

Progress 2021-1 Trust Risk Retention Pool

Transaction Name: Progress 2021-1 Risk Retention Pool
Closing Date: Tuesday, 22th June 2021
Maturity Date: Monday, 23th September 2052
Payment Date: nd day of each month
Business Day for Payments: Sydney & Melbourne
Determination Date & Ex-Interest Date: 3 Business Days before each Payment Date.

Note: EU Securitisation Regulation EU Securitisation Regulation

Current Risk Retention pool balance as percentage of securitisation exposure: 6.57%

COLLATERAL INFORMATION

| | <u>At Issue</u> | <u>Oct - 23</u> |
|--|-----------------|-----------------|
| Total pool size: | \$74,977,706 | \$27,936,517 |
| Average loan Size: | \$503,206 | \$382,692 |
| Maximum loan size: | \$1,119,018 | \$1,035,830 |
| Total property value: | \$118,518,651 | \$55,074,779 |
| Average property value: | \$795,427 | \$754,449 |
| Maximum current LVR: | 91.50% | 80.00% |
| Average current LVR: | 65.57% | 53.49% |
| Weighted average current LVR: | 68.21% | 61.75% |
| Total number of loans (unconsolidated): | 212 | 94 |
| Total number of loans (consolidating split loans): | 149 | 73 |
| Number of properties: | 149 | 73 |
| Average term to maturity (months): | 332.35 | 294.84 |
| Maximum remaining term to maturity (months): | 357.04 | 328.01 |
| Weighted average seasoning (months): | 12.02 | 40.54 |
| Weighted average term to maturity (months): | 338.06 | 307.51 |
| % of pool with loans > \$500,000: | 64.84% | 46.68% |
| % of pool (amount) LoDoc Loans: | 0.00% | 0.00% |
| % Fixed Rate Loans(Value): | 42.08% | 14.73% |
| % Interest Only loans (Value): | 7.54% | 6.28% |
| Weighted Average Coupon: | 2.58% | 5.94% |
| InVestment Loans: | 23.77% | 31.78% |
| Weighted Average Fixed Rate: | | 3.47% |
| Weighted Average Variable Rate: | | 6.37% |

Outstanding Balance Distribution

| | <u>\$ % at Issue</u> | <u>Oct - 23</u> |
|---------------------------------|----------------------|-----------------|
| ≤ \$0 | 0.00% | -0.03% |
| > \$0 and ≤ \$100,000 | 0.39% | 1.21% |
| > \$100,000 and ≤ \$150,000 | 0.50% | 0.41% |
| > \$150,000 and ≤ \$200,000 | 1.37% | 2.41% |
| > \$200,000 and ≤ \$250,000 | 3.10% | 7.42% |
| > \$250,000 and ≤ \$300,000 | 3.21% | 5.93% |
| > \$300,000 and ≤ \$350,000 | 5.60% | 8.13% |
| > \$350,000 and ≤ \$400,000 | 3.41% | 8.32% |
| > \$400,000 and ≤ \$450,000 | 7.38% | 7.52% |
| > \$450,000 and ≤ \$500,000 | 10.20% | 11.99% |
| > \$500,000 and ≤ \$550,000 | 9.20% | 5.62% |
| > \$550,000 and ≤ \$600,000 | 6.11% | 4.11% |
| > \$600,000 and ≤ \$650,000 | 5.05% | 6.68% |
| > \$650,000 and ≤ \$700,000 | 9.93% | 2.49% |
| > \$700,000 and ≤ \$750,000 | 7.70% | 7.78% |
| > \$750,000 and ≤ \$800,000 | 6.21% | 2.83% |
| > \$800,000 and ≤ \$850,000 | 3.35% | 0.00% |
| > \$850,000 and ≤ \$900,000 | 2.33% | 6.43% |
| > \$900,000 and ≤ \$950,000 | 1.25% | 3.38% |
| > \$950,000 and ≤ \$1,000,000 | 5.21% | 0.00% |
| > \$1,000,000 and ≤ \$1,050,000 | 2.69% | 7.36% |
| > \$1,050,000 and ≤ \$1,100,000 | 4.32% | 0.00% |
| > \$1,100,000 and ≤ \$1,150,000 | 1.49% | 0.00% |
| Total | 100.00% | 100.00% |

