

PROGRESS 2019-1 TRUST

Wednesday, 24 December 2025

| | |
|--|---|
| 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 | 141,114,792.91 | 141,114,792.91 | 69.81% | 83.79% | AAA / Aaa |
| Class AB Notes | A\$ | 46,700,000.00 | 15,930,664.22 | 15,930,664.22 | 17.62% | 9.46% | AAA /n.r |
| Class B Notes | A\$ | 19,300,000.00 | 6,583,764.87 | 6,583,764.87 | 7.28% | 3.91% | AAA /n.r. |
| Class C Notes | A\$ | 12,400,000.00 | 4,229,983.63 | 4,229,983.63 | 4.68% | 2.51% | A /n.r. |
| Class D Notes | A\$ | 1,600,000.00 | 545,804.32 | 545,804.32 | 0.60% | 0.32% | n.r./n.r. |
| TOTAL | | 265,000,000.00 | 168,405,009.95 | 168,405,009.95 | 100.00% | 100.00% | |

Current Payment Date:

Wednesday, 24 December 2025

| | 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 | 3.5475% | 24-Dec-25 | 920,000 | - | - | 0.0000 |
| Class A-R Notes | 0.7704 | 4.5175% | 24-Dec-25 | 185,000 | 2.86 | 7.60 | 0.7628 |
| Class AB Notes | 0.3445 | 5.4975% | 24-Dec-25 | 46,700 | 1.56 | 3.40 | 0.3411 |
| Class B Notes | 0.3445 | 5.7975% | 24-Dec-25 | 19,300 | 1.64 | 3.40 | 0.3411 |
| Class C Notes | 0.3445 | 6.2475% | 24-Dec-25 | 12,400 | 1.77 | 3.40 | 0.3411 |
| Class D Notes | 0.3445 | 9.7475% | 24-Dec-25 | 1,600 | 2.76 | 3.40 | 0.3411 |
| TOTAL | | | | 1,185,000 | 10.59 | 21.19 | |

COLLATERAL INFORMATION

| | <u>At Issue</u> | <u>Nov - 25</u> |
|--|-----------------|-----------------|
| Total pool size: | \$991,497,790 | \$166,973,567 |
| Total Number Of Loans (UnConsolidated): | 3,892 | 1032 |
| Total number of loans (consolidating split loans): | 2,930 | 789 |
| Average loan Size: | \$338,395 | \$211,627 |
| Maximum loan size: | \$1,000,000 | \$862,000 |
| Total property value: | \$2,126,101,907 | \$583,967,874 |
| Number of Properties: | 2934 | 790 |
| Average property value: | \$724,643 | \$739,200 |
| Average current LVR: | 52.17% | 32.34% |
| Average Term to Maturity (months): | 306.58 | 225.15 |
| Maximum Remaining Term to Maturity (months): | 345.24 | 267.12 |
| Weighted Average Seasoning (months): | 37.13 | 114.97 |
| Weighted Average Current LVR: | 59.22% | 46.38% |
| Weighted Average Term to Maturity (months): | 314.73 | 237.84 |
| % of pool with loans > \$500,000: | 32.71% | 21.97% |
| % of pool (amount) LoDoc Loans: | 0.00% | 0.00% |
| Maximum Current LVR: | 92.27% | 121.84% |
| % Fixed Rate Loans(Value): | 6.15% | 0.49% |
| % Interest Only loans (Value): | 18.62% | 3.40% |
| Weighted Average Mortgage Interest: | 4.24% | 5.99% |
| Weighted Average Fixed Rate: | | 5.12% |
| Weighted Average Variable Rate: | | 6.00% |
| Investment Loans: | 14.85% | 15.02% |

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

| <u>Outstanding Balance Distribution</u> | <u>\$ % at Issue</u> | <u>Nov - 25</u> |
|---|----------------------|-----------------|
| ≤ \$0 | 0.00% | -0.14% |
| > \$0 and ≤ \$100,000 | 1.86% | 4.28% |
| > \$100,000 and ≤ \$150,000 | 2.75% | 6.29% |
| > \$150,000 and ≤ \$200,000 | 3.98% | 7.70% |
| > \$200,000 and ≤ \$250,000 | 6.12% | 11.09% |
| > \$250,000 and ≤ \$300,000 | 9.14% | 15.36% |
| > \$300,000 and ≤ \$350,000 | 11.49% | 10.68% |
| > \$350,000 and ≤ \$400,000 | 11.73% | 10.93% |
| > \$400,000 and ≤ \$450,000 | 10.78% | 6.11% |
| > \$450,000 and ≤ \$500,000 | 9.42% | 5.74% |
| > \$500,000 and ≤ \$550,000 | 5.81% | 6.87% |
| > \$550,000 and ≤ \$600,000 | 5.29% | 4.44% |
| > \$600,000 and ≤ \$650,000 | 4.97% | 4.87% |
| > \$650,000 and ≤ \$700,000 | 3.66% | 0.80% |
| > \$700,000 and ≤ \$750,000 | 3.94% | 2.13% |
| > \$750,000 and ≤ \$800,000 | 1.96% | 1.82% |
| > \$800,000 and ≤ \$850,000 | 1.83% | 0.00% |
| > \$850,000 and ≤ \$900,000 | 2.39% | 1.03% |
| > \$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>Nov - 25</u> |
|---|----------------------|-----------------|
| ≤ 0% | 0.00% | -0.14% |
| > 0% and ≤ 25% | 7.58% | 16.98% |
| > 25% and ≤ 30% | 4.06% | 5.71% |
| > 30% and ≤ 35% | 4.02% | 6.34% |
| > 35% and ≤ 40% | 3.29% | 7.22% |
| > 40% and ≤ 45% | 4.34% | 10.33% |
| > 45% and ≤ 50% | 8.64% | 8.04% |
| > 50% and ≤ 55% | 5.65% | 7.83% |
| > 55% and ≤ 60% | 7.55% | 10.41% |
| > 60% and ≤ 65% | 8.61% | 7.35% |
| > 65% and ≤ 70% | 8.81% | 8.76% |
| > 70% and ≤ 75% | 8.70% | 8.32% |
| > 75% and ≤ 80% | 14.84% | 1.19% |
| > 80% and ≤ 85% | 8.96% | 0.85% |
| > 85% and ≤ 90% | 4.47% | 0.49% |
| > 90% and ≤ 95% | 0.49% | 0.00% |
| > 95% and ≤ 100% | 0.00% | 0.19% |
| > 100% | 0.00% | 0.13% |
| Total | 100.00% | 100.00% |

| <u>Mortgage Insurance</u> | <u>\$ % at Issue</u> | <u>Nov - 25</u> |
|---------------------------|----------------------|-----------------|
| Genworth | 67.47% | 69.82% |
| QBE | 32.53% | 29.69% |
| Uninsured | 0.00% | 0.49% |
| Total | 100.00% | 100.00% |

| <u>Seasoning Analysis</u> | <u>\$ % at Issue</u> | <u>Nov - 25</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% | 0.33% |
| > 84 mths and ≤ 96 mths | 1.31% | 6.48% |
| > 96 mths and ≤ 108 mths | 0.54% | 50.98% |
| > 108 mths and ≤ 120 mths | 0.25% | 11.08% |
| > 120 mths | 2.64% | 31.13% |
| Total | 100.00% | 100.00% |

| <u>Geographic Distribution</u> | <u>\$ % at Issue</u> | <u>Nov - 25</u> |
|--------------------------------|----------------------|-----------------|
| NSW - Inner city | 0.09% | 0.00% |
| NSW - Metro | 34.04% | 40.54% |
| NSW - Non metro | 9.70% | 4.07% |
| Total NSW | 43.83% | 44.60% |
| ACT - Inner city | 0.00% | 0.00% |
| ACT - Metro | 1.68% | 1.94% |
| ACT - Non metro | 0.00% | 0.00% |
| Total ACT | 1.68% | 1.94% |
| NT - Inner city | 0.00% | 0.00% |
| NT - Metro | 0.36% | 0.24% |
| NT - Non metro | 0.00% | 0.00% |
| Total NT | 0.36% | 0.24% |
| SA - Inner city | 0.17% | 0.46% |
| SA - Metro | 4.20% | 3.74% |
| SA - Non metro | 0.33% | 0.54% |
| Total SA | 4.70% | 4.74% |
| QLD - Inner city | 0.12% | 0.00% |
| QLD - Metro | 6.83% | 9.12% |
| QLD - Non metro | 5.11% | 0.88% |
| Total QLD | 12.06% | 10.00% |
| TAS - Inner city | 0.00% | 0.00% |
| TAS - Metro | 0.53% | 0.31% |
| TAS - Non metro | 0.45% | 0.43% |
| Total TAS | 0.98% | 0.74% |
| VIC - Inner city | 0.71% | 1.14% |
| VIC - Metro | 21.36% | 21.04% |
| VIC - Non metro | 2.37% | 1.61% |
| Total VIC | 24.44% | 23.79% |
| WA - Inner city | 0.28% | 0.67% |
| WA - Metro | 10.74% | 11.83% |
| WA - Non metro | 0.94% | 1.12% |
| Total WA | 11.96% | 13.62% |
| Total Inner City | 1.37% | 2.26% |
| Total Metro | 79.73% | 88.76% |
| Total Non Metro | 18.90% | 8.65% |
| Secured by Term Deposit | 0.00% | 0.33% |
| 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> |
|---|--------------|--------------|------------|--------------|
| Dec-24 | 0.48% | 0.00% | 1.34% | 1.82% |
| Jan-25 | 1.19% | 0.11% | 1.36% | 2.66% |
| 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% |

| <u>MORTGAGE SAFETY NET</u> | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|----------------------------|-----------------------|--------------------|
| Dec-24 | 5 | 1,940,281 |
| Jan-25 | 6 | 1,855,623 |
| 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 |

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

| <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> |
|----------------------|----------------------------|----------------------------|-----------------------------|
| Dec-24 | 135,624.14 | 0.76% | \$ 215,328,953 |
| Jan-25 | 13,941.13 | 0.08% | \$ 211,972,075 |
| 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 |
| Total | 1,297,820.49 | | |

| <u>ANNUALISED CPR</u> | <u>CPR % p.a</u> |
|-----------------------|------------------|
| Dec-24 | 13.61% |
| Jan-25 | 6.30% |
| 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% |

RESERVES

| | Available | Drawn |
|---------------------------|--------------|-------|
| Principal Draw | | - |
| Liquidity Reserve Account | 1,431,442.58 | - |
| Income Reserve | 150,000.00 | - |

SUPPORTING RATINGS

| Role | Party | Current Rating S&P / | Rating Trigger S&P |
|----------------------------------|------------------|----------------------|--------------------|
| 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) | | |