

ING Bank (Australia) Limited Covered Bond - Investor Report



<b>Collection Period End Date:</b>	31-Oct-19
<b>Determination Date:</b>	8-Nov-19
<b>Trust Payment Date:</b>	15-Nov-19
<b>Date of Report:</b>	31-Oct-19

Note: The ACT and Strat tables in this report is based on the pool composition as at trust Collection Period End Date.

<b>Issuer:</b>	ING Bank (Australia) Limited
<b>Trustee/Covered Bond Guarantor:</b>	Perpetual Corporate Trust Limited
<b>Security Trustee:</b>	P.T. LIMITED
<b>Bond Trustee:</b>	DB TRUSTEES (HONG KONG) Limited
<b>Servicer:</b>	ING Bank (Australia) Limited
<b>Trust Manager:</b>	ING Bank (Australia) Limited
<b>Covered Bond Swap Provider:</b>	ING Bank (Australia) Limited
<b>Interest Rate Swap Provider:</b>	ING Bank (Australia) Limited
<b>Asset Monitor:</b>	N/A
<b>Cover Pool Monitor:</b>	KPMG

Rating Overview	Fitch	Moody's
ING Bank (Australia) Limited Short Term Rating	F1	P-1
ING Bank (Australia) Limited Long Term Rating	A	A2
Covered Bond Rating	AAA	Aaa
Rating Outlook	STABLE	STABLE

Compliance Tests	
Asset Coverage Test	PASS
Issuer Event of Default	NO
Covered Bond Guarantor Event of Default	NO
Pre-Maturity Test	N/A
Regulatory Event	NO
Notice to Pay	NO
Servicer Termination	NO

Asset Coverage Test		
<b>Calculation of Adjusted Aggregate Receivable Amount</b>		
<b>A</b> The lower of:		2,646,995,288.11
(i) Aggregated LVR Adjusted Receivable Amount	2,938,853,876.63	
(ii) Aggregate Asset Percentage Adjusted Receivable Balance Amount	2,646,995,288.11	
<b>B</b> Aggregate Amount of any Proceeds of any Term Advances and/or any Demand Loan Advances which have not been applied (held in GIC Account):		-
<b>C</b> Aggregate Principal Balance of any Substitution Assets and Authorised Investments:		-
<b>D</b> Aggregate Receivable Principal Receipts standing to the credit of GIC Account and not applied in accordance with the Cashflow Allocation Methodology:		162,194,355.50
<b>E</b> The sum of Balance of the Pre-Maturity Ledger and Remaining Available Principal Receipts held in the GIC Account:		-
<b>Z</b> Negative carry adjustment:		-
<b>Adjusted Aggregate Receivable Amount</b>		
(A+B+C+D+E)-Z		2,809,189,643.61
<b>Results of Asset Coverage Test</b>		
ADJUSTED Aggregate Receivable Amount:		2,809,189,643.61
AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds:		1,750,000,000.00
ACT is satisfied:		YES
Asset Percentage:		90.00%
Contractual Overcollateralisation:		111.11%
Rating Agency required overcollateralisation		
	Moody's	107.53%
	Fitch	107.53%
Total Overcollateralisation (OC):		<b>177.37%</b>

**Bonds Issuance**

Bonds	Series 1	Series 2	Series 3	Series 4
Issue Date	30-Aug-18	30-Aug-18	20-Aug-19	20-Aug-19
Principal Balance	400,000,000.00	600,000,000.00	250,000,000.00	500,000,000.00
AUD Equivalent	400,000,000.00	600,000,000.00	250,000,000.00	500,000,000.00
Currency	AUD	AUD	AUD	AUD
Exchange Rate	N/A	N/A	N/A	N/A
Coupon Frequency	Quarterly	Semi-Annual	Quarterly	Semi-Annual
Coupon Rate	3M BBSW+ 0.58%	3.00%	3M BBSW+ 0.67%	1.45%
Listing	N/A	N/A	N/A	N/A
ISIN	AU3FN0044160	AU3CB0255776	AU3FN0049524	AU3CB0265718
Note type	VARIABLE	FIXED	VARIABLE	FIXED
Maturity Date	7-Sep-21	7-Sep-23	20-Aug-24	20-Aug-24
Extended Due for Payment Date	7-Sep-22	7-Sep-24	20-Aug-25	20-Aug-25

