

PROGRESS 2019-1 TRUST

Tuesday, 27 January 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	

	<u>Currency</u>	<u>Initial Stated Amount</u>	<u>Current Invested Amount</u>	<u>Current Stated Amount</u>	<u>Percentages at Issue</u>	<u>Current Percentages</u>	<u>Rating S&P/Moody's</u>
Class A Notes	A\$	920,000,000.00	-	-	92.00%	0.00%	AAA / Aaa
Class A-R Notes	A\$	185,000,000.00	138,457,471.37	138,457,471.37	69.81%	83.79%	AAA / Aaa
Class AB Notes	A\$	46,700,000.00	15,630,675.14	15,630,675.14	17.62%	9.46%	AAA /n.r.
Class B Notes	A\$	19,300,000.00	6,459,786.51	6,459,786.51	7.28%	3.91%	AAA /n.r.
Class C Notes	A\$	12,400,000.00	4,150,329.14	4,150,329.14	4.68%	2.51%	A /n.r.
Class D Notes	A\$	1,600,000.00	535,526.32	535,526.32	0.60%	0.32%	n.r.-/n.r.
TOTAL		265,000,000.00	165,233,788.48	165,233,788.48	100.00%	100.00%	

Current Payment Date: Tuesday, 27 January 2026

	<u>Pre Payment Date Bond Factors</u>	<u>Coupon Rate</u>	<u>Coupon Rate Reset Date</u>	<u>Initial Issued Notes (No.)</u>	<u>Interest Payment (per security)</u>	<u>Principal Payment (per security)</u>	<u>Post Payment Date Bond Factors</u>
Class A Notes	0.0000	3.5475%	27-Jan-26	920,000	-	-	0.0000
Class A-R Notes	0.7628	4.5175%	27-Jan-26	185,000	3.21	14.36	0.7484
Class AB Notes	0.3411	5.4975%	27-Jan-26	46,700	1.75	6.42	0.3347
Class B Notes	0.3411	5.7975%	27-Jan-26	19,300	1.84	6.42	0.3347
Class C Notes	0.3411	6.2475%	27-Jan-26	12,400	1.99	6.42	0.3347
Class D Notes	0.3411	9.7475%	27-Jan-26	1,600	3.10	6.42	0.3347
TOTAL				1,185,000	11.88	40.06	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Dec - 25</u>
Total pool size:	\$991,497,790	\$163,841,139
Total Number Of Loans (UnConsolidated):	3,892	1020
Total number of loans (consolidating split loans):	2,930	783
Average loan Size:	\$338,395	\$209,248
Maximum loan size:	\$1,000,000	\$862,000
Total property value:	\$2,126,101,907	\$580,575,792
Number of Properties:	2934	784
Average property value:	\$724,643	\$740,530
Average current LVR:	52.17%	31.90%
Average Term to Maturity (months):	306.58	224.58
Maximum Remaining Term to Maturity (months):	345.24	266.10
Weighted Average Seasoning (months):	37.13	115.78
Weighted Average Current LVR:	59.22%	46.29%
Weighted Average Term to Maturity (months):	314.73	236.97
% of pool with loans > \$500,000:	32.71%	21.71%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	92.27%	121.41%
% Fixed Rate Loans(Value):	6.15%	0.49%
% Interest Only loans (Value):	18.62%	3.47%
Weighted Average Mortgage Interest:	4.24%	5.99%
Weighted Average Fixed Rate:		5.12%
Weighted Average Variable Rate:		6.00%
Investment Loans:	14.85%	15.27%

