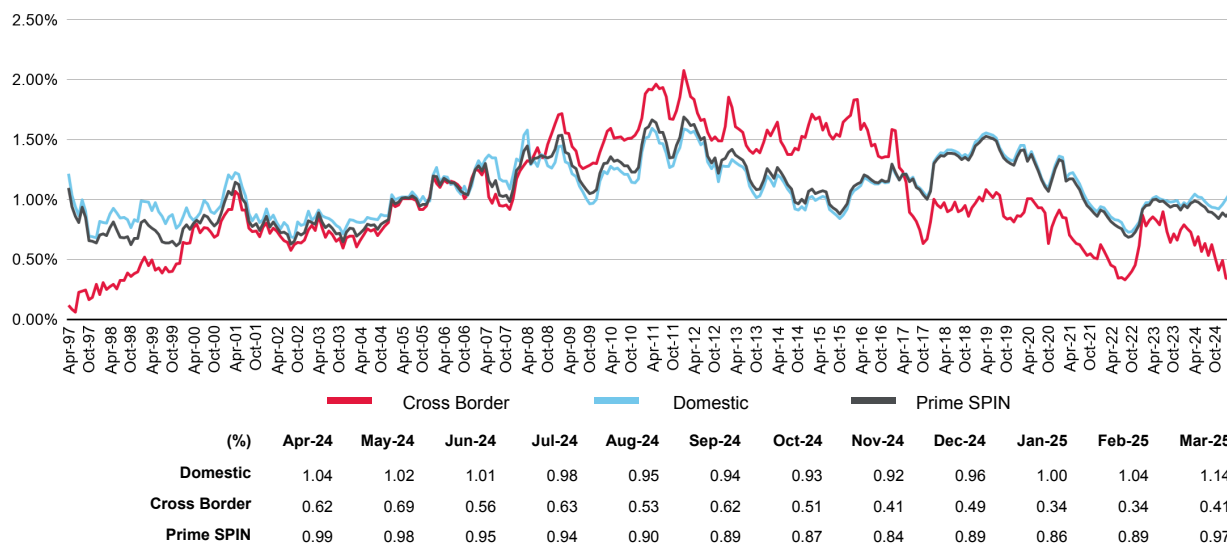
Arrears Domestic Issues



Arrears Cross Border Issues

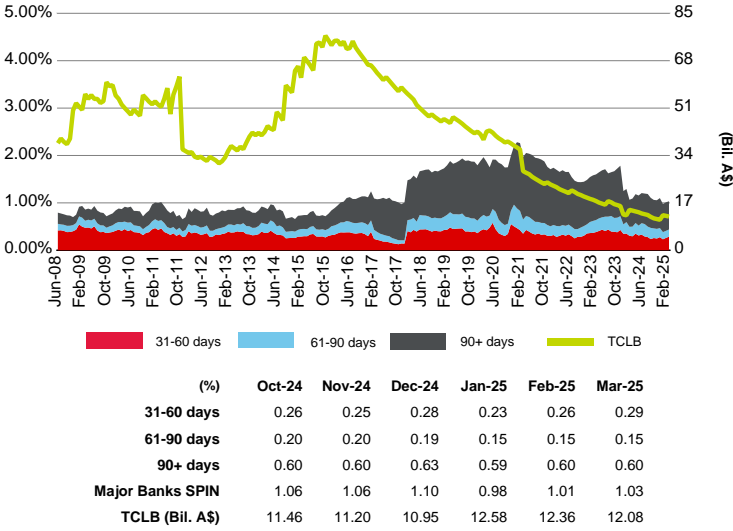


Market Comparison

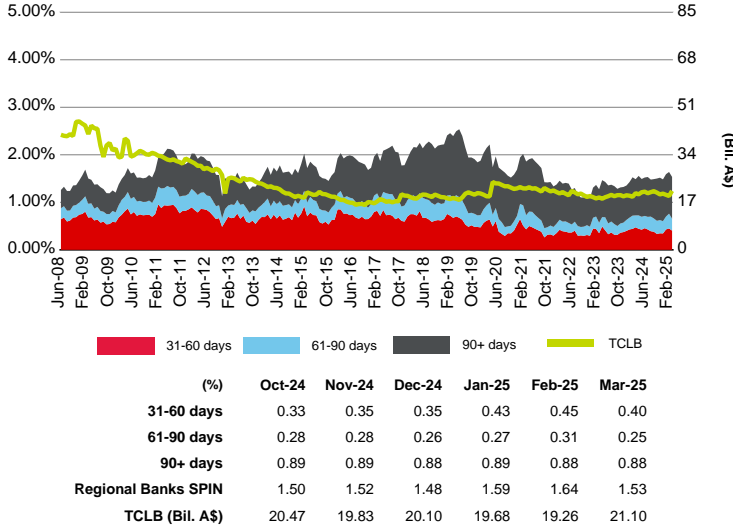


