Progress 2020-1 Trust Risk Retention Pool

Transaction Name:	Progress 2020-1 Risk Retention Pool
Closing Date:	Wednesday, 30th September 2020
Maturity Date:	Tuesday, 21th March 2051
Payment Date:	21 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

On the Closing Date and thereafter for so long as any Notes remain outstanding, AMP Bank Limited will, as an "originator" for the purposes of Regulation (EU) 2017/2402 (as amended, the "EU Securitisation Regulation"), retain a material net economic interest of not less than 5% in this securitisation transaction in accordance with the text of Article 6(1) of the EU Securitisation Regulation (in each case as in effect on the Closing Date) (the "EU Retention"). As at the Closing Date, the EU Retention will be in the form contemplated by Article 6(3)(c) of the EU Securitisation Regulation.

AMP Bank Limited will undertake to retain such material net economic interest and will give further undertakings with respect to the EU Retention as summarised in Section 2.30 in this Information Memorandum. Any change in the manner in which the EU Retention is held will be notified to the Note Holders.

Note: Japanese Risk Retention

Japanese risk retention

On 15 March 2019 the Japanese Financial Services Agency published new due diligence and risk retention rules as part of the regulatory capital regulation of certain categories of Japanese investors seeking to invest in securitisation transactions the ("Rules"). The Rules became applicable to such Japanese financial institutions from 31 March 2019.

AMP Bank Limited (as Originator) will retain a material net economic interest of not less than 5% in of the securitisation securitised exposures as at the Closing Date which interest will be comprised of certain randomly selected exposures held on the balance sheet of the Originator (as (the "Retained Pool"). As at the Closing Date, the Retained Pool will comprise of more than 100 randomly selected exposures and bear similar characteristics to the securitised exposures in accordance with the Japanese risk retention rules published by JFSA. On each Determination Date after the Closing Date, upon becoming aware that the Retained Pool has amortised below 5% of the securitised exposures on that date, AMP Bank Limited will increase the randomly selected exposures held on its balance sheet such that the Retained Pool at that time will be not less than 5% of the securitised exposures at that time. AMP Bank Limited confirms that the material net economic interest will not be subject to credit-risk hedging.

AMP Bank Limited (as Originator) makes no statement or representation in relation to the application of the Rule to the proposed issue of, or any investment in, the Notes or and any other transaction contemplated by this Information Memorandum or compliance with the Rule and in particular the regulatory capital consequences under the Rule for any person who invests in or holds any interest in Notes.

Prospective investors should make their own independent investigation and seek their own independent advice (i) as to the scope and applicability of the Rule; (ii) as to the sufficiency of the information described in the Information Memorandum and (iii) as to the compliance with the Rule in respect of the transactions contemplated by this Information Memorandum. None of the Trustee, AMP Bank Limited or any other party to a Transaction Document makes any representation that the information described in this Information Memorandum is sufficient in all circumstances for such purposes.

Current Risk Retention pool balance as percentage of securitisation exposure: 5.21%

COLLATERAL INFORMATION

	At Issue	Jul - 25
Total pool size:	$64,690,631	$9,901,016
Average loan Size:	$420,069	$247,525
Maximum loan size:	$992,000	$653,999
Total property value:	$109,204,288	$29,507,399
Average property value:	$657,857	$719,693
Maximum current LVR:	80.00%	73.57%
Average current LVR:	60.50%	36.49%
Weighted average current LVR:	66.44%	52.38%
Total number of loans (unconsolidated):	234	57
Total number of loans (consolidating split loans):	154	40
Number of properties:	166	41
Average term to maturity (months):	291.94	185.48
Maximum remaining term to maturity (months):	346.95	287.54
Weighted average seasoning (months):	34.99	105.83
Weighted average term to maturity (months):	320.84	251.64
% of pool with loans > $500,000:	58.60%	29.04%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	35.47%	2.49%
% Interest Only loans (Value):	22.74%	6.18%
Weighted Average Coupon:	3.44%	6.11%
InVestment Loans:	36.15%	36.80%
Weighted Average Fixed Rate:		2.99%
Weighted Average Variable Rate:		6.19%