**Funding Summary**

	Nominal Value	%
Intercompany Note:	1,750,000,000.00	100.00%
Senior Demand Note:	1,361,124,617.12	77.78%
Subordinated Demand Note:	-	
<b>Total Funding:</b>	<b>3,111,124,617.12</b>	

**Pool Summary Details**

**Table 1 : Summary of Characteristics of the Pool**

Total Current Loan Balance (\$)	2,941,723,670.89
Number of Loans	9,737
Average Loan Size (\$)	302,118.07
Maximum Current Loan Balance (\$)	1,410,506.45
Total Security Value (\$)	6,954,459,280.00
Average Security Value (\$)	714,230.18
Weighted Average Current LVR	50.70%
Maximum Current LVR	88.08%
Weighted Average Indexed LVR	51.36%
Weighted Average Original Term (months)	343.13
Weighted Average Seasoning (months)	42.61
Weighted Average Remaining Term (months)	300.53
Maximum Remaining Term (months)	349.00
Investment Loans	9.81%
Owner Occupied Loans	90.19%
Fixed Rate Loans	7.24%
Interest Only Loans	7.84%
Weighted Average Borrower Interest Rate	3.57%
Full Documentation Loans	100.00%
Loans >30 days in arrears	0.12%
Prepayment history (CPR)	15.51%
Prepayment history (SMM)	1.39%

**Table 2 : Outstanding Balance LVR Distribution**

Current LVR	Current Balance	Current Balance %	Number	Number %
<=40%	716,975,911.91	24.37%	3,667	37.66%
>40% & <=45%	246,255,170.53	8.37%	828	8.50%
>45% & <=50%	296,863,266.45	10.09%	905	9.29%
>50% & <=55%	338,138,168.93	11.49%	939	9.64%
>55% & <=60%	368,225,373.19	12.52%	989	10.16%
>60% & <=65%	448,156,459.66	15.23%	1,132	11.63%
>65% & <=70%	305,419,137.90	10.38%	746	7.66%
>70% & <=75%	120,892,447.40	4.11%	288	2.96%
>75% & <=80%	82,520,290.57	2.81%	193	1.98%
>80% & <=85%	15,597,556.59	0.53%	42	0.43%
>85% & <=90%	2,679,887.76	0.09%	8	0.08%
>90% & <=95%	-	0.00%	0	0.00%
>95% & <=100%	-	0.00%	0	0.00%
>100%	-	0.00%	0	0.00%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 3 : Outstanding Indexed Balance LVR Distribution**

Indexed Current LVR	Current Balance	Current Balance %	Number	Number %
<=40%	743,256,869.14	25.27%	3,870	39.75%
>40% & <=45%	237,545,165.80	8.08%	806	8.28%
>45% & <=50%	264,134,053.24	8.98%	808	8.30%
>50% & <=55%	307,597,014.81	10.46%	855	8.78%
>55% & <=60%	350,332,560.55	11.91%	915	9.40%
>60% & <=65%	370,140,869.15	12.58%	927	9.52%
>65% & <=70%	330,832,790.71	11.25%	792	8.13%
>70% & <=75%	181,670,367.98	6.18%	415	4.26%
>75% & <=80%	91,331,987.82	3.10%	211	2.17%
>80% & <=85%	55,902,887.42	1.90%	119	1.22%
>85% & <=90%	4,432,251.49	0.15%	9	0.09%
>90% & <=95%	3,874,427.69	0.13%	8	0.08%
>95% & <=100%	672,425.09	0.02%	2	0.02%
>100%	-	0.00%	0	0.00%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 4 : Outstanding Balance Distribution**

