

# PROGRESS 2020-1 TRUST

Monday, 23 February 2026

Transaction Name: Progress 2020-1 Trust  
 Trustee: Perpetual Trustee Company Limited  
 Security Trustee: P.T. Limited  
 Originator: AMP Bank Limited  
 Servicer & Custodian: AMP Bank Limited  
 Issue Date: Wednesday, 30 September 2020  
 Maturity Date: Monday, 23 January 2051  
 Payment Date: 21st day of each month  
 Business Day for Payments: Sydney & Melbourne  
 Determination Date & Ex-Interest Date: 3 Business Days before each Payment Date.  
 Class A Refinancing Date: Friday, 21 November 2025

	Base	Margin	Interest Calculation	Class A Refinancing Date:
Class A Notes	1 M BBSW	0bps	Actual/365	21 Nov 2025
Class A-R Notes	1 M BBSW	80bps	Actual/365	
Class AB Notes	1 M BBSW	165bps	Actual/365	
Class B Notes	1 M BBSW	205bps	Actual/365	
Class C Notes	1 M BBSW	250bps	Actual/365	
Class D Notes	1 M BBSW	375bps	Actual/365	
Class E Notes	1 M BBSW	550bps	Actual/365	
Class F Notes	1 M BBSW	725bps	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	-	-	0.00%	0.00%	Rating S&P/Moodys
Class A-R Notes	A\$	149,100,000.00	139,928,469.02	139,928,469.02	65.08%	82.62%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	41,100,000.00	15,125,763.05	15,125,763.05	17.94%	8.93%	AAA(sf)
Class B Notes	A\$	15,400,000.00	5,667,560.86	5,667,560.86	6.72%	3.35%	AA(sf)
Class C Notes	A\$	11,600,000.00	4,269,071.80	4,269,071.80	5.06%	2.52%	A(sf)
Class D Notes	A\$	5,700,000.00	2,097,733.57	2,097,733.57	2.49%	1.24%	BBB(sf)
Class E Notes	A\$	2,900,000.00	1,067,267.98	1,067,267.98	1.27%	0.63%	BB(sf)
Class F Notes	A\$	3,300,000.00	1,214,477.30	1,214,477.30	1.44%	0.72%	NR
<b>TOTAL</b>		<b>229,100,000.00</b>	<b>169,370,343.58</b>	<b>169,370,343.58</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date: Monday, 23 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	0.0000000000	0.0000%	00-Jan-00	920,000	-	-	0.0000000000
Class A-R Notes	0.9535889940	4.3675%	23-Feb-26	149,100	3.765435550	15.1016097250	0.9384873840
Class AB Notes	0.3739454570	5.2175%	23-Feb-26	41,100	1.763972440	5.9220255470	0.3680234320
Class B Notes	0.3739454580	5.6175%	23-Feb-26	15,400	1.899207510	5.9220253250	0.3680234320
Class C Notes	0.3739454570	6.0675%	23-Feb-26	11,600	2.051346960	5.9220258620	0.3680234310
Class D Notes	0.3739454600	7.3175%	23-Feb-26	5,700	2.473956570	5.9220263160	0.3680234330
Class E Notes	0.3739454660	9.0675%	23-Feb-26	2,900	3.065610050	5.9220241380	0.3680234410
Class F Notes	0.3739454480	10.8175%	23-Feb-26	3,300	3.657263320	5.9220242420	0.3680234240
<b>TOTAL</b>				<b>229,100</b>	<b>18.676792400</b>	<b>50.6337611550</b>	<b>3.1466279770</b>

**COLLATERAL INFORMATION**

**At Issue**

**Jan - 26**

Total pool size:	\$999,972,314	\$167,942,830
Total Number Of Loans (Unconsolidated):	3,202	818
Total number of loans (consolidating split loans):	2,280	599
Average loan Size:	\$438,584	\$280,372
Maximum loan size:	\$1,041,188	\$920,111
Total property value:	\$1,648,887,041	\$428,394,430
Number of Properties:	2,387.00	623
Average property value:	\$690,778	\$687,632
Average current LVR:	61.85%	40.29%
Average Term to Maturity (months):	307.60	228.24
Maximum Remaining Term to Maturity (months):	347.21	282.12
Weighted Average Seasoning (months):	32.33	100.03
Weighted Average Current LVR:	66.49%	53.67%
Weighted Average Term to Maturity (months):	321.73	255.96
% of pool with loans > \$500,000:	55.66%	33.88%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	89.93%	79.45%
% Fixed Rate Loans(Value):	17.73%	2.09%
% Interest Only loans (Value):	11.84%	5.29%
Weighted Average Mortgage Interest:	3.23%	5.84%
Weighted Average Fixed Rate:		4.63%
Weighted Average Variable Rate:		5.87%
Investment Loans:	24.78%	28.33%

