

PROGRESS 2018-1 TRUST

Wednesday, 11 February 2026

Transaction Name:	Progress 2018-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Thursday, 28th June 2018
Maturity Date:	Friday, 11th June 2049
Payment Date:	11th day 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 A Notes	1 M BBSW	0bps	Actual/365		
Class A-R Notes	1 M BBSW	95bps	Actual/365		
Class AB Notes	1 M BBSW	160bps	Actual/365		
Class B Notes	1 M BBSW	180bps	Actual/365		
Class C Notes	1 M BBSW	260bps	Actual/365		
Class D Notes	1 M BBSW	580bps	Actual/365		
	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue
Class A Notes	A\$	920,000,000.00	0	92.00%	0
Class A-R Notes	A\$	162,000,000.00	101,342,100.92	66.94%	83.83%
Class AB Notes	A\$	54,500,000.00	13,319,421.25	22.52%	11.02%
Class B Notes	A\$	15,000,000.00	3,665,895.77	6.20%	3.03%
Class C Notes	A\$	9,300,000.00	2,272,855.36	3.84%	1.88%
Class D Notes	A\$	1,200,000.00	293,271.90	0.50%	0.24%
TOTAL		242,000,000.00	120,893,545.20	100.00%	100.00%

Current Payment Date: Wednesday, 11 February 2026

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	0.0000	0.0000%	-	920,000	-	-	0.0000
Class A-R Notes	0.6528	4.5150%	11-Feb-26	162,000	2.42	27.28	0.6256
Class AB Notes	0.2551	5.1650%	11-Feb-26	54,500	1.08	10.66	0.2444
Class B Notes	0.2551	5.3650%	11-Feb-26	15,000	1.12	10.66	0.2444
Class C Notes	0.2551	6.1650%	11-Feb-26	9,300	1.29	10.66	0.2444
Class D Notes	0.2551	9.3650%	11-Feb-26	1,200	1.96	10.66	0.2444
TOTAL				242,000	7.89	69.91	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jan - 26</u>
Total pool size:	\$991,478,765	\$119,865,949.87
Total Number Of Loans (UnConsolidated):	3631	766
Total number of loans (consolidating split loans):	2780	595
Average loan Size:	\$356,647	\$201,455.38
Maximum loan size:	\$1,000,000	\$865,705.38
Total property value:	\$1,744,419,733	\$382,408,273.00
Number of Properties:	2780	595
Average property value:	\$627,489	\$642,702.98
Average current LVR:	60.34%	33.66%
Average Term to Maturity (months):	313.04	215.99
Maximum Remaining Term to Maturity (months):	348.23	256.04
Weighted Average Seasoning (months):	31.26	123.25
Weighted Averaged Current LVR:	65.78%	50.30%
Weighted Average Term to Maturity (months):	321.87	230.94
% of pool with loans > \$500,000:	36.09%	21.73%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	94.36%	97.50%
% Fixed Rate Loans(Value):	5.34%	0.50%
% Interest Only loans (Value):	30.89%	2.64%
Weighted Average Mortgage Interest:	4.17%	5.98%
Weighted Average Fixed Rate:		5.37%
Weighted Average Variable Rate:		5.99%
Investment Loans:	19.36%	26.59%
NOTE: Loan purpose determines investment lending classification from 01/03/2019		

