

# PROGRESS 2021-1 TRUST

Monday, 23 October 2023

Transaction Name: Progress 2021-1 Trust  
 Trustee: Perpetual Trustee Company Limited  
 Security Trustee: P.T. Limited  
 Originator: AMP Bank Limited  
 Servicer & Custodian: AMP Bank Limited  
 Issue Date: Tuesday, 22th June 2021  
 Maturity Date: Monday, 23th September 2052  
 Payment Date: nd of each month  
 Business Day for Payments: Sydney & Melbourne  
 Determination Date & Ex-Interest Date: 3 Business Days before each Payment Date.

	Base	Margin	Interest Calculation	Class A Refinancing Date
Class A Notes	1 M BBSW	60bps	Actual/365	24 Aug 2026
Class AB Notes	1 M BBSW	100bps	Actual/365	
Class B Notes	1 M BBSW	120bps	Actual/365	
Class C Notes	1 M BBSW	150bps	Actual/365	
Class D Notes	1 M BBSW	240bps	Actual/365	
Class E Notes	1 M BBSW	470bps	Actual/365	
Class F Notes	1 M BBSW	600bps	Actual/365	

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Moodys
Class A Notes	A\$	920,000,000.00	367,870,739.21	367,870,739.21	92.00%	84.00%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	39,900,000.00	34,955,198.64	34,955,198.64	3.99%	7.98%	AAA(sf)
Class B Notes	A\$	13,900,000.00	12,177,374.97	12,177,374.97	1.39%	2.78%	AAA(sf)
Class C Notes	A\$	11,200,000.00	9,811,985.59	9,811,985.59	1.12%	2.24%	AA(sf)
Class D Notes	A\$	6,700,000.00	5,869,669.95	5,869,669.95	0.67%	1.34%	A(sf)
Class E Notes	A\$	3,900,000.00	3,416,673.56	3,416,673.56	0.39%	0.78%	BBB-(sf)
Class F Notes	A\$	4,400,000.00	3,854,708.62	3,854,708.62	0.44%	0.88%	NR
<b>TOTAL</b>		<b>1,000,000,000.00</b>	<b>437,956,350.54</b>	<b>437,956,350.54</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date: Monday, 23 October 2023

	Pre Payment Date Bond Factors	Coupon Rate	Coupon Rate Reset Date	Initial Issued Notes (No.)	Interest Payment (per security)	Principal Payment (per security)	Post Payment Date Bond Factors
Class A Notes	0.4108	4.6565%	23-Oct-23	920,000	1.62	10.96	0.3998594991
Class AB Notes	0.9001	5.0565%	23-Oct-23	39,900	3.87	24.02	0.8760701414
Class B Notes	0.9001	5.2565%	23-Oct-23	13,900	4.02	24.02	0.8760701417
Class C Notes	0.9001	5.5565%	23-Oct-23	11,200	4.25	24.02	0.8760701420
Class D Notes	0.9001	6.4565%	23-Oct-23	6,700	4.94	24.02	0.8760701418
Class E Notes	0.9001	8.7565%	23-Oct-23	3,900	6.69	24.02	0.8760701436
Class F Notes	0.9001	10.0565%	23-Oct-23	4,400	7.69	24.02	0.8760701409
<b>TOTAL</b>				<b>1,000,000</b>	<b>33.07</b>	<b>155.10</b>	<b>5.6562803505</b>

**COLLATERAL INFORMATION****At Issue****Sep - 23**

Total pool size:	\$991,465,512	\$434,233,721
Total Number Of Loans (UnConsolidated):	2974	1483
Total number of loans (consolidating split loans):	2103	1050
Average loan Size:	\$471,453	\$413,556
Maximum loan size:	\$1,241,302	\$1,170,000
Total property value:	\$1,615,471,403	\$825,249,165
Number of Properties:	2116	1057
Average property value:	\$763,455	\$780,747
Average current LVR:	64.56%	55.83%
Average Term to Maturity (months):	321.88	290.79
Maximum Remaining Term to Maturity (months):	357.14	329.13
Weighted Average Seasoning (months):	20.63	49.84
Weighted Average Current LVR:	67.08%	61.05%
Weighted Average Term to Maturity (months):	329.08	300.17
% of pool with loans > \$500,000:	58.01%	51.14%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.83%	86.08%
% Fixed Rate Loans(Value):	31.14%	16.75%
% Interest Only loans (Value):	8.51%	7.31%
Weighted Average Mortgage Interest:	2.70%	5.76%
Investment Loans:	23.86%	23.05%
Weighted Average Fixed Rate:		2.45%
Weighted Average Variable Rate:		6.42%

