

Progress 2022-2 Trust Risk Retention Pool

Transaction Name: Progress 2022-2 Risk Retention Pool
Closing Date: Wednesday, 28th September 2022
Maturity Date: Tuesday, 18th March 2053
Payment Date: 18th 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: 6.36%

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jul - 23</u>
Total pool size:	\$51,416,491	\$34,324,458
Average loan Size:	\$659,186	\$536,320
Maximum loan size:	\$1,924,784	\$1,567,034
Total property value:	\$68,207,384	\$56,799,271
Average property value:	\$874,454	\$887,489
Maximum current LVR:	80.00%	80.00%
Average current LVR:	75.37%	60.59%
Weighted average current LVR:	75.71%	68.67%
Total number of loans (unconsolidated):	111	64
Total number of loans (consolidating split loans):	78	64
Number of properties:	78	64
Average term to maturity (months):	331.30	318.73
Maximum remaining term to maturity (months):	340.01	329.03
Weighted average seasoning (months):	25.20	35.76
Weighted average term to maturity (months):	333.77	322.39
% of pool with loans > \$500,000:	74.92%	65.55%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	39.33%	23.44%
% Interest Only loans (Value):	28.65%	33.04%
Weighted Average Coupon:	3.71%	5.59%
InVestment Loans:	37.17%	42.09%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Jul - 23</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.00%	0.46%
> \$100,000 and ≤ \$150,000	0.00%	1.28%
> \$150,000 and ≤ \$200,000	1.08%	1.57%
> \$200,000 and ≤ \$250,000	0.45%	2.08%
> \$250,000 and ≤ \$300,000	2.23%	4.91%
> \$300,000 and ≤ \$350,000	3.03%	2.67%
> \$350,000 and ≤ \$400,000	4.43%	4.43%
> \$400,000 and ≤ \$450,000	5.69%	7.45%
> \$450,000 and ≤ \$500,000	8.16%	9.59%
> \$500,000 and ≤ \$550,000	5.11%	3.07%
> \$550,000 and ≤ \$600,000	1.11%	1.67%
> \$600,000 and ≤ \$650,000	7.33%	7.39%
> \$650,000 and ≤ \$700,000	6.51%	7.89%
> \$700,000 and ≤ \$750,000	2.82%	0.00%
> \$750,000 and ≤ \$800,000	2.99%	2.24%
> \$800,000 and ≤ \$850,000	4.78%	7.26%
> \$850,000 and ≤ \$900,000	5.12%	0.00%
> \$900,000 and ≤ \$950,000	1.77%	0.00%
> \$950,000 and ≤ \$1,000,000	0.00%	5.67%
> \$1,000,000 and ≤ \$1,050,000	5.93%	2.96%
> \$1,050,000 and ≤ \$1,100,000	0.00%	0.00%
> \$1,100,000 and ≤ \$1,150,000	4.33%	0.00%
> \$1,150,000 and ≤ \$1,200,000	4.64%	3.50%
> \$1,200,000 and ≤ \$1,250,000	2.40%	3.51%
> \$1,250,000 and ≤ \$1,300,000	4.90%	3.69%
> \$1,300,000 and ≤ \$1,400,000	2.70%	7.94%
> \$1,400,000 and ≤ \$1,500,000	5.59%	4.20%
> \$1,500,000 and ≤ \$1,750,000	3.15%	4.57%
> \$1,750,000 and ≤ \$2,000,000	3.74%	0.00%
> \$2,000,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Jul - 23
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	0.00%	2.47%
> 25% and ≤ 30%	0.00%	3.49%
> 30% and ≤ 35%	0.00%	0.77%
> 35% and ≤ 40%	0.00%	1.32%
> 40% and ≤ 45%	0.00%	5.36%
> 45% and ≤ 50%	0.35%	1.21%
> 50% and ≤ 55%	0.00%	0.00%
> 55% and ≤ 60%	3.05%	2.36%
> 60% and ≤ 65%	1.30%	2.52%
> 65% and ≤ 70%	2.99%	8.98%
> 70% and ≤ 75%	13.54%	25.53%
> 75% and ≤ 80%	78.77%	45.99%
> 80% and ≤ 85%	0.00%	0.00%
> 85% and ≤ 90%	0.00%	0.00%
> 90% and ≤ 95%	0.00%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Jul - 23
Genworth	9.73%	9.76%
QBE	0.76%	1.11%
Not Insured	89.51%	89.13%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Jul - 23
> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	0.00%	0.00%
> 6 mths and ≤ 9 mths	0.00%	0.00%
> 9 mths and ≤ 12 mths	0.00%	0.00%
> 12 mths and ≤ 15 mths	0.00%	0.00%
> 15 mths and ≤ 18 mths	0.00%	0.00%
> 18 mths and ≤ 21 mths	24.56%	0.00%
> 21 mths and ≤ 24 mths	46.67%	0.00%
> 24 mths and ≤ 36 mths	23.58%	83.69%
> 36 mths and ≤ 48 mths	0.81%	12.31%
> 48 mths and ≤ 60 mths	1.49%	0.00%
> 60 mths and ≤ 72 mths	2.11%	1.55%
> 72 mths and ≤ 84 mths	0.00%	1.34%
> 84 mths and ≤ 96 mths	0.00%	0.00%
> 96 mths and ≤ 108 mths	0.00%	0.00%
> 108 mths and ≤ 120 mths	0.00%	0.00%
> 120 mths	0.76%	1.11%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Jul - 23
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.17%	1.91%
ACT - Non metro	0.00%	0.00%
Total ACT	2.17%	1.91%
NSW - Inner city	1.18%	0.00%
NSW - Metro	41.04%	37.70%
NSW - Non metro	9.60%	11.82%
Total NSW	51.82%	49.52%
NT - Metro	0.00%	0.00%
NT - Non metro	0.00%	0.00%
Total NT	0.00%	0.00%
QLD - Inner city	0.63%	0.00%
QLD - Metro	8.17%	8.29%
QLD - Non metro	7.26%	7.50%
Total QLD	16.06%	15.79%
SA - Inner city	0.00%	0.00%
SA - Metro	0.74%	0.72%
SA - Non metro	0.00%	0.00%
Total SA	0.74%	0.72%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.00%	0.00%
TAS - Non metro	0.00%	0.00%
Total TAS	0.00%	0.00%
VIC - Inner city	6.71%	8.53%
VIC - Metro	16.34%	19.10%
VIC - Non metro	2.46%	0.00%
Total VIC	25.51%	27.63%
WA - Inner city	0.58%	0.85%
WA - Metro	1.53%	2.22%
WA - Non metro	1.58%	1.35%
Total WA	3.69%	4.42%
Total Inner City	9.10%	9.38%
Total Metro	70.00%	69.95%
Total Non Metro	20.91%	20.67%
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>
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	0.00%	0.00%	0.00%	0.00%
May-23	0.00%	0.00%	0.00%	0.00%
Jun-23	0.00%	0.00%	0.00%	0.00%
Jul-23	0.00%	0.00%	0.00%	0.00%

<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	-	-

<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	-	-

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