

PROGRESS 2018-1 TRUST

Monday, 11 May 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 | Current Percentages | Rating S&P/Moodys |
|-----------------|----------|-----------------------|-------------------------|-----------------------|----------------------|---------------------|-------------------|
| Class A Notes | A\$ | 920,000,000.00 | 0 | 0 | 92.00% | 0 | AAA / Aaa |
| Class A-R Notes | A\$ | 162,000,000.00 | 95,085,952.80 | 95,085,952.80 | 66.94% | 83.83% | AAA/Aaa |
| Class AB Notes | A\$ | 54,500,000.00 | 12,497,173.91 | 12,497,173.91 | 22.52% | 11.02% | AAA /n.r |
| Class B Notes | A\$ | 15,000,000.00 | 3,439,589.17 | 3,439,589.17 | 6.20% | 3.03% | AA+/n.r. |
| Class C Notes | A\$ | 9,300,000.00 | 2,132,545.27 | 2,132,545.27 | 3.84% | 1.88% | A/n.r. |
| Class D Notes | A\$ | 1,200,000.00 | 275,167.39 | 275,167.39 | 0.50% | 0.24% | n.r./n.r. |
| TOTAL | | 242,000,000.00 | 113,430,428.54 | 113,430,428.54 | 100.00% | 100.00% | |

Current Payment Date: Monday, 11 May 2026

| | Pre Payment Date Bond | 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 | 0.6041 | 5.0300% | 11-May-26 | 162,000 | 2.33 | 17.13 | 0.5870 |
| Class AB Notes | 0.2360 | 5.6800% | 11-May-26 | 54,500 | 1.03 | 6.69 | 0.2293 |
| Class B Notes | 0.2360 | 5.8800% | 11-May-26 | 15,000 | 1.06 | 6.69 | 0.2293 |
| Class C Notes | 0.2360 | 6.6800% | 11-May-26 | 9,300 | 1.21 | 6.69 | 0.2293 |
| Class D Notes | 0.2360 | 9.8800% | 11-May-26 | 1,200 | 1.79 | 6.69 | 0.2293 |
| TOTAL | | | | 242,000 | 7.42 | 43.91 | |

COLLATERAL INFORMATION

| | <u>At Issue</u> | <u>Apr - 26</u> |
|--|-----------------|------------------|
| Total pool size: | \$991,478,765 | \$112,466,269.66 |
| Total Number Of Loans (UnConsolidated): | 3631 | 728 |
| Total number of loans (consolidating split loans): | 2780 | 565 |
| Average loan Size: | \$356,647 | \$199,055.34 |
| Maximum loan size: | \$1,000,000 | \$860,659.85 |
| Total property value: | \$1,744,419,733 | \$363,740,686.00 |
| Number of Properties: | 2780 | 565 |
| Average property value: | \$627,489 | \$643,788.82 |
| Average current LVR: | 60.34% | 33.16% |
| Average Term to Maturity (months): | 313.04 | 212.48 |
| Maximum Remaining Term to Maturity (months): | 348.23 | 253.12 |
| Weighted Average Seasoning (months): | 31.26 | 126.06 |
| Weighted Average Current LVR: | 65.78% | 49.95% |
| Weighted Average Term to Maturity (months): | 321.87 | 228.34 |
| % of pool with loans > \$500,000: | 36.09% | 21.62% |
| % of pool (amount) LoDoc Loans: | 0.00% | 0.00% |
| Maximum Current LVR: | 94.36% | 96.21% |
| % Fixed Rate Loans(Value): | 5.34% | 1.34% |
| % Interest Only loans (Value): | 30.89% | 2.79% |
| Weighted Average Mortgage Interest: | 4.17% | 6.47% |
| Weighted Average Fixed Rate: | | 5.50% |
| Weighted Average Variable Rate: | | 6.49% |
| Investment Loans: | 19.36% | 26.03% |

