

# PROGRESS 2021-1 TRUST

Monday, 23 February 2026

<b>Transaction Name:</b>	Progress 2021-1 Trust
<b>Trustee:</b>	Perpetual Trustee Company Limited
<b>Security Trustee:</b>	P.T. Limited
<b>Originator:</b>	AMP Bank Limited
<b>Servicer &amp; Custodian:</b>	AMP Bank Limited
<b>Issue Date:</b>	Tuesday, 22th June 2021
<b>Maturity Date:</b>	Monday, 23th September 2052
<b>Payment Date:</b>	22nd day of each month
<b>Business Day for Payments:</b>	Sydney & Melbourne
<b>Determination Date &amp; Ex-Interest Date:</b>	3 Business Days before each Payment Date.

	Base	Margin	Interest Calculation	Class A Refinancing Date
Class A Notes	1 M BBSW	60bps	Actual/365	24 Aug 2026
Class AB Notes	1 M BBSW	100bps	Actual/365	
Class B Notes	1 M BBSW	120bps	Actual/365	
Class C Notes	1 M BBSW	150bps	Actual/365	
Class D Notes	1 M BBSW	240bps	Actual/365	
Class E Notes	1 M BBSW	470bps	Actual/365	
Class F Notes	1 M BBSW	600bps	Actual/365	

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Moody's
Class A Notes	A\$	920,000,000.00	196,328,800.29	196,328,800.29	92.00%	84.00%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	39,900,000.00	18,655,227.17	18,655,227.17	3.99%	7.98%	AAA(sf)
Class B Notes	A\$	13,900,000.00	6,498,938.80	6,498,938.80	1.39%	2.78%	AAA(sf)
Class C Notes	A\$	11,200,000.00	5,236,554.99	5,236,554.99	1.12%	2.24%	AA+(sf)
Class D Notes	A\$	6,700,000.00	3,132,582.02	3,132,582.02	0.67%	1.34%	A+(sf)
Class E Notes	A\$	3,900,000.00	1,823,443.27	1,823,443.27	0.39%	0.78%	BBB(sf)
Class F Notes	A\$	4,400,000.00	2,057,218.03	2,057,218.03	0.44%	0.88%	NR
<b>TOTAL</b>		<b>1,000,000,000.00</b>	<b>233,732,764.57</b>	<b>233,732,764.57</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	0.2191	4.1662%	23-Feb-26	920,000	0.80	5.71	0.2134008699
Class AB Notes	0.4801	4.5662%	23-Feb-26	39,900	1.92	12.52	0.4675495531
Class B Notes	0.4801	4.7662%	23-Feb-26	13,900	2.01	12.52	0.4675495540
Class C Notes	0.4801	5.0662%	23-Feb-26	11,200	2.13	12.52	0.4675495527
Class D Notes	0.4801	5.9662%	23-Feb-26	6,700	2.51	12.52	0.4675495552
Class E Notes	0.4801	8.2662%	23-Feb-26	3,900	3.48	12.52	0.4675495564
Class F Notes	0.4801	9.5662%	23-Feb-26	4,400	4.03	12.52	0.4675495523
<b>TOTAL</b>				<b>1,000,000</b>	<b>16.88</b>	<b>80.82</b>	<b>3.0186981936</b>

**COLLATERAL INFORMATION**

	<u>At Issue</u>	<u>Jan - 26</u>
Total pool size:	\$991,465,512	\$231,762,781
Total Number Of Loans (UnConsolidated):	2974	860
Total number of loans (consolidating split loans):	2103	637
Average loan Size:	\$471,453	\$363,835
Maximum loan size:	\$1,241,302	\$1,208,322
Total property value:	\$1,615,471,403	\$505,940,893
Number of Properties:	2116	644
Average property value:	\$763,455	\$785,623
Average current LVR:	64.56%	48.39%
Average Term to Maturity (months):	321.88	256.82
Maximum Remaining Term to Maturity (months):	357.14	301.05
Weighted Average Seasoning (months):	20.63	78.73
Weighted Average Current LVR:	67.08%	56.07%
Weighted Average Term to Maturity (months):	329.08	271.14
% of pool with loans > \$500,000:	58.01%	45.88%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.83%	81.40%
% Fixed Rate Loans(Value):	31.14%	1.08%
% Interest Only Loans (Value):	8.51%	2.67%
Weighted Average Mortgage Interest:	2.70%	5.75%
Investment Loans:	23.86%	23.19%
Weighted Average Fixed Rate:		5.09%
Weighted Average Variable Rate:		5.76%

