PROGRESS 2020-1 TRUST

Monday, 23 November 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	120,732,268.41	120,732,268.41	65.08%	82.62%	AAA(sf)/Aaa (sf)
Class AB Notes	**A$**	41,100,000.00	13,050,722.97	13,050,722.97	17.94%	8.93%	AAA(sf)
Class B Notes	**A$**	15,400,000.00	4,890,051.93	4,890,051.93	6.72%	3.35%	AA(sf)
Class C Notes	**A$**	11,600,000.00	3,683,415.72	3,683,415.72	5.06%	2.52%	A(sf)
Class D Notes	**A$**	5,700,000.00	1,809,954.28	1,809,954.28	2.49%	1.24%	BBB(sf)
Class E Notes	**A$**	2,900,000.00	920,853.96	920,853.96	1.27%	0.63%	BB(sf)
Class F Notes	**A$**	3,300,000.00	1,047,868.21	1,047,868.21	1.44%	0.72%	NR
TOTAL		229,100,000.00	146,135,135.48	146,135,135.48	100.00%	100.00%	

Current Payment Date: Monday, 23 November 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	0.8201290720	5.3942%	23-Nov-26	149,100	3.999726790	10.3888407780	0.8097402310
Class AB Notes	0.3216097740	6.2442%	23-Nov-26	41,100	1.815629030	4.0739352800	0.3175358390
Class B Notes	0.3216097750	6.6442%	23-Nov-26	15,400	1.931937230	4.0739350650	0.3175358400
Class C Notes	0.3216097730	7.0942%	23-Nov-26	11,600	2.062783940	4.0739353450	0.3175358380
Class D Notes	0.3216097740	8.3442%	23-Nov-26	5,700	2.426247040	4.0739350880	0.3175358390
Class E Notes	0.3216097830	10.0942%	23-Nov-26	2,900	2.935095470	4.0739344830	0.3175358480
Class F Notes	0.3216097580	11.8442%	23-Nov-26	3,300	3.443943550	4.0739363640	0.3175358210
TOTAL				229,100	18.615363050	34.8324524030	2.7149552560

COLLATERAL INFORMATION	**At Issue**	**Oct - 26**
Total pool size:	$999,972,314	$144,871,986
Total Number Of Loans (UnConsolidated):	3,202	730
Total number of loans (consolidating split loans):	2,280	534
Average loan Size:	$438,584	$271,296
Maximum loan size:	$1,041,188	$853,052
Total property value:	$1,648,887,041	$387,611,142
Number of Properties:	2,387.00	555
Average property value:	$690,778	$698,398
Average current LVR:	61.85%	38.39%
Average Term to Maturity (months):	307.60	219.57
Maximum Remaining Term to Maturity (months):	347.21	273.14
Weighted Average Seasoning (months):	32.33	108.89
Weighted Average Current LVR:	66.49%	52.17%
Weighted Average Term to Maturity (months):	321.73	248.05
% of pool with loans > $500,000:	55.66%	33.75%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	89.93%	79.51%
% Fixed Rate Loans(Value):	17.73%	1.61%
% Interest Only loans (Value):	11.84%	5.35%
Weighted Average Mortgage Interest:	3.23%	6.81%
Weighted Average Fixed Rate:		5.14%
Weighted Average Variable Rate:		6.83%
Investment Loans:	24.78%	29.06%
NOTE: Loan purpose determines investment lending classification from 01/03/2019		
Outstanding Balance Distribution	**$ % at Issue**	**Oct - 26**
≤ $0	0.00%	-0.07%
> $0 and ≤ $100,000	0.68%	2.43%
> $100,000 and ≤ $150,000	1.10%	3.06%
> $150,000 and ≤ $200,000	1.67%	4.74%
> $200,000 and ≤ $250,000	3.16%	8.09%
> $250,000 and ≤ $300,000	5.11%	7.89%
> $300,000 and ≤ $350,000	6.04%	9.20%
> $350,000 and ≤ $400,000	7.61%	12.39%
> $400,000 and ≤ $450,000	8.26%	9.95%
> $450,000 and ≤ $500,000	10.71%	8.57%
> $500,000 and ≤ $550,000	10.31%	10.53%
> $550,000 and ≤ $600,000	8.44%	5.48%
> $600,000 and ≤ $650,000	8.25%	3.04%
> $650,000 and ≤ $700,000	5.53%	4.63%
> $700,000 and ≤ $750,000	6.82%	3.96%
> $750,000 and ≤ $800,000	4.33%	3.22%
> $800,000 and ≤ $850,000	3.87%	2.29%
> $850,000 and ≤ $900,000	3.58%	0.59%
> $900,000 and ≤ $950,000	3.06%	0.00%
> $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%
Total	**100.00%**	**100.00%**

Outstanding Balance LVR Distribution	$ % at Issue	Oct - 26
≤ 0%	0.00%	-0.07%
> 0% and ≤ 25%	1.82%	6.62%
> 25% and ≤ 30%	0.81%	4.80%
> 30% and ≤ 35%	1.14%	4.74%
> 35% and ≤ 40%	1.95%	5.19%
> 40% and ≤ 45%	1.58%	7.48%
> 45% and ≤ 50%	3.41%	8.30%
> 50% and ≤ 55%	4.88%	12.04%
> 55% and ≤ 60%	7.79%	10.43%
> 60% and ≤ 65%	9.60%	17.01%
> 65% and ≤ 70%	13.11%	17.69%
> 70% and ≤ 75%	21.65%	2.97%
> 75% and ≤ 80%	32.15%	2.79%
> 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%
Total	**100.00%**	**100.00%**