NOTE: Loan purpose determines investment lending classification from 01/03/2019

| <u>Outstanding Balance Distribution</u> | <u>\$ % at Issue</u> | <u>Apr - 26</u> |
|---|----------------------|-----------------|
| ≤ \$0 | 0.00% | -0.45% |
| > \$0 and ≤ \$100,000 | 1.17% | 4.13% |
| > \$100,000 and ≤ \$150,000 | 1.81% | 7.90% |
| > \$150,000 and ≤ \$200,000 | 4.07% | 10.32% |
| > \$200,000 and ≤ \$250,000 | 6.53% | 8.39% |
| > \$250,000 and ≤ \$300,000 | 8.97% | 11.56% |
| > \$300,000 and ≤ \$350,000 | 11.89% | 10.42% |
| > \$350,000 and ≤ \$400,000 | 11.52% | 9.94% |
| > \$400,000 and ≤ \$450,000 | 9.49% | 9.56% |
| > \$450,000 and ≤ \$500,000 | 8.45% | 6.60% |
| > \$500,000 and ≤ \$550,000 | 7.29% | 6.13% |
| > \$550,000 and ≤ \$600,000 | 7.31% | 3.11% |
| > \$600,000 and ≤ \$650,000 | 4.24% | 5.01% |
| > \$650,000 and ≤ \$700,000 | 3.86% | 1.81% |
| > \$700,000 and ≤ \$750,000 | 2.85% | 1.29% |
| > \$750,000 and ≤ \$800,000 | 3.36% | 2.04% |
| > \$800,000 and ≤ \$850,000 | 2.34% | 1.47% |
| > \$850,000 and ≤ \$900,000 | 1.59% | 0.77% |
| > \$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 | Apr - 26 |
|---|----------------------|-----------------|
| ≤ 0% | 0.00% | -0.45% |
| > 0% and ≤ 25% | 3.19% | 10.39% |
| > 25% and ≤ 30% | 2.14% | 4.11% |
| > 30% and ≤ 35% | 1.82% | 4.24% |
| > 35% and ≤ 40% | 3.26% | 8.00% |
| > 40% and ≤ 45% | 3.65% | 6.90% |
| > 45% and ≤ 50% | 4.12% | 10.14% |
| > 50% and ≤ 55% | 5.08% | 13.38% |
| > 55% and ≤ 60% | 5.33% | 10.72% |
| > 60% and ≤ 65% | 6.76% | 15.08% |
| > 65% and ≤ 70% | 8.88% | 10.28% |
| > 70% and ≤ 75% | 12.17% | 4.53% |
| > 75% and ≤ 80% | 36.59% | 2.03% |
| > 80% and ≤ 85% | 5.80% | 0.28% |
| > 85% and ≤ 90% | 0.93% | 0.00% |
| > 90% and ≤ 95% | 0.28% | 0.00% |
| > 95% and ≤ 100% | 0.00% | 0.36% |
| > 100% | 0.00% | 0.00% |
| Total | 100.00% | 100.00% |

| Mortgage Insurance | \$ % at Issue | Apr - 26 |
|---------------------------|----------------------|-----------------|
| Genworth | 47.25% | 45.52% |
| QBE | 52.75% | 53.75% |
| Uninsured | 0.00% | 0.73% |
| Total | 100.00% | 100.00% |

| Seasoning Analysis | \$ % at Issue | Apr - 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% | 6.26% |
| > 108 mths and ≤ 120 mths | 0.36% | 53.13% |
| > 120 mths | 2.27% | 40.60% |
| Total | 100.00% | 100.00% |

| Geographic Distribution | \$ % at Issue | Apr - 26 |
|--------------------------------|----------------------|-----------------|
| ACT - Metro | 2.03% | 2.23% |
| Total ACT | 2.03% | 2.23% |
| NSW - Inner city | 0.10% | 0.00% |
| NSW - Metro | 33.16% | 42.09% |
| NSW - Non metro | 10.04% | 3.52% |
| Total NSW | 43.31% | 45.61% |
| NT - Metro | 0.14% | 0.42% |
| NT - Non metro | 0.01% | 0.00% |
| Total NT | 0.15% | 0.42% |
| QLD - Inner city | 0.06% | 0.00% |
| QLD - Metro | 9.66% | 14.77% |
| QLD - Non metro | 5.68% | 2.49% |
| Total QLD | 15.40% | 17.27% |
| SA - Inner city | 0.03% | 0.01% |
| SA - Metro | 4.98% | 4.46% |
| SA - Non metro | 0.27% | 0.47% |
| Total SA | 5.28% | 4.93% |
| TAS - Inner city | 0.03% | 0.00% |
| TAS - Metro | 0.85% | 0.50% |
| TAS - Non metro | 0.19% | 0.08% |
| Total TAS | 1.07% | 0.58% |
| VIC - Inner city | 0.27% | 0.58% |
| VIC - Metro | 18.96% | 15.81% |
| VIC - Non metro | 2.64% | 1.05% |
| Total VIC | 21.87% | 17.43% |
| WA - Inner city | 0.13% | 0.00% |
| WA - Metro | 10.33% | 10.95% |
| WA - Non metro | 0.44% | 0.57% |
| Total WA | 10.90% | 11.52% |
| Total Inner City | 0.63% | 0.58% |
| Total Metro | 80.11% | 91.24% |
| Total Non Metro | 19.26% | 8.18% |
| 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> |
|---|--------------|--------------|------------|--------------|
| 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% |
| Feb-26 | 0.00% | 0.50% | 1.35% | 1.85% |
| Mar-26 | 0.00% | 0.00% | 1.91% | 1.91% |
| Apr-26 | 0.00% | 0.00% | 1.23% | 1.23% |