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

**Outstanding Balance Distribution**

**\$ % at Issue**

**Jan - 26**

≤ \$0	0.00%	-0.07%
> \$0 and ≤ \$100,000	0.68%	2.30%
> \$100,000 and ≤ \$150,000	1.10%	3.12%
> \$150,000 and ≤ \$200,000	1.67%	4.88%
> \$200,000 and ≤ \$250,000	3.16%	6.49%
> \$250,000 and ≤ \$300,000	5.11%	9.08%
> \$300,000 and ≤ \$350,000	6.04%	8.16%
> \$350,000 and ≤ \$400,000	7.61%	12.61%
> \$400,000 and ≤ \$450,000	8.26%	9.84%
> \$450,000 and ≤ \$500,000	10.71%	9.71%
> \$500,000 and ≤ \$550,000	10.31%	8.49%
> \$550,000 and ≤ \$600,000	8.44%	6.79%
> \$600,000 and ≤ \$650,000	8.25%	2.63%
> \$650,000 and ≤ \$700,000	5.53%	4.82%
> \$700,000 and ≤ \$750,000	6.82%	3.42%
> \$750,000 and ≤ \$800,000	4.33%	4.19%
> \$800,000 and ≤ \$850,000	3.87%	2.49%
> \$850,000 and ≤ \$900,000	3.58%	0.51%
> \$900,000 and ≤ \$950,000	3.06%	0.55%
> \$950,000 and ≤ \$1,000,000	1.06%	0.00%
> \$1,000,000 and ≤ \$1,050,000	0.41%	0.00%
> \$1,050,000 and ≤ \$1,100,000	0.00%	0.00%
> \$1,100,000 and ≤ \$1,150,000	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Outstanding Balance LVR Distribution</b>	<b>\$ % at Issue</b>	<b>Jan - 26</b>
≤ 0%	0.00%	-0.07%
>0% and ≤ 25%	1.82%	5.39%
>25% and ≤ 30%	0.81%	3.54%
>30% and ≤ 35%	1.14%	4.98%
>35% and ≤ 40%	1.95%	3.55%
>40% and ≤ 45%	1.58%	8.35%
>45% and ≤ 50%	3.41%	8.89%
>50% and ≤ 55%	4.88%	11.76%
>55% and ≤ 60%	7.79%	10.68%
>60% and ≤ 65%	9.60%	14.82%
>65% and ≤ 70%	13.11%	19.97%
>70% and ≤ 75%	21.65%	5.45%
>75% and ≤ 80%	32.15%	2.68%
>80% and ≤ 85%	0.00%	0.00%
>85% and ≤ 90%	0.12%	0.00%
>90% and ≤ 95%	0.00%	0.00%
>95% and ≤ 100%	0.00%	0.00%
>100%	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Mortgage Insurance</b>	<b>\$ % at Issue</b>	<b>Jan - 26</b>
Genworth	19.20%	22.87%
QBE	31.62%	29.09%
Not insured	49.18%	48.04%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Seasoning Analysis</b>	<b>\$ % at Issue</b>	<b>Jan - 26</b>
>0 mths and ≤ 3 mths	0.00%	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	8.93%	0.00%
>15 mths and ≤ 18 mths	16.80%	0.00%
>18 mths and ≤ 21 mths	10.67%	0.00%
>21 mths and ≤ 24 mths	9.19%	0.00%
>24 mths and ≤ 36 mths	39.23%	0.00%
>36 mths and ≤ 48 mths	4.85%	0.00%
>48 mths and ≤ 60 mths	2.66%	0.00%
>60 mths and ≤ 72 mths	1.01%	0.00%
>72 mths and ≤ 84 mths	0.92%	27.42%
>84 mths and ≤ 96 mths	0.57%	48.92%
>96 mths and ≤ 108 mths	0.35%	8.91%
>108 mths and ≤ 120 mths	0.31%	3.21%
>120 mths	4.50%	11.54%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Geographic Distribution</b>	<b>\$ % at Issue</b>	<b>Jan - 26</b>
NSW - Inner city	0.06%	0.00%
NSW - Metro	36.89%	40.18%
NSW - Non metro	8.00%	3.62%
Total NSW	44.95%	43.79%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.46%	3.45%
ACT - Non metro	0.00%	0.00%
Total ACT	2.46%	3.45%
NT - Inner city	0.00%	0.00%
NT - Metro	0.18%	0.53%
NT - Non metro	0.09%	0.15%
Total NT	0.27%	0.67%
SA - Inner city	0.00%	0.00%
SA - Metro	3.18%	4.85%
SA - Non metro	0.14%	0.00%
Total SA	3.32%	4.85%
QLD - Inner city	0.06%	0.23%
QLD - Metro	8.61%	12.35%
QLD - Non metro	4.67%	1.76%
Total QLD	13.34%	14.35%
TAS - Inner city	0.01%	0.00%
TAS - Metro	0.72%	0.70%
TAS - Non metro	0.15%	0.19%
Total TAS	0.88%	0.89%
VIC - Inner city	0.19%	0.00%
VIC - Metro	23.32%	21.53%
VIC - Non metro	1.85%	1.13%
Total VIC	25.36%	22.67%
WA - Inner city	0.04%	0.06%
WA - Metro	9.22%	9.12%
WA - Non metro	0.16%	0.15%
Total WA	9.42%	9.33%
Total Inner City	0.36%	0.29%
Total Metro	84.58%	92.70%
Total Non Metro	15.07%	7.01%
Secured by Term Deposit	0.00%	0.00%
<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>
Feb-25	0.04%	0.05%	0.61%	0.70%
Mar-25	0.27%	0.00%	0.34%	0.60%
Apr-25	0.00%	0.00%	0.35%	0.35%
May-25	0.00%	0.00%	0.36%	0.36%
Jun-25	0.37%	0.00%	0.19%	0.56%
Jul-25	0.00%	0.00%	0.19%	0.19%
Aug-25	0.00%	0.00%	0.21%	0.21%
Sep-25	0.07%	0.00%	0.22%	0.29%
Oct-25	0.40%	0.00%	0.06%	0.46%
Nov-25	0.00%	0.41%	0.06%	0.48%
Dec-25	0.00%	0.00%	0.49%	0.49%
Jan-26	0.00%	0.00%	0.50%	0.50%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-25	2	198,842
Mar-25	1	109,506
Apr-25	2	221,505
May-25	2	962,429
Jun-25	2	962,293
Jul-25	-	-
Aug-25	1	110,544
Sep-25	1	850,865
Oct-25	1	846,919
Nov-25	-	-
Dec-25	1	113,155
Jan-26	2	836,020

