

AB Management Pty Ltd

Subsidiary of Bendigo and Adelaide Bank Limited

ABN 75 070 500 855
The Bendigo Centre
22-24 Bath Lane
BENDIGO VIC 3550 Australia
Telephone: +61 8 8300 6686

14 August 2024

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

Dear Sir/Madam

Torrens Series 2015-1 Trust Class A1 and Class A2 Notes

AB Management Pty Ltd as the Trust Manager for the Torrens Series 2015-1 Trust advises the market of the following information in relation to the next interest period for the Class A1 and Class A2 Notes listed on the Australian Securities Exchange:

Class A1 Notes

ASX Code: TNJHA
Record Date: 10 September 2024
Interest Payment Date: 16 September 2024

Class A2 Notes

ASX Code: TNJHB
Record Date: 10 September 2024
Interest Payment Date: 16 September 2024

Monthly Pool Statistics for Torrens 2015-1 are enclosed with this announcement.

Further information regarding the Torrens Series 2015-1 Trust is available at:

<https://www.bendigoadelaide.com.au/investor-centre/investor-information/securitisation/torrens-series-2015-1-trust/>

Approved for release by: Belinda Donaldson, Company Secretary
+61 488577600 CorporateSecretariat@bendigoadelaide.com.au

Torrens 2015-1 Pool Statistics

Loan Pool Data as at Close of Business Wednesday, 31 July 2024

Summary of Portfolio

Number Of Housing Loans:	392
Housing Loan Pool Size:	\$52,715,751.01
Average Housing Loan Balance:	\$134,478.96
Maximum Housing Loan Balance:	\$488,878.52
Minimum Housing Loan Balance:	1.14
Loan Seasoning / Term to Maturity	
Maximum Remaining Term to Maturity in months	349
Weighted Average Remaining Term to Maturity in months	191
Weighted Average Seasoning in months	166
Loan-to-Value Ratio (LVR)	
Maximum Current LVR	81.00%
Weighted Average Original LVR	75.47%
Weighted Average Current LVR *	45.26%
Weighted Average Current LVR based on RBA Guidelines **	45.58%
Weighted Average Fixed Rate	4.68%
Weighted Average Variable Rate	7.27%
Weighted Average Rate	6.88%

