

PROGRESS 2022-1 TRUST

Wednesday, 17 May 2023

| | |
|--|---|
| Transaction Name: | Progress 2022-1 Trust |
| Trustee: | Perpetual Trustee Company Limited |
| Security Trustee: | P.T. Limited |
| Originator: | AMP Bank Limited |
| Servicer & Custodian: | AMP Bank Limited |
| Issue Date: | Thursday, 26th May 2022 |
| Maturity Date: | Monday, 17th March 2053 |
| Payment Date: | 17th of each month |
| Business Day for Payments: | Sydney & Melbourne |
| Determination Date & Ex-Interest Date: | 3 Business Days before each Payment Date. |

| | <u>Base</u> | <u>Margin</u> | <u>Interest Calculation</u> |
|------------------|-------------|---------------|-----------------------------|
| Class A1-S Notes | 1 M BBSW | 87bps | Actual/365 |
| Class A1-L Notes | 1 M BBSW | 130bps | Actual/365 |
| Class AB Notes | 1 M BBSW | 190bps | Actual/365 |
| Class B Notes | 1 M BBSW | 235bps | Actual/365 |
| Class C Notes | 1 M BBSW | 260bps | Actual/365 |
| Class D Notes | 1 M BBSW | 280bps | Actual/365 |
| Class E Notes | 1 M BBSW | | Actual/365 |
| Class F Notes | 1 M BBSW | | Actual/365 |

| | Currency | Initial Stated Amount | Current Invested Amount | Current Stated Amount | Percentages at Issue | Current Percentages | Rating S&P/Moodys |
|------------------|----------|-----------------------|-------------------------|-----------------------|----------------------|---------------------|-------------------|
| Class A1-S Notes | A\$ | 75,000,000.00 | - | - | 15.00% | 0.00% | AAA(sf)/Aaa (sf) |
| Class A1-L Notes | A\$ | 385,000,000.00 | 320,360,760.46 | 320,360,760.46 | 77.00% | 88.90% | AAA(sf)/Aaa (sf) |
| Class AB Notes | A\$ | 18,650,000.00 | 18,650,000.00 | 18,650,000.00 | 3.73% | 5.18% | AAA(sf) |
| Class B Notes | A\$ | 8,100,000.00 | 8,100,000.00 | 8,100,000.00 | 1.62% | 2.25% | AA(sf) |
| Class C Notes | A\$ | 6,300,000.00 | 6,300,000.00 | 6,300,000.00 | 1.26% | 1.75% | A(sf) |
| Class D Notes | A\$ | 3,300,000.00 | 3,300,000.00 | 3,300,000.00 | 0.66% | 0.92% | BBB(sf) |
| Class E Notes | A\$ | 1,800,000.00 | 1,800,000.00 | 1,800,000.00 | 0.36% | 0.50% | BB(sf) |
| Class F Notes | A\$ | 1,850,000.00 | 1,850,000.00 | 1,850,000.00 | 0.37% | 0.51% | NR |
| TOTAL | | 500,000,000.00 | 360,360,760.46 | 360,360,760.46 | 100.00% | 100.00% | |

Current Payment Date:

Wednesday, 17 May 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 A1-S Notes | 0.0000 | 4.4642% | 17-May-23 | 75,000 | 0.00 | - | 0.0000000000 |
| Class A1-L Notes | 0.8544 | 4.8942% | 17-May-23 | 385,000 | 3.44 | 22.31 | 0.8321058713 |
| Class AB Notes | 1.0000 | 5.4942% | 17-May-23 | 18,650 | 4.52 | - | 1.0000000000 |
| Class B Notes | 1.0000 | 5.9442% | 17-May-23 | 8,100 | 4.89 | - | 1.0000000000 |
| Class C Notes | 1.0000 | 6.1942% | 17-May-23 | 6,300 | 5.09 | - | 1.0000000000 |
| Class D Notes | 1.0000 | 6.3942% | 17-May-23 | 3,300 | 5.26 | - | 1.0000000000 |
| Class E Notes | 1.0000 | | 17-May-23 | 1,800 | | - | 1.0000000000 |
| Class F Notes | 1.0000 | | 17-May-23 | 1,850 | | - | 1.0000000000 |
| TOTAL | | | | 500,000 | 23.19 | 22.31 | 6.8321058713 |