Arrears Statistics - Prime

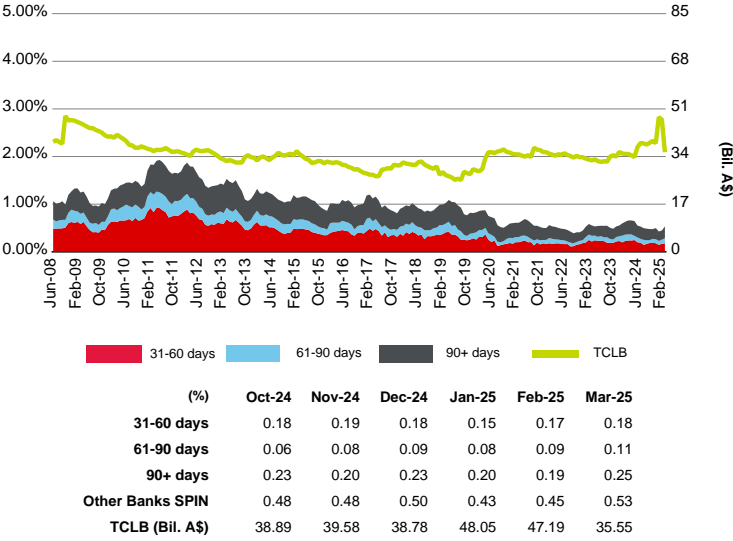
Major Banks



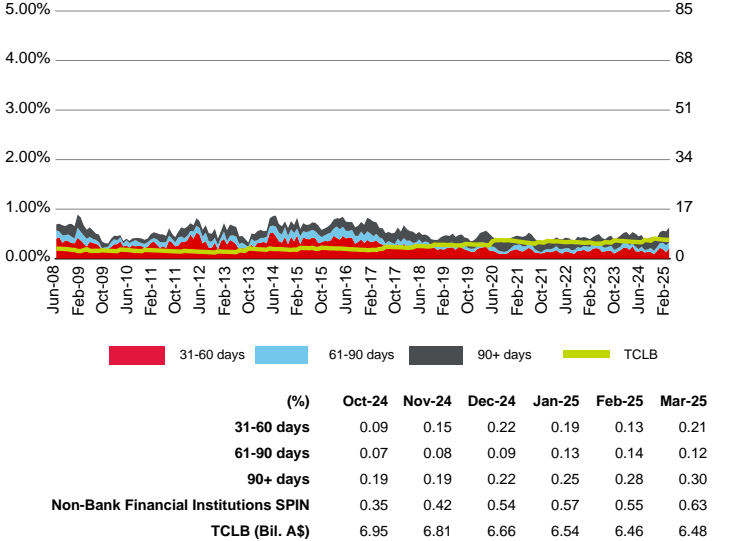
Regional Banks



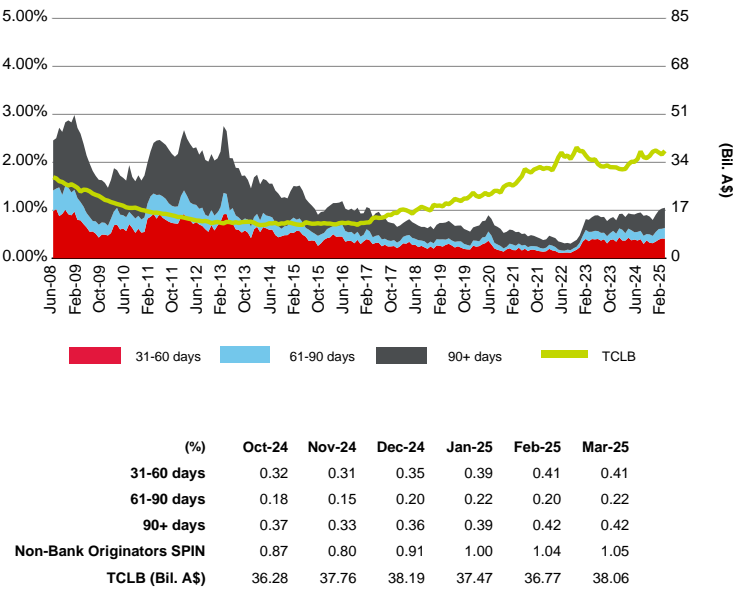
Other Banks