Distribution	Current Balance	Current Balance %	Number	Number %
0 - 50,000	6,224,355.62	0.21%	256	2.63%
50,001 - 100,000	49,754,091.61	1.69%	646	6.63%
100,001 - 200,000	342,104,532.81	11.63%	2,202	22.61%
200,001 - 300,000	611,362,084.27	20.78%	2,450	25.16%
300,001 - 400,000	634,282,911.99	21.56%	1,830	18.79%
400,001 - 500,000	495,953,197.25	16.86%	1,114	11.44%
500,001 - 600,000	317,251,889.23	10.78%	581	5.97%
600,001 - 700,000	196,798,371.25	6.69%	305	3.13%
700,001 - 800,000	134,575,454.69	4.57%	180	1.85%
800,001 - 900,000	91,938,476.23	3.13%	109	1.12%
900,001 - 1,000,000	56,347,916.92	1.92%	60	0.62%
> 1,000,000	5,130,389.02	0.17%	4	0.04%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 5 : Mortgage Insurance**

Mortgage Insurer	Current Balance	Current Balance %	Number	Number %
QBE	15,863,352.64	0.54%	102	1.05%
GENWORTH	61,025,047.44	2.07%	328	3.37%
Uninsured	2,864,835,270.81	97.39%	9,307	95.58%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 6 : Geographic Distribution**

State	Current Balance	Current Balance %	Number	Number %
NSW	1,194,630,677.93	40.61%	3,453	35.46%
ACT	90,624,367.55	3.08%	315	3.24%
VIC	974,138,673.22	33.11%	3,157	32.42%
QLD	301,938,462.54	10.26%	1,200	12.32%
WA	200,538,092.27	6.82%	765	7.86%
SA	141,004,325.20	4.79%	655	6.73%
NT	8,022,237.68	0.27%	36	0.37%
TAS	30,826,834.50	1.05%	156	1.60%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 7 : Profile By Interest Rate Type**

Interest Type	Current Balance	Current Balance %	Number	Number %
Variable Rate	2,728,767,541.60	92.76%	8,951	91.93%
Fixed Rate	212,956,129.29	7.24%	786	8.07%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 8: Balance in Arrears**

Balance in Arrears	Current Balance	Current Balance %	Number	Number %
Balance Current (<=30 days)	2,938,212,672.86	99.88%	9,725	99.88%
Balance in Arrears > 30 days	2,284,632.19	0.08%	7	0.07%
Balance in Arrears > 60 days	607,346.44	0.02%	3	0.03%
Balance in Arrears > 90 days	619,019.40	0.02%	2	0.02%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 9: Mortgage pool by mortgage loan interest rate**

Interest Rate	Current Balance	Current Balance (%)	Number	Number %
up to and including 3.00%	-	0.00%	0	0.00%
> 3.00% up to and including 3.25%	543,620,371.99	18.48%	1,349	13.85%
> 3.25% up to and including 3.50%	1,149,522,735.72	39.08%	3,590	36.87%
> 3.50% up to and including 3.75%	566,914,945.40	19.27%	1,934	19.86%
> 3.75% up to and including 4.00%	291,487,406.19	9.91%	1,044	10.72%
> 4.00% up to and including 4.25%	143,103,584.44	4.86%	558	5.73%
> 4.25% up to and including 4.50%	178,306,922.50	6.06%	948	9.74%
> 4.50% up to and including 4.75%	44,367,104.19	1.51%	199	2.04%
> 4.75% up to and including 5.00%	17,381,974.83	0.59%	74	0.76%
> 5.00% up to and including 5.25%	5,332,152.39	0.18%	34	0.35%
> 5.25% up to and including 5.50%	1,686,473.24	0.06%	7	0.07%
> 5.50% up to and including 5.75%	-	0.00%	0	0.00%
> 5.75% up to and including 6.00%	-	0.00%	0	0.00%
> 6.00% up to and including 6.25%	-	0.00%	0	0.00%
> 6.25% up to and including 6.50%	-	0.00%	0	0.00%
> 6.50% up to and including 6.75%	-	0.00%	0	0.00%
> 6.75% up to and including 7.00%	-	0.00%	0	0.00%
> 7.00% up to and including 7.25%	-	0.00%	0	0.00%
> 7.25% up to and including 7.50%	-	0.00%	0	0.00%
> 7.50% up to and including 7.75%	-	0.00%	0	0.00%
> 7.75% up to and including 8.00%	-	0.00%	0	0.00%
> 8.00% up to and including 8.25%	-	0.00%	0	0.00%
> 8.25% up to and including 8.50%	-	0.00%	0	0.00%
> 8.50%	-	0.00%	0	0.00%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 10: Mortgage pool by Payment Type**

Payment Type	Current Balance	Current Balance (%)	Number	Number %
P&I	2,711,017,847.96	92.16%	9,091	93.37%
Interest Only	230,705,822.93	7.84%	646	6.63%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 11: Mortgage Pool by Documentation Type**

Documentation Type	Current Balance	Current Balance (%)	Number	Number %
Full Doc Loans	2,941,723,670.89	100.00%	9,737	100.00%
Low Doc Loans	-	0.00%	0	0.00%
No Doc Loans	-	0.00%	0	0.00%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 12: Mortgage Pool by Remaining Interest Only Period**

Remaining Interest Only Period	Current Balance	Current Balance (%)	Number	Number %
Amortising Loans	2,711,017,847.96	92.16%	9,091	93.37%
IO loans : > 0 up to and including 1 years	79,076,634.16	2.69%	242	2.49%
IO loans : > 1 up to and including 2 years	102,863,296.69	3.50%	276	2.83%
IO loans : > 2 up to and including 3 years	20,795,876.36	0.71%	57	0.59%
IO loans : > 3 up to and including 4 years	26,679,611.73	0.91%	68	0.70%
IO loans : > 4 up to and including 5 years	1,290,403.99	0.04%	3	0.03%
IO loans : > 5 up to and including 6 years	-	0.00%	0	0.00%
IO loans : > 6 up to and including 7 years	-	0.00%	0	0.00%
IO loans : > 7 up to and including 8 years	-	0.00%	0	0.00%
IO loans : > 8 up to and including 9 years	-	0.00%	0	0.00%
IO loans : > 9 up to and including 10 years	-	0.00%	0	0.00%
IO loans : > 10 years	-	0.00%	0	0.00%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 13: Mortgage Pool by Occupancy Status**

Occupancy Status	Current Balance	Current Balance (%)	Number	Number %
Owner Occupied	2,653,265,131.78	90.19%	8,659	88.93%
Investment	288,458,539.11	9.81%	1,078	11.07%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 14: Mortgage Pool by Loan Purpose**

Loan Purpose	Current Balance	Current Balance (%)	Number	Number %
Purchase Home (Owner Occupied)	1,133,167,075.06	38.52%	3,653	37.52%
Purchased Investment Property	134,397,605.03	4.57%	527	5.41%
Refinance Home Loan (Owner Occupied)	1,520,098,056.72	51.67%	5,006	51.41%
Refinance Investment Property	154,060,934.08	5.24%	551	5.66%
Other	-	0.00%	0	0.00%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 15: Mortgage Pool by Loan Seasoning**

Loan Seasoning	Current Balance	Current Balance (%)	Number	Number %
up to and including 3 months	-	0.00%	0	0.00%
> 3 up to and including 6 months	506,264.80	0.02%	1	0.01%
> 6 up to and including 9 months	-	0.00%	0	0.00%
> 9 up to and including 12 months	257,057,228.95	8.74%	687	7.06%
> 12 up to and including 15 months	233,784,785.77	7.95%	657	6.75%
> 15 up to and including 18 months	176,820,696.88	6.01%	513	5.27%
> 18 up to and including 21 months	113,864,498.13	3.87%	332	3.41%
> 21 up to and including 24 months	108,384,608.64	3.68%	324	3.33%
> 24 up to and including 27 months	101,028,601.26	3.43%	301	3.09%
> 27 up to and including 30 months	77,076,592.98	2.62%	255	2.62%
> 30 up to and including 33 months	283,876,522.88	9.65%	891	9.15%
> 33 up to and including 36 months	221,075,802.31	7.52%	677	6.95%
> 36 up to and including 48 months	776,667,092.11	26.40%	2,502	25.70%
> 48 up to and including 60 months	172,249,354.48	5.86%	591	6.07%
> 60 up to and including 72 months	103,330,024.57	3.51%	375	3.85%
> 72 up to and including 84 months	30,395,415.39	1.03%	108	1.11%
> 84 up to and including 96 months	23,728,328.28	0.81%	108	1.11%
> 96 up to and including 108 months	36,014,743.01	1.22%	150	1.54%
> 108 up to and including 120 months	43,448,829.68	1.48%	224	2.30%
> 120 months	182,414,280.77	6.20%	1,041	10.69%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 16: Mortgage Pool by remaining tenor**