Outstanding Balance Distribution	$ % at Issue	Jul - 25
≤ $0	0.00%	-0.01%
> $0 and ≤ $100,000	1.04%	1.88%
> $100,000 and ≤ $150,000	1.32%	1.21%
> $150,000 and ≤ $200,000	2.19%	3.62%
> $200,000 and ≤ $250,000	1.06%	9.48%
> $250,000 and ≤ $300,000	8.12%	11.03%
> $300,000 and ≤ $350,000	5.53%	10.16%
> $350,000 and ≤ $400,000	7.52%	11.29%
> $400,000 and ≤ $450,000	7.91%	12.88%
> $450,000 and ≤ $500,000	6.71%	9.42%
> $500,000 and ≤ $550,000	15.44%	15.86%
> $550,000 and ≤ $600,000	11.57%	0.00%
> $600,000 and ≤ $650,000	6.66%	0.00%
> $650,000 and ≤ $700,000	4.16%	13.18%
> $700,000 and ≤ $750,000	3.31%	0.00%
> $750,000 and ≤ $800,000	4.82%	0.00%
> $800,000 and ≤ $850,000	2.51%	0.00%
> $850,000 and ≤ $900,000	2.71%	0.00%
> $900,000 and ≤ $950,000	1.40%	0.00%
> $950,000 and ≤ $1,000,000	6.01%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	$ % at Issue	Jul - 25
≤ 0%	0.00%	-0.01%
> 0% and ≤ 25%	3.85%	14.46%
> 25% and ≤ 30%	0.62%	1.21%
> 30% and ≤ 35%	0.99%	7.40%
> 35% and ≤ 40%	3.05%	10.43%
> 40% and ≤ 45%	1.60%	0.00%
> 45% and ≤ 50%	3.77%	0.00%
> 50% and ≤ 55%	3.04%	5.92%
> 55% and ≤ 60%	7.05%	8.21%
> 60% and ≤ 65%	5.22%	17.92%
> 65% and ≤ 70%	15.66%	16.15%
> 70% and ≤ 75%	18.02%	18.31%
> 75% and ≤ 80%	37.12%	0.00%
> 80% and ≤ 85%	0.00%	0.00%
> 85% and ≤ 90%	0.00%	0.00%
> 90% and ≤ 95%	0.00%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	$ % at Issue	Jul - 25
Genworth	9.88%	17.04%
QBE	3.78%	7.38%
Not Insured	86.34%	75.58%
Total	100.00%	100.00%

Seasoning Analysis	$ % at Issue	Jul - 25
> 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	14.18%	0.00%
> 15 mths and ≤ 18 mths	30.89%	0.00%
> 18 mths and ≤ 21 mths	9.52%	0.00%
> 21 mths and ≤ 24 mths	10.46%	0.00%
> 24 mths and ≤ 36 mths	17.55%	0.00%
> 36 mths and ≤ 48 mths	2.30%	0.00%
> 48 mths and ≤ 60 mths	4.31%	0.00%
> 60 mths and ≤ 72 mths	1.35%	0.00%
> 72 mths and ≤ 84 mths	1.13%	60.90%
> 84 mths and ≤ 96 mths	0.53%	12.22%
> 96 mths and ≤ 108 mths	0.00%	4.16%
> 108 mths and ≤ 120 mths	0.00%	2.46%
> 120 mths	7.77%	20.26%
Total	100.00%	100.00%

Geographic Distribution	$ % at Issue	Jul - 25
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.07%	0.00%
ACT - Non metro	0.00%	0.00%
Total ACT	1.07%	0.00%
NSW - Inner city	0.06%	0.00%
NSW - Metro	36.62%	36.93%
NSW - Non metro	8.60%	7.90%
Total NSW	45.29%	44.83%
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	12.80%	20.40%
QLD - Non metro	5.84%	0.07%
Total QLD	18.64%	20.46%
SA - Inner city	0.00%	0.00%
SA - Metro	1.55%	0.00%
SA - Non metro	0.43%	2.75%
Total SA	1.98%	2.75%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.56%	0.00%
TAS - Non metro	0.00%	0.00%
Total TAS	0.56%	0.00%
VIC - Inner city	0.59%	0.00%
VIC - Metro	22.38%	16.67%
VIC - Non metro	2.05%	4.79%
Total VIC	25.01%	21.46%
WA - Inner city	0.00%	0.00%
WA - Metro	6.77%	6.80%
WA - Non metro	0.69%	3.70%
Total WA	7.46%	10.50%
Total Inner City	0.65%	0.00%
Total Metro	81.75%	80.79%
Total Non Metro	17.60%	19.21%
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
Aug-24	0.00%	0.00%	0.00%	0.00%
Sep-24	0.00%	0.00%	0.00%	0.00%
Oct-24	2.49%	0.00%	0.00%	2.49%
Nov-24	0.00%	2.66%	0.00%	2.66%
Dec-24	0.00%	0.00%	2.68%	2.68%
Jan-25	0.00%	0.00%	2.70%	2.70%
Feb-25	0.00%	0.00%	2.72%	2.72%
Mar-25	0.00%	0.00%	2.84%	2.84%
Apr-25	0.00%	0.00%	2.82%	2.82%
May-25	0.00%	0.00%	3.02%	3.02%
Jun-25	0.00%	0.00%	0.00%	0.00%
Jul-25	0.00%	0.00%	0.00%	0.00%

MORTGAGE SAFETY NET	No of Accounts	Amount ($)
Aug-24	-	-
Sep-24	2	345,095
Oct-24	2	347,610
Nov-24	2	349,554
Dec-24	-	-
Jan-25	2	352,704
Feb-25	2	350,068
Mar-25	2	356,010
Apr-25	2	353,293
May-25	2	352,207
Jun-25	-	-
Jul-25	-	-

MORTGAGE IN POSSESSION	No of Accounts	Amount ($)
Aug-24	-	-
Sep-24	-	-
Oct-24	-	-
Nov-24	-	-
Dec-24	-	-
Jan-25	-	-
Feb-25	-	-
Mar-25	-	-
Apr-25	-	-
May-25	-	-
Jun-25	-	-
Jul-25	-	-

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