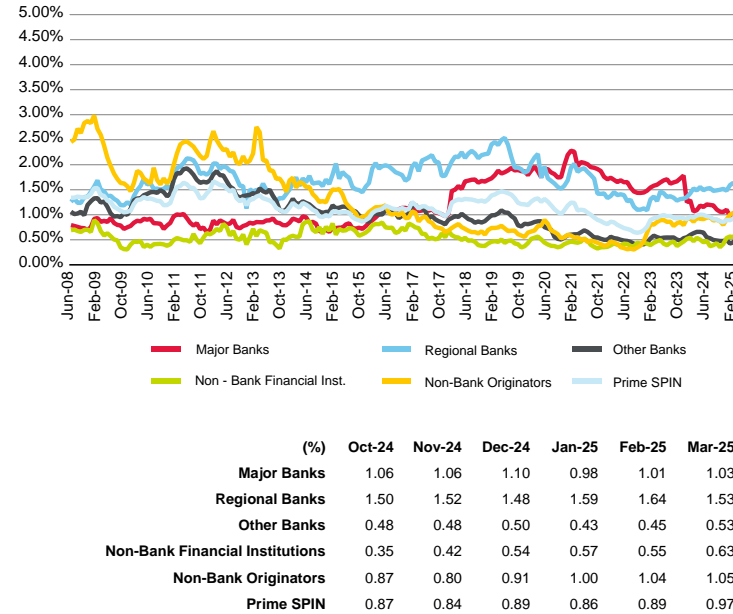
Non-Bank Financial Institutions



Non-Bank Originators

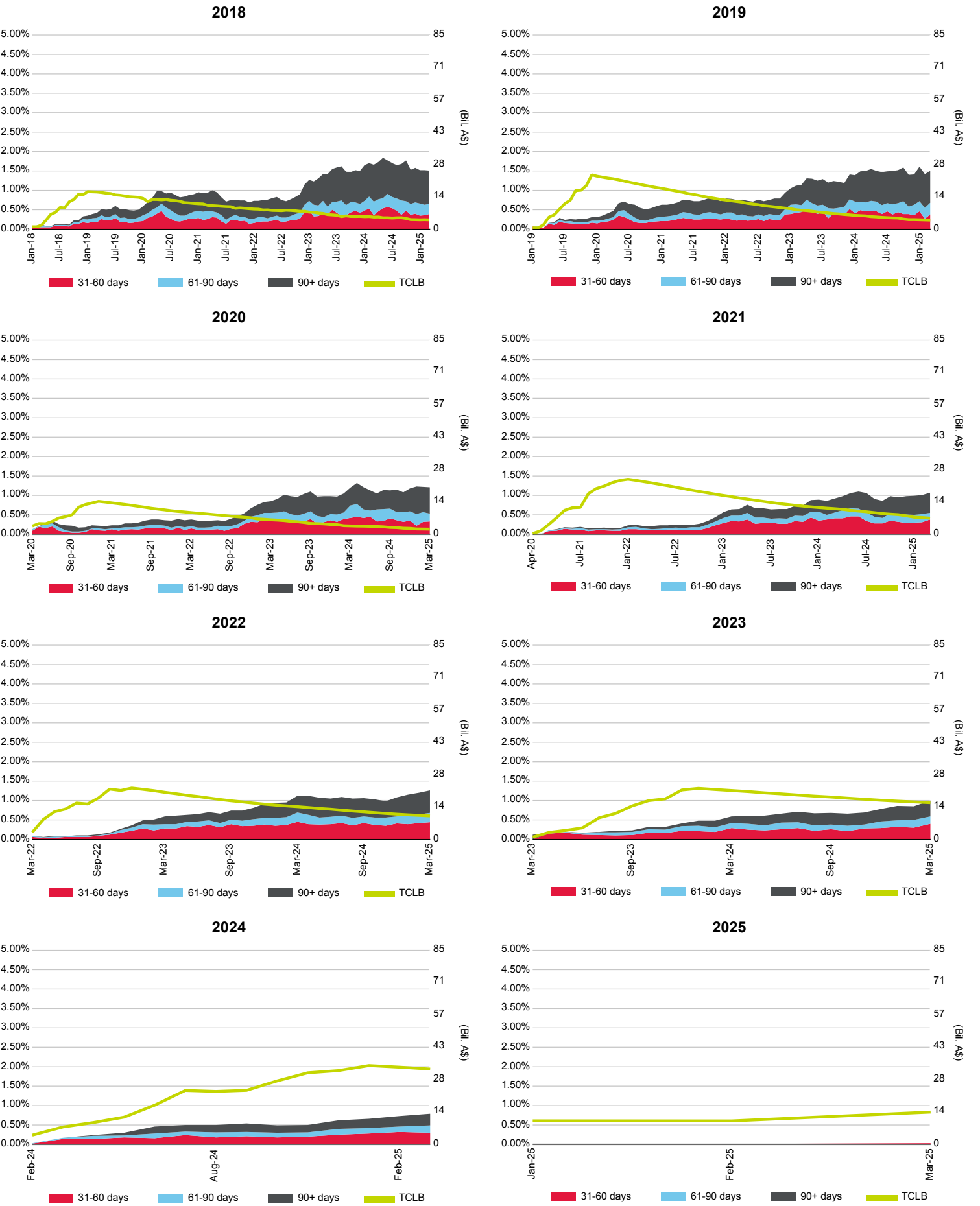


Financial Institutions Comparison

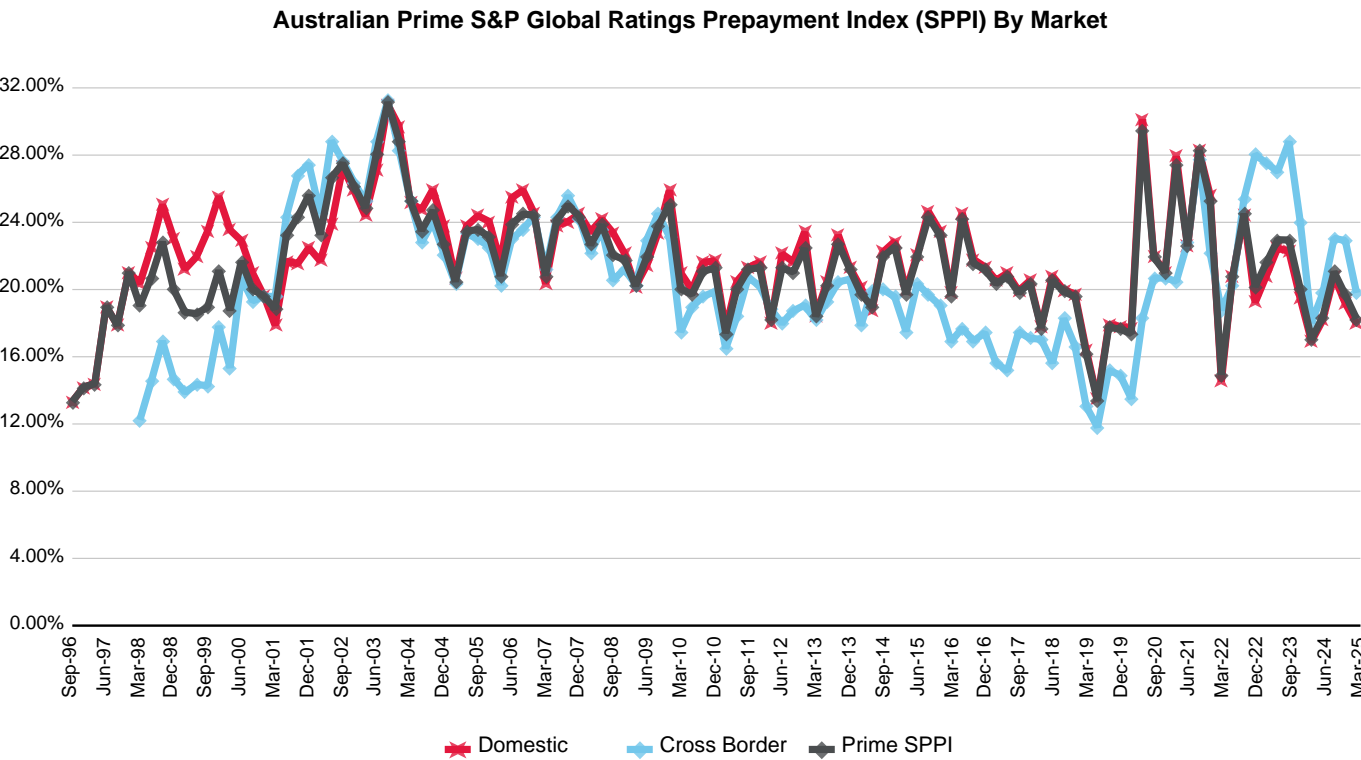