**Outstanding Balance Distribution**

	<u>\$ % at Issue</u>	<u>Jan - 26</u>
≤ \$0	0.00%	-0.03%
> \$0 and ≤ \$100,000	0.34%	1.07%
> \$100,000 and ≤ \$150,000	0.73%	2.24%
> \$150,000 and ≤ \$200,000	1.41%	2.44%
> \$200,000 and ≤ \$250,000	2.55%	4.80%
> \$250,000 and ≤ \$300,000	4.84%	7.82%
> \$300,000 and ≤ \$350,000	6.16%	8.24%
> \$350,000 and ≤ \$400,000	7.68%	8.34%
> \$400,000 and ≤ \$450,000	9.01%	10.83%
> \$450,000 and ≤ \$500,000	9.27%	8.37%
> \$500,000 and ≤ \$550,000	10.11%	10.38%
> \$550,000 and ≤ \$600,000	8.25%	6.75%
> \$600,000 and ≤ \$650,000	7.77%	6.19%
> \$650,000 and ≤ \$700,000	6.22%	4.95%
> \$700,000 and ≤ \$750,000	4.76%	3.44%
> \$750,000 and ≤ \$800,000	4.42%	2.66%
> \$800,000 and ≤ \$850,000	2.90%	3.19%
> \$850,000 and ≤ \$900,000	2.47%	2.30%
> \$900,000 and ≤ \$950,000	2.34%	1.61%
> \$950,000 and ≤ \$1,000,000	2.45%	2.09%
> \$1,000,000 and ≤ \$1,050,000	1.23%	1.33%
> \$1,050,000 and ≤ \$1,100,000	2.61%	0.00%
> \$1,100,000 and ≤ \$1,150,000	0.90%	0.48%
> \$1,150,000 and ≤ \$1,200,000	0.83%	0.00%
> \$1,200,000 and ≤ \$1,250,000	0.74%	0.52%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Outstanding Balance LVR Distribution**

	<u>\$ % at Issue</u>	<u>Jan - 26</u>
≤ 0%	0.00%	-0.03%
> 0% and ≤ 25%	1.44%	3.86%
> 25% and ≤ 30%	1.58%	3.40%
> 30% and ≤ 35%	1.29%	4.08%
> 35% and ≤ 40%	1.82%	6.11%
> 40% and ≤ 45%	3.04%	7.07%
> 45% and ≤ 50%	4.61%	7.64%
> 50% and ≤ 55%	6.00%	9.83%
> 55% and ≤ 60%	6.06%	7.97%
> 60% and ≤ 65%	7.33%	12.50%
> 65% and ≤ 70%	9.70%	19.06%
> 70% and ≤ 75%	16.82%	14.44%
> 75% and ≤ 80%	35.16%	3.65%
> 80% and ≤ 85%	3.99%	0.43%
> 85% and ≤ 90%	0.78%	0.00%
> 90% and ≤ 95%	0.37%	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>

**Mortgage Insurance**

	<u>\$ % at Issue</u>	<u>Jan - 26</u>
Genworth	14.78%	15.58%
QBE	9.87%	10.98%
Not insured	75.35%	73.44%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Seasoning Analysis**

	<u>\$ % at Issue</u>	<u>Jan - 26</u>
> 0 mths and ≤ 3 mths	0.22%	0.00%
> 3 mths and ≤ 6 mths	26.38%	0.00%
> 6 mths and ≤ 9 mths	18.23%	0.00%
> 9 mths and ≤ 12 mths	12.70%	0.00%
> 12 mths and ≤ 15 mths	15.21%	0.00%
> 15 mths and ≤ 18 mths	1.43%	0.00%
> 18 mths and ≤ 21 mths	1.22%	0.00%
> 21 mths and ≤ 24 mths	0.88%	0.00%
> 24 mths and ≤ 36 mths	6.51%	0.00%
> 36 mths and ≤ 48 mths	8.45%	0.00%
> 48 mths and ≤ 60 mths	2.43%	8.33%
> 60 mths and ≤ 72 mths	1.11%	61.45%
> 72 mths and ≤ 84 mths	0.65%	5.66%
> 84 mths and ≤ 96 mths	0.96%	9.78%
> 96 mths and ≤ 108 mths	0.50%	4.62%
> 108 mths and ≤ 120 mths	0.47%	2.28%
> 120 mths	2.64%	7.89%
<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	0.16%	0.17%
NSW - Metro	38.49%	46.55%
NSW - Non metro	9.23%	4.34%
<b>Total NSW</b>	<b>47.87%</b>	<b>51.06%</b>
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.75%	2.27%
ACT - Non metro	0.00%	0.00%
<b>Total ACT</b>	<b>2.75%</b>	<b>2.27%</b>
NT - Inner city	0.00%	0.00%
NT - Metro	0.07%	0.05%
NT - Non metro	0.00%	0.00%
<b>Total NT</b>	<b>0.07%</b>	<b>0.05%</b>
SA - Inner city	0.00%	0.00%
SA - Metro	2.88%	2.74%
SA - Non metro	0.37%	0.18%
<b>Total SA</b>	<b>3.25%</b>	<b>2.91%</b>
QLD - Inner city	0.04%	0.00%
QLD - Metro	9.61%	11.76%
QLD - Non metro	4.39%	1.33%
<b>Total QLD</b>	<b>14.03%</b>	<b>13.09%</b>
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.44%	0.27%
TAS - Non metro	0.20%	0.11%
<b>Total TAS</b>	<b>0.64%</b>	<b>0.38%</b>
VIC - Inner city	0.10%	0.14%
VIC - Metro	20.68%	19.92%
VIC - Non metro	2.28%	1.24%
<b>Total VIC</b>	<b>23.06%</b>	<b>21.30%</b>
WA - Inner city	0.00%	0.00%
WA - Metro	7.65%	7.75%
WA - Non metro	0.68%	1.19%
<b>Total WA</b>	<b>8.33%</b>	<b>8.94%</b>
Total Inner City	0.30%	0.31%
Total Metro	82.56%	91.29%
Total Non Metro	17.14%	8.39%
Secured by Term Deposit	0	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

<b>ARREARS \$ % (scheduled balance basis)</b>	<b>31-60</b>	<b>61-90</b>	<b>90+</b>	<b>Total</b>
Feb-25	0.69%	0.32%	1.03%	2.04%
Mar-25	0.64%	0.19%	0.36%	1.19%
Apr-25	0.37%	0.46%	0.57%	1.40%
May-25	0.51%	0.00%	0.94%	1.44%
Jun-25	0.10%	0.34%	0.97%	1.41%
Jul-25	0.27%	0.13%	1.10%	1.49%
Aug-25	0.10%	0.17%	1.21%	1.49%
Sep-25	0.27%	0.00%	1.41%	1.68%
Oct-25	0.47%	0.17%	1.33%	1.97%
Nov-25	0.08%	0.11%	1.36%	1.55%
Dec-25	0.33%	0.04%	1.54%	1.91%
Jan-26	0.22%	0.00%	1.43%	1.65%

<b>MORTGAGE SAFETY NET</b>	<b>No of Accounts</b>	<b>Amount (\$)</b>
Feb-25	7	3,470,749
Mar-25	6	2,934,930
Apr-25	5	2,157,340
May-25	7	2,571,321
Jun-25	8	1,810,749
Jul-25	8	2,786,915
Aug-25	2	797,243
Sep-25	5	2,504,412
Oct-25	4	2,129,109
Nov-25	6	2,738,850
Dec-25	4	1,272,661
Jan-26	7	2,606,452

<b>MORTGAGE IN POSSESSION</b>	<b>No of Accounts</b>	<b>Amount (\$)</b>
Feb-25	-	-
Mar-25	-	-
Apr-25	-	-
May-25	-	-
Jun-25	-	-
Jul-25	-	-
Aug-25	-	-
Sep-25	-	-
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>
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
<b>Total</b>	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Feb-25	314,630.32	1.23%	\$ 306,841,479
Mar-25	149,477.69	0.59%	\$ 302,362,573
Apr-25	217,227.26	0.88%	\$ 296,851,925
May-25	39,519.21	0.16%	\$ 290,684,945
Jun-25	294,939.67	1.25%	\$ 283,534,568
Jul-25	41,457.83	0.18%	\$ 275,545,918
Aug-25	114,172.54	0.51%	\$ 270,675,280
Sep-25	260,044.73	1.17%	\$ 266,869,744
Oct-25	54,883.58	0.25%	\$ 262,140,977
Nov-25	160,718.40	0.76%	\$ 252,795,131
Dec-25	235,456.82	1.16%	\$ 244,021,937
Jan-26	111,174.34	0.56%	\$ 239,990,759
<b>Total</b>	<b>1,993,702.39</b>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Feb-25	13.30%
Mar-25	17.03%
Apr-25	19.46%
May-25	23.11%
Jun-25	26.39%
Jul-25	16.13%
Aug-25	12.32%
Sep-25	16.00%
Oct-25	32.64%
Nov-25	31.82%
Dec-25	14.59%
Jan-26	24.07%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw		(0.00)
Liquidity Reserve Account	1,969,983.64	-
Income Reserve	150,000.00	-

<u>SUPPORTING RATINGS</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	BNP PARIBAS	A+/A2	below A-1 and A /A3(cr)
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/ P-1	A- / P-1
Bank Account Provider	ANZ	AA-/A1	A-2/P-1

<u>SERVICER</u>	<u>AMP Bank Limited</u>	<u>Progress 2018-1 Trust</u>	<u>Progress Warehouse Trust No .3</u>
<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 2019-1 Trust	Progress Warehouse Trust No .4
	Progress 2006-1 Trust	Progress 2020-1 Trust	Progress Warehouse Trust No .5
	Progress 2007-1G Trust	Progress 2021-1 Trust	Progress Warehouse Trust No .6
	Progress 2008-1R Trust	Progress 2022-1 Trust	
	Progress 2009-1 Trust	Progress 2022-2 Trust	
	Progress 2010-1 Trust	Progress 2023-1 Trust	
	Progress 2011-1 Trust	Progress 2023-2 Trust	
	Progress 2012-1 Trust	Progress 2024-1 Trust	
	Progress 2012-2 Trust	Progress 2024-2 Trust	
	Progress 2013-1 Trust	Progress 2025-1 Trust	
	Progress 2014-1 Trust	Progress 2025-2 Trust	
	Progress 2014-2 Trust		
	Progress 2016-1 Trust		
	Progress 2017-1 Trust		
	Progress 2017-2 Trust		
<b>Back-Up Servicer:</b>	Perpetual Trustee (Cold)		