

PROGRESS 2018-1 TRUST

Monday, 12 January 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		Percentages at Issue	Current Percentages	Rating S&P/Moody's
			Amount	Current Stated Amount			
Class A Notes	A\$	920,000,000.00	0	0	92.00%	0	AAA / Aaa
Class A-R Notes	A\$	162,000,000.00	105,761,586.09	105,761,586.09	66.94%	83.83%	AAA /Aaa
Class AB Notes	A\$	54,500,000.00	13,900,275.45	13,900,275.45	22.52%	11.02%	AAA /n.r.
Class B Notes	A\$	15,000,000.00	3,825,763.90	3,825,763.90	6.20%	3.03%	AA+/n.r.
Class C Notes	A\$	9,300,000.00	2,371,973.60	2,371,973.60	3.84%	1.88%	A/n.r.
Class D Notes	A\$	1,200,000.00	306,061.35	306,061.35	0.50%	0.24%	n.r./n.r.
TOTAL		242,000,000.00	126,165,660.39	126,165,660.39	100.00%	100.00%	

Current Payment Date: Monday, 12 January 2026

Pre Payment Date Bond					Interest Payment (per security)	Principal Payment (per security)	Post Payment Date Bond
	Factors	Coupon Rate	Coupon Rate Reset Date	Initial Issued Notes (No.)			
Class A Notes	0.0000	0.0000%	-	920,000	-	-	0.0000
Class A-R Notes	0.6623	4.5050%	12-Jan-26	162,000	2.62	9.46	0.6528
Class AB Notes	0.2587	5.1550%	12-Jan-26	54,500	1.17	3.70	0.2551
Class B Notes	0.2587	5.3550%	12-Jan-26	15,000	1.21	3.70	0.2551
Class C Notes	0.2587	6.1550%	12-Jan-26	9,300	1.40	3.70	0.2551
Class D Notes	0.2587	9.3550%	12-Jan-26	1,200	2.12	3.70	0.2551
TOTAL				242,000	8.52	24.24	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Dec - 25</u>
Total pool size:		\$125,093,252.08
Total Number Of Loans (UnConsolidated):	3631	778
Total number of loans (consolidating split loans):	2780	603
Average loan Size:	\$356,647	\$207,451.50
Maximum loan size:	\$1,000,000	\$866,730.07
Total property value:	\$1,744,419,733	\$387,918,116.00
Number of Properties:	2780	603
Average property value:	\$627,489	\$643,313.63
Average current LVR:	60.34%	34.29%
Average Term to Maturity (months):	313.04	217.19
Maximum Remaining Term to Maturity (months):	348.23	257.06
Weighted Average Seasoning (months):	31.26	121.94
Weighted Average Current LVR:	65.78%	50.53%
Weighted Average Term to Maturity (months):	321.87	232.39
% of pool with loans > \$500,000:	36.09%	22.60%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	94.36%	97.29%
% Fixed Rate Loans(Value):	5.34%	0.48%
% Interest Only loans (Value):	30.89%	3.42%
Weighted Average Mortgage Interest:	4.17%	5.98%
Weighted Average Fixed Rate:		5.37%
Weighted Average Variable Rate:		5.99%
Investment Loans:	19.36%	26.97%
NOTE: Loan purpose determines investment lending classification from 01/03/2019		
<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Dec - 25</u>
≤ \$0	0.00%	-0.32%
> \$0 and ≤ \$100,000	1.17%	3.83%
> \$100,000 and ≤ \$150,000	1.81%	7.29%
> \$150,000 and ≤ \$200,000	4.07%	9.76%
> \$200,000 and ≤ \$250,000	6.53%	8.40%
> \$250,000 and ≤ \$300,000	8.97%	11.19%
> \$300,000 and ≤ \$350,000	11.89%	11.93%
> \$350,000 and ≤ \$400,000	11.52%	9.34%
> \$400,000 and ≤ \$450,000	9.49%	8.21%
> \$450,000 and ≤ \$500,000	8.45%	7.77%
> \$500,000 and ≤ \$550,000	7.29%	5.06%
> \$550,000 and ≤ \$600,000	7.31%	4.11%
> \$600,000 and ≤ \$650,000	4.24%	3.98%
> \$650,000 and ≤ \$700,000	3.86%	3.80%
> \$700,000 and ≤ \$750,000	2.85%	1.17%
> \$750,000 and ≤ \$800,000	3.36%	2.45%
> \$800,000 and ≤ \$850,000	2.34%	1.33%
> \$850,000 and ≤ \$900,000	1.59%	0.69%
> \$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

	<u>\$ % at Issue</u>	<u>Dec - 25</u>
≤ 0%	0.00%	-0.32%
> 0% and ≤ 25%	3.19%	10.48%
> 25% and ≤ 30%	2.14%	2.39%
> 30% and ≤ 35%	1.82%	5.15%
> 35% and ≤ 40%	3.26%	7.96%
> 40% and ≤ 45%	3.65%	6.19%
> 45% and ≤ 50%	4.12%	9.48%
> 50% and ≤ 55%	5.08%	14.21%
> 55% and ≤ 60%	5.33%	10.04%
> 60% and ≤ 65%	6.76%	17.14%
> 65% and ≤ 70%	8.88%	9.93%
> 70% and ≤ 75%	12.17%	4.30%
> 75% and ≤ 80%	36.59%	2.19%
> 80% and ≤ 85%	5.80%	0.27%
> 85% and ≤ 90%	0.93%	0.26%
> 90% and ≤ 95%	0.28%	0.00%
> 95% and ≤ 100%	0.00%	0.33%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance

	<u>\$ % at Issue</u>	<u>Dec - 25</u>
Genworth	47.25%	45.33%
QBE	52.75%	54.00%
Uninsured	0.00%	0.67%
Total	100.00%	100.00%

Seasoning Analysis

	<u>\$ % at Issue</u>	<u>Dec - 25</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	0.47%	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%	27.43%
> 108 mths and ≤ 120 mths	0.36%	38.62%
> 120 mths	2.27%	33.95%
Total	100.00%	100.00%

Geographic Distribution

	<u>\$ % at Issue</u>	<u>Dec - 25</u>
ACT - Metro	2.03%	2.03%
Total ACT	2.03%	2.03%
NSW - Inner city	0.10%	0.00%
NSW - Metro	33.16%	41.27%
NSW - Non metro	10.04%	3.78%
Total NSW	43.31%	45.05%
NT - Metro	0.14%	0.39%
NT - Non metro	0.01%	0.00%
Total NT	0.15%	0.39%
QLD - Inner city	0.06%	0.00%
QLD - Metro	9.66%	14.89%
QLD - Non metro	5.68%	2.48%
Total QLD	15.40%	17.37%
SA - Inner city	0.03%	0.01%
SA - Metro	4.98%	4.20%
SA - Non metro	0.27%	0.43%
Total SA	5.28%	4.64%
TAS - Inner city	0.03%	0.00%
TAS - Metro	0.85%	0.46%
TAS - Non metro	0.19%	0.07%
Total TAS	1.07%	0.53%
VIC - Inner city	0.27%	0.52%
VIC - Metro	18.96%	16.36%
VIC - Non metro	2.64%	0.98%
Total VIC	21.87%	17.87%
WA - Inner city	0.13%	0.00%
WA - Metro	10.33%	11.62%
WA - Non metro	0.44%	0.51%
Total WA	10.90%	12.13%
Total Inner City	0.63%	0.53%
Total Metro	80.11%	91.22%
Total Non Metro	19.26%	8.25%
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>
Jan-25	0.00%	0.07%	0.99%	1.06%
Feb-25	1.16%	0.07%	1.01%	2.23%
Mar-25	0.82%	0.01%	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%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Jan-25	7	2,436,504
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

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

<u>PRINCIPAL LOSS</u>	<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	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Jan-25	140,356.61	1.06%	158,363,052.40
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
Total	968,086.34		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Jan-25	10.84%
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%

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

<u>Available</u>	<u>Drawn</u>
1,072,408.11	-
150,000.00	-

SUPPORTING RATINGS

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