

AB Management Pty Ltd

Subsidiary of Bendigo and Adelaide Bank Limited

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18 June 2024

Market Announcements Office
Australian Securities Exchange
20 Bridge Street
SYDNEY NSW 2000 Australia

Dear Sir/Madam

Torrens Series 2016-1 Trust Class A Notes

AB Management Pty Ltd as the Trust Manager for the Torrens Series 2016-1 Trust advises the market of the following information in relation to the next interest period for the Class A Notes listed on the Australian Securities Exchange:

Class A Notes

ASX Code:	TTZ
Record Date:	12 July 2024
Interest Payment Date:	18 July 2024

Monthly Pool Statistics for Torrens Series 2016-1 are enclosed with this announcement.

Further information regarding the Torrens Series 2016-1 Trust is available at:

<https://www.bendigoadelaide.com.au/investor-centre/investor-information/securitisation/torrens-series-2016-1-trust/>

Approved for release by: Belinda Donaldson, Company Secretary
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Torrens 2016-1 Pool Statistics

Loan Pool Data as at Close of Business Friday, 31 May 2024

Summary of Portfolio

Number Of Housing Loans:	784
Housing Loan Pool Size:	\$111,090,850.99
Average Housing Loan Balance:	\$141,697.51
Maximum Housing Loan Balance:	\$628,745.23
Minimum Housing Loan Balance:	-
Loan Seasoning / Term to Maturity	
Maximum Remaining Term to Maturity in months	260
Weighted Average Remaining Term to Maturity in months	217
Weighted Average Seasoning in months	131
Loan-to-Value Ratio (LVR)	
Maximum Current LVR	76.21%
Weighted Average Original LVR	70.31%
Weighted Average Current LVR *	45.90%
Weighted Average Current LVR based on RBA Guidelines **	46.43%
Weighted Average Fixed Rate	4.50%
Weighted Average Variable Rate	6.48%
Weighted Average Rate	5.93%

* The Weighted Average Current LVR is calculated based on the definitions stated within the TORRENS trust transaction documents

** The Weighted Average Current LVR Based on RBA Guidelines is calculated based on the RBA's Securitisation System Reporting Guidance

Summary of Year of Origination

Year Of Origination	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Loans Prior to 2000	-	-	0.00%	-	0.00%
2000	-	-	0.00%	-	0.00%
2001	7	291,808.91	25.13%	41,686.99	0.26%
2002	7	337,911.64	13.15%	48,273.09	0.30%
2003	8	399,865.86	21.35%	49,983.23	0.36%
2004	9	664,786.10	30.22%	73,865.12	0.60%
2005	11	893,806.48	31.35%	81,255.13	0.80%
2006	15	945,042.21	29.87%	63,002.81	0.85%
2007	11	1,037,708.20	35.88%	94,337.11	0.93%
2008	18	2,372,020.44	39.32%	131,778.91	2.14%
2009	28	3,777,722.24	39.27%	134,918.65	3.40%
2010	31	3,989,941.76	36.48%	128,707.80	3.59%
2011	36	4,950,472.80	43.76%	137,513.13	4.46%
2012	75	10,803,142.53	45.52%	144,041.90	9.72%
2013	120	18,720,225.78	47.60%	156,001.88	16.85%
2014	217	31,004,192.03	47.68%	142,876.46	27.91%
2015	179	29,228,016.23	48.33%	163,285.01	26.31%
2016	12	1,674,187.78	52.51%	139,515.65	1.51%
2017	-	-	0.00%	-	0.00%
2018	-	-	0.00%	-	0.00%
2019	-	-	0.00%	-	0.00%
2020	-	-	0.00%	-	0.00%
2021	-	-	0.00%	-	0.00%
2022	-	-	0.00%	-	0.00%
2023	-	-	0.00%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Geographic Distribution