COLLATERAL INFORMATION

| | <u>At Issue</u> | <u>Apr - 23</u> |
|--|-----------------|-----------------|
| Total pool size: | \$499,578,298 | \$357,297,694 |
| Total Number Of Loans (UnConsolidated): | 1638 | 1276 |
| Total number of loans (consolidating split loans): | 939 | 718 |
| Average loan size: | \$532,032 | \$497,629 |
| Maximum loan size: | \$1,923,376 | \$1,886,669 |
| Total property value: | \$815,627,577 | \$637,991,433 |
| Number of Properties: | 946 | 721 |
| Average property value: | \$862,186 | \$884,870 |
| Average current LVR: | 65.36% | 60.15% |
| Average Term to Maturity (months): | 297.28 | 282.12 |
| Maximum Remaining Term to Maturity (months): | 352.27 | 340.27 |
| Weighted Average Seasoning (months): | 41.95 | 53.23 |
| Weighted Average Current LVR: | 67.10% | 64.23% |
| Weighted Average Term to Maturity (months): | 311.69 | 299.34 |
| % of pool with loans > \$500,000: | 67.31% | 65.52% |
| % of pool (amount) LoDoc Loans: | 0.00% | 0.00% |
| Maximum Current LVR: | 88.17% | 86.37% |
| % Fixed Rate Loans(Value): | 30.12% | 23.39% |
| % Interest Only loans (Value): | 9.47% | 9.50% |
| Weighted Average Mortgage Interest: | 2.62% | 5.15% |
| Investment Loans: | 19.85% | 20.93% |
| Weighted Average Fixed Rate: | | 2.23% |
| Weighted Average Variable Rate: | | 6.05% |

Outstanding Balance Distribution

| | <u>% at Issue</u> | <u>Apr - 23</u> |
|---------------------------------|-------------------|-----------------|
| ≤ \$0 | 0.00% | -0.02% |
| > \$0 and ≤ \$100,000 | 0.40% | 0.60% |
| > \$100,000 and ≤ \$150,000 | 0.64% | 0.94% |
| > \$150,000 and ≤ \$200,000 | 1.29% | 1.25% |
| > \$200,000 and ≤ \$250,000 | 2.27% | 2.70% |
| > \$250,000 and ≤ \$300,000 | 3.98% | 3.96% |
| > \$300,000 and ≤ \$350,000 | 5.66% | 5.93% |
| > \$350,000 and ≤ \$400,000 | 5.79% | 6.23% |
| > \$400,000 and ≤ \$450,000 | 5.90% | 5.45% |
| > \$450,000 and ≤ \$500,000 | 6.77% | 7.44% |
| > \$500,000 and ≤ \$550,000 | 6.61% | 7.93% |
| > \$550,000 and ≤ \$600,000 | 6.98% | 6.71% |
| > \$600,000 and ≤ \$650,000 | 6.52% | 6.46% |
| > \$650,000 and ≤ \$700,000 | 4.04% | 3.03% |
| > \$700,000 and ≤ \$750,000 | 4.20% | 4.06% |
| > \$750,000 and ≤ \$800,000 | 4.03% | 3.04% |
| > \$800,000 and ≤ \$850,000 | 3.78% | 4.63% |
| > \$850,000 and ≤ \$900,000 | 4.55% | 2.92% |
| > \$900,000 and ≤ \$950,000 | 2.04% | 3.10% |
| > \$950,000 and ≤ \$1,000,000 | 2.53% | 1.65% |
| > \$1,000,000 and ≤ \$1,050,000 | 1.23% | 2.60% |
| > \$1,050,000 and ≤ \$1,100,000 | 2.14% | 0.91% |
| > \$1,100,000 and ≤ \$1,150,000 | 0.90% | 1.89% |
| > \$1,150,000 and ≤ \$1,200,000 | 1.18% | 1.98% |
| > \$1,200,000 and ≤ \$1,250,000 | 2.46% | 2.41% |
| > \$1,250,000 and ≤ \$1,300,000 | 2.79% | 2.14% |
| > \$1,300,000 and ≤ \$1,400,000 | 3.79% | 2.63% |
| > \$1,400,000 and ≤ \$1,500,000 | 2.61% | 3.65% |
| > \$1,500,000 and ≤ \$1,750,000 | 3.81% | 2.27% |
| > \$1,750,000 and ≤ \$2,000,000 | 1.11% | 1.53% |
| > \$2,000,000 | 0.00% | 0.00% |
| Total | 100.00% | 100.00% |

