Progress 2019-1 Trust Risk Retention Pool

Transaction Name:	Risk Retention Pool
Closing 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.
Note: EU Securitisation Regulation	EU Securitisation Regulation
Note: Japanese Risk Retention	Japanese risk retention
	Prospective investors should make their own independent investigation and seek their own independent advice (i) as to the scope
Current Risk Retention pool balance as percentage of	5.26%

COLLATERAL INFORMATION	**At Issue**	**Sep - 26**
Total pool size:	$64,986,667	$8,524,359
Average loan Size:	$515,767	$370,624
Maximum loan size:	$985,081	$782,805
Total property value:	$103,573,136	$19,017,431
Average property value:	$822,009	$826,845
Maximum current LVR:	92.27%	68.82%
Average current LVR:	67.01%	45.42%
Weighted average current LVR:	66.66%	53.73%
Total number of loans (unconsolidated):	167	30
Total number of loans (consolidating split loans):	126	23
Number of properties:	126	23
Average term to maturity (months):	328.25	243.15
Maximum remaining term to maturity (months):	348.00	257.13
Weighted average seasoning (months):	20.20	108.58
Weighted average term to maturity (months):	332.82	245.47
% of pool with loans > $500,000:	71.20%	37.45%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	7.56%	0.00%
% Interest Only loans (Value):	5.04%	0.00%
Weighted Average Coupon:	3.99%	6.41%
InVestment Loans:	9.03%	12.21%
Weighted Average Fixed Rate:		0.00%
Weighted Average Variable Rate:		6.41%

Outstanding Balance Distribution	$ % at Issue	Sep - 26
≤ $0	0.00%	0.00%
> $0 and ≤ $100,000	0.18%	1.07%
> $100,000 and ≤ $150,000	0.40%	1.34%
> $150,000 and ≤ $200,000	0.85%	4.24%
> $200,000 and ≤ $250,000	0.00%	2.58%
> $250,000 and ≤ $300,000	3.44%	0.00%
> $300,000 and ≤ $350,000	5.94%	15.81%
> $350,000 and ≤ $400,000	6.42%	4.48%
> $400,000 and ≤ $450,000	5.82%	4.93%
> $450,000 and ≤ $500,000	5.75%	28.10%
> $500,000 and ≤ $550,000	12.13%	11.98%
> $550,000 and ≤ $600,000	12.41%	0.00%
> $600,000 and ≤ $650,000	15.27%	7.25%
> $650,000 and ≤ $700,000	5.22%	0.00%
> $700,000 and ≤ $750,000	7.89%	0.00%
> $750,000 and ≤ $800,000	3.54%	18.22%
> $800,000 and ≤ $850,000	7.65%	0.00%
> $850,000 and ≤ $900,000	4.09%	0.00%
> $900,000 and ≤ $950,000	0.00%	0.00%
> $950,000 and ≤ $1,000,000	3.01%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	$ % at Issue	Sep - 26
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	0.55%	6.99%
> 25% and ≤ 30%	1.44%	0.00%
> 30% and ≤ 35%	0.00%	3.96%
> 35% and ≤ 40%	2.03%	6.27%
> 40% and ≤ 45%	1.77%	12.86%
> 45% and ≤ 50%	6.02%	0.00%
> 50% and ≤ 55%	10.25%	5.73%
> 55% and ≤ 60%	11.32%	19.21%
> 60% and ≤ 65%	7.69%	12.67%
> 65% and ≤ 70%	11.25%	32.30%
> 70% and ≤ 75%	10.81%	0.00%
> 75% and ≤ 80%	23.64%	0.00%
> 80% and ≤ 85%	7.48%	0.00%
> 85% and ≤ 90%	4.67%	0.00%
> 90% and ≤ 95%	1.08%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	$ % at Issue	Sep - 26
Genworth	13.15%	15.21%
QBE	2.83%	2.58%
Uninsured	84.03%	82.21%
Total	100.00%	100.00%

