

ING Bank (Australia) Limited Covered Bond - Investor Report



<b>Collection Period End Date:</b>	31-Mar-19
<b>Determination Date:</b>	8-Apr-19
<b>Trust Payment Date:</b>	15-Apr-19
<b>Date of Report:</b>	31-Mar-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:		3,035,823,420.51
(i) Aggregated LVR Adjusted Receivable Amount	3,368,495,411.48	
(ii) Aggregate Asset Percentage Adjusted Receivable Balance Amount	3,035,823,420.51	
<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:		130,588,594.70
<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		3,166,412,015.21
<b>Results of Asset Coverage Test</b>		
ADJUSTED Aggregate Receivable Amount:		3,166,412,015.21
AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds:		1,000,000,000.00
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>350.39%</b>

## Bonds Issuance

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

## Funding Summary

	Nominal Value	%
Intercompany Note:	1,000,000,000.00	100.00%
Senior Demand Note:	2,511,124,617.12	251.11%
Subordinated Demand Note:	-	
<b>Total Funding:</b>	<b>3,511,124,617.12</b>	

## Pool Summary Details

Table 1 : Summary of Characteristics of the Pool

Total Current Loan Balance (\$)	3,373,329,431.69
Number of Loans	10,830
Average Loan Size (\$)	311,480.10
Maximum Current Loan Balance (\$)	1,377,688.70
Total Security Value (\$)	7,728,239,176.00
Average Security Value (\$)	713,595.49
Weighted Average Current LVR	51.58%
Maximum Current LVR	99.19%
Weighted Average Indexed LVR	49.22%
Weighted Average Original Term (months)	343.18
Weighted Average Seasoning (months)	36.33
Weighted Average Remaining Term (months)	306.85
Maximum Remaining Term (months)	356.00
Investment Loans	9.53%
Owner Occupied Loans	90.47%
Fixed Rate Loans	7.47%
Interest Only Loans	8.61%
Weighted Average Borrower Interest Rate	4.16%
Full Documentation Loans	100.00%
Loans >30 days in arrears	0.11%
Prepayment history (CPR)	15.41%
Prepayment history (SMM)	1.38%

Table 2 : Outstanding Balance LVR Distribution

Current LVR	Current Balance	Current Balance %	Number	Number %
<=40%	776,552,019.60	23.02%	3,797	35.06%
>40% & <=45%	275,322,735.20	8.16%	897	8.28%
>45% & <=50%	326,410,107.84	9.68%	1,000	9.23%
>50% & <=55%	376,966,989.88	11.17%	1,052	9.71%
>55% & <=60%	422,589,267.88	12.53%	1,125	10.39%
>60% & <=65%	495,797,044.50	14.70%	1,249	11.53%
>65% & <=70%	436,076,189.76	12.93%	1,068	9.86%
>70% & <=75%	133,642,824.30	3.96%	332	3.07%
>75% & <=80%	102,829,564.45	3.05%	238	2.20%
>80% & <=85%	21,024,050.21	0.62%	55	0.51%
>85% & <=90%	5,395,230.45	0.16%	15	0.14%
>90% & <=95%	485,023.06	0.01%	1	0.01%
>95% & <=100%	238,384.56	0.01%	1	0.01%
>100%	-	0.00%	0	0.00%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>

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

Indexed Current LVR	Current Balance	Current Balance %	Number	Number %
<=40%	924,692,252.42	27.41%	4,421	40.82%
>40% & <=45%	309,785,374.55	9.18%	961	8.87%
>45% & <=50%	331,734,581.91	9.83%	955	8.82%
>50% & <=55%	390,126,049.08	11.57%	1,050	9.70%
>55% & <=60%	457,014,032.11	13.55%	1,149	10.61%
>60% & <=65%	447,126,897.88	13.25%	1,098	10.14%
>65% & <=70%	304,985,416.01	9.04%	717	6.62%
>70% & <=75%	99,699,543.33	2.96%	238	2.20%
>75% & <=80%	89,422,232.22	2.65%	200	1.85%
>80% & <=85%	14,595,536.14	0.43%	30	0.28%
>85% & <=90%	1,668,387.34	0.05%	5	0.05%
>90% & <=95%	1,547,348.38	0.05%	3	0.03%
>95% & <=100%	931,780.32	0.03%	3	0.03%
>100%	-	0.00%	0	0.00%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>

**Table 4 : Outstanding Balance Distribution**

Distribution	Current Balance	Current Balance %	Number	Number %
0 - 50,000	3,478,504.29	0.10%	131	1.21%
50,001 - 100,000	53,583,321.49	1.59%	689	6.36%
100,001 - 200,000	370,056,856.88	10.97%	2,381	21.99%
200,001 - 300,000	689,785,613.56	20.45%	2,765	25.53%
300,001 - 400,000	739,830,378.24	21.93%	2,131	19.68%
400,001 - 500,000	571,986,229.90	16.96%	1,283	11.85%
500,001 - 600,000	356,425,837.29	10.57%	653	6.03%
600,001 - 700,000	233,284,916.44	6.92%	362	3.34%
700,001 - 800,000	164,536,848.71	4.88%	220	2.03%
800,001 - 900,000	115,726,511.85	3.43%	137	1.27%
900,001 - 1,000,000	71,159,405.65	2.11%	75	0.69%
> 1,000,000	3,475,007.39	0.10%	3	0.03%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>