Region	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
South Australia					
Metro	33	3,426,247.27	42.44%	103,825.67	3.08%
Non Metro	19	2,812,314.04	47.47%	148,016.53	2.53%
Northern Territory					
Metro	4	709,772.94	57.14%	177,443.24	0.64%
Non Metro	1	107,831.04	31.26%	107,831.04	0.10%
New South Wales					
Metro	9	2,333,909.07	38.33%	259,323.23	2.10%
Non Metro	52	6,030,139.59	47.07%	115,964.22	5.43%
Victoria					
Metro	127	20,445,537.66	40.79%	160,988.49	18.40%
Non Metro	320	39,100,021.14	44.52%	122,187.57	35.20%
Queensland					
Metro	23	3,609,151.70	48.05%	156,919.64	3.25%
Non Metro	105	15,930,475.07	48.61%	151,718.81	14.34%
Western Australia					
Metro	32	7,102,665.34	58.25%	221,958.29	6.39%
Non Metro	16	3,346,238.61	54.75%	209,139.91	3.01%
Tasmania					
Metro	22	3,128,266.35	42.46%	142,193.93	2.82%
Non Metro	13	1,618,103.31	50.14%	124,469.49	1.46%
Australian Capital Territory					
Metro	8	1,390,177.86	50.14%	173,772.23	1.25%
Non Metro	-	-	0.00%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Balance Outstanding					
Current Loan Balance	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
\$0 to \$50,000	173	3,388,639.77	14.61%	19,587.51	3.05%
\$50,000.01 to \$100,000	130	9,626,474.38	28.95%	74,049.80	8.67%
\$100,000.01 to \$150,000	136	16,995,849.86	39.84%	124,969.48	15.30%
\$150,000.01 to \$200,000	121	21,195,411.67	46.19%	175,168.69	19.08%
\$200,000.01 to \$250,000	113	24,941,681.18	51.44%	220,722.84	22.45%
\$250,000.01 to \$300,000	55	14,939,802.47	47.07%	271,632.77	13.45%
\$300,000.01 to \$350,000	30	9,623,587.84	54.89%	320,786.26	8.66%
\$350,000.01 to \$400,000	18	6,735,052.79	57.90%	374,169.60	6.06%
\$400,000.01 to \$450,000	6	2,553,000.35	64.22%	425,500.06	2.30%
\$450,000.01 to \$500,000	1	462,605.45	42.06%	462,605.45	0.42%
\$500,000.01 to \$750,000	1	628,745.23	42.88%	628,745.23	0.57%
Greater than \$750,000	-	-	0.00%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Current Loan to Value Ratio					
Current LVR (%)	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
0 to 10	126	1,794,096.47	6.36%	14,238.86	1.61%
11 to 20	77	5,057,738.32	14.90%	65,684.91	4.55%
21 to 30	116	13,562,646.74	25.67%	116,919.37	12.21%
31 to 40	124	20,724,232.68	34.83%	167,130.91	18.66%
41 to 50	112	20,183,895.17	45.25%	180,213.35	18.17%
51 to 55	60	11,320,860.94	52.44%	188,681.02	10.19%
56 to 60	46	10,037,256.95	57.57%	218,201.24	9.04%
61 to 65	75	16,484,286.97	62.76%	219,790.49	14.84%
66 to 70	32	7,383,518.33	66.81%	230,734.95	6.65%
71 to 75	14	3,876,921.60	72.04%	276,922.97	3.49%
76 to 80	2	665,396.82	76.05%	332,698.41	0.60%
81 to 85	-	-	0.00%	-	0.00%
86 to 90	-	-	0.00%	-	0.00%
91 to 95	-	-	0.00%	-	0.00%
96 to 100	-	-	0.00%	-	0.00%
Over 100	-	-	0.00%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Year of Maturity					
Year of Maturity	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
2023	-	-	-	-	-
2024	3	12,686.55	3.07%	4,228.85	0.01%
2025	6	46,451.02	4.20%	7,741.84	0.04%
2026	2	23,797.66	4.92%	11,898.83	0.02%
2027	4	184,286.44	15.83%	46,071.61	0.17%
2028	4	64,654.89	6.38%	16,163.72	0.06%
2029	18	594,324.29	13.96%	33,018.02	0.53%
2030	16	881,267.84	21.08%	55,079.24	0.79%
2031	7	290,612.07	22.44%	41,516.01	0.26%
2032	4	153,684.19	20.77%	38,421.05	0.14%
2033	15	1,243,917.76	35.18%	82,927.85	1.12%
2034	35	2,846,572.67	32.71%	81,330.65	2.56%
2035	33	3,246,443.44	37.97%	98,377.07	2.92%
2036	20	1,330,236.48	31.38%	66,511.82	1.20%
2037	18	2,080,997.54	35.79%	115,610.97	1.87%