**Outstanding Balance Distribution****\$ % at Issue****Sep - 23**

≤ \$0	0.00%	-0.03%
> \$0 and ≤ \$100,000	0.34%	0.71%
> \$100,000 and ≤ \$150,000	0.73%	1.57%
> \$150,000 and ≤ \$200,000	1.41%	2.19%
> \$200,000 and ≤ \$250,000	2.55%	3.28%
> \$250,000 and ≤ \$300,000	4.84%	5.85%
> \$300,000 and ≤ \$350,000	6.16%	7.67%
> \$350,000 and ≤ \$400,000	7.68%	8.84%
> \$400,000 and ≤ \$450,000	9.01%	8.37%
> \$450,000 and ≤ \$500,000	9.27%	10.41%
> \$500,000 and ≤ \$550,000	10.11%	9.65%
> \$550,000 and ≤ \$600,000	8.25%	7.13%
> \$600,000 and ≤ \$650,000	7.77%	7.17%
> \$650,000 and ≤ \$700,000	6.22%	5.12%
> \$700,000 and ≤ \$750,000	4.76%	5.00%
> \$750,000 and ≤ \$800,000	4.42%	4.46%
> \$800,000 and ≤ \$850,000	2.90%	1.33%
> \$850,000 and ≤ \$900,000	2.47%	3.62%
> \$900,000 and ≤ \$950,000	2.34%	1.71%
> \$950,000 and ≤ \$1,000,000	2.45%	1.79%
> \$1,000,000 and ≤ \$1,050,000	1.23%	2.60%
> \$1,050,000 and ≤ \$1,100,000	2.61%	0.74%
> \$1,100,000 and ≤ \$1,150,000	0.90%	0.26%
> \$1,150,000 and ≤ \$1,200,000	0.83%	0.54%
> \$1,200,000 and ≤ \$1,250,000	0.74%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Outstanding Balance LVR Distribution****\$ % at Issue****Sep - 23**

≤ 0%	0.00%	-0.03%
> 0% and ≤ 25%	1.44%	2.63%
> 25% and ≤ 30%	1.58%	2.04%
> 30% and ≤ 35%	1.29%	2.07%
> 35% and ≤ 40%	1.82%	2.85%
> 40% and ≤ 45%	3.04%	5.26%
> 45% and ≤ 50%	4.61%	7.00%
> 50% and ≤ 55%	6.00%	8.49%
> 55% and ≤ 60%	6.06%	9.32%
> 60% and ≤ 65%	7.33%	9.11%
> 65% and ≤ 70%	9.70%	15.90%
> 70% and ≤ 75%	16.82%	22.15%
> 75% and ≤ 80%	35.16%	11.82%
> 80% and ≤ 85%	3.99%	1.13%
> 85% and ≤ 90%	0.78%	0.24%
> 90% and ≤ 95%	0.37%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Mortgage Insurance****\$ % at Issue****Sep - 23**

Genworth	14.78%	15.46%
QBE	9.87%	10.16%
Not insured	75.35%	74.38%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Seasoning Analysis****\$ % at Issue****Sep - 23**

> 0 mths and ≤ 3 mths	0.22%	0.00%
> 3 mths and ≤ 6 mths	26.38%	0.00%
> 6 mths and ≤ 9 mths	18.23%	0.00%
> 9 mths and ≤ 12 mths	12.70%	0.00%
> 12 mths and ≤ 15 mths	15.21%	0.00%
> 15 mths and ≤ 18 mths	1.43%	0.00%
> 18 mths and ≤ 21 mths	1.22%	0.00%
> 21 mths and ≤ 24 mths	0.88%	0.00%
> 24 mths and ≤ 36 mths	6.51%	40.75%
> 36 mths and ≤ 48 mths	8.45%	31.67%
> 48 mths and ≤ 60 mths	2.43%	5.90%
> 60 mths and ≤ 72 mths	1.11%	9.01%
> 72 mths and ≤ 84 mths	0.65%	4.79%
> 84 mths and ≤ 96 mths	0.96%	1.40%
> 96 mths and ≤ 108 mths	0.50%	0.33%
> 108 mths and ≤ 120 mths	0.47%	1.31%
> 120 mths	2.64%	4.83%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 23</u>
NSW - Inner city	0.16%	0.33%
NSW - Metro	38.49%	39.39%
NSW - Non metro	9.23%	8.78%
<b>Total NSW</b>	<b>47.87%</b>	<b>48.50%</b>
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.75%	2.06%
ACT - Non metro	0.00%	0.00%
<b>Total ACT</b>	<b>2.75%</b>	<b>2.06%</b>
NT - Inner city	0.00%	0.00%
NT - Metro	0.07%	0.03%
NT - Non metro	0.00%	0.00%
<b>Total NT</b>	<b>0.07%</b>	<b>0.03%</b>
SA - Inner city	0.00%	0.00%
SA - Metro	2.88%	2.77%
SA - Non metro	0.37%	0.23%
<b>Total SA</b>	<b>3.25%</b>	<b>3.00%</b>
QLD - Inner city	0.04%	0.08%
QLD - Metro	9.61%	9.42%
QLD - Non metro	4.39%	4.75%
<b>Total QLD</b>	<b>14.03%</b>	<b>14.25%</b>
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.44%	0.30%
TAS - Non metro	0.20%	0.13%
<b>Total TAS</b>	<b>0.64%</b>	<b>0.43%</b>
VIC - Inner city	0.10%	0.11%
VIC - Metro	20.68%	20.73%
VIC - Non metro	2.28%	2.34%
<b>Total VIC</b>	<b>23.06%</b>	<b>23.17%</b>
WA - Inner city	0.00%	0.00%
WA - Metro	7.65%	7.72%
WA - Non metro	0.68%	0.85%
<b>Total WA</b>	<b>8.33%</b>	<b>8.57%</b>
Total Inner City	0.30%	0.51%
Total Metro	82.56%	82.42%
Total Non Metro	17.14%	17.07%
Secured by Term Deposit	0	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Oct-22	0.12%	0.54%	0.03%	0.69%
Nov-22	0.23%	0.16%	0.37%	0.76%
Dec-22	0.20%	0.13%	0.43%	0.75%
Jan-23	0.35%	0.00%	0.41%	0.75%
Feb-23	0.26%	0.18%	0.42%	0.86%
Mar-23	0.28%	0.27%	0.63%	1.19%
Apr-23	0.42%	0.16%	0.50%	1.08%
May-23	0.25%	0.14%	0.57%	0.96%
Jun-23	0.54%	0.21%	0.28%	1.04%
Jul-23	0.42%	0.36%	0.25%	1.03%
Aug-23	0.28%	0.36%	0.16%	0.80%
Sep-23	0.21%	0.37%	0.37%	0.95%