Seasoning Analysis	$ % at Issue	Sep - 26
> 0 mths and ≤ 3 mths	1.29%	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	3.39%	0.00%
> 15 mths and ≤ 18 mths	65.64%	0.00%
> 18 mths and ≤ 21 mths	17.35%	0.00%
> 21 mths and ≤ 24 mths	3.12%	0.00%
> 24 mths and ≤ 36 mths	5.28%	0.00%
> 36 mths and ≤ 48 mths	1.31%	0.00%
> 48 mths and ≤ 60 mths	0.90%	0.00%
> 60 mths and ≤ 72 mths	0.00%	0.00%
> 72 mths and ≤ 84 mths	0.45%	0.00%
> 84 mths and ≤ 96 mths	0.00%	0.00%
> 96 mths and ≤ 108 mths	0.00%	93.31%
> 108 mths and ≤ 120 mths	0.00%	1.97%
> 120 mths	1.27%	4.73%
Total	100.00%	100.00%

Geographic Distribution	$ % at Issue	Sep - 26
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.38%	0.00%
ACT - Non metro	0.00%	0.00%
Total ACT	2.38%	0.00%
NSW - Inner city	0.00%	0.00%
NSW - Metro	30.95%	43.60%
NSW - Non metro	6.35%	0.00%
Total NSW	37.30%	43.60%
NT - Metro	0.00%	0.00%
NT - Non metro	0.00%	0.00%
Total NT	0.00%	0.00%
QLD - Inner city	0.00%	0.00%
QLD - Metro	7.94%	20.12%
QLD - Non metro	6.35%	0.00%
Total QLD	14.29%	20.12%
SA - Inner city	0.00%	0.00%
SA - Metro	3.17%	0.80%
SA - Non metro	0.00%	0.00%
Total SA	3.17%	0.80%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.00%	0.00%
TAS - Non metro	0.79%	0.00%
Total TAS	0.79%	0.00%
VIC - Inner city	0.00%	0.00%
VIC - Metro	30.16%	22.55%
VIC - Non metro	1.59%	0.00%
Total VIC	31.75%	22.55%
WA - Inner city	0.00%	0.00%
WA - Metro	9.52%	10.35%
WA - Non metro	0.79%	2.58%
Total WA	10.32%	12.93%
Total Inner City	0.00%	0.00%
Total Metro	88.02%	97.42%
Total Non Metro	11.98%	2.58%
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

ARREARS $ % (scheduled balance basis)	31-60	61-90	90+	Total
Oct-25	0.00%	0.00%	0.00%	0.00%
Nov-25	0.00%	0.00%	0.00%	0.00%
Dec-25	0.00%	0.00%	0.00%	0.00%
Jan-26	0.00%	0.00%	0.00%	0.00%
Feb-26	0.00%	0.00%	0.00%	0.00%
Mar-26	0.00%	0.00%	0.00%	0.00%
Apr-26	0.00%	0.00%	0.00%	0.00%
May-26	0.00%	0.00%	0.00%	0.00%
Jun-26	0.00%	0.00%	0.00%	0.00%
Jul-26	0.00%	0.00%	0.00%	0.00%
Aug-26	0.00%	0.00%	0.00%	0.00%
Sep-26	0.00%	0.00%	0.00%	0.00%

MORTGAGE SAFETY NET	No of Accounts	Amount ($)
Oct-25	-	-
Nov-25	-	-
Dec-25	-	-
Jan-26	-	-
Feb-26	-	-
Mar-26	-	-
Apr-26	-	-
May-26	-	-
Jun-26	-	-
Jul-26	-	-
Aug-26	-	-
Sep-26	-	-

MORTGAGE IN POSSESSION	No of Accounts	Amount ($)
Oct-25	-	-
Nov-25	-	-
Dec-25	-	-
Jan-26	-	-
Feb-26	-	-
Mar-26	-	-
Apr-26	-	-
May-26	-	-
Jun-26	-	-
Jul-26	-	-
Aug-26	-	-
Sep-26	-	-

PRINCIPAL LOSS	Gross Loss	LMI claim (A$)	LMI payment (A$)	Net loss
2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
Total	-	-	-	-