Outstanding Balance LVR Distribution

| | <u>\$ % at Issue</u> | <u>Oct - 23</u> |
|------------------|----------------------|-----------------|
| ≤ 0% | 0.00% | -0.03% |
| > 0% and ≤ 25% | 0.69% | 3.71% |
| > 25% and ≤ 30% | 1.76% | 0.28% |
| > 30% and ≤ 35% | 0.58% | 4.05% |
| > 35% and ≤ 40% | 1.80% | 0.00% |
| > 40% and ≤ 45% | 3.88% | 6.05% |
| > 45% and ≤ 50% | 3.93% | 4.18% |
| > 50% and ≤ 55% | 2.39% | 9.20% |
| > 55% and ≤ 60% | 8.16% | 7.50% |
| > 60% and ≤ 65% | 7.15% | 11.63% |
| > 65% and ≤ 70% | 10.44% | 12.11% |
| > 70% and ≤ 75% | 15.44% | 32.58% |
| > 75% and ≤ 80% | 37.24% | 8.76% |
| > 80% and ≤ 85% | 2.77% | 0.00% |
| > 85% and ≤ 90% | 2.42% | 0.00% |
| > 90% and ≤ 95% | 1.34% | 0.00% |
| > 95% and ≤ 100% | 0.00% | 0.00% |
| Total | 100.00% | 100.00% |

| Mortgage Insurance | \$ % at Issue | Oct - 23 |
|---------------------------|----------------------|-----------------|
| Genworth | 8.48% | 4.89% |
| QBE | 2.02% | 4.75% |
| Not Insured | 89.49% | 90.36% |
| Total | 100.00% | 100.00% |

| Seasoning Analysis | \$ % at Issue | Oct - 23 |
|---------------------------|----------------------|-----------------|
| > 0 mths and ≤ 3 mths | 0.46% | 0.00% |
| > 3 mths and ≤ 6 mths | 25.27% | 0.00% |
| > 6 mths and ≤ 9 mths | 34.88% | 0.00% |
| > 9 mths and ≤ 12 mths | 20.01% | 0.00% |
| > 12 mths and ≤ 15 mths | 9.50% | 0.00% |
| > 15 mths and ≤ 18 mths | 0.13% | 0.00% |
| > 18 mths and ≤ 21 mths | 1.49% | 0.00% |
| > 21 mths and ≤ 24 mths | 1.04% | 0.00% |
| > 24 mths and ≤ 36 mths | 0.94% | 40.18% |
| > 36 mths and ≤ 48 mths | 2.92% | 51.41% |
| > 48 mths and ≤ 60 mths | 0.19% | 3.58% |
| > 60 mths and ≤ 72 mths | 1.10% | 0.00% |
| > 72 mths and ≤ 84 mths | 0.40% | 0.00% |
| > 84 mths and ≤ 96 mths | 0.78% | 0.95% |
| > 96 mths and ≤ 108 mths | 0.40% | 0.61% |
| > 108 mths and ≤ 120 mths | 0.00% | 0.90% |
| > 120 mths | 0.49% | 2.36% |
| Total | 100.00% | 100.00% |