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-25	-	-
Mar-25	-	-
Apr-25	-	-
May-25	1	247,179
Jun-25	1	254,415
Jul-25	1	257,957
Aug-25	1	282,063
Sep-25	1	284,375
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>
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-
Total	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Feb-25	224,967.76	1.20%	\$ 224,186,024
Mar-25	38,448.13	0.21%	\$ 217,004,382
Apr-25	190,912.17	1.07%	\$ 213,292,862
May-25	2,646.46	0.02%	\$ 205,693,759
Jun-25	255,769.14	1.53%	\$ 200,665,640
Jul-25	66,171.83	0.41%	\$ 195,824,737
Aug-25	42,217.81	0.26%	\$ 191,790,423
Sep-25	204,916.16	1.31%	\$ 188,218,874
Oct-25	47,545.47	0.31%	\$ 184,852,102
Nov-25	36,029.62	0.24%	\$ 180,471,625
Dec-25	175,073.65	1.20%	\$ 174,820,333
Jan-26	25,159.57	0.18%	\$ 172,095,756
Total	<u>1,309,857.77</u>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Feb-25	29.74%
Mar-25	15.56%
Apr-25	32.70%
May-25	22.69%
Jun-25	22.36%
Jul-25	18.80%
Aug-25	16.77%
Sep-25	15.86%
Oct-25	21.86%
Nov-25	28.40%
Dec-25	13.34%
Jan-26	13.66%

**RESERVES**

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	1,427,514.05	-
Income Reserve	150,000.00	-

**SUPPORTING RATINGS**

<u>Role</u>	<u>Party</u>	<u>Current Rating S&amp;P / Moody's</u>	<u>Rating Trigger S&amp;P /Moody's</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**

<b>Servicer:</b>	AMP Bank Limited		
<b>Servicer Ranking or Rating:</b>	BBB+ / Baa2		
<b>Servicer Rating:</b>	N/A		
<b>Servicer Experience:</b>	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		
<b>Back-Up Servicer:</b>	Perpetual Trustee (Cold)		