<u>MORTGAGE SAFETY NET (Includes COV-19)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-22	5	2,498,293
Nov-22	5	2,507,669
Dec-22	6	2,970,072
Jan-23	5	2,251,243
Feb-23	5	2,256,957
Mar-23	5	2,258,784
Apr-23	2	695,580
May-23	1	239,534
Jun-23	8	2,529,745
Jul-23	5	1,789,984
Aug-23	3	1,319,936
Sep-23	3	1,327,548

<u>COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Mar-22	-	-
Apr-22	-	-
May-22	-	-
Jun-22	-	-
Jul-22	-	-
Aug-22	-	-
Sep-22	-	-
Oct-22	-	-

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-22	-	-
Nov-22	-	-
Dec-22	-	-
Jan-23	-	-
Feb-23	-	-
Mar-23	-	-
Apr-23	-	-
May-23	-	-
Jun-23	-	-
Jul-23	-	-
Aug-23	-	-
Sep-23	-	-

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2021	-	-	-	-
2022	-	-	-	-
<b>Total</b>	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Oct-22	384,928.50	0.71%	\$ 648,089,483
Nov-22	405,859.58	0.77%	\$ 636,228,567
Dec-22	164,193.11	0.32%	\$ 614,231,801
Jan-23	472,374.28	0.96%	\$ 592,598,518
Feb-23	531,270.50	1.11%	\$ 573,455,476
Mar-23	-	0.00%	\$ 558,520,482
Apr-23	270,489.12	0.61%	\$ 533,951,232
May-23	429,658.97	1.00%	\$ 518,106,208
Jun-23	182,261.09	0.44%	\$ 499,910,144
Jul-23	343,209.32	0.86%	\$ 480,720,571
Aug-23	326,789.59	0.84%	\$ 464,617,364
Sep-23	177,768.81	0.47%	\$ 449,965,122
<b>Total</b>	<b>3,688,802.87</b>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Oct-22	16.63%
Nov-22	31.86%
Dec-22	32.48%
Jan-23	30.08%
Feb-23	24.47%
Mar-23	39.76%
Apr-23	27.81%
May-23	32.62%
Jun-23	35.35%
Jul-23	31.34%
Aug-23	29.63%
Sep-23	25.26%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	3,722,628.98	-
Income Reserve	150,000.00	-

#### SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&amp;P / Moody's</u>	<u>Rating Trigger S&amp;P /Moody's</u>
Fixed Rate Swap Provider	BNP PARIBAS	A+/A2	below A-1 and A /A3(cr)
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/ P-1	A- / P-1
Bank Account Provider	ANZ	AA-/A1	A-2/P-1

#### SERVICER

Servicer:	AMP Bank Limited
Servicer Ranking or Rating:	BBB/A2
Servicer Rating:	N/A
Servicer Experience:	Progress 2005-2 Trust Progress 2006-1 Trust Progress 2007-1G Trust Progress 2008-1R Trust Progress 2009-1 Trust Progress 2010-1 Trust Progress 2011-1 Trust Progress 2012-1 Trust Progress 2012-2 Trust Progress 2013-1 Trust Progress 2014-1 Trust Progress 2014-2 Trust Progress 2016-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust Progress 2018-1 Trust Progress 2019-1 Trust Progress 2020-1 Trust Progress 2021-1 Trust Progress 2022-1 Trust Progress 2022-2 Trust Progress 2023-1 Trust Progress Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)