MORTGAGE SAFETY NET

| | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|--------|-----------------------|--------------------|
| 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 |
| Feb-26 | 3 | 741,183 |
| Mar-26 | 3 | 980,510 |
| Apr-26 | 1 | 570,286 |

MORTGAGE IN POSSESSION

| | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|--------|-----------------------|--------------------|
| May-25 | - | - |
| Jun-25 | - | - |
| Jul-25 | - | - |
| Aug-25 | - | - |
| Sep-25 | - | - |
| Oct-25 | - | - |
| Nov-25 | - | - |
| Dec-25 | - | - |
| Jan-26 | - | - |
| Feb-26 | - | - |
| Mar-26 | - | - |
| Apr-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> |
|--------------|----------------------------|----------------------------|-----------------------------|
| 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 |
| Feb-26 | 67,640.59 | 0.67% | 120,893,545.20 |
| Mar-26 | 30,607.23 | 0.31% | 119,621,935.85 |
| Apr-26 | 133,890.12 | 1.38% | 116,741,362.99 |
| Total | 867,852.97 | | |

ANNUALISED CPR

| | <u>CPR % p.a</u> |
|--------|------------------|
| 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% |
| Feb-26 | 7.01% |
| Mar-26 | 21.31% |
| Apr-26 | 25.47% |

RESERVES

| | Available | Drawn | |
|---------------------------|------------------|--------------|---|
| Principal Draw | | | - |
| Liquidity Reserve Account | 964,158.64 | | - |
| Income Reserve | 150,000.00 | | - |

SUPPORTING RATINGS

| Role | Party | Current Rating S&P / Moody's | Rating Trigger S&P /Moody's |
|----------------------------------|----------------|---|--|
| 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 | below A-2 or BBB+/ P-1 |
| Bank Account Provider | Westpac | A-1+ / P-1 | below A-2 / P-1 |

SERVICER

| | | | |
|------------------------------------|--------------------------|-----------------------|--------------------------------|
| Servicer: | AMP Bank Limited | | |
| Servicer Ranking or Rating: | BBB+ / Baa2 | | |
| Servicer Rating: | N/A | | |
| Servicer Experience: | Progress 2005-2 Trust | Progress 2018-1 Trust | Progress Warehouse Trust No .3 |
| | Progress 2006-1 Trust | Progress 2019-1 Trust | Progress Warehouse Trust No .4 |
| | Progress 2007-1G Trust | Progress 2020-1 Trust | Progress Warehouse Trust No .5 |
| | Progress 2008-1R Trust | Progress 2021-1 Trust | Progress Warehouse Trust No .6 |
| | Progress 2009-1 Trust | Progress 2022-1 Trust | |
| | Progress 2010-1 Trust | Progress 2022-2 Trust | |
| | Progress 2011-1 Trust | Progress 2023-1 Trust | |
| | Progress 2012-1 Trust | Progress 2023-2 Trust | |
| | Progress 2012-2 Trust | Progress 2024-1 Trust | |
| | Progress 2013-1 Trust | Progress 2024-2 Trust | |
| | Progress 2014-1 Trust | Progress 2025-1 Trust | |
| | Progress 2014-2 Trust | Progress 2025-2 Trust | |
| | Progress 2016-1 Trust | | |
| | Progress 2017-1 Trust | | |
| | Progress 2017-2 Trust | | |
| Back-Up Servicer: | Perpetual Trustee (Cold) | | |