2038	27	3,688,535.47	42.34%	136,612.42	3.32%
2039	32	4,649,127.00	39.93%	145,285.22	4.18%
2040	47	7,293,555.72	42.38%	155,182.04	6.57%
2041	35	5,182,002.96	44.75%	148,057.23	4.66%
2042	65	10,342,436.53	47.81%	159,114.41	9.31%
2043	97	16,519,050.14	49.15%	170,299.49	14.87%
2044	164	26,494,302.05	48.74%	161,550.62	23.85%
2045	126	22,698,472.20	49.43%	180,146.60	20.43%
2046	6	1,223,436.08	65.35%	203,906.01	1.10%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Property Ownership Type					
Loan Purpose	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Owner Occupied	723	103,210,893.05	46%	142,753.66	92.91%
Investment	61	7,879,957.94	49%	129,179.64	7.09%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Amortisation Type					
Payment Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Principal & Interest	784	111,090,850.99	46%	141,697.51	100.00%
Interest Only	-	-	0%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Mortgage Insurer Distribution					
Mortgage Insurer	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
QBE	61	10,391,425.08	51.68%	170,351.23	9.35%
Helia	92	17,294,862.09	57.83%	187,987.63	15.57%
Insurable	631	83,404,563.82	42.71%	132,178.39	75.08%
-	-	-	-	-	-
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Product					
Loan Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Standard Housing Loan					
Variable	578	80,024,573.86	44.73%	138,450.82	72.04%
Fixed 1 year	13	1,602,264.86	48.18%	123,251.14	1.44%
Fixed 2 year	57	8,750,464.72	50.19%	153,516.92	7.88%
Fixed 3 year	36	5,650,311.06	46.40%	156,953.09	5.09%
Fixed 4 year	77	12,570,964.49	49.52%	163,259.28	11.32%
Fixed 5 year	23	2,492,272.00	47.48%	108,359.65	2.24%
Line of Credit					
Variable	-	-	0.00%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Origination Channel					
Ledger	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Retail	784	111,090,850.99	45.90%	141,697.51	100.00%
Wholesale	-	-	0.00%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Current Interest Rate					
Interest Rate Band	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
0.00% - 1.00%	-	-	0.00%	-	0.00%
1.00% - 2.00%	5	1,377,142.89	55.89%	275,428.58	1.24%
2.00% - 3.00%	60	9,577,999.91	47.80%	159,633.33	8.62%
3.00% - 4.00%	10	936,030.62	50.02%	93,603.06	0.84%
4.00% - 5.00%	5	752,938.03	52.94%	150,587.61	0.68%
5.00% - 6.00%	155	23,852,160.09	45.19%	153,884.90	21.47%
6.00% - 10.00%	549	74,594,579.45	45.58%	135,873.55	67.15%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Arrears					
Days in Arrears	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
0 Days	757	106,728,399.59	45.69%	140,988.64	96.07%
1 to 30 Days	20	3,127,486.26	51.86%	156,374.31	2.82%
31 to 60 Days	3	485,721.55	42.86%	161,907.18	0.44%
61 to 90 Days	-	-	0.00%	-	0.00%
91+ Days	4	749,243.59	52.49%	187,310.90	0.67%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Loan Seasoning					
Months of Seasoning	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
3 months or less	-	-	0.00%	-	0.00%
4 to 6 months	-	-	0.00%	-	0.00%
7 to 9 months	-	-	0.00%	-	0.00%
10 to 12 months	-	-	0.00%	-	0.00%
13 to 18 months	-	-	0.00%	-	0.00%
19 to 24 months	-	-	0.00%	-	0.00%
25 to 30 months	-	-	0.00%	-	0.00%
31 to 36 months	-	-	0.00%	-	0.00%
37 to 42 months	-	-	0.00%	-	0.00%
43 to 48 months	-	-	0.00%	-	0.00%
49 to 54 months	-	-	0.00%	-	0.00%
55 to 60 months	-	-	0.00%	-	0.00%
More than 60 months	784	111,090,850.99	45.90%	141,697.51	100.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Income Type