* 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	2	14,402.83	2.65%	7,201.42	0.03%
2001	1	68,801.86	37.00%	68,801.86	0.13%
2002	7	446,909.98	25.92%	63,844.28	0.85%
2003	11	758,224.96	28.89%	68,929.54	1.44%
2004	33	2,082,169.45	30.74%	63,096.04	3.95%
2005	44	3,066,554.06	25.99%	69,694.41	5.82%
2006	31	2,350,788.77	28.18%	75,831.90	4.46%
2007	17	2,465,728.58	37.41%	145,042.86	4.68%
2008	3	377,142.26	33.85%	125,714.09	0.72%
2009	8	1,436,882.40	46.61%	179,610.30	2.73%
2010	44	7,416,376.55	52.39%	168,554.01	14.07%
2011	69	10,556,572.27	46.52%	152,993.80	20.03%
2012	77	12,398,279.33	48.99%	161,016.61	23.52%
2013	45	9,276,917.71	51.87%	206,153.73	17.60%
2014	-	-	0.00%	-	0.00%
2015	-	-	0.00%	-	0.00%
2016	-	-	0.00%	-	0.00%
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	392	52,715,751.01	45.26%	134,478.96	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	120	14,382,931.87	42.88%	119,857.77	27.28%
Non Metro	21	2,002,404.62	49.85%	95,352.60	3.80%
Northern Territory					
Metro	-	-	0.00%	-	0.00%
Non Metro	1	125,592.19	27.00%	125,592.19	0.24%
New South Wales					
Metro	48	8,768,430.81	43.00%	182,675.64	16.63%
Non Metro	23	2,501,715.34	39.98%	108,770.23	4.75%
Victoria					
Metro	48	5,899,947.05	45.15%	122,915.56	11.19%
Non Metro	18	1,949,572.44	43.76%	108,309.58	3.70%
Queensland					
Metro	45	6,622,789.48	47.83%	147,173.10	12.56%
Non Metro	24	3,260,906.58	47.02%	135,871.11	6.19%
Western Australia					
Metro	35	5,753,112.96	50.78%	164,374.66	10.91%
Non Metro	2	264,625.66	48.17%	132,312.83	0.50%
Tasmania					
Metro	2	171,567.71	56.36%	85,783.86	0.33%
Non Metro	1	13,610.88	4.00%	13,610.88	0.03%
Australian Capital Territory					
Metro	4	998,543.42	52.81%	249,635.86	1.89%
Non Metro	-	-	0.00%	-	0.00%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	85	2,217,172.41	13.99%	26,084.38	4.21%
\$50,000.01 to \$100,000	85	6,163,797.42	27.13%	72,515.26	11.69%
\$100,000.01 to \$150,000	72	9,061,254.86	37.38%	125,850.76	17.19%
\$150,000.01 to \$200,000	61	10,587,011.86	47.00%	173,557.57	20.08%
\$200,000.01 to \$250,000	43	9,546,923.73	52.36%	222,021.48	18.11%
\$250,000.01 to \$300,000	14	3,719,392.41	51.78%	265,670.89	7.06%
\$300,000.01 to \$350,000	18	5,900,391.42	57.29%	327,799.52	11.19%
\$350,000.01 to \$400,000	9	3,291,243.03	58.70%	365,693.67	6.24%
\$400,000.01 to \$450,000	4	1,739,685.35	54.09%	434,921.34	3.30%
\$450,000.01 to \$500,000	1	488,878.52	69.00%	488,878.52	0.93%
\$500,000.01 to \$750,000	-	-	0.00%	-	0.00%
Greater than \$750,000	-	-	0.00%	-	0.00%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	49	1,001,047.84	6.97%	20,429.55	1.90%
11 to 20	68	4,633,411.00	16.65%	68,138.40	8.79%
21 to 30	65	6,832,444.74	25.90%	105,114.53	12.96%
31 to 40	52	7,031,681.60	35.44%	135,224.65	13.34%
41 to 50	58	10,267,792.10	45.60%	177,030.90	19.48%
51 to 55	28	5,068,391.68	53.05%	181,013.99	9.61%
56 to 60	29	6,258,642.95	57.98%	215,815.27	11.87%
61 to 65	21	5,387,528.52	62.62%	256,548.98	10.22%
66 to 70	17	4,457,238.78	68.27%	262,190.52	8.46%
71 to 75	3	1,068,608.70	73.42%	356,202.90	2.03%
76 to 80	1	342,339.89	76.00%	342,339.89	0.65%
81 to 85	1	366,623.21	81.00%	366,623.21	0.70%
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	392	52,715,751.01	45.26%	134,478.96	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
2024	-	-	-	-	-
2025	3	11,637.29	1.76%	3,879.10	0.02%
2026	1	9,291.92	3.00%	9,291.92	0.02%
2027	2	104,976.04	18.82%	52,488.02	0.20%
2028	3	139,259.53	20.93%	46,419.84	0.26%
2029	6	263,067.43	26.57%	43,844.57	0.50%
2030	6	237,444.57	25.30%	39,574.10	0.45%
2031	4	195,815.35	25.31%	48,953.84	0.37%
2032	6	398,617.24	26.66%	66,436.21	0.76%
2033	6	466,920.87	35.22%	77,820.15	0.89%
2034	24	1,507,133.64	30.40%	62,797.24	2.86%
2035	46	3,342,464.49	28.58%	72,662.27	6.34%
2036	34	2,847,305.64	32.83%	83,744.28	5.40%
2037	23	3,169,458.65	37.28%	137,802.55	6.01%
2038	6	672,839.40	28.45%	112,139.90	1.28%
2039	7	1,404,571.16	47.25%	200,653.02	2.66%
2040	35	6,409,798.71	52.58%	183,137.11	12.16%
2041	65	9,881,240.46	47.21%	152,019.08	18.74%
2042	67	11,540,113.03	49.18%	172,240.49	21.89%
2043	47	9,925,539.46	52.01%	211,181.69	18.83%
2044	-	-	0.00%	-	0.00%
2045	-	-	0.00%	-	0.00%
2046	-	-	0.00%	-	0.00%
2047	-	-	0.00%	-	0.00%
2048	-	-	0.00%	-	0.00%
2049	-	-	0.00%	-	0.00%
2050	-	-	0.00%	-	0.00%
2051	-	-	0.00%	-	0.00%
2052	-	-	0.00%	-	0.00%
2053	1	188,256.13	55.00%	188,256.13	0.36%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	333	44,773,296.19	45%	134,454.34	84.93%
Investment	59	7,942,454.82	49%	134,617.88	15.07%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	392	52,715,751.01	45%	134,478.96	100.00%
Interest Only	-	-	0%	-	0.00%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	108	11,816,631.86	44.76%	109,413.26	22.42%
Helia	104	15,662,977.71	53.53%	150,605.55	29.71%
Insurable	180	25,236,141.44	40.37%	140,200.79	47.87%
	-	-	-	-	-
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	331	44,811,929.79	45.30%	135,383.47	85.01%
Fixed 1 year	10	1,103,299.92	40.44%	110,329.99	2.09%
Fixed 2 year	11	1,340,713.68	50.12%	121,883.06	2.54%
Fixed 3 year	23	3,708,135.24	48.70%	161,223.27	7.03%
Fixed 4 year	3	453,991.24	48.20%	151,330.41	0.86%
Fixed 5 year	14	1,297,681.14	32.40%	92,691.51	2.46%
Line of Credit					
Variable	-	-	0.00%	-	0.00%
TOTAL	392	52,715,751.01	45.26%	134,478.96	100.00%