Mortgage Insurance	$ % at Issue	Oct - 26
Genworth	19.20%	22.52%
QBE	31.62%	28.95%
Not insured	49.18%	48.52%
Total	**100.00%**	**100.00%**

Seasoning Analysis	$ % at Issue	Oct - 26
> 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%	0.00%
> 84 mths and ≤ 96 mths	0.57%	39.81%
> 96 mths and ≤ 108 mths	0.35%	40.04%
> 108 mths and ≤ 120 mths	0.31%	6.07%
> 120 mths	4.50%	14.08%
Total	**100.00%**	**100.00%**

Geographic Distribution	$ % at Issue	Oct - 26
NSW - Inner city	0.06%	0.00%
NSW - Metro	36.89%	41.27%
NSW - Non metro	8.00%	2.98%
Total NSW	44.95%	44.26%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.46%	3.52%
ACT - Non metro	0.00%	0.00%
Total ACT	2.46%	3.52%
NT - Inner city	0.00%	0.00%
NT - Metro	0.18%	0.59%
NT - Non metro	0.09%	0.16%
Total NT	0.27%	0.75%
SA - Inner city	0.00%	0.00%
SA - Metro	3.18%	4.27%
SA - Non metro	0.14%	0.00%
Total SA	3.32%	4.27%
QLD - Inner city	0.06%	0.25%
QLD - Metro	8.61%	12.32%
QLD - Non metro	4.67%	1.57%
Total QLD	13.34%	14.14%
TAS - Inner city	0.01%	0.00%
TAS - Metro	0.72%	0.58%
TAS - Non metro	0.15%	0.16%
Total TAS	0.88%	0.74%
VIC - Inner city	0.19%	0.00%
VIC - Metro	23.32%	21.84%
VIC - Non metro	1.85%	1.27%
Total VIC	25.36%	23.11%
WA - Inner city	0.04%	0.06%
WA - Metro	9.22%	8.98%
WA - Non metro	0.16%	0.18%
Total WA	9.42%	9.21%
Total Inner City	0.36%	0.30%
Total Metro	84.58%	93.37%
Total Non Metro	15.07%	6.33%
Secured by Term Deposit	0.00%	0.00%
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
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%
Feb-26	0.00%	0.00%	0.51%	0.51%
Mar-26	0.56%	0.00%	0.52%	1.08%
Apr-26	0.00%	0.00%	0.53%	0.53%
May-26	0.00%	0.00%	0.54%	0.54%
Jun-26	0.38%	0.00%	0.55%	0.94%
Jul-26	0.00%	0.39%	0.56%	0.96%
Aug-26	0.00%	0.00%	0.98%	0.98%
Sep-26	0.00%	0.00%	0.41%	0.41%
Oct-26	0.16%	0.00%	0.41%	0.57%

MORTGAGE SAFETY NET	No of Accounts	Amount ($)
Nov-25	-	-
Dec-25	1	113,155
Jan-26	2	836,020
Feb-26	1	724,314
Mar-26	-	-
Apr-26	1	223,710
May-26	2	955,245
Jun-26	1	733,703
Jul-26	2	959,852
Aug-26	2	960,380
Sep-26	3	829,405
Oct-26	5	1,144,951

MORTGAGE IN POSSESSION	No of Accounts	Amount ($)
Nov-25	-	-
Dec-25	-	-
Jan-26	-	-
Feb-26	-	-
Mar-26	-	-
Apr-26	-	-
May-26	-	-
Jun-26	-	-
Jul-26	-	-
Aug-26	-	-
Sep-26	-	-
Oct-26	-	-

PRINCIPAL LOSS	Gross Loss	LMI claim (A$)	LMI payment (A$)	Net loss
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-
Total	-	-	-	-

EXCESS SPREAD	Excess Spread (A$)	Excess Spread % p.a	Opening Bond Balance
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
Feb-26	57,645.51	0.41%	$ 169,370,344
Mar-26	190,897.65	1.38%	$ 165,628,570
Apr-26	127,045.35	0.93%	$ 163,125,192
May-26	-	0.00%	$ 159,436,510
Jun-26	183,413.96	1.40%	$ 157,057,089
Jul-26	59,869.43	0.46%	$ 155,101,239
Aug-26	107,512.90	0.85%	$ 151,983,152
Sep-26	79,744.86	0.64%	$ 149,599,403
Oct-26	-	0.00%	$ 148,010,026
Total	**1,042,392.50**		

ANNUALISED CPR	CPR % p.a
Nov-25	28.40%
Dec-25	13.34%
Jan-26	13.66%
Feb-26	19.99%
Mar-26	12.96%
Apr-26	20.68%
May-26	12.89%
Jun-26	10.19%
Jul-26	18.24%
Aug-26	13.70%
Sep-26	8.18%
Oct-26	10.63%

RESERVES

	Available	Drawn
Principal Draw		31,469.63
Liquidity Reserve Account	1,231,679.38	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Moodys	Rating Trigger S&P /Moodys
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)