Arrears Statistics - Prime

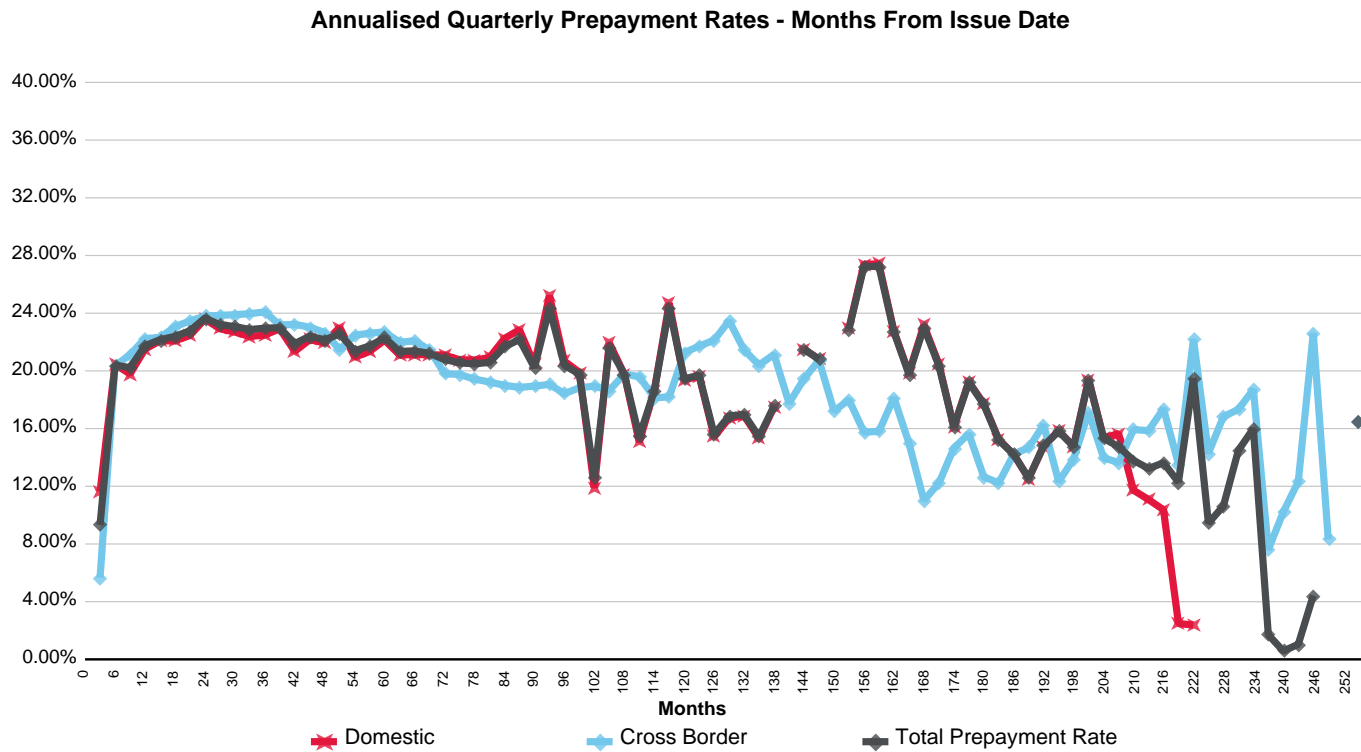
By Year Of Issuance



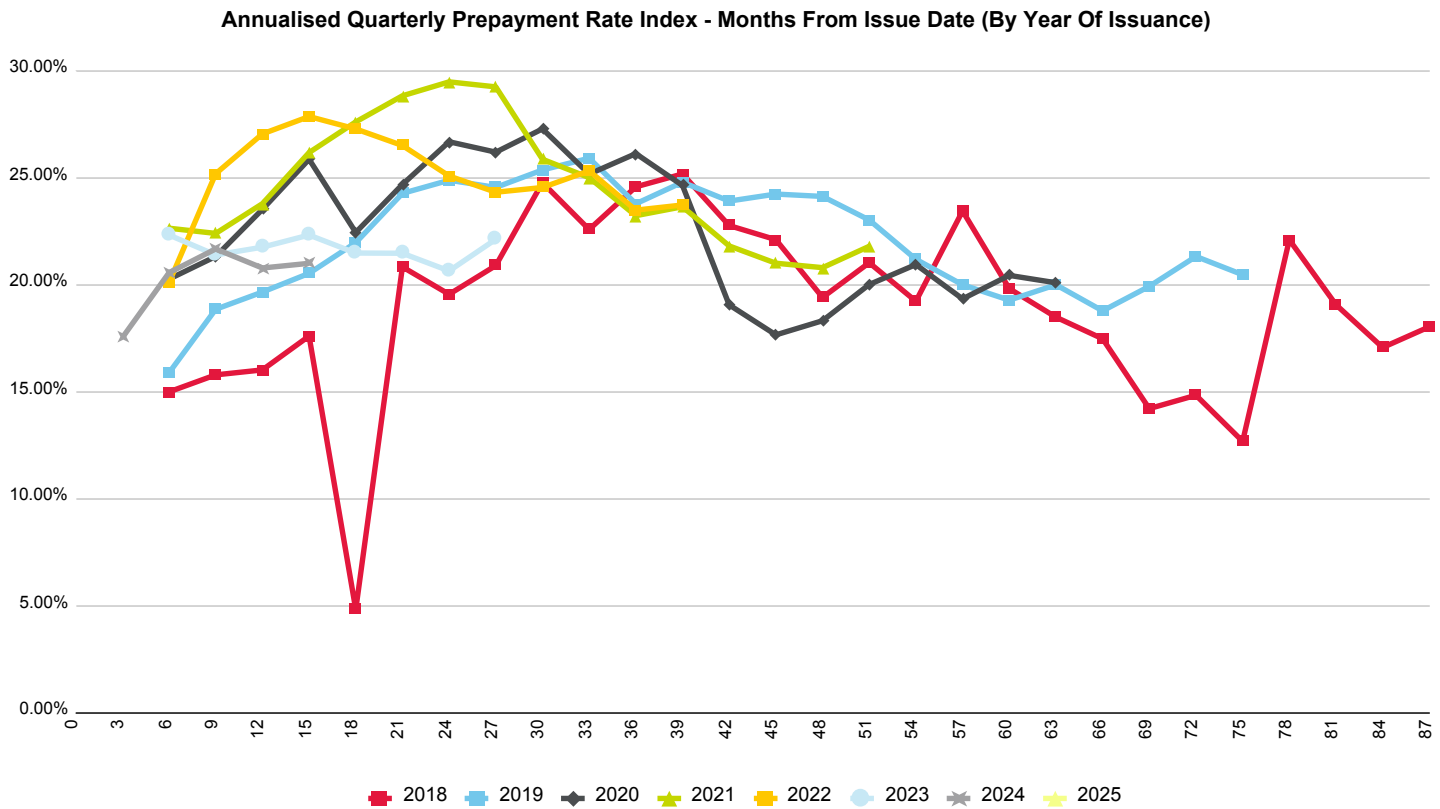
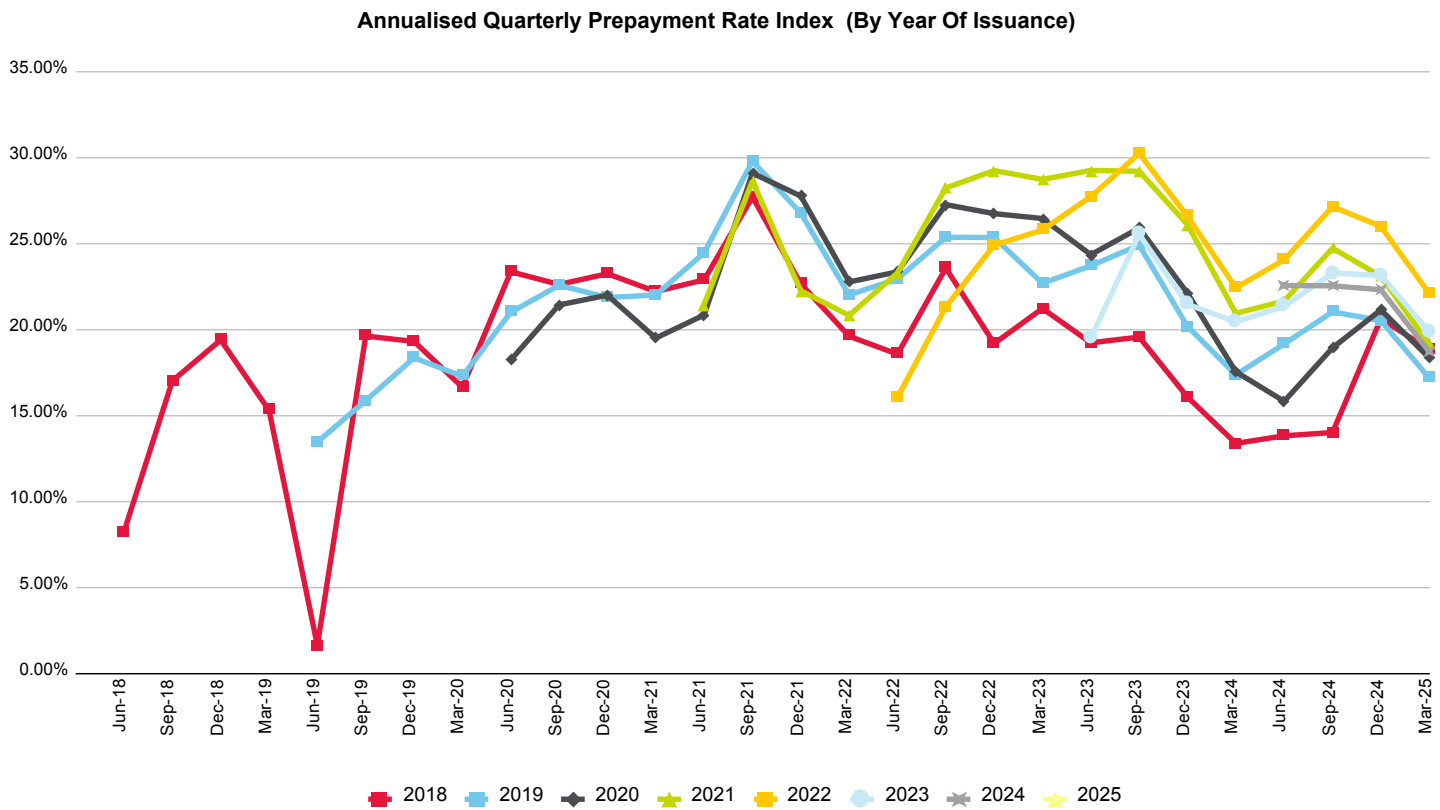
Prepayment Statistics - Prime



