



Medallion Trust Series 2018-1 Investors Report

Collection Period 01 Feb 2019 - 28 Feb 2019
 Issue Date 27 Sep 2018
 Lead Manager Commonwealth Bank of Australia
 Frequency Monthly
 Distribution Dates 21 of each month
 Bloomberg Screen MEDL

Distribution Date 21 Mar 2019
 Trustee Perpetual Trustee Company Limited
 Manager Securitisation Advisory Services Pty. Limited
 Rate Set Dates 21 of each month
 Notice Dates 2
 Website www.commbank.com.au/securitisation

Summary Of Structure

| Security | Currency | No of Certificates | Expected Weighted | | Current Rate | Initial Amount | | Initial Stated Amount | Closing Stated Amount | Bond Factor |
|----------------|----------|--------------------|-------------------|-------------|--------------|----------------|-----------|-------------------------|-------------------------|-------------|
| | | | Average Life | Coupon Type | | Foreign | Swap Rate | | | |
| Class A1 Notes | AUD | 150,000 | n/a | Monthly | 3.0600% | | | 1,500,000,000.00 | 1,500,000,000.00 | 1.00000000 |
| Class A2 Notes | AUD | 6,196 | n/a | Monthly | 3.6300% | | | 61,960,000.00 | 61,960,000.00 | 1.00000000 |
| Class B Notes | AUD | 3,098 | n/a | Monthly | 3.8800% | | | 30,980,000.00 | 30,980,000.00 | 1.00000000 |
| Class C Notes | AUD | 1,794 | n/a | Monthly | 4.4800% | | | 17,940,000.00 | 17,940,000.00 | 1.00000000 |
| Class D Notes | AUD | 653 | n/a | Monthly | 5.3800% | | | 6,530,000.00 | 6,530,000.00 | 1.00000000 |
| Class E Notes | AUD | 653 | n/a | Monthly | 6.5800% | | | 6,530,000.00 | 6,530,000.00 | 1.00000000 |
| Class F Notes | AUD | 653 | n/a | Monthly | 8.7300% | | | 6,530,000.00 | 6,530,000.00 | 1.00000000 |
| | | 163,047 | | | | | | 1,630,470,000.00 | 1,630,470,000.00 | |

Collateral Information

| Portfolio Information | Balance | WAC |
|-----------------------|------------------|-------|
| Variable | 1,377,755,089.40 | 4.35% |
| Fixed 1 Year | 217,548,228.77 | 4.15% |
| Fixed 2 Year | 21,658,822.52 | 4.08% |
| Fixed 3 Year | 5,894,542.29 | 4.70% |
| Fixed 4 Year | 1,888,157.55 | 4.52% |
| Fixed 5 + Year | 298,642.98 | 8.29% |
| Pool | 1,625,043,483.51 | 4.33% |

| | At Issue | Current |
|-------------------|------------|------------|
| WAS (months) | 32.00 | 39.30 |
| WAM (months) | 319.00 | 311.90 |
| Weighted Avg. LVR | 58.95 | 57.87 |
| Avg. LVR | 54.86 | 53.65 |
| Avg loan size | 319,387.00 | 312,450.05 |
| # of Loans | 5,105.00 | 5,201.00 |

| Balance Outstanding | At issue | Current |
|---|----------|---------|
| Up to and including 100,000 | 1.71% | 1.78% |
| > 100,000 up to and including 150,000 | 3.52% | 3.79% |
| > 150,000 up to and including 200,000 | 6.13% | 6.39% |
| > 200,000 up to and including 250,000 | 9.31% | 9.34% |
| > 250,000 up to and including 300,000 | 11.88% | 12.20% |
| > 300,000 up to and including 350,000 | 10.94% | 10.77% |
| > 350,000 up to and including 400,000 | 10.57% | 10.74% |
| > 400,000 up to and including 500,000 | 17.34% | 17.46% |
| > 500,000 up to and including 750,000 | 19.57% | 19.13% |
| > 750,000 up to and including 1,000,000 | 9.03% | 8.34% |
| > 1,000,000 | 0.00% | 0.06% |