Remaining tenor	Current Balance	Current Balance (%)	Number	Number %
up to and including 1 yrs	-	0.00%	0	0.00%
> 1 up to and including 2 yrs	117,507.81	0.00%	3	0.03%
> 2 up to and including 3 yrs	21,139.21	0.00%	1	0.01%
> 3 up to and including 4 yrs	133,730.70	0.00%	2	0.02%
> 4 up to and including 5 yrs	1,243,936.74	0.04%	11	0.11%
> 5 up to and including 6 yrs	654,379.42	0.02%	8	0.08%
> 6 up to and including 7 yrs	2,718,278.75	0.09%	25	0.26%
> 7 up to and including 8 yrs	4,564,153.39	0.16%	29	0.30%
> 8 up to and including 9 yrs	8,262,625.12	0.28%	52	0.53%
> 9 up to and including 10 yrs	3,149,867.44	0.11%	20	0.21%
> 10 up to and including 15 yrs	99,063,061.29	3.37%	539	5.54%
> 15 up to and including 20 yrs	322,123,394.78	10.95%	1,497	15.37%
> 20 up to and including 25 yrs	523,802,024.34	17.81%	1,826	18.75%
> 25 up to and including 30 yrs	1,975,869,571.90	67.17%	5,724	58.79%
> 30 yrs	-	0.00%	0	0.00%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 17: Mortgage Pool by Payment Frequency**

Payment Frequency	Current Balance	Current Balance (%)	Number	Number %
Weekly	-	0.00%	0	0.00%
Fortnightly	1,694,585,742.41	57.61%	6,047	62.10%
Monthly	1,247,137,928.48	42.39%	3,690	37.90%
Other	-	0.00%	0	0.00%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>

**Table 18: Mortgage Pool by Remaining Term on Fixed Rate Period**

Remaining Term on Fixed Rate Period	Current Balance	Current Balance (%)	Number	Number %
Variable Rate Loans	2,728,767,541.60	92.76%	8,951	91.93%
Fixed Rate Loans : > 0 up to and including 3 months	35,842,270.77	1.22%	124	1.27%
Fixed Rate Loans : > 3 up to and including 6 months	35,404,020.75	1.20%	123	1.26%
Fixed Rate Loans : > 6 up to and including 9 months	18,374,306.97	0.62%	62	0.64%
Fixed Rate Loans : > 9 up to and including 12 months	22,638,408.98	0.77%	85	0.87%
Fixed Rate Loans : > 12 up to and including 15 months	17,470,971.27	0.59%	71	0.73%
Fixed Rate Loans : > 15 up to and including 18 months	10,861,026.64	0.37%	41	0.42%
Fixed Rate Loans : > 18 up to and including 21 months	10,550,544.85	0.36%	43	0.44%
Fixed Rate Loans : > 21 up to and including 24 months	10,374,736.92	0.35%	40	0.41%
Fixed Rate Loans : > 24 up to and including 27 months	14,408,442.85	0.49%	46	0.47%
Fixed Rate Loans : > 27 up to and including 30 months	10,716,882.23	0.36%	42	0.43%
Fixed Rate Loans : > 30 up to and including 33 months	4,809,263.28	0.16%	23	0.24%
Fixed Rate Loans : > 33 up to and including 36 months	7,045,781.68	0.24%	27	0.28%
Fixed Rate Loans : > 36 up to and including 48 months	12,514,966.70	0.43%	48	0.49%
Fixed Rate Loans : > 48 up to and including 60 months	1,944,505.40	0.07%	11	0.11%
Fixed Rate Loans : > 60 months	-	0.00%	0	0.00%
<b>Total</b>	<b>2,941,723,670.89</b>	<b>100.00%</b>	<b>9,737</b>	<b>100.00%</b>