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

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Dec - 25</u>
≤ \$0	0.00%	-0.15%
> \$0 and ≤ \$100,000	1.86%	4.54%
> \$100,000 and ≤ \$150,000	2.75%	5.86%
> \$150,000 and ≤ \$200,000	3.98%	7.52%
> \$200,000 and ≤ \$250,000	6.12%	10.95%
> \$250,000 and ≤ \$300,000	9.14%	15.59%
> \$300,000 and ≤ \$350,000	11.49%	10.66%
> \$350,000 and ≤ \$400,000	11.73%	11.15%
> \$400,000 and ≤ \$450,000	10.78%	5.48%
> \$450,000 and ≤ \$500,000	9.42%	6.69%
> \$500,000 and ≤ \$550,000	5.81%	6.71%
> \$550,000 and ≤ \$600,000	5.29%	4.55%
> \$600,000 and ≤ \$650,000	4.97%	4.57%
> \$650,000 and ≤ \$700,000	3.66%	1.67%
> \$700,000 and ≤ \$750,000	3.94%	1.31%
> \$750,000 and ≤ \$800,000	1.96%	1.85%
> \$800,000 and ≤ \$850,000	1.83%	0.00%
> \$850,000 and ≤ \$900,000	2.39%	1.05%
> \$900,000 and ≤ \$950,000	1.49%	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%	-0.15%
> 0% and ≤ 25%	7.58%	17.04%
> 25% and ≤ 30%	4.06%	5.74%
> 30% and ≤ 35%	4.02%	6.07%
> 35% and ≤ 40%	3.29%	8.10%
> 40% and ≤ 45%	4.34%	10.03%
> 45% and ≤ 50%	8.64%	8.16%
> 50% and ≤ 55%	5.65%	7.87%
> 55% and ≤ 60%	7.55%	10.21%
> 60% and ≤ 65%	8.61%	7.05%
> 65% and ≤ 70%	8.81%	9.38%
> 70% and ≤ 75%	8.70%	7.74%
> 75% and ≤ 80%	14.84%	1.07%
> 80% and ≤ 85%	8.96%	0.86%
> 85% and ≤ 90%	4.47%	0.50%
> 90% and ≤ 95%	0.49%	0.00%
> 95% and ≤ 100%	0.00%	0.19%
> 100%	0.00%	0.13%
Total	100.00%	100.00%

Mortgage Insurance

	<u>\$ % at Issue</u>	<u>Dec - 25</u>
Genworth	67.47%	69.29%
QBE	32.53%	30.21%
Uninsured	0.00%	0.50%
Total	100.00%	100.00%

Seasoning Analysis

	<u>\$ % at Issue</u>	<u>Dec - 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%	3.82%
> 96 mths and ≤ 108 mths	0.54%	52.03%
> 108 mths and ≤ 120 mths	0.25%	12.28%
> 120 mths	2.64%	31.53%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Dec - 25</u>
NSW - Inner city	0.09%	0.00%
NSW - Metro	34.04%	40.61%
NSW - Non metro	9.70%	4.10%
Total NSW	43.83%	44.71%
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.68%	1.78%
ACT - Non metro	0.00%	0.00%
Total ACT	1.68%	1.78%
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%	0.47%
SA - Metro	4.20%	3.75%
SA - Non metro	0.33%	0.54%
Total SA	4.70%	4.76%
QLD - Inner city	0.12%	0.00%
QLD - Metro	6.83%	8.91%
QLD - Non metro	5.11%	0.89%
Total QLD	12.06%	9.80%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.53%	0.32%
TAS - Non metro	0.45%	0.35%
Total TAS	0.98%	0.67%
VIC - Inner city	0.71%	1.16%
VIC - Metro	21.36%	21.27%
VIC - Non metro	2.37%	1.64%
Total VIC	24.44%	24.06%
WA - Inner city	0.28%	0.68%
WA - Metro	10.74%	11.82%
WA - Non metro	0.94%	1.14%
Total WA	11.96%	13.64%
Total Inner City	1.37%	2.30%
Total Metro	79.73%	88.69%
Total Non Metro	18.90%	8.67%
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

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
Dec-25	0.80%	0.26%	0.59%	1.65%

MORTGAGE SAFETY NET	No of Accounts	Amount (\$)
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
Dec-25	3	671,280

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

PRINCIPAL LOSS	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
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

EXCESS SPREAD	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
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
Dec-25	61,458.63	0.44% \$	168,405,010
Total	1,223,654.98		

ANNUALISED CPR	CPR % p.a
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%
Dec-25	16.14%

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

Available

Drawn

1,392,649.68

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 2006-1 Trust Progress 2007-1G Trust Progress 2008-1R Trust Progress 2009-1 Trust Progress 2010-1 Trust Progress 2011-1 Trust Progress 2012-1 Trust Progress 2012-2 Trust Progress 2013-1 Trust Progress 2014-1 Trust Progress 2014-2 Trust Progress 2016-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust	Progress 2018-1 Trust Progress 2019-1 Trust Progress 2020-1 Trust Progress 2021-1 Trust Progress 2022-1 Trust Progress 2022-2 Trust Progress 2023-1 Trust Progress 2023-2 Trust Progress 2024-1 Trust Progress 2024-2 Trust Progress 2025-1 Trust Progress 2025-2 Trust	Progress Warehouse Trust No .3 Progress Warehouse Trust No .4 Progress Warehouse Trust No .5 Progress Warehouse Trust No .6

Back-Up Servicer:

Perpetual Trustee (Ctd)