

# PROGRESS 2022-2 TRUST

Wednesday, 18 October 2023

Transaction Name:	Progress 2022-2 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Wednesday, 28th September 2022
Maturity Date:	Tuesday, 18th March 2053
Payment Date:	18th 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	100bps	Actual/365
Class A1-L Notes	1 M BBSW	145bps	Actual/365
Class AB Notes	1 M BBSW	245bps	Actual/365
Class B Notes	1 M BBSW	280bps	Actual/365
Class C Notes	1 M BBSW	340bps	Actual/365
Class D Notes	1 M BBSW	405bps	Actual/365
Class E Notes	1 M BBSW	625bps	Actual/365
Class F Notes	1 M BBSW	695bps	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\$	112,500,000.00	0.00	0.00	15.00%	0.00%	AAA(sf)/Aaa (sf)
Class A1-L Notes	A\$	577,500,000.00	454,343,137.25	454,343,137.25	77.00%	88.33%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	29,850,000.00	29,850,000.00	29,850,000.00	3.98%	5.80%	AAA(sf)
Class B Notes	A\$	11,025,000.00	11,025,000.00	11,025,000.00	1.47%	2.14%	AA(sf)
Class C Notes	A\$	8,775,000.00	8,775,000.00	8,775,000.00	1.17%	1.71%	A(sf)
Class D Notes	A\$	4,875,000.00	4,875,000.00	4,875,000.00	0.65%	0.95%	BBB(sf)
Class E Notes	A\$	2,700,000.00	2,700,000.00	2,700,000.00	0.36%	0.52%	BB(sf)
Class F Notes	A\$	2,775,000.00	2,775,000.00	2,775,000.00	0.37%	0.54%	NR
<b>TOTAL</b>		<b>750,000,000.00</b>	<b>514,343,137.25</b>	<b>514,343,137.25</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date:

Wednesday, 18 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 A1-S Notes	0.0000	5.0550%	18-Oct-23	112,500	0.00	-	0.0000000000
Class A1-L Notes	0.8105	5.5050%	18-Oct-23	577,500	3.67	23.73	0.7867413632
Class AB Notes	1.0000	6.5050%	18-Oct-23	29,850	5.35	-	1.0000000000
Class B Notes	1.0000	6.8550%	18-Oct-23	11,025	5.63	-	1.0000000000
Class C Notes	1.0000	7.4550%	18-Oct-23	8,775	6.13	-	1.0000000000
Class D Notes	1.0000	8.1050%	18-Oct-23	4,875	6.66	-	1.0000000000
Class E Notes	1.0000	10.3050%	18-Oct-23	2,700	8.47	-	1.0000000000
Class F Notes	1.0000	11.0050%	18-Oct-23	2,775	9.05	-	1.0000000000
<b>TOTAL</b>				<b>750,000</b>	<b>44.95</b>	<b>23.73</b>	<b>6.7867413632</b>

**COLLATERAL INFORMATION**

	<u>At Issue</u>	<u>Sep - 23</u>
Total pool size:	\$742,266,981	\$509,199,709
Total Number Of Loans (UnConsolidated):	2634	1926
Total number of loans (consolidating split loans):	1455	1058
Average loan Size:	\$510,149	\$481,285
Maximum loan size:	\$1,896,603	\$1,702,141
Total property value:	\$1,278,216,732	\$951,511,017
Number of Properties:	1465	1065
Average property value:	\$872,503	\$893,438
Average current LVR:	61.86%	57.16%
Average Term to Maturity (months):	290.80	274.89
Maximum Remaining Term to Maturity (months):	348.23	335.24
Weighted Average Seasoning (months):	46.06	59.20
Weighted Average Current LVR:	65.01%	61.63%
Weighted Average Term to Maturity (months):	306.14	291.97
% of pool with loans > \$500,000:	64.92%	62.91%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	88.02%	86.57%
% Fixed Rate Loans(Value):	27.70%	19.43%
% Interest Only loans (Value):	7.48%	8.28%
Weighted Average Mortgage Interest:	3.84%	5.64%
Investment Loans:	19.01%	19.39%
Weighted Average Fixed Rate:		2.35%
Weighted Average Variable Rate:		6.44%