(%)	Jun-22	Sep-22	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25
Domestic	20.81	24.41	19.23	20.84	22.47	22.26	19.48	16.92	18.18	20.77	19.19	17.95
Cross Border	20.25	25.39	28.03	27.52	27.02	28.81	24.04	18.02	19.77	23.05	22.91	19.80
Prime SPPI	20.76	24.52	20.17	21.60	22.96	22.95	20.03	17.04	18.37	21.06	19.68	18.26



Prepayment Statistics - Prime



RMBS Performance Watch

New Issuance Overview

As of March 31, 2025

This report does not constitute a rating action

Market Overview

Recent Issues

The following transactions have issued RMBS in the past three months, hence there may be insufficient history available to create the graphs titled "Loan Pool Arrears Performance vs. SPIN" and "Loan Pool Repayment Rate & Outstanding Security Balances".

Transaction Name	Asset Sub Class	Sponsor	Closing Date
AFG 2025-1NC Trust In Respect Of Series 2025-1NC	Non- Conforming	AFG Securities Pty Ltd.	04-Mar-25
APOLLO Series 2025-1 Trust	Prime	Norfina Ltd.	04-Mar-25
Think Tank Residential Series 2025-1P Trust	Non- Conforming	Think Tank Group Pty Ltd.	05-Mar-25
Triton Bond Trust 2025-1 Series 1	Prime	Columbus Capital Pty Ltd.	13-Mar-25
Firstmac Mortgage Funding Trust No.4 Series Eagle No.5	Prime	FirstMac Ltd.	20-Mar-25
MTG MOVE Trust Repo Series No.1	Prime	Railways Credit Union Ltd.	21-Mar-25

Market Overview

RMBS Outstandings as at Mar. 31, 2025

	No. Transactions	Mil. A\$	%
Prime	219	116,307.63	89.96
Non-Conforming	38	12,983.14	10.04
Total	257	129,290.77	100.00
Domestic	204	95,797.08	74.09
Global	53	33,493.69	25.91
Total	257	129,290.77	100.00
Major Banks	19	11,869.70	9.18
Non-Bank Financial Institutions	23	6,937.49	5.37
Non-Bank Originators	130	50,955.57	39.41
Other Banks	58	37,347.41	28.89
Regional Banks	27	22,180.60	17.16
Total	257	129,290.77	100.00
	No. Classes	Mil. A\$	%
AUD	1,657	128,510.32	99.40
JPY	4	719.97	0.56
USD	1	60.48	0.05
Total	1,662	129,290.77	100.00

Top 10 Sponsors by New RMBS Issues

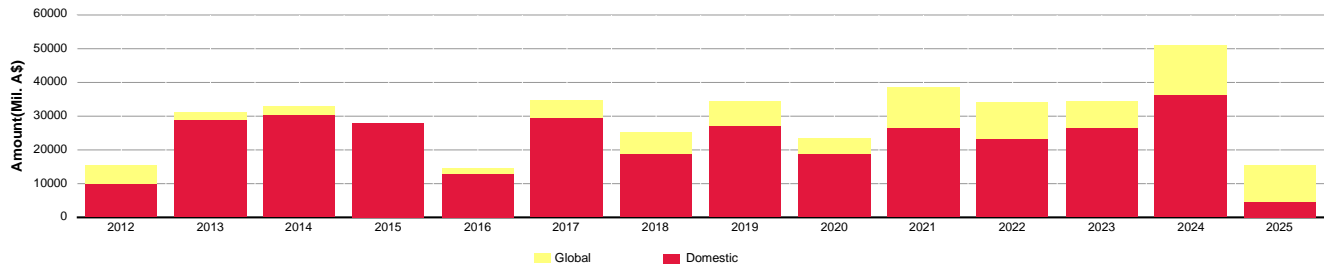
Yr Ending Mar. 31, 2025 (Mil. A\$) incl. Other*		
1	ING Bank (Australia) Ltd.	11,139.82
2	FirstMac Ltd.	5,249.76
3	Columbus Capital Pty Ltd.	3,312.92
4	Macquarie Bank Ltd.	2,464.56
5	Bluestone Mortgages Pty Ltd.	1,889.04
6	AMP Bank Ltd.	1,864.90
7	Mortgage House of Australia Pty Ltd.	1,772.95
8	Westpac Banking Corp.	1,767.18
9	HSBC Bank Australia Ltd.	1,580.46
10	La Trobe Financial Services Pty Ltd.	1,506.64

Top 10 Sponsors by RMBS Outstandings

at Mar. 31, 2025 (Mil. A\$) incl. Other*		
1	Suncorp-Metway Ltd.	14,545.74
2	FirstMac Ltd.	13,003.32
3	ING Bank (Australia) Ltd.	12,704.51
4	Columbus Capital Pty Ltd.	9,485.78
5	AMP Bank Ltd.	8,093.63
6	Macquarie Bank Ltd.	6,648.19
7	Commonwealth Bank of Australia	5,510.62
8	Westpac Banking Corp.	5,123.74
9	Pepper HomeLoans Pty Ltd.	4,547.19
10	La Trobe Financial Services Pty Ltd.	3,953.39