Income Verification Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Verified Income	784	111,090,850.99	45.90%	141,697.51	100.00%
Stated Income	-	-	0.00%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Loan Purpose

Loan Purpose	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Newly Erected Property Construction	78	11,712,608.08	49.91%	150,161.64	10.54%
Established Property Refinance	140	22,962,290.23	47.07%	164,016.36	20.67%
Additions and Alterations	330	44,477,723.41	46.63%	134,780.98	40.04%
Home Equity	177	26,416,349.66	44.38%	149,244.91	23.78%
Other	15	1,208,623.74	24.30%	80,574.92	1.09%
	44	4,313,255.87	36.68%	98,028.54	3.88%
	-	-	0.00%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Term Remaining

Repayment Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Interest Only Term Remaining					
1 year or less	-	-	0.00%	-	0.00%
1 to 2 years	-	-	0.00%	-	0.00%
2 to 3 years	-	-	0.00%	-	0.00%
3 to 4 years	-	-	0.00%	-	0.00%
4 to 5 years	-	-	0.00%	-	0.00%
5 to 6 years	-	-	0.00%	-	0.00%
6 to 7 years	-	-	0.00%	-	0.00%
7 to 8 years	-	-	0.00%	-	0.00%
8 to 9 years	-	-	0.00%	-	0.00%
9 to 10 years	-	-	0.00%	-	0.00%
10 years or greater	-	-	0.00%	-	0.00%
Principal & Interest Term Remaining					
1 year or less	4	19,038.23	2.55%	4,759.56	0.02%
1 to 5 years	21	525,228.99	12.78%	25,010.90	0.47%
5 to 10 years	68	3,944,672.23	28.53%	58,009.89	3.55%
10 to 15 years	131	13,989,205.80	37.78%	106,787.83	12.59%
15 to 20 years	331	52,681,585.95	46.85%	159,158.87	47.42%
20 to 25 years	229	39,931,119.79	49.67%	174,371.70	35.94%
25 to 30 years	-	-	0.00%	-	0.00%
30 years or greater	-	-	0.00%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%

Summary of Term Remaining

Rate Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Fixed Term Remaining					
1 year or less	100	16,203,043.05	50.21%	162,030.43	14.59%
1 to 2 years	54	7,496,125.27	46.70%	138,817.13	6.75%
2 to 3 years	34	4,791,513.21	46.25%	140,926.86	4.31%
3 to 4 years	13	1,839,179.81	51.61%	141,475.37	1.66%
4 to 5 years	5	736,415.79	53.31%	147,283.16	0.66%
5 Years or greater	-	-	0.00%	-	0.00%
Variable Term Remaining					
1 year or less	4	19,038.23	2.55%	4,759.56	0.02%
1 to 5 years	15	384,334.06	15.15%	25,622.27	0.35%
5 to 10 years	53	3,288,675.70	29.68%	62,050.48	2.96%
10 to 15 years	95	9,761,414.99	36.31%	102,751.74	8.79%
15 to 20 years	250	38,955,999.13	45.32%	155,824.00	35.07%
20 to 25 years	161	27,615,111.75	49.12%	171,522.43	24.86%
25 to 30 years	-	-	0.00%	-	0.00%
30 years or greater	-	-	0.00%	-	0.00%
TOTAL	784	111,090,850.99	45.90%	141,697.51	100.00%