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 26</u>
≤ \$0	0.00%	-0.35%
> \$0 and ≤ \$100,000	1.17%	4.00%
> \$100,000 and ≤ \$150,000	1.81%	7.48%
> \$150,000 and ≤ \$200,000	4.07%	10.36%
> \$200,000 and ≤ \$250,000	6.53%	7.89%
> \$250,000 and ≤ \$300,000	8.97%	11.88%
> \$300,000 and ≤ \$350,000	11.89%	11.38%
> \$350,000 and ≤ \$400,000	11.52%	9.72%
> \$400,000 and ≤ \$450,000	9.49%	8.57%
> \$450,000 and ≤ \$500,000	8.45%	7.33%
> \$500,000 and ≤ \$550,000	7.29%	5.28%
> \$550,000 and ≤ \$600,000	7.31%	4.29%
> \$600,000 and ≤ \$650,000	4.24%	4.16%
> \$650,000 and ≤ \$700,000	3.86%	3.37%
> \$700,000 and ≤ \$750,000	2.85%	1.22%
> \$750,000 and ≤ \$800,000	3.36%	1.29%
> \$800,000 and ≤ \$850,000	2.34%	1.39%
> \$850,000 and ≤ \$900,000	1.59%	0.72%
> \$900,000 and ≤ \$950,000	1.87%	0.00%
> \$950,000 and ≤ \$1,000,000	1.38%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	\$ % at Issue	Jan - 26
≤ 0%	0.00%	-0.35%
> 0% and ≤ 25%	3.19%	10.05%
> 25% and ≤ 30%	2.14%	2.96%
> 30% and ≤ 35%	1.82%	4.71%
> 35% and ≤ 40%	3.26%	7.95%
> 40% and ≤ 45%	3.65%	6.69%
> 45% and ≤ 50%	4.12%	9.93%
> 50% and ≤ 55%	5.08%	14.28%
> 55% and ≤ 60%	5.33%	9.42%
> 60% and ≤ 65%	6.76%	17.96%
> 65% and ≤ 70%	8.88%	9.15%
> 70% and ≤ 75%	12.17%	5.12%
> 75% and ≤ 80%	36.59%	1.23%
> 80% and ≤ 85%	5.80%	0.28%
> 85% and ≤ 90%	0.93%	0.27%
> 90% and ≤ 95%	0.28%	0.00%
> 95% and ≤ 100%	0.00%	0.35%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance

	\$ % at Issue	Jan - 26
Genworth	47.25%	45.05%
QBE	52.75%	54.25%
Uninsured	0.00%	0.70%
Total	100.00%	100.00%

Seasoning Analysis

	\$ % at Issue	Jan - 26
> 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	0.47%	0.00%
> 12 mths and ≤ 15 mths	20.16%	0.00%
> 15 mths and ≤ 18 mths	13.00%	0.00%
> 18 mths and ≤ 21 mths	8.23%	0.00%
> 21 mths and ≤ 24 mths	13.95%	0.00%
> 24 mths and ≤ 36 mths	19.78%	0.00%
> 36 mths and ≤ 48 mths	7.58%	0.00%
> 48 mths and ≤ 60 mths	7.74%	0.00%
> 60 mths and ≤ 72 mths	3.36%	0.00%
> 72 mths and ≤ 84 mths	1.67%	0.00%
> 84 mths and ≤ 96 mths	1.06%	0.00%
> 96 mths and ≤ 108 mths	0.38%	23.24%
> 108 mths and ≤ 120 mths	0.36%	40.14%
> 120 mths	2.27%	36.62%
Total	100.00%	100.00%

Geographic Distribution

	\$ % at Issue	Jan - 26
ACT - Metro	2.03%	2.10%
Total ACT	2.03%	2.10%
NSW - Inner city	0.10%	0.00%
NSW - Metro	33.16%	41.95%
NSW - Non metro	10.04%	3.98%
Total NSW	43.31%	45.93%
NT - Metro	0.14%	0.40%
NT - Non metro	0.01%	0.00%
Total NT	0.15%	0.40%
QLD - Inner city	0.06%	0.00%
QLD - Metro	9.66%	14.93%
QLD - Non metro	5.68%	2.59%
Total QLD	15.40%	17.52%
SA - Inner city	0.03%	0.01%
SA - Metro	4.98%	4.37%
SA - Non metro	0.27%	0.45%
Total SA	5.28%	4.83%
TAS - Inner city	0.03%	0.00%
TAS - Metro	0.85%	0.48%
TAS - Non metro	0.19%	0.07%
Total TAS	1.07%	0.55%
VIC - Inner city	0.27%	0.55%
VIC - Metro	18.96%	15.22%
VIC - Non metro	2.64%	1.01%
Total VIC	21.87%	16.78%
WA - Inner city	0.13%	0.00%
WA - Metro	10.33%	11.35%
WA - Non metro	0.44%	0.54%
Total WA	10.90%	11.89%
Total Inner City	0.63%	0.55%
Total Metro	80.11%	90.80%
Total Non Metro	19.26%	8.65%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