| Geographic Distribution | \$ % at Issue | Oct - 23 |
|--------------------------------|----------------------|-----------------|
| ACT - Inner city | 0.00% | 0.00% |
| ACT - Metro | 2.14% | 1.49% |
| ACT - Non metro | 0.00% | 0.00% |
| Total ACT | 2.14% | 1.49% |
| NSW - Inner city | 0.00% | 0.00% |
| NSW - Metro | 40.00% | 35.76% |
| NSW - Non metro | 7.51% | 6.41% |
| Total NSW | 47.50% | 42.17% |
| NT - Metro | 0.00% | 0.00% |
| NT - Non metro | 0.00% | 0.00% |
| Total NT | 0.00% | 0.00% |
| QLD - Inner city | 0.00% | 0.00% |
| QLD - Metro | 8.66% | 12.33% |
| QLD - Non metro | 4.85% | 2.38% |
| Total QLD | 13.51% | 14.70% |
| SA - Inner city | 0.00% | 0.00% |
| SA - Metro | 0.68% | 0.00% |
| SA - Non metro | 1.02% | 1.05% |
| Total SA | 1.69% | 1.05% |
| TAS - Inner city | 0.00% | 0.00% |
| TAS - Metro | 0.30% | 0.00% |
| TAS - Non metro | 0.03% | 0.05% |
| Total TAS | 0.34% | 0.05% |
| VIC - Inner city | 0.00% | 0.00% |
| VIC - Metro | 22.06% | 27.70% |
| VIC - Non metro | 3.56% | 4.07% |
| Total VIC | 25.62% | 31.76% |
| WA - Inner city | 0.00% | 0.00% |
| WA - Metro | 9.20% | 8.78% |
| WA - Non metro | 0.00% | 0.00% |
| Total WA | 9.20% | 8.78% |
| Total Inner City | 0.00% | 0.00% |
| Total Metro | 83.04% | 86.05% |
| Total Non Metro | 16.96% | 13.95% |
| Total | 100.00% | 100.00% |

| ARREARS \$ % (scheduled balance basis) | 31-60 | 61-90 | 90+ | Total |
|---|--------------|--------------|------------|--------------|
| Nov-22 | 0.00% | 0.00% | 0.00% | 0.00% |
| Dec-22 | 0.00% | 0.00% | 0.00% | 0.00% |
| Jan-23 | 0.00% | 0.00% | 0.00% | 0.00% |
| Feb-23 | 0.00% | 0.00% | 0.00% | 0.00% |
| Mar-23 | 0.00% | 0.00% | 0.00% | 0.00% |
| Apr-23 | 0.20% | 0.00% | 0.00% | 0.20% |
| May-23 | 0.00% | 0.22% | 0.00% | 0.22% |
| Jun-23 | 0.00% | 0.00% | 0.23% | 0.23% |
| Jul-23 | 0.00% | 0.00% | 0.23% | 0.23% |
| Aug-23 | 0.00% | 0.00% | 0.25% | 0.25% |
| Sep-23 | 1.62% | 0.00% | 0.26% | 1.88% |
| Oct-23 | 0.00% | 0.00% | 0.28% | 0.28% |

| <u>MORTGAGE SAFETY NET (Inclusive COV-19)</u> | <u>No of Accounts</u> | <u>Amount (\$)</u> | | |
|---|-----------------------|------------------------|--------------------------|-----------------|
| Nov-22 | - | - | | |
| Dec-22 | - | - | | |
| Jan-23 | - | - | | |
| Feb-23 | - | - | | |
| Mar-23 | - | - | | |
| Apr-23 | - | - | | |
| May-23 | - | - | | |
| Jun-23 | - | - | | |
| Jul-23 | - | - | | |
| Aug-23 | 1 | 483,833 | | |
| Sep-23 | 1 | 486,192 | | |
| Oct-23 | - | - | | |
| <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> | | |
| Nov-22 | - | - | | |
| Dec-22 | - | - | | |
| Jan-23 | - | - | | |
| Feb-23 | - | - | | |
| Mar-23 | - | - | | |
| Apr-23 | - | - | | |
| May-23 | - | - | | |
| Jun-23 | - | - | | |
| Jul-23 | - | - | | |
| Aug-23 | - | - | | |
| Sep-23 | - | - | | |
| Oct-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 | - | - | - | - |
| Total | - | - | - | - |