Summary of Origination Channel					
Ledger	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Retail	-	-	0.00%	-	0.00%
Wholesale	392	52,715,751.01	45.26%	134,478.96	100.00%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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%	-	-	0.00%	-	0.00%
2.00% - 3.00%	17	2,266,244.36	38.74%	133,308.49	4.30%
3.00% - 4.00%	2	342,678.18	57.63%	171,339.09	0.65%
4.00% - 5.00%	3	357,405.54	51.03%	119,135.18	0.68%
5.00% - 6.00%	29	5,130,328.69	49.66%	176,907.89	9.73%
6.00% - 10.00%	338	44,396,837.81	45.03%	131,351.59	84.22%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	375	50,405,108.84	45.34%	134,413.62	95.62%
1 to 30 Days	11	1,602,179.81	49.65%	145,652.71	3.04%
31 to 60 Days	-	-	0.00%	-	0.00%
61 to 90 Days	1	162,128.27	27.00%	162,128.27	0.31%
91+ Days	5	546,334.09	31.10%	109,266.82	1.04%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	392	52,715,751.01	45.26%	134,478.96	100.00%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	392	52,715,751.01	45.26%	134,478.96	100.00%
Stated Income	-	-	0.00%	-	0.00%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	23	3,961,551.12	52.07%	172,241.35	7.51%
Established Property Refinance	369	48,754,199.89	44.71%	132,125.20	92.49%
Additions and Alterations	-	-	0.00%	-	0.00%
Home Equity	-	-	0.00%	-	0.00%
Other	-	-	0.00%	-	0.00%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	2	6,526.38	1.57%	3,263.19	0.01%
1 to 5 years	9	323,598.78	18.51%	35,955.42	0.61%
5 to 10 years	32	1,899,366.29	29.11%	59,355.20	3.60%
10 to 15 years	129	11,340,477.16	32.54%	87,910.68	21.51%
15 to 20 years	219	38,957,526.27	49.94%	177,888.25	73.90%
20 to 25 years	-	-	0.00%	-	0.00%
25 to 30 years	1	188,256.13	55.00%	188,256.13	0.36%
30 years or greater	-	-	0.00%	-	0.00%
TOTAL	392	52,715,751.01	45.26%	134,478.96	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	31	3,878,512.25	45.51%	125,113.30	7.36%
1 to 2 years	19	3,214,889.50	46.74%	169,204.71	6.10%
2 to 3 years	5	251,652.20	20.14%	50,330.44	0.48%
3 to 4 years	4	442,307.80	46.46%	110,576.95	0.84%
4 to 5 years	2	116,459.47	33.69%	58,229.73	0.22%
5 Years or greater	-	-	0.00%	-	0.00%
Variable Term Remaining					
1 year or less	2	6,526.38	1.57%	3,263.19	0.01%
1 to 5 years	9	323,598.78	18.51%	35,955.42	0.61%
5 to 10 years	28	1,662,637.63	30.28%	59,379.92	3.15%
10 to 15 years	100	9,142,617.06	32.70%	91,426.17	17.34%
15 to 20 years	191	33,488,293.81	49.69%	175,331.38	63.53%
20 to 25 years	-	-	0.00%	-	0.00%
25 to 30 years	1	188,256.13	55.00%	188,256.13	0.36%
30 years or greater	-	-	0.00%	-	0.00%
TOTAL	392	52,715,751.01	45.26%	134,478.96	100.00%