| Property Type | At Issue | Current |
|--|----------|---------|
| CBD High Rise Apartment | 0.01% | 0.01% |
| Duplex Dwellings | 0.14% | 0.26% |
| Flat - Residential Real Property | 0.02% | 0.02% |
| House Property | 84.25% | 83.94% |
| Kit Home | 0.01% | 0.01% |
| Other - Residential Property | 0.53% | 0.51% |
| Semi Detached Dwelling | 0.49% | 0.45% |
| Strata - Townhouse | 1.93% | 1.88% |
| Strata - Units - Residential Real Property | 12.60% | 12.79% |
| Strata title - Villa | 0.02% | 0.04% |
| Other | 0.00% | 0.09% |

| LVR Distribution | At Issue | Current |
|------------------------------|----------|---------|
| Up to and including 50% | 28.63% | 30.44% |
| 50% up to and including 55% | 6.87% | 7.04% |
| 55% up to and including 60% | 8.81% | 9.22% |
| 60% up to and including 65% | 11.32% | 10.54% |
| 65% up to and including 70% | 12.24% | 11.58% |
| 70% up to and including 75% | 14.45% | 14.01% |
| 75% up to and including 80% | 13.03% | 12.27% |
| 80% up to and including 85% | 1.98% | 2.04% |
| 85% up to and including 90% | 1.90% | 2.16% |
| 90% up to and including 95% | 0.77% | 0.70% |
| 95% up to and including 100% | 0.00% | 0.00% |
| > 100% | 0.00% | 0.00% |

| Home Loan Break-Up | % of Loan Balance | % of No. Of Loans |
|--------------------|-------------------|-------------------|
| Owner Occupied | 75.57% | 75.91% |
| Investment | 24.43% | 24.09% |

| Repayment Type | % of Loan Balance | % of No. of Loans |
|----------------------|-------------------|-------------------|
| Principal & Interest | 84.83% | 86.98% |
| Interest Only | 15.17% | 13.02% |

| Loan Purpose | At Issue | Current |
|----------------------------|----------|---------|
| Purchase New Dwelling | 6.16% | 6.23% |
| Purchase Existing Dwelling | 64.11% | 65.09% |
| Refinance | 29.73% | 28.67% |
| Other | 0.00% | 0.00% |

| Occupation Type | At Issue | Current |
|----------------------------|----------|---------|
| Farmers, Fisherman, Miners | 0.97% | 0.91% |
| Independent means | 2.38% | 2.50% |
| PAYE Employees | 45.93% | 46.32% |
| Professional | 41.00% | 40.58% |
| Sales | 5.92% | 6.02% |
| Self Employed | 3.80% | 3.68% |

| First Buyer | At Issue | Current |
|---------------------|----------|---------|
| Non First Home Loan | 92.99% | 92.96% |
| First Home Loan | 7.01% | 7.04% |

| Geographic Distribution | At Issue | Current |
|-------------------------|---------------|---------------|
| ACT | 1.77% | 1.86% |
| Metro | 1.77% | 1.86% |
| Non-Metro | 0.00% | 0.00% |
| NSW | 36.26% | 35.87% |
| Metro | 27.41% | 27.12% |
| Non-Metro | 8.85% | 8.75% |
| VIC | 28.46% | 28.27% |
| Metro | 24.79% | 24.55% |
| Non-Metro | 3.67% | 3.72% |
| QLD | 17.73% | 17.64% |
| Metro | 9.03% | 9.03% |
| Non-Metro | 8.70% | 8.61% |
| SA | 4.50% | 4.54% |
| Metro | 4.02% | 4.02% |
| Non-Metro | 0.48% | 0.52% |
| WA | 9.38% | 9.66% |
| Metro | 8.15% | 8.44% |
| Non-Metro | 1.23% | 1.22% |
| TAS | 0.77% | 1.35% |
| Metro | 0.40% | 0.81% |
| Non-Metro | 0.37% | 0.54% |
| NT | 1.13% | 0.83% |
| Metro | 0.68% | 0.46% |
| Non-Metro | 0.45% | 0.37% |