**Outstanding Balance Distribution**

	<u>\$ % at Issue</u>	<u>Sep - 23</u>
≤ \$0	0.00%	-0.03%
> \$0 and ≤ \$100,000	0.54%	0.67%
> \$100,000 and ≤ \$150,000	0.91%	0.88%
> \$150,000 and ≤ \$200,000	1.13%	1.67%
> \$200,000 and ≤ \$250,000	3.12%	3.46%
> \$250,000 and ≤ \$300,000	4.06%	4.99%
> \$300,000 and ≤ \$350,000	5.73%	5.03%
> \$350,000 and ≤ \$400,000	6.24%	7.11%
> \$400,000 and ≤ \$450,000	5.84%	5.39%
> \$450,000 and ≤ \$500,000	7.51%	7.92%
> \$500,000 and ≤ \$550,000	7.13%	7.07%
> \$550,000 and ≤ \$600,000	6.88%	7.76%
> \$600,000 and ≤ \$650,000	4.76%	3.94%
> \$650,000 and ≤ \$700,000	5.65%	5.86%
> \$700,000 and ≤ \$750,000	5.08%	4.57%
> \$750,000 and ≤ \$800,000	4.17%	3.37%
> \$800,000 and ≤ \$850,000	2.44%	2.11%
> \$850,000 and ≤ \$900,000	2.58%	1.20%
> \$900,000 and ≤ \$950,000	1.48%	1.83%
> \$950,000 and ≤ \$1,000,000	2.10%	0.77%
> \$1,000,000 and ≤ \$1,050,000	1.80%	3.03%
> \$1,050,000 and ≤ \$1,100,000	1.45%	2.33%
> \$1,100,000 and ≤ \$1,150,000	1.83%	2.44%
> \$1,150,000 and ≤ \$1,200,000	2.86%	2.29%
> \$1,200,000 and ≤ \$1,250,000	1.82%	3.13%
> \$1,250,000 and ≤ \$1,300,000	2.06%	2.49%
> \$1,300,000 and ≤ \$1,400,000	3.63%	2.39%
> \$1,400,000 and ≤ \$1,500,000	2.53%	2.83%
> \$1,500,000 and ≤ \$1,750,000	4.39%	3.50%
> \$1,750,000 and ≤ \$2,000,000	0.26%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Outstanding Balance LVR Distribution**

	<u>\$ % at Issue</u>	<u>Sep - 23</u>
≤ 0%	0.00%	-0.03%
> 0% and ≤ 25%	2.35%	3.17%
> 25% and ≤ 30%	0.85%	1.27%
> 30% and ≤ 35%	1.03%	1.93%
> 35% and ≤ 40%	2.62%	3.20%
> 40% and ≤ 45%	3.83%	5.44%
> 45% and ≤ 50%	6.35%	5.83%
> 50% and ≤ 55%	5.63%	6.27%
> 55% and ≤ 60%	7.09%	11.08%
> 60% and ≤ 65%	9.01%	10.49%
> 65% and ≤ 70%	13.19%	16.49%
> 70% and ≤ 75%	18.81%	18.18%
> 75% and ≤ 80%	18.80%	12.89%
> 80% and ≤ 85%	9.46%	3.57%
> 85% and ≤ 90%	1.00%	0.21%
> 90% and ≤ 95%	0.00%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Mortgage Insurance**

	<u>\$ % at Issue</u>	<u>Sep - 23</u>
Genworth	22.57%	20.21%
QBE	3.36%	3.04%
Not insured	74.08%	76.74%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Seasoning Analysis**