**Table 5 : Mortgage Insurance**

Mortgage Insurer	Current Balance	Current Balance %	Number	Number %
QBE	18,950,549.60	0.56%	118	1.09%
GENWORTH	73,324,863.69	2.17%	374	3.45%
Uninsured	3,281,054,018.40	97.26%	10,338	95.46%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>

**Table 6 : Geographic Distribution**

State	Current Balance	Current Balance %	Number	Number %
NSW	1,367,979,462.31	40.55%	3,850	35.55%
ACT	102,038,309.15	3.02%	351	3.24%
VIC	1,124,608,544.46	33.34%	3,552	32.80%
QLD	347,270,474.69	10.29%	1,315	12.14%
WA	227,835,075.38	6.75%	837	7.73%
SA	160,872,901.13	4.77%	723	6.68%
NT	9,055,668.21	0.27%	38	0.35%
TAS	33,668,996.36	1.00%	164	1.51%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>

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

Interest Type	Current Balance	Current Balance %	Number	Number %
Variable Rate	3,121,500,987.90	92.53%	9,905	91.46%
Fixed Rate	251,828,443.79	7.47%	925	8.54%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>

**Table 8 : Balance in Arrears**

Balance in Arrears	Current Balance	Current Balance %	Number	Number %
Balance Current (<=30 days)	3,369,775,235.08	99.89%	10,820	99.91%
Balance in Arrears > 30 days	3,361,892.79	0.10%	9	0.08%
Balance in Arrears > 60 days	-	0.00%	0	0.00%
Balance in Arrears > 90 days	192,303.82	0.01%	1	0.01%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</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%	-	0.00%	0	0.00%
> 3.25% up to and including 3.50%	-	0.00%	0	0.00%
> 3.50% up to and including 3.75%	21,485,681.61	0.64%	73	0.67%
> 3.75% up to and including 4.00%	1,221,241,451.35	36.20%	3,280	30.29%
> 4.00% up to and including 4.25%	1,369,696,878.81	40.60%	4,387	40.51%
> 4.25% up to and including 4.50%	258,067,573.45	7.65%	827	7.64%
> 4.50% up to and including 4.75%	197,430,247.57	5.85%	752	6.94%
> 4.75% up to and including 5.00%	218,262,028.20	6.47%	1,144	10.56%
> 5.00% up to and including 5.25%	53,950,933.02	1.60%	216	1.99%
> 5.25% up to and including 5.50%	15,979,082.43	0.47%	69	0.64%
> 5.50% up to and including 5.75%	15,706,155.90	0.47%	76	0.70%
> 5.75% up to and including 6.00%	1,509,399.35	0.04%	6	0.06%
> 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>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>

Table 10: Mortgage pool by Payment Type

Payment Type	Current Balance	Current Balance (%)	Number	Number %
P&I	3,082,732,046.42	91.39%	10,010	92.43%
Interest Only	290,597,385.27	8.61%	820	7.57%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>

Table 11: Mortgage Pool by Documentation Type

Documentation Type	Current Balance	Current Balance (%)	Number	Number %
Full Doc Loans	3,373,329,431.69	100.00%	10,830	100.00%
Low Doc Loans	-	0.00%	0	0.00%
No Doc Loans	-	0.00%	0	0.00%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</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	3,082,732,046.42	91.39%	10,010	92.43%
IO loans : > 0 up to and including 1 years	85,900,331.14	2.55%	264	2.44%
IO loans : > 1 up to and including 2 years	84,239,809.75	2.50%	233	2.15%
IO loans : > 2 up to and including 3 years	76,782,587.46	2.28%	209	1.93%
IO loans : > 3 up to and including 4 years	36,855,508.22	1.09%	97	0.90%
IO loans : > 4 up to and including 5 years	6,819,148.70	0.20%	17	0.16%
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>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>

Table 13: Mortgage Pool by Occupancy Status

Occupancy Status	Current Balance	Current Balance (%)	Number	Number %
Owner Occupied	3,051,783,169.02	90.47%	9,643	89.04%
Investment	321,546,262.67	9.53%	1,187	10.96%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>

Table 14: Mortgage Pool by Loan Purpose

Loan Purpose	Current Balance	Current Balance (%)	Number	Number %
Purchase Home (Owner Occupied)	1,297,341,942.37	38.46%	4,048	37.38%
Purchased Investment Property	152,762,401.00	4.53%	585	5.40%
Refinance Home Loan (Owner Occupied)	1,754,441,226.65	52.01%	5,595	51.66%
Refinance Investment Property	168,783,861.67	5.00%	602	5.56%
Other	-	0.00%	0	0.00%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</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	3,577,796.48	0.11%	11	0.10%
> 3 up to and including 6 months	360,712,781.82	10.69%	956	8.83%
> 6 up to and including 9 months	248,150,303.85	7.36%	682	6.30%
> 9 up to and including 12 months	163,201,301.81	4.84%	458	4.23%
> 12 up to and including 15 months	129,650,503.31	3.84%	361	3.33%
> 15 up to and including 18 months	118,614,057.23	3.52%	349	3.22%
> 18 up to and including 21 months	106,706,377.79	3.16%	334	3.08%
> 21 up to and including 24 months	131,857,903.73	3.91%	410	3.79%
> 24 up to and including 27 months	375,417,917.18	11.13%	1,114	10.29%
> 27 up to and including 30 months	185,452,616.74	5.50%	546	5.04%
> 30 up to and including 33 months	370,219,971.04	10.97%	1,110	10.25%
> 33 up to and including 36 months	255,382,216.77	7.57%	823	7.60%
> 36 up to and including 48 months	370,616,524.04	10.99%	1,201	11.09%
> 48 up to and including 60 months	149,865,898.81	4.44%	506	4.67%
> 60 up to and including 72 months	56,560,594.81	1.68%	214	1.98%
> 72 up to and including 84 months	19,639,206.17	0.58%	74	0.68%
> 84 up to and including 96 months	47,574,411.84	1.41%	190	1.75%
> 96 up to and including 108 months	41,159,444.59	1.22%	196	1.81%
> 108 up to and including 120 months	45,349,845.07	1.34%	223	2.06%
> 120 months	193,619,758.61	5.74%	1,072	9.90%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</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	-	0.00%	0	0.00%
> 2 up to and including 3 yrs	163,116.71	0.00%	3	0.03%
> 3 up to and including 4 yrs	101,261.88	0.00%	2	0.02%
> 4 up to and including 5 yrs	524,908.48	0.02%	6	0.06%
> 5 up to and including 6 yrs	1,929,879.62	0.06%	16	0.15%
> 6 up to and including 7 yrs	2,857,297.91	0.08%	19	0.18%
> 7 up to and including 8 yrs	3,940,557.05	0.12%	33	0.30%
> 8 up to and including 9 yrs	7,763,274.73	0.23%	43	0.40%
> 9 up to and including 10 yrs	6,313,637.61	0.19%	40	0.37%
> 10 up to and including 15 yrs	104,248,600.08	3.09%	538	4.97%
> 15 up to and including 20 yrs	347,700,620.93	10.31%	1,568	14.48%
> 20 up to and including 25 yrs	541,017,084.80	16.04%	1,889	17.44%
> 25 up to and including 30 yrs	2,356,769,191.89	69.86%	6,673	61.62%
> 30 yrs	-	0.00%	0	0.00%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</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	1,933,284,001.05	57.31%	6,664	61.53%
Monthly	1,440,045,430.64	42.69%	4,166	38.47%
Other	-	0.00%	0	0.00%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</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	3,121,500,987.90	92.53%	9,905	91.46%
Fixed Rate Loans : > 0 up to and including 3 months	19,602,136.80	0.58%	80	0.74%
Fixed Rate Loans : > 3 up to and including 6 months	19,342,216.14	0.57%	81	0.75%
Fixed Rate Loans : > 6 up to and including 9 months	30,037,767.57	0.89%	108	1.00%
Fixed Rate Loans : > 9 up to and including 12 months	42,651,489.06	1.26%	146	1.35%
Fixed Rate Loans : > 12 up to and including 15 months	19,593,688.16	0.58%	63	0.58%
Fixed Rate Loans : > 15 up to and including 18 months	21,069,058.84	0.62%	80	0.74%
Fixed Rate Loans : > 18 up to and including 21 months	23,427,415.04	0.69%	86	0.79%
Fixed Rate Loans : > 21 up to and including 24 months	13,631,467.18	0.40%	53	0.49%
Fixed Rate Loans : > 24 up to and including 27 months	6,545,522.98	0.19%	27	0.25%
Fixed Rate Loans : > 27 up to and including 30 months	9,947,766.61	0.29%	33	0.30%
Fixed Rate Loans : > 30 up to and including 33 months	12,225,982.09	0.36%	38	0.35%
Fixed Rate Loans : > 33 up to and including 36 months	12,038,430.15	0.36%	45	0.42%
Fixed Rate Loans : > 36 up to and including 48 months	11,737,550.31	0.35%	41	0.38%
Fixed Rate Loans : > 48 up to and including 60 months	9,977,952.86	0.30%	44	0.41%
Fixed Rate Loans : > 60 months	-	0.00%	0	0.00%
<b>Total</b>	<b>3,373,329,431.69</b>	<b>100.00%</b>	<b>10,830</b>	<b>100.00%</b>