

## Progress 2019-1 TRUST RISK Retention Pool

<b>Transaction Name:</b>	Risk Retention Pool
<b>Closing Date:</b>	Thursday, 13th June 2019
<b>Maturity Date:</b>	Friday, 24th June 2050
<b>Payment Date:</b>	24th day of each month
<b>Business Day for Payments:</b>	Sydney & Melbourne
<b>Determination Date &amp; Ex-Interest Date:</b>	3 Business Days before each Payment Date.
<b>Note: EU Securitisation Regulation</b>	<b>EU Securitisation Regulation</b>
<b>Note: Japanese Risk Retention</b>	<b>Japanese risk retention</b>
	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%

<u>COLLATERAL INFORMATION</u>	<u>At Issue</u>	<u>Nov - 25</u>
Total pool size:	\$64,986,667	\$10,551,572
Average loan Size:	\$515,767	\$390,799
Maximum loan size:	\$985,081	\$797,585
Total property value:	\$103,573,136	\$22,112,431
Average property value:	\$822,009	\$818,979
Maximum current LVR:	92.27%	70.16%
Average current LVR:	67.01%	48.86%
Weighted average current LVR:	66.66%	55.90%
Total number of loans (unconsolidated):	167	39
Total number of loans (consolidating split loans):	126	27
Number of properties:	126	27
Average term to maturity (months):	328.25	247.10
Maximum remaining term to maturity (months):	348.00	267.12
Weighted average seasoning (months):	20.20	97.81
Weighted average term to maturity (months):	332.82	254.23
% of pool with loans > \$500,000:	71.20%	51.00%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	7.56%	5.34%
% Interest Only loans (Value):	5.04%	1.96%
Weighted Average Coupon:	3.99%	5.58%
InVESTment Loans:	9.03%	11.11%
Weighted Average Fixed Rate:		2.29%
Weighted Average Variable Rate:		5.77%

**Outstanding Balance Distribution**

	<u>\$ % at Issue</u>	<u>Nov - 25</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.18%	0.80%
> \$100,000 and ≤ \$150,000	0.40%	1.12%
> \$150,000 and ≤ \$200,000	0.85%	3.55%
> \$200,000 and ≤ \$250,000	0.00%	4.11%
> \$250,000 and ≤ \$300,000	3.44%	2.78%
> \$300,000 and ≤ \$350,000	5.94%	0.00%
> \$350,000 and ≤ \$400,000	6.42%	14.10%
> \$400,000 and ≤ \$450,000	5.82%	0.00%
> \$450,000 and ≤ \$500,000	5.75%	22.54%
> \$500,000 and ≤ \$550,000	12.13%	24.56%
> \$550,000 and ≤ \$600,000	12.41%	5.34%
> \$600,000 and ≤ \$650,000	15.27%	6.08%
> \$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%	15.02%
> \$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%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Outstanding Balance LVR Distribution**

	<u>\$ % at Issue</u>	<u>Nov - 25</u>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	0.55%	2.52%
> 25% and ≤ 30%	1.44%	3.43%
> 30% and ≤ 35%	0.00%	0.00%
> 35% and ≤ 40%	2.03%	3.90%
> 40% and ≤ 45%	1.77%	10.40%
> 45% and ≤ 50%	6.02%	9.90%
> 50% and ≤ 55%	10.25%	9.27%
> 55% and ≤ 60%	11.32%	11.19%
> 60% and ≤ 65%	7.69%	15.21%
> 65% and ≤ 70%	11.25%	24.26%
> 70% and ≤ 75%	10.81%	9.90%
> 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%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Mortgage Insurance**

	<u>\$ % at Issue</u>	<u>Nov - 25</u>
Genworth	13.15%	18.17%
QBE	2.83%	2.21%
Uninsured	84.03%	79.62%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Seasoning Analysis**

	<u>\$ % at Issue</u>	<u>Nov - 25</u>
> 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%	0.73%
> 84 mths and ≤ 96 mths	0.00%	66.95%
> 96 mths and ≤ 108 mths	0.00%	26.45%
> 108 mths and ≤ 120 mths	0.00%	3.66%
> 120 mths	1.27%	2.21%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Nov - 25</u>
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%	37.09%
NSW - Non metro	6.35%	0.00%
Total NSW	37.30%	37.09%
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%	22.09%
QLD - Non metro	6.35%	0.00%
Total QLD	14.29%	22.09%
SA - Inner city	0.00%	0.00%
SA - Metro	3.17%	4.68%
SA - Non metro	0.00%	0.00%
Total SA	3.17%	4.68%
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%	20.31%
VIC - Non metro	1.59%	0.00%
Total VIC	31.75%	20.31%
WA - Inner city	0.00%	0.00%
WA - Metro	9.52%	13.63%
WA - Non metro	0.79%	2.21%
Total WA	10.32%	15.83%
Total Inner City	0.00%	0.00%
Total Metro	88.02%	97.79%
Total Non Metro	11.98%	2.21%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

\*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>
Dec-24	0.00%	0.00%	0.00%	0.00%
Jan-25	0.00%	0.00%	0.00%	0.00%
Feb-25	0.00%	0.00%	0.00%	0.00%
Mar-25	0.00%	0.00%	0.00%	0.00%
Apr-25	0.00%	0.00%	0.00%	0.00%
May-25	0.00%	0.00%	0.00%	0.00%
Jun-25	0.00%	0.00%	0.00%	0.00%
Jul-25	0.00%	0.00%	0.00%	0.00%
Aug-25	0.00%	0.00%	0.00%	0.00%
Sep-25	0.00%	0.00%	0.00%	0.00%
Oct-25	0.00%	0.00%	0.00%	0.00%
Nov-25	0.00%	0.00%	0.00%	0.00%

MORTGAGE SAFETY NET

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Dec-24	-	-
Jan-25	-	-
Feb-25	-	-
Mar-25	-	-
Apr-25	-	-
May-25	-	-
Jun-25	-	-
Jul-25	-	-
Aug-25	-	-
Sep-25	-	-
Oct-25	-	-
Nov-25	-	-

MORTGAGE IN POSSESSION

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Dec-24	-	-
Jan-25	-	-
Feb-25	-	-
Mar-25	-	-
Apr-25	-	-
May-25	-	-
Jun-25	-	-
Jul-25	-	-
Aug-25	-	-
Sep-25	-	-
Oct-25	-	-
Nov-25	-	-

PRINCIPAL LOSS

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