	<u>\$ % at Issue</u>	<u>Sep - 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	0.00%	0.00%
> 9 mths and ≤ 12 mths	0.77%	0.00%
> 12 mths and ≤ 15 mths	13.64%	0.00%
> 15 mths and ≤ 18 mths	6.57%	0.00%
> 18 mths and ≤ 21 mths	7.93%	0.00%
> 21 mths and ≤ 24 mths	9.52%	0.23%
> 24 mths and ≤ 36 mths	16.53%	35.60%
> 36 mths and ≤ 48 mths	8.11%	18.71%
> 48 mths and ≤ 60 mths	9.83%	7.47%
> 60 mths and ≤ 72 mths	9.68%	9.28%
> 72 mths and ≤ 84 mths	4.92%	10.07%
> 84 mths and ≤ 96 mths	4.13%	4.70%
> 96 mths and ≤ 108 mths	2.36%	4.16%
> 108 mths and ≤ 120 mths	0.65%	2.86%
> 120 mths	5.35%	6.92%
<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	0.28%	0.41%
NSW - Metro	42.00%	42.56%
NSW - Non metro	9.23%	8.93%
<b>Total NSW</b>	<b>51.51%</b>	<b>51.91%</b>
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.78%	2.87%
ACT - Non metro	0.00%	0.00%
<b>Total ACT</b>	<b>2.78%</b>	<b>2.87%</b>
NT - Inner city	0.00%	0.00%
NT - Metro	0.24%	0.27%
NT - Non metro	0.00%	0.00%
<b>Total NT</b>	<b>0.24%</b>	<b>0.27%</b>
SA - Inner city	0.05%	0.07%
SA - Metro	2.28%	2.05%
SA - Non metro	0.15%	0.17%
<b>Total SA</b>	<b>2.48%</b>	<b>2.28%</b>
QLD - Inner city	0.00%	0.00%
QLD - Metro	9.05%	8.48%
QLD - Non metro	4.76%	5.13%
<b>Total QLD</b>	<b>13.81%</b>	<b>13.61%</b>
TAS - Inner city	0.01%	0.01%
TAS - Metro	0.52%	0.57%
TAS - Non metro	0.29%	0.26%
<b>Total TAS</b>	<b>0.82%</b>	<b>0.84%</b>
VIC - Inner city	0.08%	0.00%
VIC - Metro	16.87%	16.25%
VIC - Non metro	2.11%	2.37%
<b>Total VIC</b>	<b>19.07%</b>	<b>18.63%</b>
WA - Inner city	0.05%	0.00%
WA - Metro	8.90%	9.29%
WA - Non metro	0.34%	0.30%
<b>Total WA</b>	<b>9.30%</b>	<b>9.59%</b>
Total Inner City	0.47%	0.49%
Total Metro	82.65%	82.35%
Total Non Metro	16.88%	17.16%
Secured by Term Deposit	0.00%	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	0.00%	0.00%	0.00%	0.00%
Nov-22	0.00%	0.00%	0.00%	0.00%
Dec-22	0.13%	0.00%	0.00%	0.13%
Jan-23	0.08%	0.07%	0.00%	0.15%
Feb-23	0.00%	0.16%	0.00%	0.16%
Mar-23	0.24%	0.08%	0.08%	0.40%
Apr-23	0.22%	0.01%	0.09%	0.31%
May-23	0.19%	0.08%	0.09%	0.37%
Jun-23	0.37%	0.20%	0.18%	0.75%
Jul-23	0.11%	0.15%	0.21%	0.47%
Aug-23	0.16%	0.11%	0.30%	0.57%
Sep-23	0.21%	0.16%	0.24%	0.61%

<u>MORTGAGE SAFETY NET (Includes COV-19)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-22	2	359,279
Nov-22	1	382,074
Dec-22	4	950,150
Jan-23	4	953,827
Feb-23	4	951,769
Mar-23	3	745,537
Apr-23	-	-
May-23	-	-
Jun-23	1	185,622
Jul-23	4	740,108
Aug-23	3	920,141
Sep-23	4	1,359,488

<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>
2022	-	-	-	-
2023	-	-	-	-
<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	-	0.00%	\$ 750,000,000
Nov-22	-	0.00%	\$ 723,919,020
Dec-22	-	0.00%	\$ 703,868,591
Jan-23	-	0.00%	\$ 680,570,339
Feb-23	-	0.00%	\$ 658,110,835
Mar-23	-	0.00%	\$ 641,350,414
Apr-23	-	0.00%	\$ 617,852,805
May-23	-	0.00%	\$ 607,593,703
Jun-23	-	0.00%	\$ 582,000,606
Jul-23	-	0.00%	\$ 562,265,957
Aug-23	-	0.00%	\$ 545,617,029
Sep-23	182,500.55	0.41%	\$ 528,047,360
<b>Total</b>	<b>182,500.55</b>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Oct-22	34.64%
Nov-22	26.23%
Dec-22	30.32%
Jan-23	30.39%
Feb-23	23.11%
Mar-23	33.44%
Apr-23	14.76%
May-23	37.81%
Jun-23	30.79%
Jul-23	27.35%
Aug-23	29.54%
Sep-23	24.33%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw	-	-
Liquidity Reserve Account	5,143,431.40	-
Income Reserve	150,000.00	-

<u>SUPPORTING RATINGS</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-/Aa3	A-2/P-1

<u>SERVICER</u>	
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 2022-2 Trust  
Progress 2023-1 Trust  
Progress Warehouse Trust No .1  
Perpetual Trustee (Cold)

**Back-Up Servicer:**