| Portfolio Parameters | Limit | Current |
|---|----------------|----------------|
| Weighted average LVR of the portfolio does not exceed | 60.00% | 57.87% |
| Proportion of Mortgage Loans with LVR > 80% does not exceed | 7.00% | 4.90% |
| Average outstanding principal balance of the Mortgage Loans does not exceed | AUD 360,000.00 | 312,450.05 |
| Weighted average seasoning of the Mortgage Loans is at least | 24 Months | 39.30 |
| Proportion of Interest only Mortgage Loans does not exceed | 20.00% | 15.17% |
| Proportion of Investor Mortgage Loans does not exceed | 25.00% | 24.43% |
| Proportion of Mortgage Loans with a refinance loan purpose does not exceed | 30.00% | 28.67% |
| Proportion of Mortgage Loans where the property is a Unit does not exceed | 15.00% | 13.33% |
| Proportion of Mortgage Loans with a Non-metro location does not exceed | 25.00% | 23.73% |
| Proportion of Mortgage Loans with a location in New South Wales and Australian Capital Territory does not exceed | 55.00% | 37.73% |
| Proportion of Mortgage Loans with a location in Victoria does not exceed | 45.00% | 28.27% |
| Proportion of Mortgage Loans with a location in Queensland does not exceed | 35.00% | 17.64% |
| Proportion of Mortgage Loans with a location in Western Australia does not exceed | 12.00% | 9.66% |
| Proportion of Mortgage Loans with a location in Western Australia, South Australia, Tasmania and Northern Territory does not exceed | 20.00% | 16.38% |
| Proportion of Mortgage Loans to Self-employed, Farmers, Fishermen, Miners and Independent Means does not exceed | 10.00% | 7.09% |
| Proportion of Mortgage Loans to First Home Buyers does not exceed | 10.00% | 7.04% |

| Substitution Criteria Test as at 1-March-2019 | |
|--|------------------|
| Calculation of Substitution Ledger Percentage | |
| Substitution Ledger Balance | 4,366,504.97 |
| Aggregate Invested Amount of Notes | 1,630,470,000.00 |
| Substitution Ledger balance as a percentage of Aggregate Invested Amount of Notes | 0.26% |
| 60+ Day Arrears Calculation: | |
| 60+ Day Arrears as a percentage of the Loans | 0.14% |
| Substitution Criteria: | |
| Distribution Date is not up to or on 21 September 2021; | True/False |
| A Servicer Default, Perfection of Title Event or Event of Default has not occurred; | True |
| The Substitution Ledger Limit (10% of the aggregate Invested Amount of Notes) has not been exceeded; | True |
| The Portfolio Parameters have not been breached; | True |
| 60+ day arrears is less than 2%; | True |
| There are no Charge-Offs which remain unreimbursed on any Note. | True |
| Substitution Criteria Test is Met | Yes |

Credit Support

| | |
|-----------------------------|--------|
| Genworth | 15.03% |
| No Primary Mortgage Insurer | 84.97% |

Delinquency and Loss Information

| | # of Loans | | \$ Amount of Loans | |
|--------------|------------|-----------|--------------------|-----------|
| | Total | % of Pool | Total | % of Pool |
| 31-60 days | 5 | 0.10 | 1,458,945.79 | 0.09 |
| 61-90 days | 4 | 0.08 | 1,862,601.83 | 0.11 |
| 91-120 days | 0 | 0.00 | 0.00 | 0.00 |
| 121-150 days | 1 | 0.02 | 419,935.88 | 0.03 |
| 151-180 days | 0 | 0.00 | 0.00 | 0.00 |
| 181+ days | 0 | 0.00 | 0.00 | 0.00 |
| Foreclosures | 0 | 0.00 | 0.00 | 0.00 |

Principal Repayments

| | Current Month | Cumulative |
|-----------------------|----------------------|-------------------|
| Scheduled Principal | 2,637,018.40 | 12,555,594.10 |
| Unscheduled Principal | | |
| - Partial | 10,583,288.45 | 56,534,806.59 |
| - Full | 16,878,364.52 | 161,225,372.27 |
| Total | 30,098,671.37 | 230,315,772.96 |

Prepayment Information

| | 1 Month | Cumulative |
|--------------------------|----------------|-------------------|
| Pricing Speed | | |
| Prepayment History (CPR) | 15.18 | 15.94 |
| Prepayment History (SMM) | 1.36 | 1.44 |



EU Capital Requirements Regulation retention of interest report for Medallion Trust Series 2018-1

Issue Date

27 Sep 2018

As at the Closing Date, CBA retained randomly selected exposures equivalent to no less than 5% of the aggregate principal balance of the securitised in accordance with Article 405 paragraph (1) sub-paragraph (c) of Regulation (EU) No 575/2013 of the European Parliament (the "Capital Requirements Regulation").

Each prospective investor that was (or is) required to comply with the Capital Requirements Regulation or any other European Union rules relating to investment or participation in securitisation transactions by European Union institutions, including the risk retention rules applicable from 1 January 2019 under Regulation EU 2017/2401 (collectively, "EU Risk Retention Rules") is required to independently assess and determine the sufficiency of the information described in this report and in the Information Memorandum generally for the purposes of complying with any such EU Risk Retention Rules that may be applicable to their investment in this securitisation transaction.

None of the Trustee, Commonwealth Bank of Australia and each other party to a Transaction Document makes any representation that the information described in this report or in the Information Memorandum is sufficient in all circumstances for such purposes. Prospective investors who are uncertain as to the requirements under any EU Risk Retention Rules or similar rules which apply to them in respect of their relevant jurisdiction should seek guidance from their regulator.

| | <u>Initial Balance</u> | <u>Current Balance</u> |
|-------------------|------------------------|------------------------|
| Retained Interest | A\$ 159,491,456.77 | A\$ 145,092,095.32 |

Collateral Information

| <u>Portfolio Information</u> | <u>Balance</u> | <u>WAC</u> |
|------------------------------|----------------|------------|
| Variable | 118,098,982.16 | 4.39% |
| Fixed 1 Year | 23,616,479.45 | 4.15% |
| Fixed 2 Year | 3,095,772.91 | 4.10% |
| Fixed 3 Year | 0.00 | 0.00% |
| Fixed 4 Year | 280,860.80 | 4.24% |
| Fixed 5 + Year | 0.00 | 0.00% |
| Pool | 145,092,095.32 | 4.35% |

| <u>Home Loan Break-Up</u> | <u>% of Loan Balance</u> | <u>% of No. of Loans</u> |
|---------------------------|--------------------------|--------------------------|
| Owner Occupied | 77.00% | 74.64% |
| Investment | 23.00% | 25.36% |

| <u>Repayment Type</u> | <u>% of Loan Balance</u> | <u>% of No. of Loans</u> |
|-----------------------|--------------------------|--------------------------|
| Principal & Interest | 86.01% | 88.15% |
| Interest Only | 13.99% | 11.85% |

| | <u>At Issue</u> | <u>Current</u> |
|-------------------|-----------------|----------------|
| WAS (months) | 47.00 | 52.41 |
| WAM (months) | 304.00 | 297.63 |
| Weighted Avg. LVR | 59.13 | 57.89 |
| Avg. LVR | 54.34 | 52.49 |
| Avg loan size | 311,158.00 | 301,646.77 |
| # of Loans | 524.00 | 481.00 |

| <u>Geographic Distribution</u> | <u>At Issue</u> | <u>Current</u> |
|--------------------------------|-----------------|----------------|
| ACT | 2.50% | 2.48% |
| NSW | 28.40% | 28.06% |
| VIC | 24.87% | 23.39% |
| QLD | 16.78% | 16.98% |
| SA | 4.98% | 5.20% |
| WA | 19.04% | 20.36% |
| TAS | 2.12% | 2.06% |
| NT | 1.31% | 1.46% |

| <u>Balance Outstanding</u> | <u>At Issue</u> | <u>Current</u> |
|---|-----------------|----------------|
| Up to and including 100,000 | 2.48% | 2.66% |
| > 100,000 up to and including 150,000 | 3.05% | 4.01% |
| > 150,000 up to and including 200,000 | 6.96% | 7.15% |
| > 200,000 up to and including 250,000 | 8.78% | 9.44% |
| > 250,000 up to and including 300,000 | 13.14% | 13.01% |
| > 300,000 up to and including 350,000 | 11.23% | 10.71% |
| > 350,000 up to and including 400,000 | 9.55% | 9.30% |
| > 400,000 up to and including 500,000 | 17.13% | 16.13% |
| > 500,000 up to and including 750,000 | 18.29% | 17.53% |
| > 750,000 up to and including 1,000,000 | 9.39% | 9.31% |
| > 1,000,000 | 0.00% | 0.76% |

| <u>LVR Distribution</u> | <u>At Issue</u> | <u>Current</u> |
|------------------------------|-----------------|----------------|
| Up to and including 50% | 28.20% | 30.75% |
| 50% up to and including 55% | 6.67% | 7.02% |
| 55% up to and including 60% | 8.51% | 8.81% |
| 60% up to and including 65% | 9.26% | 9.64% |
| 65% up to and including 70% | 14.80% | 13.99% |
| 70% up to and including 75% | 16.84% | 15.86% |
| 75% up to and including 80% | 11.33% | 9.67% |
| 80% up to and including 85% | 2.02% | 1.83% |
| 85% up to and including 90% | 1.55% | 1.60% |
| 90% up to and including 95% | 0.82% | 0.82% |
| 95% up to and including 100% | 0.00% | 0.00% |
| > 100% | 0.00% | 0.00% |

Credit Support

| | |
|-----------------------------|--------|
| Genworth | 12.43% |
| No Primary Mortgage Insurer | 87.57% |

Delinquency and Loss Information

| | <u># of Loans</u> | | <u>\$ Amount of Loans</u> | |
|--------------|-------------------|------------------|---------------------------|------------------|
| | <u>Total</u> | <u>% of Pool</u> | <u>Total</u> | <u>% of Pool</u> |
| 31-60 days | 0 | 0.00 | 0.00 | 0.00 |
| 61-90 days | 0 | 0.00 | 0.00 | 0.00 |
| 91-120 days | 0 | 0.00 | 0.00 | 0.00 |
| 121-150 days | 0 | 0.00 | 0.00 | 0.00 |
| 151-180 days | 1 | 0.21 | 318,354.58 | 0.22 |
| 181+ days | 0 | 0.00 | 0.00 | 0.00 |
| Foreclosures | 0 | 0.00 | 0.00 | 0.00 |

Principal Repayments

| | <u>Current Month</u> | <u>Cumulative</u> |
|-----------------------|----------------------|-------------------|
| Scheduled Principal | \$251,645.18 | \$1,260,338.86 |
| Unscheduled Principal | | |
| - Partial | \$424,057.97 | \$5,123,246.18 |
| - Full | \$1,324,804.21 | \$10,573,985.02 |
| Total | \$2,000,507.36 | \$16,957,570.06 |

Prepayment Information

| | <u>1 Month</u> | <u>Cumulative</u> |
|--------------------------|----------------|-------------------|
| Pricing Speed | | |
| Prepayment History (CPR) | 8.23 | 18.12 |
| Prepayment History (SMM) | 0.71 | 1.67 |