Outstanding Balance LVR Distribution

| | <u>% at Issue</u> | <u>Apr - 23</u> |
|------------------|-------------------|-----------------|
| ≤ 0% | 0.00% | -0.02% |
| > 0% and ≤ 25% | 1.57% | 2.68% |
| > 25% and ≤ 30% | 0.96% | 0.61% |
| > 30% and ≤ 35% | 1.05% | 1.43% |
| > 35% and ≤ 40% | 2.30% | 2.47% |
| > 40% and ≤ 45% | 3.57% | 4.10% |
| > 45% and ≤ 50% | 6.84% | 8.56% |
| > 50% and ≤ 55% | 5.26% | 5.86% |
| > 55% and ≤ 60% | 5.84% | 5.81% |
| > 60% and ≤ 65% | 6.45% | 9.94% |
| > 65% and ≤ 70% | 10.01% | 10.68% |
| > 70% and ≤ 75% | 14.89% | 21.86% |
| > 75% and ≤ 80% | 25.80% | 18.61% |
| > 80% and ≤ 85% | 13.67% | 6.53% |
| > 85% and ≤ 90% | 1.79% | 0.87% |
| > 90% and ≤ 95% | 0.00% | 0.00% |
| > 95% and ≤ 100% | 0.00% | 0.00% |
| Total | 100.00% | 100.00% |

Mortgage Insurance

| | <u>% at Issue</u> | <u>Apr - 23</u> |
|--------------|-------------------|-----------------|
| Genworth | 26.23% | 23.48% |
| QBE | 2.74% | 2.90% |
| Not insured | 71.03% | 73.62% |
| Total | 100.00% | 100.00% |

Seasoning Analysis

| | <u>% at Issue</u> | <u>Apr - 23</u> |
|---------------------------|-------------------|-----------------|
| > 0 mths and ≤ 3 mths | 0.00% | 0.00% |
| > 3 mths and ≤ 6 mths | 0.00% | 0.00% |
| > 6 mths and ≤ 9 mths | 3.89% | 0.00% |
| > 9 mths and ≤ 12 mths | 9.11% | 0.00% |
| > 12 mths and ≤ 15 mths | 2.56% | 0.00% |
| > 15 mths and ≤ 18 mths | 9.63% | 0.00% |
| > 18 mths and ≤ 21 mths | 7.97% | 5.00% |
| > 21 mths and ≤ 24 mths | 7.95% | 10.40% |
| > 24 mths and ≤ 36 mths | 16.03% | 26.66% |
| > 36 mths and ≤ 48 mths | 9.02% | 14.83% |
| > 48 mths and ≤ 60 mths | 10.85% | 8.42% |
| > 60 mths and ≤ 72 mths | 8.71% | 10.73% |
| > 72 mths and ≤ 84 mths | 4.66% | 9.11% |
| > 84 mths and ≤ 96 mths | 2.94% | 5.20% |
| > 96 mths and ≤ 108 mths | 1.86% | 3.45% |
| > 108 mths and ≤ 120 mths | 1.06% | 1.68% |
| > 120 mths | 3.76% | 4.53% |
| Total | 100.00% | 100.00% |

| Geographic Distribution | \$ % at Issue | Apr - 23 |
|--------------------------------|----------------------|-----------------|
| NSW - Inner city | 0.10% | 0.13% |
| NSW - Metro | 43.29% | 44.49% |
| NSW - Non metro | 8.02% | 7.85% |
| Total NSW | 51.42% | 52.47% |
| ACT - Inner city | 0.00% | 0.00% |
| ACT - Metro | 1.50% | 1.57% |
| ACT - Non metro | 0.00% | 0.00% |
| Total ACT | 1.50% | 1.57% |
| NT - Inner city | 0.00% | 0.00% |
| NT - Metro | 0.23% | 0.23% |
| NT - Non metro | 0.19% | 0.26% |
| Total NT | 0.42% | 0.48% |
| SA - Inner city | 0.00% | 0.00% |
| SA - Metro | 2.55% | 2.21% |
| SA - Non metro | 0.44% | 0.11% |
| Total SA | 2.99% | 2.31% |
| QLD - Inner city | 0.00% | 0.00% |
| QLD - Metro | 8.50% | 7.67% |
| QLD - Non metro | 6.65% | 6.17% |
| Total QLD | 15.16% | 13.84% |
| TAS - Inner city | 0.10% | 0.13% |
| TAS - Metro | 0.46% | 0.52% |
| TAS - Non metro | 0.07% | 0.08% |
| Total TAS | 0.63% | 0.74% |
| VIC - Inner city | 0.40% | 0.36% |
| VIC - Metro | 16.55% | 17.82% |
| VIC - Non metro | 2.29% | 2.37% |
| Total VIC | 19.25% | 20.56% |
| WA - Inner city | 0.15% | 0.21% |
| WA - Metro | 8.15% | 7.58% |
| WA - Non metro | 0.35% | 0.24% |
| Total WA | 8.65% | 8.03% |
| Total Inner City | 0.75% | 0.84% |
| Total Metro | 81.24% | 82.09% |
| Total Non Metro | 18.01% | 17.07% |
| Secured by Term Deposit | 0 | 0.00% |
| Total | 100.00% | 100.00% |