*The Geographic Distribution has been updated according to the S&P Assumptions: Australian RMBS Postcode Classification Assumptions, 07/01/2024

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Feb-25	1.16%	0.07%	1.01%	2.23%
Mar-25	0.82%	1.01%	0.67%	2.50%
Apr-25	0.88%	0.47%	0.65%	2.00%
May-25	0.70%	0.32%	0.97%	1.99%
Jun-25	0.24%	0.17%	1.64%	2.05%
Jul-25	0.81%	0.63%	0.75%	2.19%
Aug-25	0.43%	0.77%	0.77%	1.97%
Sep-25	0.41%	0.42%	0.56%	1.38%
Oct-25	0.28%	0.00%	1.01%	1.28%
Nov-25	0.08%	0.00%	0.84%	0.91%
Dec-25	1.01%	0.08%	0.85%	1.94%
Jan-26	0.74%	0.35%	0.98%	2.07%

MORTGAGE SAFETY NET

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-25	10	2,781,203
Mar-25	9	2,633,083
Apr-25	9	2,294,667
May-25	10	2,218,040
Jun-25	10	2,225,908
Jul-25	6	1,764,709
Aug-25	6	1,899,771
Sep-25	2	789,378
Oct-25	2	792,726
Nov-25	3	730,662
Dec-25	4	1,248,436
Jan-26	5	1,480,494

MORTGAGE IN POSSESSION

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-25	-	-
Mar-25	-	-
Apr-25	-	-
May-25	-	-
Jun-25	-	-
Jul-25	-	-
Aug-25	-	-
Sep-25	-	-
Oct-25	-	-
Nov-25	-	-
Dec-25	-	-
Jan-26	-	-

PRINCIPAL LOSS

	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
Total	-	-	-	-

EXCESS SPREAD

	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Feb-25	154,151.52	1.18%	156,277,865.30
Mar-25	26,431.02	0.20%	154,881,531.96
Apr-25	86,056.56	0.67%	153,043,619.54
May-25	38,390.13	0.31%	148,737,785.91
Jun-25	113,100.26	0.94%	143,845,655.29
Jul-25	36,494.84	0.31%	142,186,667.21
Aug-25	52,457.56	0.45%	139,892,908.27
Sep-25	102,012.28	0.90%	136,263,494.31
Oct-25	91,033.01	0.81%	134,100,528.69
Nov-25	44,712.00	0.41%	130,067,012.98
Dec-25	82,890.55	0.78%	127,993,533.77
Jan-26	74,624.40	0.71%	126,165,660.39
Total	902,354.13		

ANNUALISED CPR

	<u>CPR % p.a</u>
Feb-25	6.12%
Mar-25	9.37%
Apr-25	25.62%
May-25	29.83%
Jun-25	8.78%
Jul-25	13.60%
Aug-25	23.33%
Sep-25	13.11%
Oct-25	26.98%
Nov-25	13.09%
Dec-25	11.27%
Jan-26	36.81%

<u>RESERVES</u>
Principal Draw
Liquidity Reserve Account
Income Reserve

Available

1,027,595.13
150,000.00

Drawn

-
-

SUPPORTING RATINGS

Role

Fixed Rate Swap Provider
Liquidity Reserve Account Holder
Bank Account Provider

Party

BNP PARIBAS	A+/A2	below A-1 and A /A3(cr)
MUFG Bank, Ltd	A, A-1/ P-1	below A-2 or BBB+/ P-1
Westpac	A-1+ / P-1	below A-2 / P-1

Current Rating S&P /

Moody's

Rating Trigger S&P /Moody's

SERVICER

Servicer:
Servicer Ranking or Rating:
Servicer Rating:
Servicer Experience:

AMP Bank Limited
BBB+ / Baa2
N/A
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 2023-2 Trust
Progress 2024-1 Trust
Progress 2024-2 Trust
Progress 2025-1 Trust
Progress 2025-2 Trust

Progress Warehouse Trust No .3
Progress Warehouse Trust No .4
Progress Warehouse Trust No .5
Progress Warehouse Trust No .6

Back-Up Servicer:

Perpetual Trustee (Ctd)