Market Overview

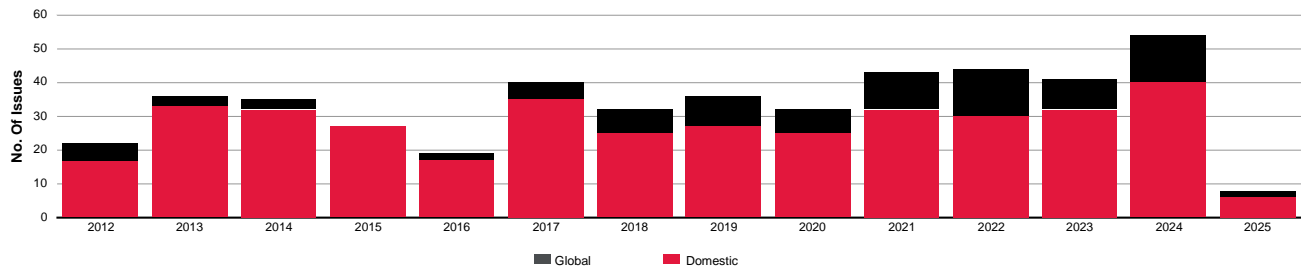
S&P Global Ratings Rated New Issuance
Domestic / Euro / Global (Mil. A\$)



Amount (Mil. A\$)	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Domestic	9,702.00	28,743.00	30,102.28	27,960.36	12,748.16	29,569.52	18,655.30	27,150.56	18,723.10	26,582.42	23,176.60	26,570.90	36,236.83	4,516.40
Sub-Total Domestic	9,702.00	28,743.00	30,102.28	27,960.36	12,748.16	29,569.52	18,655.30	27,150.56	18,723.10	26,582.42	23,176.60	26,570.90	36,236.83	4,516.40
Global	5,623.51	2,474.02	2,782.75	0.00	1,983.24	5,272.10	6,707.10	7,425.61	4,730.60	11,953.83	11,021.84	7,876.47	14,906.00	11,000.00
Sub-Total Offshore	5,623.51	2,474.02	2,782.75	0.00	1,983.24	5,272.10	6,707.10	7,425.61	4,730.60	11,953.83	11,021.84	7,876.47	14,906.00	11,000.00
Total	15,325.51	31,217.01	32,885.03	27,960.36	14,731.40	34,841.63	25,362.40	34,576.17	23,453.69	38,536.25	34,198.44	34,447.37	51,142.83	15,516.40

%	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Domestic	63.31	92.07	91.54	100.00	86.54	84.87	73.55	78.52	79.83	68.98	67.77	77.13	70.85	29.11
Sub-Total Domestic	63.31	92.07	91.54	100.00	86.54	84.87	73.55	78.52	79.83	68.98	67.77	77.13	70.85	29.11
Global	36.69	7.93	8.46	0.00	13.46	15.13	26.45	21.48	20.17	31.02	32.23	22.87	29.15	70.89
Sub-Total Global	36.69	7.93	8.46	0.00	13.46	15.13	26.45	21.48	20.17	31.02	32.23	22.87	29.15	70.89
Total	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

S&P Global Ratings Rated New Issuance
Domestic / Euro / Global (No. of Issues)

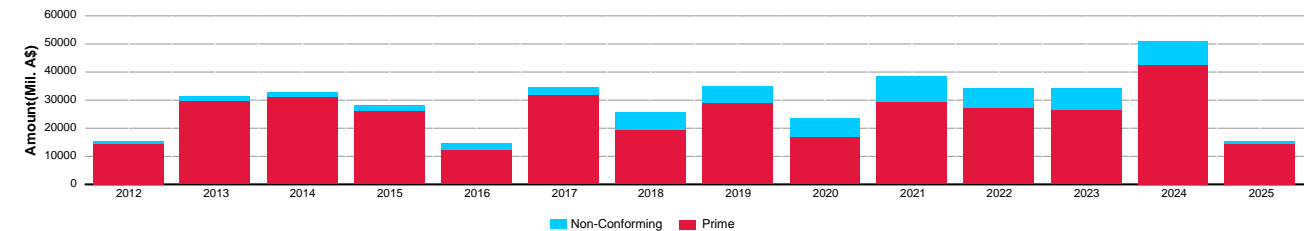


No of Deals	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Domestic	17	33	32	27	17	35	25	27	25	32	30	32	40	6
Sub-Total Domestic	17	33	32	27	17	35	25	27	25	32	30	32	40	6
Global	5	3	3	0	2	5	7	9	7	11	14	9	14	2
Sub-Total Offshore	5	3	3	0	2	5	7	9	7	11	14	9	14	2
Total	22	36	35	27	19	40	32	36	32	43	44	41	54	8

%	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Domestic	77.27	91.67	91.43	100.00	89.47	87.50	78.13	75.00	78.13	74.42	68.18	78.05	74.07	75.00
Sub-Total Domestic	77.27	91.67	91.43	100.00	89.47	87.50	78.13	75.00	78.13	74.42	68.18	78.05	74.07	75.00
Global	22.73	8.33	8.57	0.00	10.53	12.50	21.88	25.00	21.88	25.58	31.82	21.95	25.93	25.00
Sub-Total Global	22.73	8.33	8.57	0.00	10.53	12.50	21.88	25.00	21.88	25.58	31.82	21.95	25.93	25.00
Total	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

Market Overview

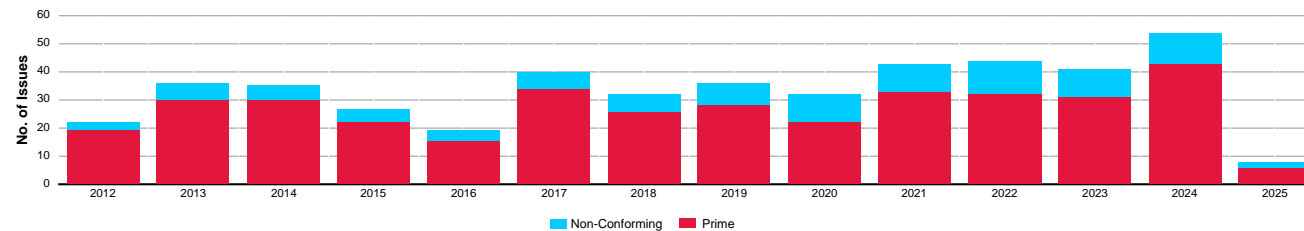
S&P Global Ratings Rated New Issuance
Prime/ Non-Conforming (Mil. A\$)



Amount (Mil. A\$)	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Prime	14,425.51	29,403.95	31,157.58	25,739.61	12,305.66	31,737.90	19,333.30	28,673.06	16,798.30	29,245.67	27,200.30	26,497.37	42,386.83	14,416.40
Non-Conforming	900.00	1,813.07	1,727.45	2,220.75	2,425.74	3,103.73	6,029.10	5,903.11	6,655.40	9,290.58	6,998.14	7,950.00	8,756.00	1,100.00
Total	15,325.51	31,217.01	32,885.03	27,960.36	14,731.40	34,841.63	25,362.40	34,576.17	23,453.69	38,536.25	34,198.44	34,447.37	51,142.83	15,516.40

%	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Prime	94.13	94.19	94.75	92.06	83.53	91.09	76.23	82.93	71.62	75.89	79.54	76.92	82.88	92.91
Non-Conforming	5.87	5.81	5.25	7.94	16.47	8.91	23.77	17.07	28.38	24.11	20.46	23.08	17.12	7.09
Total	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

S&P Global Ratings Rated New Issuance
Prime/ Non-Conforming (No. of Issues)



No. of Transactions	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Prime	19	30	30	22	15	34	26	28	22	33	32	31	43	6
Non- Conforming	3	6	5	5	4	6	6	8	10	10	12	10	11	2
Total	22	36	35	27	19	40	32	36	32	43	44	41	54	8

%	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Prime	86.36	83.33	85.71	81.48	78.95	85.00	81.25	77.78	68.75	76.74	72.73	75.61	79.63	75.00
Non- Conforming	13.64	16.67	14.29	18.52	21.05	15.00	18.75	22.22	31.25	23.26	27.27	24.39	20.37	25.00
Total	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

Sponsor Classifications

The classifications into major bank, regional bank, nonbank financial institution, other bank, and nonbank originator are based on the predominant source of origination within the securitization pools.

Following a review of Sponsor classifications, we have reclassified certain sponsors from March 31, 2025.

Major Bank

Westpac Banking Corp.	AMP Bank Ltd.
Commonwealth Bank of Australia Ltd.	National Australia Bank Ltd.
IMB Ltd.	

Regional Bank

Bank of Queensland Ltd.	Suncorp-Metway Ltd
Bendigo and Adelaide Bank Ltd.	Beyond Bank Australia Ltd.
Auswide Bank Ltd.	Regional Australia Bank Ltd.
Norfinia Ltd.	

Other Bank

AMP Bank Ltd.	IMB Ltd.
Arab Bank Australia Ltd.	ING Bank (Australia) Ltd.
Auswide Bank Ltd.	Macquarie Bank Ltd.
Citigroup Pty Ltd.	MyState Bank Ltd.
Police & Nurses Limited	B&E Ltd.
Police Financial Services Limited.	Bank of Queensland Ltd.
Maitland Mutual Ltd.	Australian Unity Bank Ltd.
HSBC Bank Australia Ltd.	BNK Banking Corporation Limited
Heritage and People's Choice Limited	The Co-operative Bank
Southland Building Society	

Nonbank Financial Institution (NBFI)

Beyond Bank Australia Ltd.	Newcastle Greater Mutual Group Ltd.
Railways Credit Union Ltd.	Police Credit Union Ltd.
Credit Union Australia Ltd.	QPCU Ltd.
Gateway Bank Ltd.	Illawarra Credit Union Ltd.
Southern Cross Credit Union.	Summerland Financial Services Ltd.
Credit Union SA Ltd.	Heritage and People's Choice Limited
Queensland Country Bank Ltd.	

Nonbank Originator

AIMS Home Loans Pty Ltd.	Bluestone Mortgages Pty Ltd.
Challenger Mortgage Management NZ Pty Ltd	FirstMac Ltd.
Sintex Consolidated Pty Ltd.	Pepper HomeLoans Pty Ltd.
Hume Bank Ltd.	Brighten Financial Pty Limited
RESIMAC Ltd.	La Trobe Financial Services Pty Ltd.
Brighten Home Loans Pty Ltd.	Mortgage House of Australia Pty Ltd.

AFG Securities Pty Ltd.	BC Securities Pty Ltd.
Athena Mortgage Pty Limited	RedZed Lending Solutions Pty Limited
The Hongkong and Shanghai Banking Corp. Ltd. (New Zealand Branch)	
Resimac Home Loans Limited	Think Tank Group Pty Ltd.
Columbus Capital Pty Ltd.	
Challenger Mortgage Management Pty Ltd.	

Rankings

Structured Finance Rankings

	Ranking/Outlook
Residential Loan Servicer	
Bluestone Servicing Pty. Ltd.	Strong/Stable
Bluestone Servicing NZ Ltd.	Strong/Stable
FirstMac Ltd.	Strong/Stable
IMB Ltd.	Strong/Stable
Liberty Group Ltd.	Strong/Stable
Pepper Money Ltd.	Strong/Stable
Resimac Ltd.	Strong/Stable
La Trobe Financial Services Pty Ltd.	Strong/Stable
Residential Non-Conforming Loan Servicer	
Bluestone Servicing Pty Ltd.	Strong/Stable
Bluestone Servicing NZ Ltd.	Strong/Stable
Liberty Group Ltd.	Strong/Stable
Pepper Money Ltd.	Strong/Stable
La Trobe Financial Services Pty Ltd.	Strong/Stable
Resimac Ltd.	Strong/Stable
Think Tank Group Pty Ltd.	Above Average/Stable

Rankings As of March 31, 2025 A ranking may change at any time, for current rankings please refer to www.capitaliq.com.

Descriptions

About this Publication

Australian RMBS Performance Watch is a quarterly review of the performance of residential mortgage pools that collateralize Australian term securities. If you or your colleagues would like to receive a copy of Australian RMBS Performance Watch, please visit www.sfsurveillance.com.au or contact S&P Global Ratings Client Services on (61) 1300-732-553 or by e-mail at: clientservices_pacific@spglobal.com.

Comparative Pool Characteristics

We have calculated comparative pool statistics using outstanding loan balances. All data are provided as of or as near as possible to March 31, 2025, unless otherwise stated.

Data Collection

To allow the timely delivery of information to the market, we do not include in the Australian RMBS Performance Watch statistics any data that are not received by the 15th day after the end of a quarter. Any late data will be included in updated statistics and subsequent publications.

Definitions

S&P Global Ratings has compiled the information in this publication using information received from the issuer, manager, or servicer of each program. S&P Global Ratings has endeavoured to provide data on a basis that is comparable among programs. However, users of the information in this publication should exercise caution because there may be inconsistencies in the way that each of the programs is reported to S&P Global Ratings. The descriptions below highlight how S&P Global Ratings interprets general terminology; they are not intended to be industry-standard definitions.

10 Worst-Performing Postcodes

For the purpose of this analysis, we have excluded postcodes with fewer than 250 loans. In line with our RMBS Rating Methodology and Assumptions, the archetypical pool, which underpins our credit analysis, is comprised of at least 250 consolidated Australian residential mortgage loans because our analysis suggests that a pool of this size is statistically valid. Our parameters for the 10 worst-performing postcodes therefore are consistent with this assumption.

Annualized Quarterly Prepayment Rate

We calculate the annualized QPR by compounding the rate using the following formula: $1-(1-QPR)^4$

Annualized Quarterly Repayment Rate

We calculate the annualized QRR by compounding the rate using the following formula: $1-(1-QRR)^4$

Australian Prime Full-Doc SPIN

The Australian prime full-doc SPIN is a measure of arrears on full-doc residential mortgage loans underlying Australian prime RMBS transactions, both publicly and privately rated by S&P Global Ratings.

Australian Prime Low-Doc SPIN

The Australian prime low-doc SPIN is a measure of arrears on low-doc residential mortgage loans underlying Australian prime RMBS transactions, both publicly and privately rated by S&P Global Ratings.