| <u>ARREARS \$ % (scheduled balance basis)</u> | <u>31-60</u> | <u>61-90</u> | <u>90+</u> | <u>Total</u> |
|---|--------------|--------------|------------|--------------|
| Jun-22 | 0.11% | 0.00% | 0.00% | 0.11% |
| Jul-22 | 0.11% | 0.00% | 0.00% | 0.11% |
| Aug-22 | 0.32% | 0.00% | 0.00% | 0.32% |
| Sep-22 | 0.00% | 0.00% | 0.00% | 0.00% |
| Oct-22 | 0.34% | 0.00% | 0.00% | 0.34% |
| Nov-22 | 0.00% | 0.00% | 0.00% | 0.00% |
| Dec-22 | 0.00% | 0.00% | 0.00% | 0.00% |
| Jan-23 | 0.04% | 0.00% | 0.00% | 0.04% |
| Feb-23 | 0.60% | 0.04% | 0.00% | 0.64% |
| Mar-23 | 0.16% | 0.50% | 0.00% | 0.66% |
| Apr-23 | 0.17% | 0.11% | 0.41% | 0.69% |

| <u>MORTGAGE SAFETY NET (Includes COV-19)</u> | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|--|-----------------------|--------------------|
| Jun-22 | - | - |
| Jul-22 | - | - |
| Aug-22 | 5 | 1,931,687 |
| Sep-22 | - | - |
| Oct-22 | - | - |
| Nov-22 | - | - |
| Dec-22 | - | - |
| Jan-23 | - | - |
| Feb-23 | - | - |
| Mar-23 | 2 | 449,025 |
| Apr-23 | 2 | 451,291 |

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

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

| <u>PRINCIPAL LOSS</u> | <u>Gross Loss</u> | <u>LMI claim (A\$)</u> | <u>LMI payment (A\$)</u> | <u>Net loss</u> |
|-----------------------|-------------------|------------------------|--------------------------|-----------------|
| 2022 | - | - | - | - |
| 2023 | - | - | - | - |
| Total | - | - | - | - |

| <u>EXCESS SPREAD</u> | <u>Excess Spread (A\$)</u> | <u>Excess Spread % p.a</u> | <u>Opening Bond Balance</u> |
|----------------------|----------------------------|----------------------------|-----------------------------|
| Jun-22 | - | 0.00% | \$ 500,000,000 |
| Jul-22 | - | 0.00% | \$ 475,716,427 |
| Aug-22 | - | 0.00% | \$ 462,869,827 |
| Sep-22 | - | 0.00% | \$ 452,557,152 |
| Oct-22 | - | 0.00% | \$ 440,616,689 |
| Nov-22 | - | 0.00% | \$ 425,033,689 |
| Dec-22 | 21,884.93 | 0.06% | \$ 414,119,490 |
| Jan-23 | 224,708.40 | 0.67% | \$ 399,952,698 |
| Feb-23 | 312,191.45 | 0.96% | \$ 388,643,738 |
| Mar-23 | 32,091.05 | 0.10% | \$ 382,307,529 |
| Apr-23 | 157,270.36 | 0.51% | \$ 368,949,667 |
| Total | 748,146.19 | | |

| <u>ANNUALISED CPR</u> | <u>CPR % p.a</u> |
|-----------------------|------------------|
| Jun-22 | 49.02% |
| Jul-22 | 24.45% |
| Aug-22 | 16.31% |
| Sep-22 | 23.71% |
| Oct-22 | 32.15% |
| Nov-22 | 23.51% |
| Dec-22 | 31.12% |
| Jan-23 | 26.42% |
| Feb-23 | 14.74% |
| Mar-23 | 32.28% |
| Apr-23 | 21.84% |

| <u>RESERVES</u> | <u>Available</u> | <u>Drawn</u> |
|---------------------------|------------------|--------------|
| Principal Draw | - | - |
| Liquidity Reserve Account | 3,063,066.46 | - |
| Income Reserve | 150,000.00 | - |

| <u>SUPPORTING RATINGS</u> | <u>Party</u> | <u>Current Rating S&P / Moody's</u> | <u>Rating Trigger S&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 | WBC | AA-/Aa3 | 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
Perpetual Trustee (Cold)

Back-Up Servicer: