

PROGRESS 2019-1 TRUST

Tuesday, 24 February 2026

Transaction Name: Progress 2019-1 Trust
 Trustee: Perpetual Trustee Company Limited
 Security Trustee: P.T. Limited
 Originator: AMP Bank Limited
 Servicer & Custodian: AMP Bank Limited
 Issue Date: Thursday, 13th June 2019
 Maturity Date: Friday, 24th June 2050
 Payment Date: 24th 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>	<u>Class A Refinancing Date</u>
Class A Notes	1 M BBSW	0bps	Actual/365	25 Nov 2024
Class A-R Notes	1 M BBSW	97bps	Actual/365	
Class AB Notes	1 M BBSW	195bps	Actual/365	
Class B Notes	1 M BBSW	225bps	Actual/365	
Class C Notes	1 M BBSW	270bps	Actual/365	
Class D Notes	1 M BBSW	620bps	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	-	-	92.00%	0.00%	AAA / Aaa
Class A-R Notes	A\$	185,000,000.00	135,862,134.09	135,862,134.09	69.81%	83.79%	AAA / Aaa
Class AB Notes	A\$	46,700,000.00	15,337,683.56	15,337,683.56	17.62%	9.46%	AAA /n.r
Class B Notes	A\$	19,300,000.00	6,338,700.05	6,338,700.05	7.28%	3.91%	AAA /n.r.
Class C Notes	A\$	12,400,000.00	4,072,532.66	4,072,532.66	4.68%	2.51%	A /n.r.
Class D Notes	A\$	1,600,000.00	525,488.06	525,488.06	0.60%	0.32%	n.r./n.r.
TOTAL		265,000,000.00	162,136,538.42	162,136,538.42	100.00%	100.00%	

Current Payment Date: Tuesday, 24 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	3.6150%	24-Feb-26	920,000	-	-	0.0000
Class A-R Notes	0.7484	4.5850%	24-Feb-26	185,000	2.63	14.03	0.7344
Class AB Notes	0.3347	5.5650%	24-Feb-26	46,700	1.43	6.27	0.3284
Class B Notes	0.3347	5.8650%	24-Feb-26	19,300	1.51	6.27	0.3284
Class C Notes	0.3347	6.3150%	24-Feb-26	12,400	1.62	6.27	0.3284
Class D Notes	0.3347	9.8150%	24-Feb-26	1,600	2.52	6.27	0.3284
TOTAL				1,185,000	9.71	39.12	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jan - 26</u>
Total pool size:	\$991,497,790	\$160,769,993
Total Number Of Loans (UnConsolidated):	3,892	1008
Total number of loans (consolidating split loans):	2,930	774
Average loan Size:	\$338,395	\$207,713
Maximum loan size:	\$1,000,000	\$862,000
Total property value:	\$2,126,101,907	\$574,481,274
Number of Properties:	2934	776
Average property value:	\$724,643	\$740,311
Average current LVR:	52.17%	31.65%
Average Term to Maturity (months):	306.58	223.33
Maximum Remaining Term to Maturity (months):	345.24	265.08
Weighted Average Seasoning (months):	37.13	116.73
Weighted Average Current LVR:	59.22%	46.00%
Weighted Average Term to Maturity (months):	314.73	235.92
% of pool with loans > \$500,000:	32.71%	22.36%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	92.27%	121.03%
% Fixed Rate Loans(Value):	6.15%	0.50%
% Interest Only loans (Value):	18.62%	3.53%
Weighted Average Mortgage Interest:	4.24%	5.99%
Weighted Average Fixed Rate:		5.12%
Weighted Average Variable Rate:		6.00%
Investment Loans:	14.85%	15.17%

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%	-0.18%
> \$0 and ≤ \$100,000	1.86%	4.30%
> \$100,000 and ≤ \$150,000	2.75%	6.20%
> \$150,000 and ≤ \$200,000	3.98%	7.75%
> \$200,000 and ≤ \$250,000	6.12%	11.05%
> \$250,000 and ≤ \$300,000	9.14%	15.86%
> \$300,000 and ≤ \$350,000	11.49%	10.26%
> \$350,000 and ≤ \$400,000	11.73%	10.87%
> \$400,000 and ≤ \$450,000	10.78%	5.58%
> \$450,000 and ≤ \$500,000	9.42%	5.95%
> \$500,000 and ≤ \$550,000	5.81%	7.45%
> \$550,000 and ≤ \$600,000	5.29%	3.91%
> \$600,000 and ≤ \$650,000	4.97%	5.02%
> \$650,000 and ≤ \$700,000	3.66%	1.69%
> \$700,000 and ≤ \$750,000	3.94%	1.33%
> \$750,000 and ≤ \$800,000	1.96%	1.88%
> \$800,000 and ≤ \$850,000	1.83%	0.00%
> \$850,000 and ≤ \$900,000	2.39%	1.07%
> \$900,000 and ≤ \$950,000	1.49%	0.00%
> \$950,000 and ≤ \$1,000,000	1.38%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 26</u>
≤ 0%	0.00%	-0.18%
> 0% and ≤ 25%	7.58%	17.20%
> 25% and ≤ 30%	4.06%	5.84%
> 30% and ≤ 35%	4.02%	6.38%
> 35% and ≤ 40%	3.29%	8.24%
> 40% and ≤ 45%	4.34%	9.78%
> 45% and ≤ 50%	8.64%	8.42%
> 50% and ≤ 55%	5.65%	8.07%
> 55% and ≤ 60%	7.55%	9.26%
> 60% and ≤ 65%	8.61%	7.02%
> 65% and ≤ 70%	8.81%	9.62%
> 70% and ≤ 75%	8.70%	8.12%
> 75% and ≤ 80%	14.84%	1.09%
> 80% and ≤ 85%	8.96%	0.62%
> 85% and ≤ 90%	4.47%	0.17%
> 90% and ≤ 95%	0.49%	0.00%
> 95% and ≤ 100%	0.00%	0.20%
> 100%	0.00%	0.14%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Jan - 26</u>
Genworth	67.47%	69.28%
QBE	32.53%	30.21%
Uninsured	0.00%	0.51%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jan - 26</u>
> 0 mths and ≤ 3 mths	0.20%	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	6.37%	0.00%
> 18 mths and ≤ 21 mths	14.80%	0.00%
> 21 mths and ≤ 24 mths	20.86%	0.00%
> 24 mths and ≤ 36 mths	22.65%	0.00%
> 36 mths and ≤ 48 mths	13.09%	0.00%
> 48 mths and ≤ 60 mths	9.97%	0.00%
> 60 mths and ≤ 72 mths	5.31%	0.00%
> 72 mths and ≤ 84 mths	2.03%	0.34%
> 84 mths and ≤ 96 mths	1.31%	2.00%
> 96 mths and ≤ 108 mths	0.54%	50.87%
> 108 mths and ≤ 120 mths	0.25%	14.23%
> 120 mths	2.64%	32.56%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 26</u>
NSW - Inner city	0.09%	0.00%
NSW - Metro	34.04%	40.90%
NSW - Non metro	9.70%	4.15%
Total NSW	43.83%	45.05%
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.68%	1.80%
ACT - Non metro	0.00%	0.00%
Total ACT	1.68%	1.80%
NT - Inner city	0.00%	0.00%
NT - Metro	0.36%	0.25%
NT - Non metro	0.00%	0.00%
Total NT	0.36%	0.25%
SA - Inner city	0.17%	0.48%
SA - Metro	4.20%	3.80%
SA - Non metro	0.33%	0.55%
Total SA	4.70%	4.83%
QLD - Inner city	0.12%	0.00%
QLD - Metro	6.83%	8.88%
QLD - Non metro	5.11%	0.91%
Total QLD	12.06%	9.79%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.53%	0.33%
TAS - Non metro	0.45%	0.36%
Total TAS	0.98%	0.68%
VIC - Inner city	0.71%	1.17%
VIC - Metro	21.36%	20.86%
VIC - Non metro	2.37%	1.66%
Total VIC	24.44%	23.70%
WA - Inner city	0.28%	0.69%
WA - Metro	10.74%	12.28%
WA - Non metro	0.94%	0.93%
Total WA	11.96%	13.90%
Total Inner City	1.37%	2.34%
Total Metro	79.73%	89.10%
Total Non Metro	18.90%	8.57%
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	0.82%	0.11%	1.41%	2.34%
Mar-25	0.77%	0.41%	1.47%	2.66%
Apr-25	0.28%	0.60%	0.97%	1.85%
May-25	1.15%	0.00%	1.40%	2.55%
Jun-25	1.06%	0.95%	1.21%	3.22%
Jul-25	0.38%	0.71%	2.04%	3.13%
Aug-25	0.00%	0.00%	2.00%	2.00%
Sep-25	0.18%	0.00%	1.34%	1.52%
Oct-25	0.32%	0.00%	1.03%	1.34%
Nov-25	0.71%	0.00%	1.03%	1.74%
Dec-25	0.80%	0.26%	0.59%	1.65%
Jan-26	0.77%	0.00%	0.56%	1.33%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-25	5	1,808,767
Mar-25	7	2,467,769
Apr-25	7	2,027,313
May-25	9	2,111,810
Jun-25	8	1,759,058
Jul-25	9	1,974,556
Aug-25	9	1,980,378
Sep-25	4	1,044,779
Oct-25	5	1,445,206
Nov-25	5	1,437,356
Dec-25	3	671,280
Jan-26	5	1,217,932

<u>MORTGAGE IN POSSESSION</u>	<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	-	-

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2019	-	-	-	-
2020	133,175.69	133,175.69	133,075.69	100.00
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	107,937.05	-	-	-
2025	-	-	-	107,937.05
Total	241,112.74	133,175.69	133,075.69	108,037.05

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Feb-25	221,264.38	1.26%	\$ 210,076,852
Mar-25	52,012.64	0.31%	\$ 203,605,589
Apr-25	87,388.46	0.53%	\$ 199,551,429
May-25	84,258.49	0.52%	\$ 193,505,535
Jun-25	201,690.58	1.29%	\$ 187,911,155
Jul-25	38,419.62	0.25%	\$ 185,614,521
Aug-25	110,279.52	0.73%	\$ 181,260,563
Sep-25	189,171.75	1.29%	\$ 176,595,680
Oct-25	89,824.29	0.62%	\$ 174,045,182
Nov-25	73,945.49	0.52%	\$ 170,082,254
Dec-25	61,458.63	0.44%	\$ 168,405,010
Jan-26	144,899.37	1.05%	\$ 165,233,788
Total	1,354,613.22		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Feb-25	28.29%
Mar-25	17.97%
Apr-25	27.68%
May-25	26.41%
Jun-25	9.68%
Jul-25	21.12%
Aug-25	23.25%
Sep-25	11.70%
Oct-25	20.23%
Nov-25	6.58%
Dec-25	16.14%
Jan-26	16.10%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	1,366,544.94	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P /</u>	<u>Rating Trigger S&P</u>
Fixed Rate Swap Provider	AMP Bank Limited	BBB+ / Baa2	BBB / A3(cr)
Standby Swap Provider	NAB	AA-/Aa3	BBB / A3(cr)
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/ P-1	A- / P-1
Bank Account Provider	Westpac	A-1+ / P-1	A- / 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)		