Australian Prime SPIN

The Australian prime SPIN is a measure of arrears on residential mortgage loans underlying Australian prime RMBS transactions, both publicly and privately rated by S&P Global Ratings.

Australian Prime SPPI

The Australian prime SPPI is a measure of prepayment rates on residential mortgage loans underlying Australian prime RMBS transactions, both publicly and privately rated by S&P Global Ratings.

Australian Subprime SPIN

The Australian subprime SPIN is a measure of arrears on residential mortgage loans underlying Australian subprime RMBS transactions, both publicly and privately rated by S&P Global Ratings.

Australian Subprime SPPI

The Australian subprime SPPI is a measure of prepayment rates on residential mortgage loans underlying Australian subprime RMBS transactions, both publicly and privately rated by S&P Global Ratings.

Cumulative Gross Losses

Cumulative gross losses refer to the aggregate amount of losses in a pool of mortgage loans after recognizing the proceeds from the sale of the underlying security properties, but before including other loss support, such as claims paid under lenders' mortgage insurance policies or the application of excess spread. The cumulative gross loss percentage is expressed as a percentage of Australian dollar equivalent note balance, including further issuances from the same transaction at a later date. Warehouses are excluded from this calculation.

Domestic, Global, And Euro

We determine the categorization of an RMBS transaction by market by the legislation under which the notes are offered and the stock exchanges on which the notes are listed. Transactions with a securities and exchange commission (SEC)-registered or 144A tranche are classified as “global.” Transactions that are not global, but which are Euroclear- and/or Clearstream-settled and have a tranche listed on a European exchange, are classified as “euro.” All other transactions generally will be classified as “domestic.”

Full–Documentation Loans

A full-doc loan is a loan for which the borrower's income has been fully verified by the lender through reference to relevant source documents, such as paylips or tax returns.

Lenders' Mortgage Insurance (LMI)

The lenders' mortgage insurers distribution graphs display only those mortgage insurers that provide mortgage insurance for 1% or more of the pool. For a more detailed breakdown of mortgage insurer distribution, refer to the Lenders' Mortgage Insurers Distribution table in part 2 of this publication. The mortgage insurer short-names used in the pie charts are as listed in the table below.

Mortgage Insurer Short-Names Used In Charts

LMI	Short Name	Public Rating
HLIC (guaranteed by Commonwealth of Australia)	Comm. of Australia	AAA/Stable
Helia Insurance Pty Ltd.	Helia	A/Negative
QBE Lenders Mortgage Insurance Ltd.*	QBE LMI	A+/Stable
Arch Lenders Mortgage Indemnity Ltd	Arch LMI'	A+/Stable
Prime Insurance Group Ltd. (reinsured with AIA International Ltd.)	AIA Int	AA-/Stable

*QBE Lenders Mortgage Insurance was formerly known as PMI Mortgage Insurance Ltd. **NR--Not rated. § Westpac Lenders Mortgage Insurance Ltd includes the former St George Insurance Australia Pty Ltd. Ratings at March 2025. A rating may change at any time, for current ratings please refer to www.standardandpoors.com.au.

Low-Documentation Loans

A low-doc loan is a loan for which the borrower's income has not been fully verified by the lender. Low-doc loans are often referred to by a variety of terms, including self-certified and stated income loans.

Missed-Payments Basis

The measurement of arrears on a missed-payments basis means that a loan is in arrears when a scheduled payment is missed, despite the fact that the borrower may be ahead of the scheduled payment curve.

Mortgage Arrears Data

The mortgage arrears data depict the proportionate value of loans 31-60 days, 61-90 days, and 90+ days in arrears. We calculate the percentages using the outstanding balance of loans in arrears as a proportion of the aggregate outstanding balance of total loans at the end of each month. We note the reporting method used by issuers in reporting arrears (scheduled-balance basis or missed-payments basis) on the loan pool arrears performance graph for each transaction.

Non-Conforming Loans

Non-Conforming loans are residential mortgage loans that would not typically qualify for a loan from a traditional prime lender and are generally not eligible to be covered by lenders' mortgage insurance from a nonassociated mortgage insurer. Non-Conforming loans may include LoDoc loans and subprime loans.

Note Balances

All note balances are based on invested amounts. The term “note” refers to a note, bond, security, or any other instrument issued by the issuer.

Prime

Prime loans are residential mortgage loans that generally would be made by traditional residential-mortgage lenders in the Australian market and usually would be eligible to be covered by a primary lenders' mortgage insurance policy from a nonassociated and rated mortgage insurer. Prime loans are usually to borrowers with clean credit histories, though some pools may include a small percentage of loans of a minor nonconforming nature. Prime loans can include low-documentation (low-doc) loans.

Quarterly Prepayment Rate

We calculate the QPR using the following formula:

$$\frac{U - R - F}{O + \frac{(S+P)}{2} - I}$$

Where:

U = unscheduled principal repayments

R = redraws

F = further advances

O = mortgage pool balance at the beginning of the quarter

S = loans added during a substitution period

P = loans added during a prefunding period

I = capitalized interest

Quarterly Repayment Rate

We calculate the quarterly repayment rate (QRR) using the following formula:

$$\frac{(Sc+U) - R - F}{O + \frac{(S+P)}{2} - I}$$

Where:

Sc = scheduled principal repayments

U = unscheduled principal repayments

R = redraws

F = further advances

O = mortgage pool balance at the start of the quarter

S = loans added during a substitution period

P = loans added during a prefunding period

I = capitalized interest

Scheduled-Balance Basis

The measurement of arrears on a scheduled-balance basis means that a loan is in arrears when the current loan balance less the scheduled loan balance is a positive number.

Sponsor

The sponsor is the party that has the primary commercial or beneficial interest in the residential mortgage-backed securities (RMBS) transaction.

S&P Global Ratings Performance Index

S&P Global Ratings Performance Index (SPIN) is a measure of arrears on residential mortgage loans underlying RMBS transactions, both publicly and privately rated by S&P Global Ratings. We calculate the SPIN for Australian prime and subprime asset classes, as well as Australian prime low-doc and prime full-doc loans. It is the weighted-average balance of loans in arrears in each of the 31-60 days, 61-90 days, and 90+ day categories. We calculate the SPIN on a monthly basis from information provided to us for each transaction.

S&P Global Ratings Prepayment Index

S&P Global Ratings Prepayment Index (SPPI) is a measure of prepayment rates on residential mortgage loans underlying RMBS transactions, both publicly and privately rated by S&P Global Ratings. We calculate the SPPI for Australian prime and subprime loans. It is the weighted-average of the annualized quarterly prepayment rates (QPRs) across the asset subclass. We calculate the SPPI monthly from information provided to us for each transaction.

Subprime

Subprime loans are loans to borrowers with adverse credit histories.

Total Current Loan Balance

The total current loan balance (TCLB) is the outstanding dollar amount of the underlying loans as of the report date.

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